



Gangplank Slipholders Association
600 Water Street SW
NBU 5-3
Washington, DC 20024

July 15, 2011

Zoning Commission for the District of Columbia
441 4th Street NW, Suite 210-S
Washington, DC 20001

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Dear Members of the Commission:

We, the Gangplank Slipholders Association (GPSA), write to you in support of the application of Hoffman-Struever Waterfront, LLC - First-Stage PUD & Related Map Amendment at Southwest Waterfront (Z.C. Case No. 11-03). We are excited about the proposed state-of-the-art development with the potential to benefit our local community and improve environmental and social conditions. We are encouraged that the applicant recognizes that our community will be directly impacted by this undertaking and assures us that we will be collaboratively involved in efforts to minimize these impacts.

As our name suggests, GPSA represents all slipholders within the Gangplank Marina. Our members include property owners who live or work year-round in the marina as well as those who live part-time on their boats as commuters to DC, and those who use the marina for recreational boating. With 94 live-aboard residences in the marina, we represent the largest live-aboard community on the East Coast of the United States. We are a vibrant and unique community with historic ties to our SW waterfront home. We live within the proposed area to be developed and this project will directly affect our homes and places of work.

We have been engaged for over ten years in helping to plan for this successful development and assure a place for our community both during and after this process. We are thankful that the applicant, Office of the Deputy Mayor for Planning and Economic Development, Office of Planning, ANC 6D, Southwest Neighborhood Assembly, and Near SE/SW Community Benefits Coordinating Council have embraced our role in this broad effort. We are encouraged by the applicant's commitments in the PUD, accompanying 20-Day Supplemental Submission, and related conversations:

- The applicant has committed to working in partnership with GPSA to assure a successful transition plan, including continuity of existing services and amenities for all slipholders.
- The applicant has committed to creating live-aboard slips in the new marina for the purpose of retaining the existing 94 live-aboard slipholders in the new development.

ZONING COMMISSION
District of Columbia

CASE NO. 11-03

EXHIBIT NO. 51

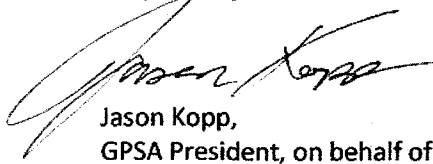
We note that there are still a number of outstanding issues that we will continue to work through with the applicant to reach mutually agreeable resolutions. These issues include:

- the policies associated with transfer of live-aboard status, which constitutes a significant portion of the equity of the vessels it is associated with;
- the details of how essential services will be provided to our members during the development;
- controls on slip fees; and
- the lack of a back-up plan should complications in the proposed plan arise or the required Congressional bill fail to be passed.

However, we provide our support at this stage of the PUD process based on the understanding that the applicant will continue to work with us to address these issues and trusting that all the parties involved will act with our community's best interests in mind.

We are enthusiastic about this project and excited to work with the applicant to create a vibrant waterfront that DC residents will want to visit, live in, and support. We look forward to testifying during the hearing on July 18th to provide further detail and address any questions or concerns you may have. We thank you for your careful attention to this letter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Kopp", is written over a horizontal line.

Jason Kopp,
GPSA President, on behalf of the GPSA Development Advisory Group