Harbour Square Owners, Inc.

A Cooperative Community on the Waterfront

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January 31, 2003

Director, Office of Zoning
Suite 210, 441 4th Street, NW
Washington, DC 20001

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D.C. OFFICE OF ZONING
2003 FEB -5 PM 3:31

RE: Case # 02-38 PUD Zoning Change for Waterfront Town Center

Dear Sir:

Whereas, after consideration of current nationwide trends in mall redevelopment, the proposed PUD zoning change for Waterfront Town Center, and potential community impacts, the Harbour Square Owners Inc. Board of Directors determined:

1. The PUD Waterfront zoning proposal is on target with current thinking and planning for similar projects across the country.
2. Existing matter-of-right zoning does not prevent re-development of the Waterside mall including the potential reopening of Fourth Street with or without cars.
3. Existing matter-of-right zoning does not require community input, retail services or housing.
4. With PUD zoning the community accepts buildings 42' higher than existing matter-of-right zoning currently permits at 4 corners of the site, and in return, the community retains guaranteed retail and residential components, and continued planning input at each step of the development until the project is complete.
5. The proposed town center development will provide improved shopping in a new version of the old downtown.

At its January 28, 2003 meeting, in open session, the Board passed a resolution of support for the proposed PUD zoning change with a 9 - 0 vote. The Board believes the PUD zoning change is in the best interest of the Southwest Community, and Harbour Square, and that it offers the whole community more than it asks.

Sincerely,

Harbour Square Board of Directors

Lee Haacker, President
Lawrence Rebel, Vice President
Christine Godson, Treasurer
Vivian Perry, Assistant Treasurer
Catherine Sheppard, Secretary
Julia Sayles, Assistant Secretary

Paul Barnette, Director
Stephen Norton, Director
George Courtot, Director

ZONING COMMISSION
District of Columbia
Case 02-38
Exhibit 35

ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.35