

## Hanousek, Donna (DCOZ)

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**From:** Richard <rabrown1203@yahoo.com>  
**Sent:** Wednesday, May 9, 2018 11:05 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Andy Litsky; Bruce Levine  
**Subject:** ZC Case # 02-381

> Wednesday, May 9, 2018 10:54PM

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> Honorable Anthony Hood  
> Chairman, Zoning Commission  
> District of Columbia

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> Good evening Mr. Hood

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> This email is coming to you late as the deadline approaches.

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> I represent the Tiber Island Condominium located at 4th -6th Street SW between M and N Streets.

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> As President, this communication is our voice of concern to an upcoming hearing scheduled for Thursday May 10, 2018.

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> Our 50+ year DC designated historic development of 64 townhouses sits directly across the street from the proposed development at 375 & 425 M Street SW sq.542.

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> As mentioned in earlier comments and testimony before your Commission, we take it very serious the task before you and what will ultimately be a part of our Landscape here in Southwest.

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> We have welcomed the Wharf and plans for Phase 2 now underway. The construction of course brought challenges to our quiet community but we survived and just want to ensure your Commission will respect and acknowledge our concerns.

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> So as we now turn to two nearby parcels under proposed development, we would like to know the city (Zoning Commission) is /will honor the agreements shared in PUD presentations. The amended PUD to facilitate more residential should include the following:

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> 1. A Safety Study must be done by DDOT PRIOR to allowing this major modification in this case. To be direct, can we expect/direct that DDOT will NOT employ the same consultant as the Applicant to conduct the safety study. We want to ensure there is no collusion in the assessment and findings. It should represent an unbiased review of the streets nearby and the building impact on the existing neighbors and infrastructure.

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> 2. As you might already know this area is a heavily trafficked area for both pedestrians and vehicles. The build out and construction needs a coordinated and documented construction management plan shared with the key stakeholders to include ANC, nearby developments and businesses.

> We strongly recommend such plan be created in advance of your Commission approval. To allow this to happen afterwards leaves the community vulnerable and at the mercy of a vendor with no consequences to our current way of life here in Southwest. This we believe the Commission understands and will work to accommodate all parties.

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- > This project can only add to the new Southwest as some provisions have already been included in the PUD.
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- > These two requests only serve to complement the amended PUD.
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- > In closing, our community would only hope your Commission will give our request much consideration as you have the power to influence our continued development and growth.
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- > Best,
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- > Richard Brown, President
- > Tiber Island Condominium
- > Board of Directors
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