



October 25, 2022

DC Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Subject: Party in support for Z.C. Case No. 22-11

Dear Members of the Zoning Commission:

I represent Hoffman & Associates, the owner of the Wharf, which is adjacent to the subject property. My understanding is that MCRT Investments LLC is seeking approval of a Planned Unit Development (“PUD”) at their property located at 807 Maine Avenue SW. We have reviewed the details of the PUD application as part of the applicant’s outreach process and have no objection to the proposed project. The project will create additional market rate and affordable housing which will support neighborhood retail and create more vibrancy in the community. We support the Applicant continuing to work to be responsive to community needs and have seen how the Applicant has already made significant modifications to the massing of the proposed building in response to community feedback. Additionally, we are supportive of a comprehensive transportation, access, and way finding strategy being developed that would include the ANC, DDOT, the SW BID, the District Wharf Community Association, and surrounding major property owners – such as MCRT Investments, LLC -- to help ensure that a neighborhood-wide strategy is established.

Sincerely,

Matthew Steenhoek  
Senior Vice President  
Hoffman & Associates, Inc.