

Hello my name is Ron McBee and I am the new ANC Commissioner for 6D03 that includes the Eastern half of Lot 89 in square 542, 401 M Street SW. I am here to testify in support of the case No. 02-38A as an individual commissioner not for ANC6D, which you have already heard.

A critical component of this project is the residential housing. It provides the ingredient to establish and ensure the local retail element that has so long been missing from our SW community. It also provides a local ambience that is needed to re-establish this area as the heart of our community – both am and pm. Commercial or office space has proven inadequate, as experienced by the occupation of the Waterfront Mall by the US Environmental Protection Agency, to sustain those vital retail services and hours that our community would like to have. Their exodus each day left a tremendous vacuum that's silence was thunderous and reverberating. This project offers an opportunity to re-establish local retail along 4th and M Streets SW – a main street and nexus point for the community that has been missing for over 30 plus years. I and others are encouraged with the language to keep and maintain a full service grocery store. We hope to hear an announcement soon on that front that the deal is done!

Tied to this residential housing is the Land Disposition Agreement between Waterfront Associates LLC and RLA Revitalization Corporation that includes such community benefits as for affordable housing, work force training, LSDBE, and local business entrepreneurial development for 12,500 square feet of the retail space.

I am also very pleased with the additional traffic calming efforts that Waterfront Associates LLC announced on June 7th regarding the new 4th Street cut through – additional traffic light at the Metro entrance and the differentiation of the courtyard area with a stone finish to separate the surface from the 4th Street surface. I am hopefully in talking with the DOT representatives that we will also get pedestrian walks on both the East and West sides of M Street – currently this is only an East side pedestrian walk configured but you would never know it with those venturing across on the West side.

ZONING COMMISSION
DISTRICT OF COLUMBIA
CASE No. 02-38A
EXHIBIT No. 73

Many of my constituents on the northern side of property are concerned about egress and safety from the Waterfront/SEU metro station during this first construction phase. Some discussions have been occurring with Tommy Wells Office about a bus as a possible interim solution – no decisions have been reached. This issue has been a focal point for our PSA 104 and the Southwest Action Team. I know this is a concern of Waterfront Associates as we have spoken and they as well have had discussions with the MPD and Southwest Action Team on this question. I have had discussions with many residents concerned about the rodent explosion that accompanied the Metro station construction. Tommy Wells Office has asked for additional funds, which I understand is set aside for 2008, to address this impending nuisance and health issue for the adjacent community residents.

I look forward to continuing a working relationship and regular meetings with Waterfront Associates LLC in a meaning dialogue as a member of the Near SE/ SW community. I hope with the demolition of the existing main structure we can have a community celebration. I hope we can have the community courtyard space named after one of our most revered residents – Thurgood Marshall – court.

Thank you – Ron McBee, ANC Commissioner 6D03.