

**Testimony of ANC-6D  
Before Zoning Commission of the District of Columbia  
ZC Case No. 11-03J  
Second Stage PUD for Phase Two of The Wharf  
Parcel 6, Parcel 7, Water Building 1 and The Oculus  
November 9, 2017**

Good evening Commissioners. My name is Andy Litsky. I live at 423 N Street, SW and tonight I will be delivering testimony on behalf of ANC-6D where I served as Chairman. I am also the SMD Commissioner for 6D-04, representing both of the residential waterfront complexes directly adjacent to this particular PUD as well as the 94 live aboard residents whose homes are located at the Gangplank Marina, the only residents actually living within the boundaries of the PUD itself. The Wharf project is located entirely in my Single Member District.

ANC-6D is very appreciative that the quality of the design in Parcels 8 & 9 has been carried forth into Parcels 6 & 7. In particular, the Commission is in thrall with Oculus. What a wonderful addition. And the circular staircase is quite spectacular.

ANC-6D understands the flexibility that the Applicant needs on Parcels 6 & 7, given the size and complexity of the project as well as what we've heard about the challenges in current office market. However, we are concerned that there is no timeline proposed by which we can understand how long these parcels may remain un-built. As our Commission has held in other PUDs at other sites in Southwest, as long as the sites are activated, we are just fine with waiting for parcels to come under construction some years after a PUD has been granted – especially when what had been originally proposed appears to fit with the general tenor of the existing overall PUD.

But if this parcel is to remain un-built for a period of time, ANC-6D wants to ensure that the Applicant has agreed to a number of things. We'd like these two parcels set back at least 60 feet from the sea wall to ensure, as OP has requested, that views down The Wharf along the promenade to Phase One are contiguous. However, it's not solely sight lines about which we are concerned. ANC-6D also wants to ensure unencumbered pedestrian use of that promenade throughout the period of time that those parcels may be used for purposes other than those proposed in the Volume A pre-hearing submission.

ANC-6D would like to have a clear understanding – should that occur – about how these sites will be used and managed during this interim period while the rest of The Wharf, writ large, will be fully constructed and active. We appreciate that The Wharf has provided at least two thoughts for that temporary use – event space and parking -- but it's still kind of nebulous.

Our Commission is particularly interested in learning whether the Applicant has had any contact with The Washington Kastles since they had previously been provided temporary space along the Washington Channel over several seasons a number of years ago. ANC-6D loves the Kastles but would be particularly opposed to providing space on those un-built parcels that might require additional significant use to pay for the construction of such a venue that might include regular outdoor concerts and events and where 'pay-out' for construction or rental of a venue might require extended time commitments. That additional use is **not** something that our Commission would at all embrace and don't want the acceptance of the possibility of interim use to in any way infer that we embrace an outdoor concert venue. Unarticulated uses within a PUD simply lead to complexities later on. We'd like to better understand what the Applicant has in mind considering were those two parcels used as "event space."

ANC-6D also suggests, should there be a delay in the construction of Parcels 6 & 7, that the current plan for bus loading and unloading – especially during heavy season (March – July) be moved further east and away from the new 525 Water Street

residences and St. Augustine's Church. Additionally, should those un-built parcels be used for surface parking, ANC -6D suggests that those lots might also be used for Entertainment Cruises bus pick up and drop off, moving them off of Maine Avenue until such time as ground is broken for construction of buildings on those parcels. ANC-6D does not feel that this property ought to simply be monetized – perhaps turning it over to Colonial or some other manager – while the rest of the neighborhood has to deal with a crazy quilt of buses on Maine Avenue. If it's going to be a lot, we'd like to see The Wharf step up in this regard.

Additionally, should this become monetized parking, ANC-6D wants to ensure that, if any of these spaces are made available to other Wharf tenants – either residential or office – that any gangplank slipholder who at that time does not have a parking space and wishes to obtain one, must be accorded equal footing on any list to obtain such a space along other landside occupants at The Wharf or any other group provided such access.

ANC-6D agrees with Office of Planning with regard to materials in Buildings 6 & 7. And although we appreciate the illustrations provided to demonstrate the quality of materials to be used for the Oculus soffit cladding as depicted in 1.37 of Exhibit 21AA3, we would appreciate seeing a real life, three dimensional material samples and, as we've previously requested also receive such samples for the remainder of Phase Two which the Applicant has yet to provide.

ANC-6D also would like a clearer articulation about how signage will be placed on Parcels 6 & 7. In particular, we want the Applicant's assurance that the ribbon of space provided for signage depicted on pages 1.14 and 1.15 of the Volume A Supplemental Prehearing Submission appearing to run the entire length of both buildings on various sides will not permit animated signage and, in particular, that the Maine Avenue facing signage be will be static.

The view along the promenade toward the sea wall in front of Building 7 depicted on page 1.7 of Exhibit 21AA1 clearly shows four-top tables in single rows along the building line. ANC-6D, hopes that this single depth of tables is an accurate depiction of what will be carried through in practice so that pedestrians, bicyclists and automobiles will have greater flexibility negotiating the site – unlike certain portions of First Phase activation where tables extend dramatically into what had been envisioned – and depicted in First Phase testimony and exhibits -- to be public space. Slaloms never appeared as a feature in any document that I saw at The Wharf. Let's contribute to the visual stimulation of walking down the promenade but not contribute to making Second Phase an obstacle course.

Commissioners, thank you for the opportunity for ANC-6D to testify this evening. I hope that you will give our comments great weight as you consider this case. This concludes our testimony and I look forward to any questions.