

CARROLLSBURG ■■■ A CONDOMINIUM

1250 4th Street, SW ■ Washington, DC 20024 ■ 202-554-5780 ■ carrollsbουργcondo.net

January 23, 2018

Regarding: Case #02-381 related to 375 M Street LLC and Waterfront 425 M Street LLC (Forest City)

To Whom It May Concern,

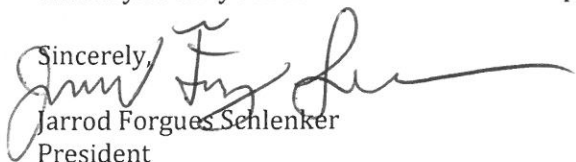
The Board of Directors of Carrollsburg, A Condominium (CAC), stands in opposition to Forest City's proposed "Modification of Consequence" for its two parcels at 375 and 425 M Street SW. The District's vision for "Fourth Street SW" – one welcomed enthusiastically by residents of the smallest quadrant in the city – was for the Fourth and M Street area to serve as the quadrant's "downtown", providing various opportunities and services to residents. Forest City's original PUD request was a prominent component of this vision. With the advent of Waterfront Station, the reopening of Fourth Street, and growth of new commercial ventures, the future of "Fourth Street SW" was meant to be one in which residents could take advantage of a thriving mix of office-based commercial services and neighborhood-facing retail. Forest City's effort to change the zoning for the two parcels in question from commercial to residential abandons this original objective.

Within only a couple block radius of CAC alone, other developers either already have or are planning to build six new rental complexes (Valo DC; two parcels under Mill Creek construction; the Bernstein residential building on Third Street; PN Hoffman's future structure adjacent to Safeway; and The Eliot). Yet Forest City is advocating to discard its planned office space development and instead deliver an additional 600 rental units to the Quadrant's already congested rental market. The residents of CAC want to see the introduction of the initially intended new businesses they have been expecting for years in the immediately neighborhood. The proposed short term rental residences will bring additional unwanted congestion and increased demand for city services as well as diminish neighborhood cohesion and potentially crowd out community oriented businesses.

We understand that Forest City is arguing the current business environment is ill-suited to commercial real-estate ventures; however, this simply is not the case. CBRE reports that demand continues to outpace supply in the top-tier of the office space market, and the most growth in the sector continues to be seen by small- to medium-sized tenants and in the non-traditional sector. Commercial office space in Southwest helps sustain the quadrant's restaurant base west toward The Wharf and north towards the National Mall, and would provide a foundation for local professional and commercial services to more than 70,000 residents with easy access to 395 and 295.

We encourage the Commission to reject Forest City's request for zoning modifications to the parcels located at 375 and 425 M Street SW.

Thank you for your consideration of this appeal.

Sincerely,

Jarrod Forgues Schlenker
President
Board of Directors – Carrollsburg, A Condominium

ZONING COMMISSION
District of Columbia
CASE NO.02-381
EXHIBIT NO.67