



Southwest and Buzzard Point
Advisory Neighborhood Commission 6D

November 14, 2025

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Zoning Commission for the District of Columbia

Re: Case No. 11-03N

Transmitted via email:

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Gottlieb Simon

Vice Chairperson
Bruce Levine

Secretary
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SMD 6 *Bruce Levine*
SMD 7 *Fredrica Kramer*
SMD 8 *Rhonda Hamilton*

Dear Commissioners:

As the Commissioner for ANC 6D06 in which the property in Case No.11-03N is situated, I am writing to indicate that based on the discussions and actions of current District Wharf management in response to ANC 6D concerns regarding this matter, I do not oppose District Wharf's current application. Since the time of the filing of the application for the modification with hearing, District Wharf management has taken steps to address a number of concerns of ANC 6D relating to pedestrian safety and access at The Wharf. Though these actions do not physically impact the portion of The Wharf in which the Merchants Marina bar/Pavilion—the subject of the application in this Case—is located, it has provided evidence of a greater willingness on the part of the management to work with ANC 6D than was shown at the inception of construction of Merchants Marina.

The focus of the current application—installation of louvers in order to complete construction of the bar—does not materially affect my position (and that of at least some of the other Commiussioners) that the construction and presence of the bar in the M Street Landing section of The Wharf is at odds with the intent and language of the relevant PUDs governing The Wharf and that The Wharf's then-management should have discussed the proposed construction with ANC 6D ahead of conception of the project. Finishing up the construction and enabling operation of the bar, at this point, is a step that does not ameliorate the harm done by placing this structure in an area not intended for it but neither will it necessarily unduly amplify the issues that the construction created, so long as the governing provisions of Merchants Marina's cooperative agreement and ABCA license are adhered to.

Although the good faith gestures of current District Wharf management suggest that ANC 6D and the Southwest community can look forward to greater

collaboration on and notice of planned alterations to the land use at The Wharf, I would urge the Zoning Commission to reiterate the need for compliance with the relevant PUD orders so that a) no one has to expend valuable time and effort on matters like this Case in the future and b) the constituents of ANC 6D and, in particular, the residents of the Amaris condo immediately across from the bar/Pavilion, are not negatively affected..

Thank you for your consideration.

Sincerely,

Bruce A. Levine
Commissioner, ANC 6D06