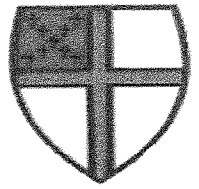


St. Augustine's Episcopal Church

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The Episcopal Presence on DC's Southwest Waterfront

January 30, 2019

Mr. Anthony J. Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 220 South
Washington, DC 20001

Re: Z.C. - 02-38J
Waterfront Station II Project
Second Stage PUD

Dear Commissioners,

As the rector of St. Augustine's Episcopal Church in DC's Southwest Waterfront neighborhood, I am writing to express my strong support for PN Hoffman's (PNH) proposal for the redevelopment of Waterfront Station (1000 4th Street SW). I have known and worked closely with PNH over the last eight years both as a community partner as well as in their capacity as the developer of a portion of our former church property at 600 M St., SW.

I know that the PNH team is vested in the Southwest community and has a unique understanding of the neighborhood's true potential. This vision has been illustrated throughout their proposal but particularly through their faith in neighborhood retail at the site. This property has the potential to transform an underutilized parcel into a multifamily, mixed-income residential building with neighborhood-serving ground floor uses, focused on retail, educational and arts components.

Our Church is also very excited about the significant affordable housing Waterfront Station II will add to the neighborhood. The affordable units at Waterfront Station II will be available to households earning 30% and 50% of median income, a critical offering in this city and in Southwest in particular. This, combined with the commitment for hiring District residents and contracting with District based companies, will contribute to the Southwest community and the District overall.

Additionally, the combination of the strong design proposed by Torti Gallas Urban and the long term ownership perspective that the PNH team brings to the Waterfront Station proposal will create an investment in the community in a robust and sustainable building that is sensitive to the beloved historic urban fabric of the Southwest community. I believe that this design sensitivity, long term investment perspective, local design knowledge, and understanding of deep sustainability will lead to a building that lives up to this important site's true potential.

St. Augustine's Episcopal Church
The Reverend Martha Clark, Rector
(202) 554-3222 rector@staugustinesdc.org

ZONING COMMISSION
District of Columbia
CASE NO.02-38J
EXHIBIT NO.33

Continued...

Finally, the PNH team has illustrated over the past almost ten years a legacy of meaningful community engagement in the Southwest community. My experience with this team has shown that the engagement program established by Elinor Bacon to embrace neighborhood outreach throughout the design and construction process is effective. Most importantly, they have a history of living up to or exceeding their community commitments.

Sincerely,

A handwritten signature in cursive script that reads "Martha Clark".

Rev. Martha Clark, Rector

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The Reverend Martha Clark, Rector
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