

# WATERFRONT

A Mixed-Use Revitalization in Southwest Washington, DC  
401 M Street, SW, Washington, DC 20024  
[www.waterfrontdc.com](http://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

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

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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

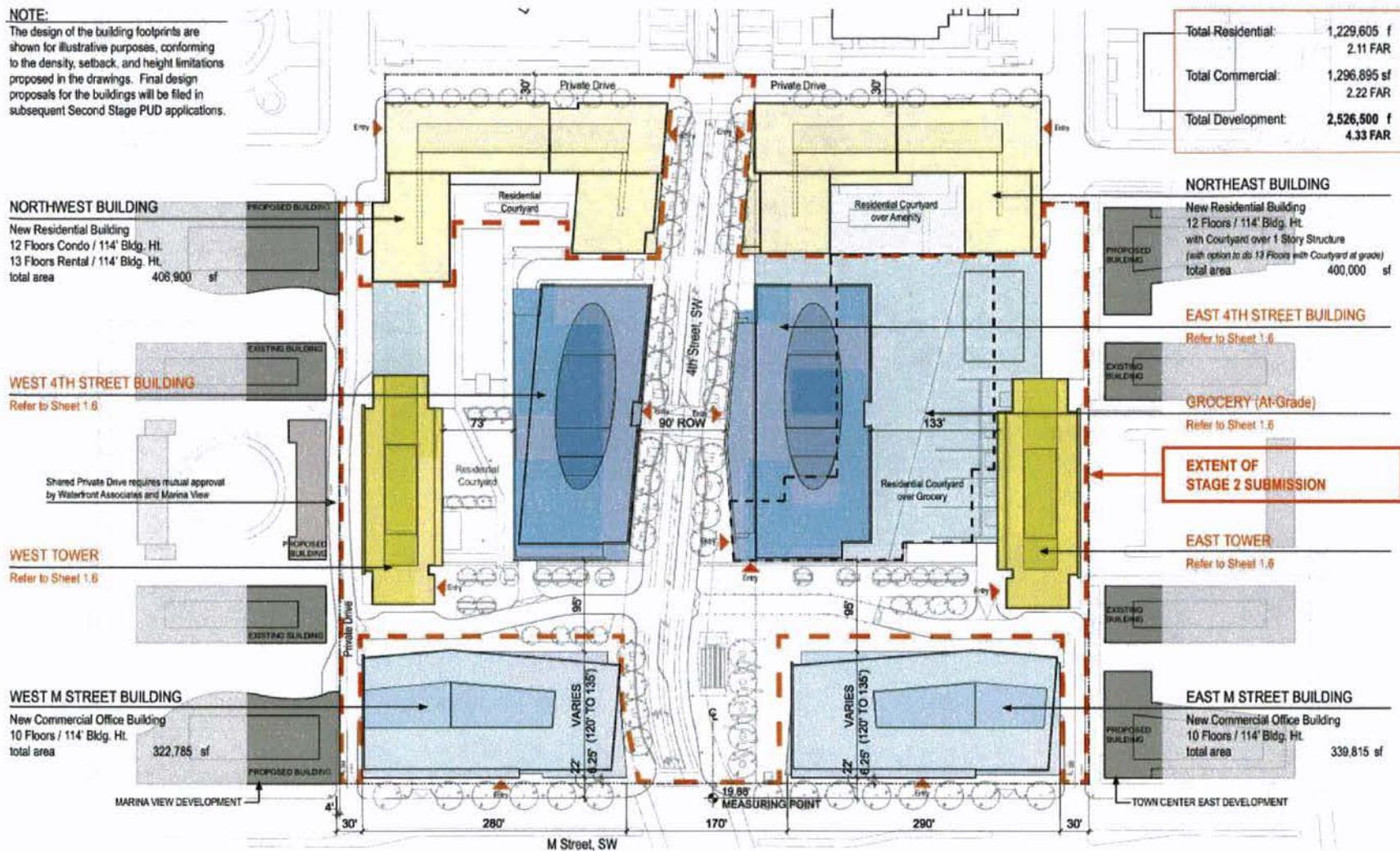
On Behalf of Waterfront Associates, LLC

**Waterfront Proposed Site Plan** Exhibit A

**Exhibit A**

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.



## WATERFRON

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WASHINGTON, D.C.

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## Stage 2 PUD Submission

| November 14, 2002 | 6 | www.ew.com © 2002 eWEEK

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

0' 50' 100' N shalom baranes associate s arc