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Director, Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: Case No. 02-38

Dear Sir:

I am writing in support of the PUD and Related Map Amendment for Square 499, Lot 60 and Square 542, Lot 88.

My wife and I are residents of Southwest, D.C. We have followed the redevelopment planning for the old Waterside Mall being done by Kaempfer Company and Forest City Enterprises, and are in support of the most recent developments. This development will be excellent for the community because of ALL of the retail it will bring. Currently, we have to drive into Virginia to meet about half of our needs, because the retail in Southwest is so sparse. Part of the reason that retail is sparse is that retailers are not anxious to move into a part of town where they know the density will not bring them many customers.

That's why **we support this PUD application, and request that you do the same**. I have talked with many Southwest residents who agree with me that the PUD plans for the new building heights are well conceived and will prove to be of great benefit to us all. **Let's be realistic – the bottom line is that if developers aren't allowed to make a project viable for both the community AND for the developer, then no useful development will ever happen.** This redevelopment will serve as the launching point and a good success for other redevelopment efforts on the Southwest Waterfront.

Please don't let a vocal minority (mainly old-fashioned, self-interested Tiber Island residents) block and stall this useful development which WILL make Southwest an even nicer place to live.

We also fully support the re-opening of Fourth Street – it is an excellent idea that will bring vibrancy and flow back into the neighborhood, and re-unite the mall with other parts of the community. WE ALL KNOW that closing Fourth Street was a BIG MISTAKE. Now it is time to correct this.

Sincerely,

John M. Catalano

ZONING COMMISSION
District of Columbia
Case 02-38
Exhibit 32

ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.32