

510 N St., SW
Washington, DC 20024
September 13, 2007

02-038A
2007-09-14 PM 1:57

District of Columbia Zoning Commission
c/o District of Columbia Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001
Telephone: (202) 727-6311
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Zoning Commissioners, and All Others To Whom **Case No. 02-038A** May Concern:

I, Gene Solon, resident of a housing complex in Southwest D. C. very close to the site of the project proposed by Waterfront Associates at 4th and M Sts., SW, request that Case No. 02-038A be re-opened so that near-Southwest/Southeast residents can again present testimony. My reasons are important to our community and our city, and are as follows:


1. At the June 14th hearing on this case, I testified that I would find acceptable the applicant-proposed height increase for the mid-section of the project – on condition that its M St. building heights be lowered, and that the M St. buildings feature “greened” terracing from M St. stepping northward up to the heightened mid-section of the project (I even provided a diagram exemplifying such terracing). These suggestions seemed to capture much attention from Zoning Commissioners. Further, at a community meeting conducted by the Southwest Neighborhood Assembly, Waterfront Associates representative Gordon Fraley publicly announced to us that his company had accepted my suggestions for northward “greened” terracing up to mid-project. But at the ANC 6D meeting of Monday, September 10th, Mr. Fraley publicly stated that *increased M St. building height*, not terracing, had aroused Commissioners’ attention – *and his project diagram showed none of kind of terracing I had proposed!*
2. ANC 6D Commissioners themselves seemed to favor the kind of terracing I proposed – but publicly stated that “terracing can be addressed later.”
3. Further, with one of them dissenting, the ANC 6D Commissioners – seriously mistakenly in my opinion - - accepted a proposed sky-view-restricting *increase* in height of the project’s M St. buildings, an increase ANC 6D and most of its constituents had traditionally opposed! *Many* Southwesterners oppose such height increases. We have always appreciated our city’s limitation on building heights – because it allows for less imposing architecture and for more sunlight. Few of us oppose a rise in the height of this project’s mid-section, but we *do* oppose a rise in the M St. building heights – in fact, we want them *lowered to compensate* for mid-project height rise!
4. We do *not* want an increase in this project’s bulk, and because of traffic congestion concerns among others, we do *not* want even the retention of its *current* proposed bulk. *We want its bulk to become less massive and less boxy overall!* After all, this project will occupy a key position close to the transition zone between our Maine Ave. and M St. boulevards – and both our community and our capital city deserve a “green,” world-class project on a world-class boulevard!

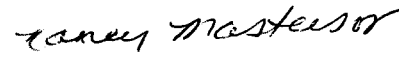
We believe the widespread concerns about project height, overall massiveness, boxy shape, and lack of “greened” northward terracing need further opportunity for expression. We think terraces and greenery should be addressed *now*, not “later.” Please re-open this case and its record, and help bring to your city and ours a *truly* worthy project. Please schedule a post-September 17th open hearing soon. Thank you.

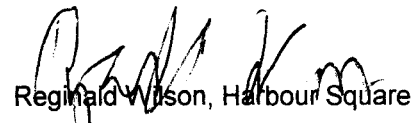

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ZONING COMMISSION
District of Columbia
CASE NO. 02-38A
EXHIBIT NO. 96

We agree:


Susie Humphreys, Tiber Island


Nancy Masterson, Live-Aboard


Reginald Wilson, Harbour Square

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