JERRY R. KRESS, FAIA
DIRECTOR, OFC OF ZONING, STE 210
441 - 4TH ST NW
WDC 20001

352 N ST SW
WDC 20024-2904

2/13/03

re: CASE NO. 02-38
PUD etc -- WATERSIDE MALL

DEAR DIRECTOR KRESS,

THANK YOU FOR THE OPPORTUNITY TO EXPRESS MY VIEWS AND CONCERNS. I HAVE BEEN A CHARTER RESIDENT OF RIVER PARK COOP LOCATED 2-3 BLOCK SOUTH OF THIS SITE SINCE THE LATE 60's.

I AM CONCERNED AND OPPOSE THE 4TH ST CUT-THRU AND REZONING AT THIS TIME FOR THE FOLLOWING, AMONG OTHER THINGS:

1. THE PROPOSED DEVELOPMENT WILL "DECONSTRUCT" THE EXISTING WATERSIDE MALL AND IT WILL NOT BE REVITALIZED AS SET OUT IN THE ANACOSTIA WATERFRONT INITIATIVE (ITEM 11).

2. THE SW COMMUNITY 6-8 YRS AGO WAS CONCERNED WITH "SAVE OUR MALL." THE SUBSEQUENT URBAN LAND INSTITUTE STUDY DID NOT PRODUCE OR RESULT IN ANY OPTIONS IN LIEU OF DEMOLISHING/OBLITERATING THE MALL ~~AND~~ AND RE-INTRODUCING 4TH ST.

3. THAT A MEMO OF UNDERSTANDING w/DC GOVT PROVIDES SIGNIFICANT $ INCENTIVES FOR THE OWNER/DEVELOPERS WHICH HAS NOT BEEN OPENLY EXPLAINED TO THE COMMUNITY. HOW DOES SOUTHWEST AND DC BENEFIT FROM THIS SIGNIFICANTLY INCREASED DEVELOPMENT VALUE AND POTENTIAL?

4. THE WATERSIDE MALL SITE WAS DESIGNED OUT BY WELL RECOGNIZED ARCHITECTS CONJOCTIVE w/ RLA PLANNING AND CREATED A SIGNIFICANT COMMUNITY CENTER/FOCAL POINT FOR SW AND SURROUNDING AREA RESIDENTS.

5. THAT ALL SEGMENTS OF THIS WIDELY SOCIO/ECONOMIC/CULTURAL DIVERSE COMMUNITY HAVE THEIR PARITY LEVEL OF INPUT.

ZONING COMMISSION
District of Columbia
CASE NO. 02-38
EXHIBIT NO. 92

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A LIMITED CIRCULATED PETITION HAS OVER 500 SIGNATURES TO RETAIN SHELTERED PEDESTRIAN ONLY CHARACTERISTICS. THE SW NEWSPAPER QUESTIONAIRE SUPPORTED A PEDESTRIAN THOROFARE AND INDICATED CONCERNS W/HI-RISE OFFICES @ 4th & M.

6. CONCERN THAT RESIDENTIAL BE GIVEN PRIORITY. I BELIEVE THE 2 ~~EXT~~ EXISTING OFFICE TOWERS WERE INITIALLY PLANNED AS RESIDENTIAL. HIGH RISE OFFICE IS ESSENTIALLY 8-5/5 days. WHY IS INCREASED OFFICE HI-RISE BEING COMINGLED W/RESIDENTIAL.

7. THE EXISTING SMALL BUSINESS VENDORS ARE BEING ~~EASED~~ OUT -- FOR AN INDETERMINATE PERIOD PENDING ANY SPACE REPLACEMENT AVAILABILITY. -- WHICH COULD BE A MINIMUM 3-5 YRS AND LONGER WITHIN A 10-20 YEAR OVERALL REDEVELOPMENT. WHERE DOES COMMUNITY OBTAIN THEIR SERVICE IN THIS PERIOD.

(8) A PARK/AMPHITHEATRE SETTING ACCROSS FROM AMIDON SCHOOL IS DESTROYED.

(9) I WOULD INVITE/ENCOURAGE THE MEMBERS OF THE ZONING COMMISSION TO ~~EA~~ AVAIL THE OPPORTUNITY TO VISIT THE SITE AND SEE WHAT IS BEING LOST THROUGH NON-COMPASSIONATE NEGLECT.

SINCERELY,

Ralph R Rose
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