

Andy Litsky
423 N Street, SW
Washington, DC 20024
October 9, 2015

Zoning Commission of the
District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

RECEIVED
J.C. OFFICE OF ZONING
2015 OCT -9 PM 3:00

Re Southwest Waterfront, Parcel 5 Minor Modifications

To Members of the District of Columbia Zoning Commission

My name is Andy Litsky and I am the Advisory Neighborhood Commissioner for ANC-6D04, the single member district representing the area that includes The Wharf development in its entirety. I am responding in my capacity as the SMD Commissioner since the scheduling of this minor modification conflicted with our ANC-6D summer recess and we were not able to respond as a body. That said, Wharf developers met with Chairman Roger Moffatt, Commissioner Marjorie Lightman and myself several times during the summer which allowed us to have input addressing the factors that required these revisions. I apologize for not being with you this evening to deliver these remarks personally since at this same time ANC 6D is holding our October meeting and my presence is required for quorum.

It is clear to me that the modifications requested by the Applicant are necessary, in part, to accommodate requirements of the hotel operators who will assume control of the site, the specifics of which were unknown when the original Parcel Five discussion was heard at Zoning Commission as the operators hadn't yet been selected. These changes include interior adjustments to guest rooms and corridors, and a change in the configuration at the elevated courtyard level. This neither impacts the overall footprint nor the exterior design of the building. More to the point, this new configuration provides even more efficient use of space and greater circulation in the open public areas adjacent to the great steps which, in previous ANC testimony, our Commission had determined was a significant public benefit.

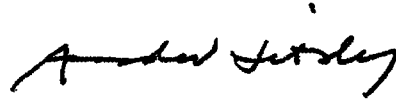
Now that the floor plates of the two hotels have been aligned for purposes of improving circulation and maximizing efficiency, it has also enabled the pool to be placed on the roof requiring a few additional changes to the penthouse level of the building none of which are concerning to me. A happy benefit to this realignment enabled the Applicant to improve and add architectural balance to the treatment of the penthouse embellishments along Maine Avenue by adding glazing that matches the treatment of the penthouse area facing the Washington Channel. Further, with these changes, the building still remains below its approved FAR and maintains 110 foot height.

ZONING COMMISSION
District of Columbia
CASE NO. 11030
EXHIBIT NO. 10
ZONING COMMISSION
District of Columbia
CASE NO. 11-03D
EXHIBIT NO. 10

Consequently, I am writing to express my support for the Zoning Commission Case No 03-11D, submitted by Wharf 5 Hotel REIT Leaseholder, LLC, for minor modifications to the approved plans for Parcel 5 of the Southwest Waterfront redevelopment project, a PUD that our Commission supported in its original concept several years ago by a vote of 7-0-0.

Thank you for the opportunity to comment as you deliberate this case

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Litsky". The signature is fluid and cursive, with a prominent loop at the end.

Commissioner Andy Litsky
ANC 6D-04