

LETTER OF SUPPORT

Mr. Anthony J. Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 220 South
Washington, DC 20001

Re: Z.C. - 02-38J
Waterfront Station II Project
Second Stage PUD

Dear Commissioners,

I am an eighteen year resident of Southwest and an active member of the Southwest community I am writing to express my support for the Second-Stage Planned Unit Development (PUD) for Waterfront Station 2, the northeastern portion of the PUD site, 1000 4th St. SW.

This property has the potential to transform an underutilized parcel into a multifamily, mixed-income residential building with significant affordable housing as well as a ground floor with retail, educational and arts components. The new private drive will lead to the brand new Southwest Library, scheduled for a late 2020 completion date. I am the President of the Friends of the SW Library, a volunteer organization that advocates on behalf of the library and raises funds for library needs not covered by the DCPL budget.

What makes this project most attractive is the affordable housing component. Affordable units at Waterfront Station II will be available to households earning 30% and 50% of median income, a critical and unusual offering in this city and in Southwest in particular. I attend almost every ANC6D meeting and see similarly sized developments offer only a few units at 50% or higher. This, combined with the commitment for hiring District residents and contracting with District based companies will contribute to the Southwest community and the District overall.

PN Hoffman has a strong reputation in Southwest as a developer that works closely with its neighbors and the community. I have served on the three of their committees at the Wharf for several years in my capacity as a condo board Vice President/President. In my experience, when we have a concern, the PN Hoffman staff does its best to find a resolution. Sometimes the final product may not be exactly what each party wants but they make an effort to reach a middle ground. Also, if a construction element negatively impacts the neighborhood, they do their best to advise residents of the situation and make the inconvenience of short duration.

Regarding this project, the project manager Mr. Roberts and I met at the first public project meeting several years ago. In late 2017, he spoke to me at an ANC6D meeting to request contact information for the construction team at the DC Public Library. I performed an electronic introduction and Mr. Roberts has met with the team several times. They established a good working relationship and often speak at professional meetings. Given the nature of construction

projects, I expect that issues will arise on both sides. However, the relationship of trust and mutual respect established by Mr. Roberts years ago will aid in obtaining a resolution.

Given my interactions with Mr. Roberts and the Wharf staff, the Waterfront Station II project looks to be no different and will positively contribute to the surrounding environment. PN Hoffman has been a very supportive and responsive neighborhood partner.

Respectfully,



Georgine L Wallace

President, Friends of SW Library

President, Edgewater Condominium