



500 N Street SW
Washington, DC 20024
October 25, 2017

Mr. Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210-S
Washington DC 20001

Subject: Letter in Opposition to the proposed modification to the Planned Unit Development (PUD) of parcels 375 & 425 M Street SW, East and West M Street Buildings, Waterfront Station (ZC No. 02-38I).

Dear Chairperson Hood:

We are writing on behalf of Harbour Square Owners, Inc. (HSOI), a historic cooperative in Southwest, to express our opposition to the Applicant's proposal to modify ZC No. 02-38.

As a co-op comprising 447 units within our four city block footprint in Southwest, we are supportive of mixed use development and encourage the Zoning Commission to uphold the **original** PUD to develop the two parcels, 375 and 425, as office and commercial space to complement the multiple surrounding residential developments.

Any deviation from the original PUD will generate concern about the negative impact the proposed modification will have on the local community and the originally conceived Town Center.

As such HSOI supports:

- **A well-balanced mix of residential and commercial activity in Southwest, and, strongly supports the ZC uphold the original PUD for office and commercial space.** The proposed PUD modification for residential development is in addition to five major residential developments under construction and two planned in the immediate vicinity. With the recently opened Wharf residential footprint, the net increase of residential units has skyrocketed in the Southwest community and is straining residential services without adequate commercial resources.

The dramatic increase in the residential population will generate a higher demand for a full range of neighborhood-serving retail amenities and businesses, such as professional commercial services and medical offices, restaurants, coffee shops, flower shops, a laundromat, a hair salon, a bank, bakeries and other similar types of uses.

- **A strong residential community in SW complemented with commercial, retail and open space to create the ‘Town Center’ concept outlined in the 2015 SW Small Area Plan (SAP).** For a town center to thrive the Office of Planning stated such vibrancy requires more than just residential activity, and a strong central commercial core requires on-site office tenancy to guarantee the most complete use of that space – especially on space located directly above a Metro Station.

HSOI acknowledges the SAP plan states “the developer should have flexibility to incorporate residential uses within the building”; however, the proposed modification will impact the viability of a Town Center needing both daytime and nighttime uses to thrive.

Conducting an updated Community Impact Study/Assessment to analyze the social and economic impact, as well as public service, traffic flows and land use will ensure community needs are balanced as the SW quadrant is revitalized.

Sincerely,



Brian McLaren, President
Board of Directors
Harbour Square Owners Inc.



Sevana Bunke, Board Liaison
Southwest Community Committee
Harbour Square Owners Inc.



Kathleen Donahue, Chair
Southwest Community Committee
Harbour Square Owners Inc.