

TO: District of Columbia Zoning Commission

FROM: 525 Water Street Board
Brad Neilley – President
Will Beale - Vice President
Dennis Korber - Vice President
Marsha Baker - Treasurer
Lori Farrell - Secretary

DATE: November 5, 2017

SUBJECT: Wharf Parcels 9 & 10

We support the overall development of Phase II, with opinions weighed; nevertheless, we strongly oppose the current plan for Parcel 10. Our summary determination is as follows:

The current plan for Parcel 10 will create major safety and traffic concerns and **substantially decrease the value of 525 Water Street units already sold by the developer** while **increasing the value of units in Parcel 9 to be sold by the developer.**

Our determination is based on two factors:

- 1) All vehicular activities, (including commercial deliveries, trash pickup and visitor transport) will be directed to Water Street due to the access point of both the loading dock and undergrown parking for the above-mentioned parcel being located mid-block. Water Street, is barely one lane, therefore, the expected increase in traffic will only lead to significantly more bottle necks, dangerous blind spots, noise and pollution near residential buildings.
- 2) Although we support plans to pivot the upper section of Parcel 9 (up to) 45 degrees, the extension of said structure beyond both the property, and the Phase II development, lines (Exhibits 1-6) is unacceptable. If allowed to proceed, the distance between 525 Water Street and the building in Parcel 10 will be reduced from 70' to 35', at the same time, the distance between Parcel 10 and parcel 9 will increase from 140' to 170' (Exhibit 7).

We believe that executing the plan, as is, will substantially decrease the quality of life for residents of "525", as well as, decrease the value of said property at the expense of one yet to be built. And, so we recommend the execution of the following alternatives to resolve the issues:

- **Move the loading dock and underground access to an entrance off Wharf Street (Exhibit 8)**
- **Ensure that the distance between the buildings in Parcels 9, 10, and 11 are equidistant (Exhibit 8)**

We thank you, in advance, for the consideration of our concerns, as well as, the enacting the recommendations, herein. We are committed to working with all parties involved to come up with a workable plan that is satisfactory to all impacted parties.

Sincerely



Brad Neilley Sr., Board President
525 Water Street, Washington, DC 20024