

## Letter of Objection To Wharf Phase 2, Case Number 11-03J (specifically Parcel 10)

October 23, 2017

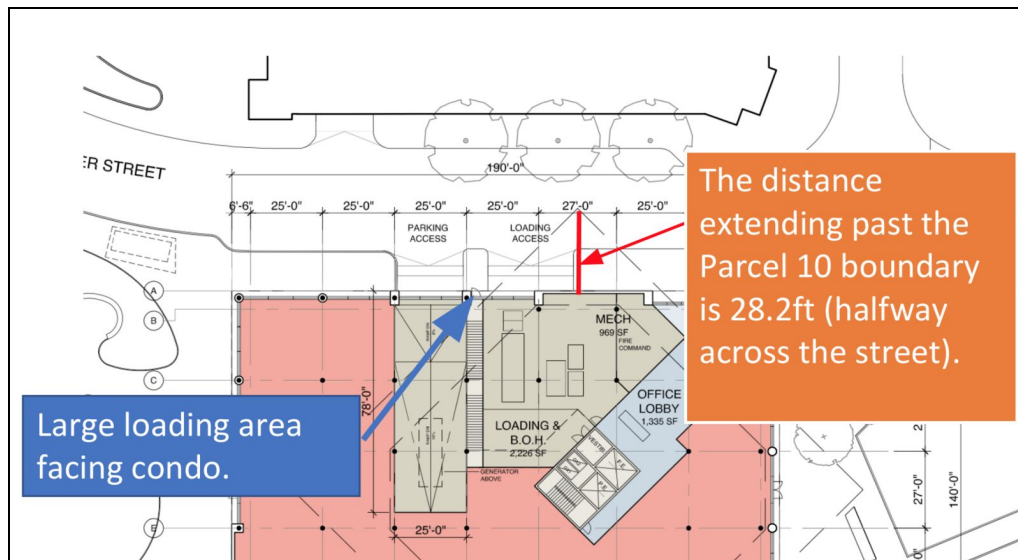
D.C. Office of Zoning  
441 4th St NW # 200,  
Washington, DC 20001

Dear D.C. Zoning Commission,

I am writing to you with my concerns on the proposed Parcel 10 development in Phase 2 of the Wharf. Based on public documents available from the DCOZ and Wharf websites, I would like to bring to your attention a few concerns below. I feel Parcel 10's design currently is without consideration to the living standards of existing residents and should be remedied before any further approvals are taken.

1) **The 45-degree rotation of the upper floors of Parcel 10 results in the corners of the building protruding outside the parcel area and halfway across the street, which creates a significant intrusion.** The corner protruding out onto Water St, and facing 525 Water Condominiums (Parcel 11) measures a distance of 28.2 ft out (Figure 1). This distance extends past the entire sidewalk and crosses halfway across the street. I find this an unacceptable intrusion, and brings into question if the hired architects considered how the building would affect the existing neighboring structures. In fact, most drawings of Parcel 10 do not show 525 Water in relation to other buildings. I also found misleading perspective drawings that showed greater space between the two buildings than actually exist based on measured plans (Figure 2).

Figure 1. Calculation of Distance of Parcel 10 extension towards 525 Water



Source: Author calculations based on dimension drawings from 20170918\_ph2\_anc\_community\_briefing1\_web.pdf, downloaded from the Wharf website.

Figure 2. Comparison of Perspective Drawings

**Misleading** Perspective Drawing suggesting presence of space between Parcel 10 and 11



Source: Sept 18, 2017 ANC Presentation, Wharf website

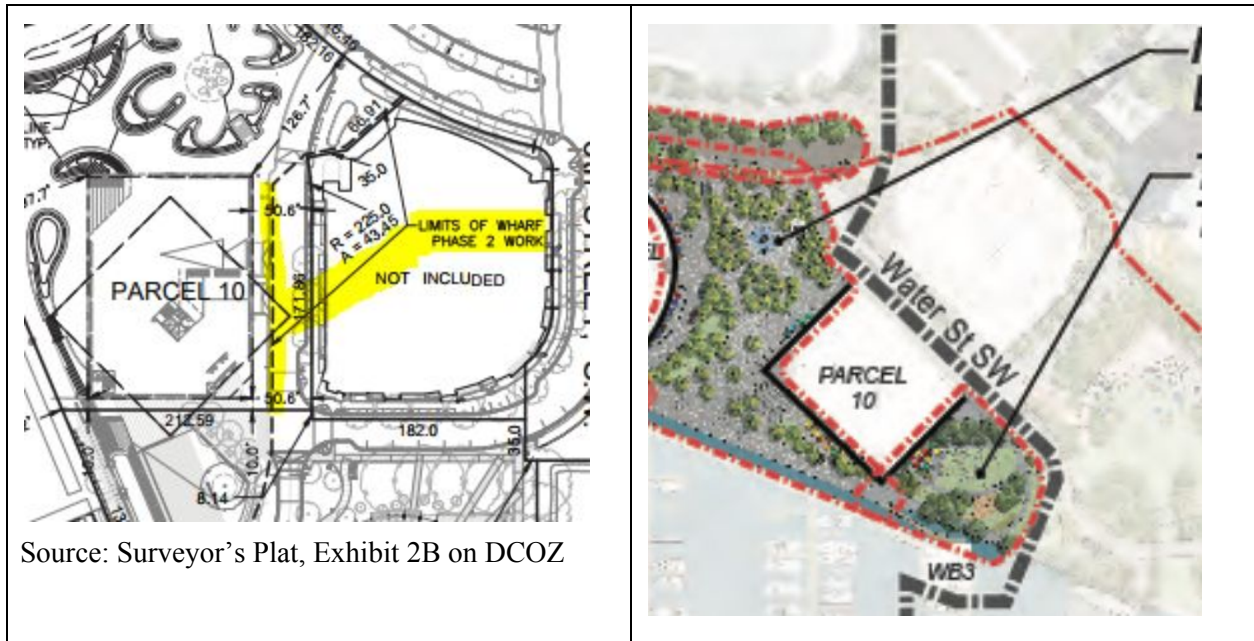
More accurate perspective drawing showing extreme closeness of Parcel 11 to the condo building



Source: Exhibit 2C, DCOZ

2) **The rotation of the upper floors also appear to result in three (3) corners extending outside the perimeter of Parcel 10, and one (1) corner extends past the perimeter of Phase 2 work.** This should not be permitted. Here I cite the Case Document Exhibit 2B from DCOZ, please note the dotted boundary lines of Phase 2 (Figure 3). The Phase 2 boundary is at the west side of Water Street, excluding the the street itself. The ground boundary of Parcel 10 is a square perimeter. Currently, the corners of the top floors of Parcel 10 extend outside both the Parcel 10 and Phase 2 boundary.

Fig 3. Screen Shots illustrating Perimeter of Phase 2, and Parcel 10 exceeding perimeter



Source: Surveyor's Plat, Exhibit 2B on DCOZ

3) **I am concerned about the position and congestion created by the placement of the loading dock on the Water St side.** The loading dock only permits 1 truck. Based on transportation estimates, 3 berths are required. Due to insufficient loading dock capacity, and I am concerned about the congestion on Water St, which is already narrow and crowded.

	Total Provided	2 @ 30'	1 @ 20' (curbside)
Parcel 10	Office	2 @ 30'	1 @ 20'
	Retail	1 @ 30'	
	Total Required	3 @ 30'	1 @ 20'
	Total Provided*	1 @ 30'	1 @ 20' (curbside)

Source: Table 3. Comprehensive Transportation Review, The Wharf Phase 2 PUD, September 18, 2017

4) **I do not see positive value to the community from having office space in Parcel 10.** The Wharf development assumes that residents like to live with a little bit of everything mixed together. Business,

residences, retail are all stirred together. However, I believe, the eastern edge of the development is not an appropriate location for a business site. Parcel 10 is surrounded by condos, boat homes, a church, and parks. When I moved in a year ago, office space was not mentioned, but rather a cultural center.

The architects, developers, lawyers, and builders of the Wharf will come and go. The residents of SW will be living among these new structures for decades to come. Proposed construction to be built directly adjacent to existing residents should not intrude or lower their quality of life. I feel the current proximity of Parcel 10 to the 525 Water condo building, its design and use is unacceptable, and strongly urge the Zoning Commission to require appropriate design changes.

I hope you take into consideration the concerns of that I've raised above, and thank you for the opportunity for allowing public discourse. I support the Wharf development and believe it is an overall positive to the city, but I would like to see some more consideration on design and how it impacts existing residents.

Sincerely,

Judy Yang  
A Concerned Resident