

**ZC Case 11-03N - Application of Wharf Phase 3 REIT Leaseholder LLC for a modification of the 2<sup>nd</sup> stage Planned Unit Development to permit an enclosed, permanent late-night bar on the M Street Landing parcel**

**Follow-up Statement of The Amaris Condominium.**

Thank you, Chairman Hood and Commissioners for hearing testimony about Merchant's Marina, a permanent late-night bar on the M Street Landing parcel, earlier this week. My name is Laurie McMahon, representing the resident board of the Amaris community at 601 Wharf Street presenting a few follow-up photographs for consideration.

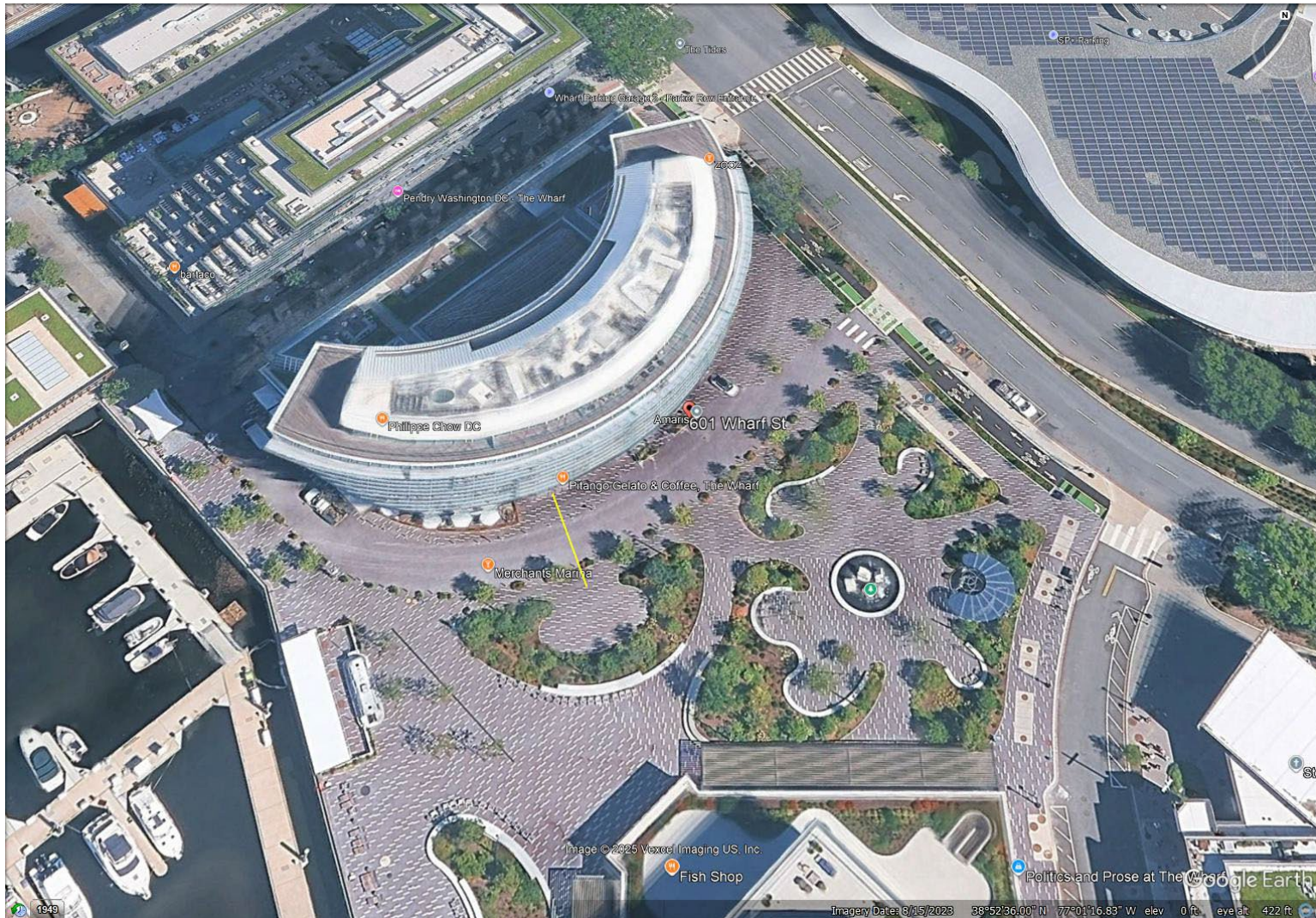
As Mr. Son mentioned in the hearing, the last year has marked a transition at The Wharf from a "new development" to a community of **long-term stakeholders**, all interested in The Wharf thriving as a true **mixed-use community**. The Amaris Condominium transitioned to a resident board from a developer led board in 2024 (at about the time the Cooperation Agreement with Phillipe Chow the Applicant has referenced was agreed to) and is now **90+% owner occupied**.

As discussed in the hearing, and as noted by Commissioner Miller, the original PUD approval **did not include any permanent structures on M Street Landing**. With awareness of the Urban Conditions Disclosure the Applicant has sited, many Amaris homeowners chose this building and this location on The Wharf for its unique parklike open space to the east—a feature that sets us apart from Phase I condos. The proposed changes to M Street Landing represent a significant shift in our neighborhood's character, and the consequences are deeply meaningful.

We continue to urge the Commission to reinforce the need for more **limited operating hours, late night noise management**, a comprehensive **loading management plan**, and strict **drop-off and pick-up restrictions** on Wharf Street in front of Amaris. These protections are essential for maintaining the quality of life for our community.

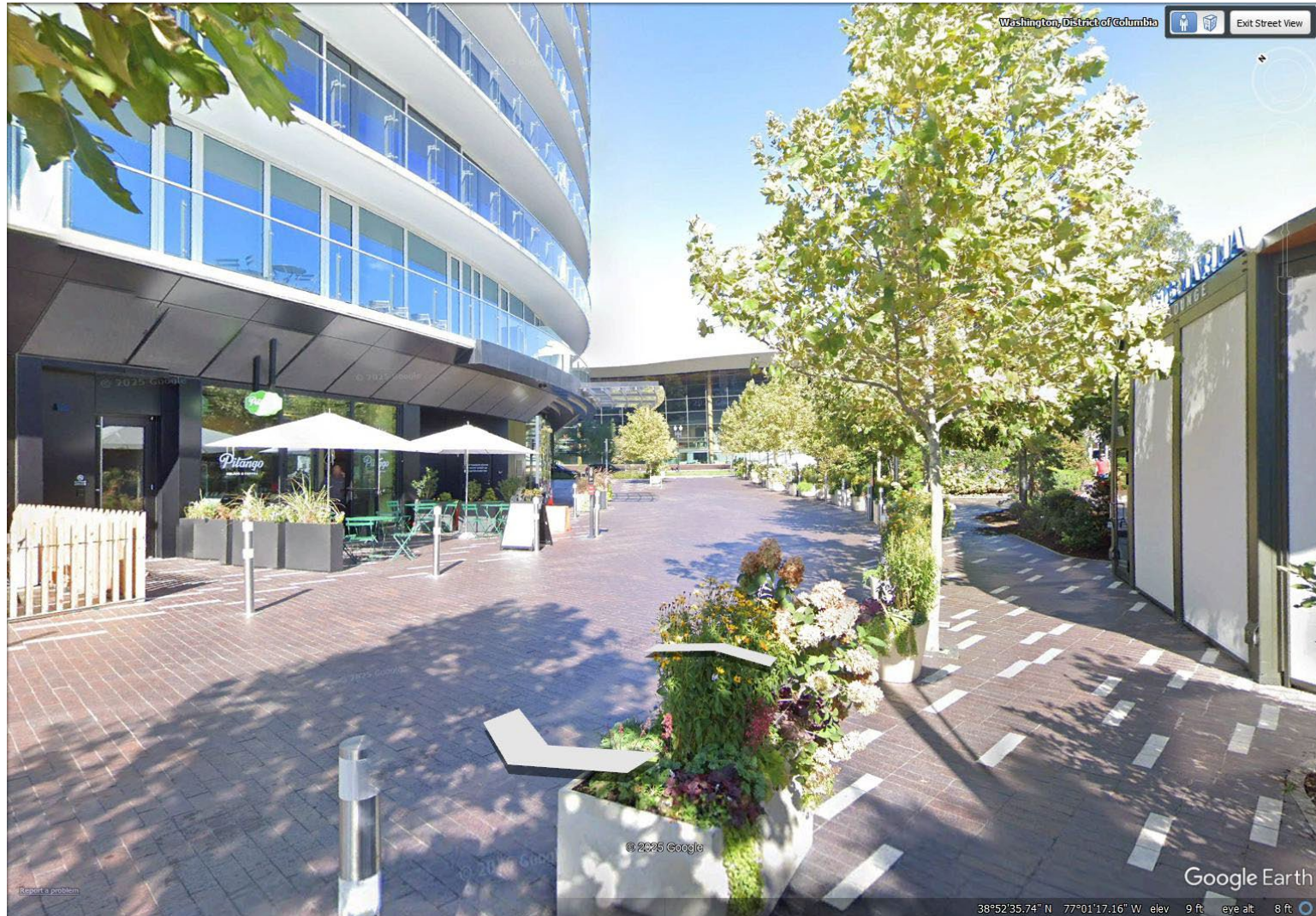
Thank you again for the work you do for the residents and businesses in the District of Columbia.

**GOOGLE EARTH IMAGE NOTING PROXIMITY OF MERCHANT'S MARINA TO AMARIS CONDOMINIUM (PAVILLION IS UNDER 50' FROM AMARIS). THIS IMAGE REPRESENTS THE AREA BEFORE THE PAVILLION WAS CONSTRUCTED**





**GROUND LEVEL PERSPECTIVE OF MERCHANT'S MARINA (RIGHT) AND AMARIS CONDOMINIUM (LEFT)**





**IMAGE OF MERCHANT'S MARINA FROM THE FROM FRONT DOORWAY OF THE PRIVATE LOBBY OF AMARIS CONDOMINIUM**

