

# WATERFRONT

A Mixed-Use Revitalization in Southwest Washington, DC  
401 M Street, SW, Washington, DC 20024  
www.waterfrontdc.com

February 23, 2007

Carol Mitten  
Zoning Commission, Chairperson  
441 4<sup>th</sup> Street, NW  
Room 210  
Washington, DC 20001

Re: Fairfield Planned Unit Development  
Zoning Commission Case No. 05-38

2007 FEB 23 PM 2:15

D.C. OFFICE OF ZONING

RECEIVED

Dear Chairperson Mitten,

Waterfront Associates, LLC, the owner of Waterfront, formerly known as the Waterside Mall, is supportive of Fairfield's PUD application at 1100 and 1000 6<sup>th</sup> Street, SW and respectfully asks the Zoning Commission to approve its application.

Waterfront filed and received approval for a Stage 1 PUD in November 2003, ZC Case No. 02-38. Subsequently, Waterfront Associates filed a modification to the approved Stage 1 PUD and a Stage 2 PUD in November 2006, which was set-down by the Zoning Commission on February 12, 2007 (see Exhibit A attached). In light of this most recent action by the Commission, we ask that the aspects of Fairfield's PUD that relate to our property be based on Waterfront's pending application, as Fairfield's plans predominantly depict the Waterfront improvements as previously approved, not as proposed in ZC Case No. 02-38A."

To ensure that all common elements of our respective projects are well coordinated, our teams have worked together for several months. Fairfield is proposing a project that will complement our work at Waterfront, and we view the following aspects of Fairfield's PUD as being most important in the coordination of our projects:

- As requested by the Office of Planning and Zoning Commission, Fairfield and Waterfront have coordinated a shared private drive along the eastern edge of Fairfield's property, Waterfront's western edge. The revised plan minimizes curb cuts on M Street and consolidates loading facilities within each project.
- Fairfield's proposed heights of 112' at its new north and south buildings are consistent with the proposed heights of 114' at Waterfront's Northwest Building and West M Street Building.

Development by Forest City Washington and Vornado/Charles E. Smith  
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ZONING COMMISSION  
District of Columbia  
CASE NO. 05-38  
EXHIBIT NO. 48

ZONING COMMISSION  
District of Columbia

05-38  
48

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- The proposed retail located along M Street will link the retail between Waterfront and Arena Stage to the Southwest Waterfront.

We have and will continue to work closely with Fairfield in the development of our respective properties because we believe that both projects will help revitalize the core of Southwest Washington.

Sincerely,



Gordon M. Fraley  
Development Manager  
Vornado/Charles E. Smith



David R. Smith  
Development Manager  
Forest City Washington

On Behalf of Waterfront Associates, LLC

# Exhibit A Waterfront Proposed Site Plan

## NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	1,229,605 f
	2.11 FAR
Total Commercial:	1,296,895 sf
	2.22 FAR
Total Development:	2,526,500 f
	4.33 FAR

## NORTHWEST BUILDING

New Residential Building  
12 Floors Condo / 114' Bldg. Ht.  
13 Floors Rental / 114' Bldg. Ht.  
total area 406,900 sf

## WEST 4TH STREET BUILDING

Refer to Sheet 1.6

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

## WEST TOWER

Refer to Sheet 1.6

## WEST M STREET BUILDING

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 322,785 sf

## NORTHEAST BUILDING

New Residential Building  
12 Floors / 114' Bldg. Ht.  
with Courtyard over 1 Story Structure  
(with option to do 13 Floors with Courtyard at grade)  
total area 400,000 sf

## EAST 4TH STREET BUILDING

Refer to Sheet 1.6

## GROCERY (At-Grade)

Refer to Sheet 1.6

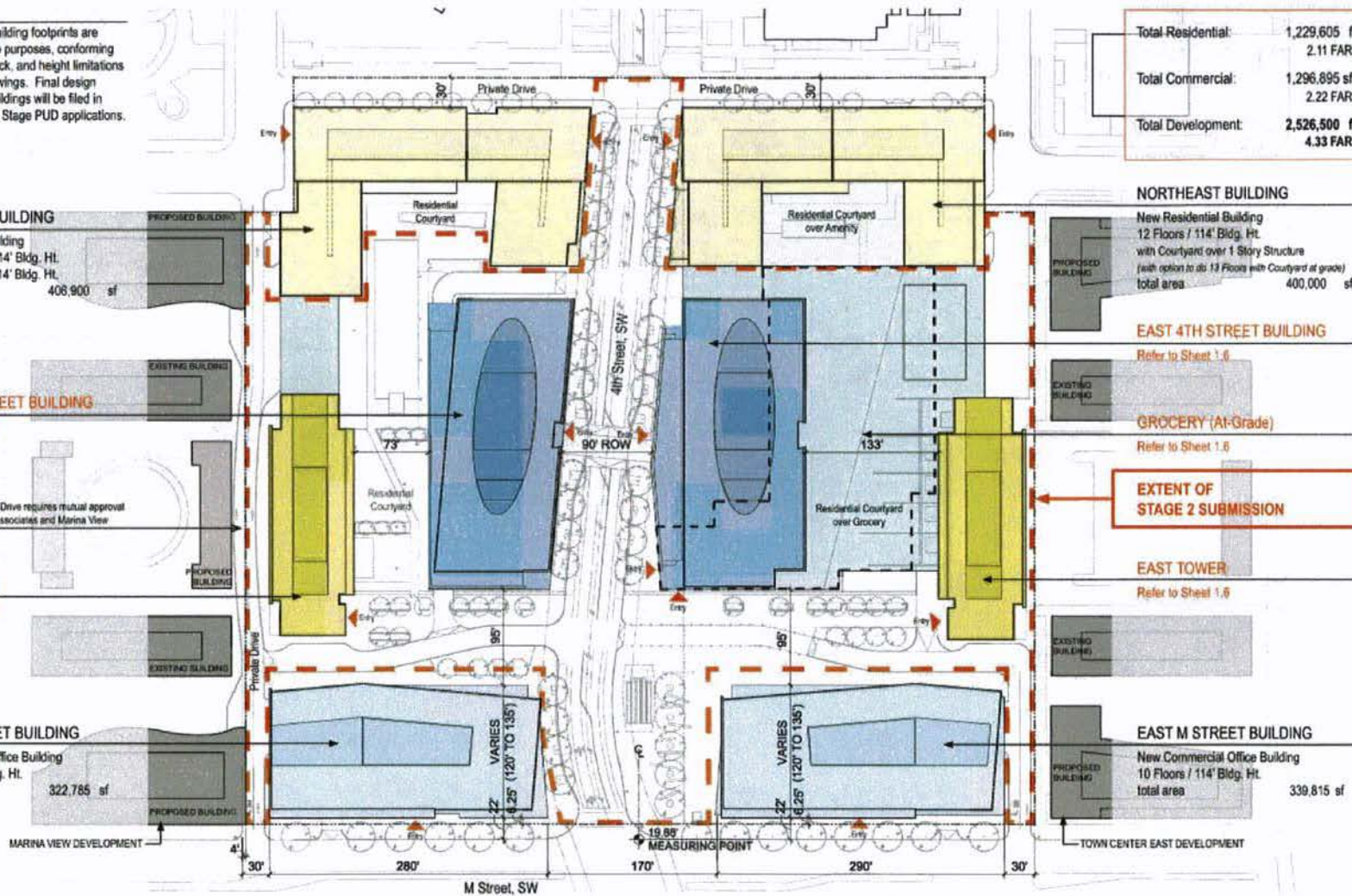
## EXTENT OF STAGE 2 SUBMISSION

## EAST TOWER

Refer to Sheet 1.6

## EAST M STREET BUILDING

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 339,815 sf



WATERFRONT

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North arrow pointing up.

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Stage 2 PUD Submission

November 14, 2013 6 | sheets 1300-1400

Stage 1 PUD Modification - Building Height, Area & Use Diagram