

LETTER OF QUALIFIED SUPPORT

Zoning Commission of the District of Columbia

441 4th St., NW, Ste. 220 South, Washington, DC 20001

Re: ZC 02-38J, Waterfront Station II Project, Second Stage PUD

Dear Commissioners:

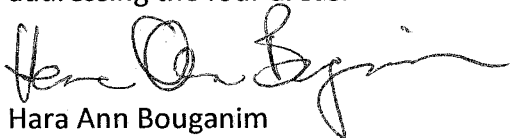
On behalf of the Waterfront Tower Condominium Board, I am writing to express our support, with qualifications, for the second stage PUD. We met with David Roberts on Aug. 1, 2018, and further clarified our concerns by phone on Jan. 7, 2019.

We bring to your attention four areas:

1. There is no designated drop-off zone on 4th St. by the building's front door for use by an estimated over 650 residents. There is a parking lane, and making 3 of 7 spots into a drop off area could solve this glaring gap and be more respectful of residents' needs.
2. Neighborhood-serving retail is inadequate. Our Southwest neighborhood is doubling in size, with no bank, doctor's office, clothing store, barbershop, central post office, for example. We support the diner concept but need clearer commitment and plans for other spaces.
3. The massive north façade is way out of scale for Modernist Southwest, the Small Area Plan, and numerous buildings listed on the National Register of Historic Places. It should be varied in depth, design, materials and/or color.
4. Only hardscape is proposed along the block-long north façade. No greenery is inadequate and makes it stark and barren.

With the above areas addressed, we endorse the plan. It will bring a mixed-income residential building to Southwest, with community-serving ground-floor uses. We applaud this much needed additional affordable housing.

We thank you for making 1000 4th St. SW an even better fit with Southwest's needs by addressing the four areas.



Hara Ann Bouganim

Vice President, Waterfront Tower Condo Association

January 10, 2019

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