

Edgewater Condominium Association, Inc

400 and 410 O St, SW
Washington, DC 20024

Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 220 South
Washington, DC 20001

Re: Z.C. 11-03J
SW Waterfront Redevelopment Project / The Wharf - Phase 2
Second Stage PUD and First Stage PUD Modification

Dear Commissioners,

On behalf of the Edgewater Condominium Association Board of Directors, I am writing to express support for the proposed Second Stage PUD and First Stage PUD Modification for Phase 2 of the SW Waterfront Redevelopment Project / The Wharf. The plans proposed for Phase 2 of the Wharf expand the scope of the existing project, adding structures to enhance marina operation and an amenities building for those living aboard vessels.

The completed Phase 2 structures will also provide additional housing, office space, and hotel rooms at the Wharf. Unlike many projects, the Wharf is very serious about its commitment to affordable housing and devoted countless hours and expense to execute and initiative that offered over 100 units of affordable housing for phase one. Few developers operating in Southwest have even attempted to match this level of commitment. They plan to offer affordable housing in Phase 2 as well. In addition, the Wharf has made a concerted effort to hire from Wards 5,7, and 8 in addition to Ward 6. They have made every effort to hire from apprentice programs and trade programs like Building Futures to provide workers with the experience needed to form the foundation of a career in the construction industry. Mr. Hoffman seems especially committed to providing young people with opportunities in the construction industry.

The opening of Phase 1 of the Wharf is already providing direct and indirect economic benefits to our business community. Prior to the opening of the Wharf, we had two restaurants in easy walking distance. Now we have many more. In addition, visitors unable or unwilling to eat at the Wharf due to the long lines are frequenting our two existing establishments. The new District Hardware store and the Politics and Prose book store provide basic services to a community that is in great need of them. The prospect of a new grocery store in Phase 2 will further enhance our offerings.

The negative component of a large development such as this is that we run the risk of losing our sense of neighborhood. However, the Wharf team has created a wonderful park and recreational pier for community use. They plan to create additional locations where families can gather, enjoy the weather, and enhance our sense of community. They also offer free innovative

programming like pumpkin palooza, exercise classes, and live bands that appeal across age groups.

We recognize that issues will arise over the next few years regarding traditional topics such as noise, traffic, and construction traffic flow. We encountered them in Phase 1 and the Wharf team worked with the community to address them. The current Wharf team took care to inform the community at key intervals of construction and also listened to our concerns, even being open to suggestions for improvement.

We look forward to seeing the completion of Phase 2 of the Wharf, and respectfully urge the Commission to approve the proposed Second Stage PUD and First Stage PUD Modification as soon as possible.

Respectfully

Georgine L Wallace

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Vice President

Edgewater Condominium Association