

**Community  
Benefits  
Coordinating  
Council**

*Coordinating Benefits for a  
Caring Community*

400 I Street, SW  
Washington, DC 20024  
202-641-8221  
[www.seswcbcc.org](http://www.seswcbcc.org)  
[info@seswcbcc.org](mailto:info@seswcbcc.org)

April 5, 2018

Anthony J. Hood, Chair  
DC Zoning Commission  
441 4th St NW, Suite 200  
Washington, DC 20001

RE: Case # 0238I  
375 and 425 M Street, SW

Dear Chairman Hood and Members of the Commission:

This is to express our strong support for the community center space that Forest City has proposed as part of its application to develop the two Waterfront Station parcels at 4<sup>th</sup> and M Streets SW principally for residential occupancy.

We understand that the original PUD approval anticipated commercial use of both M Street buildings and that this change is an attempt to address both the developer's difficulty locating an anchor commercial tenant and ANC 6D's concern that desired retail establishments support the community's need for neighborhood-serving commercial services. The proposal now put forth recognizes that telecommuting, contract and other work arrangements are increasingly making it possible for many residents to remain in the neighborhood during normal usual business hours, which would support daytime commercial services that have historically required commercial tenants in order to remain financially viable.

As Southwest undergoes massive change, many sites are being redeveloped to attract new populations of visitors as well as residents. In that context, the redevelopment of Fourth Street as the "Main Street" or town center has become increasingly critical to providing routine services and common spaces for community residents and community organizations to meet and interact, which we do not now have. The proposed community center and additional ground-floor retail would address some of the concerns of CBCC and Southwest residents.

The proposal that Forest City has crafted with the ANC, Southwest Community Foundation and others would provide a 6000 square foot space rent-free for 30 years, and require only minimal support for maintenance costs. CBCC will be working with the ANC to craft an agreement that would specify governance structures and funding support to establish and operate the proposed community center so that it fulfills the needs of the community.

Thank you for your continued support of a redeveloped Southwest that will preserve and strengthen our neighborhood.

Sincerely,

  
Kenneth LaCruise, Chair

  
Fredrica Kramer, Vice Chair