

May 15, 2013

Dr. Mary Gaffney
328 62nd Street, NE
Apt. 201
Washington, DC 20019

**Re: Letter in Support of Zoning Commission Case No. 12-16
CG Marketplace, LLC – Consolidated PUD & Related Map Amendment for
Various Lots @ Squares 5276, 5272, 5277, and 5246**

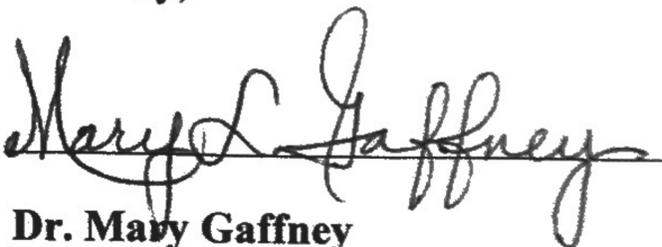
Dear Members of the Zoning Commission:

I am writing to express my strong support for Zoning Commission Case No. 12-16, filed by CG Marketplace, LLC, seeking review and approval of a consolidated PUD and related map amendment from the R-2 and R-5-A Zone Districts to the C-2-A Zone District for various lots in Squares 5276, 5272, 5277, and 5246.

The proposed development, which includes retail, restaurant and residential uses, is a critical step in implementing the overall Capitol Gateway Estates development. I have worked very hard with the Applicant over the course many years and many meetings, and the project components reflect community desires for new, high-quality sit-down restaurant, and retail uses in Ward 7, and for the proposed Wal-Mart which will include a grocery component that will include critically needed fresh produce. The community has been in dire need of core retail services for an extended period of time. The project core offerings will deliver these services for the community. In addition, 288 Residential Units will continue to add stability and strength to the community. Our neighborhood deserves the right mix of uses and high-quality architecture in order to continue to grow as a successful neighborhood. I believe that the use and design of the proposed development will help to achieve these goals, and will help to bring new vitality to what is currently a vacant and dormant site. Therefore, I respectfully request that the Zoning Commission approve this application as expeditiously as possible.

Thank you for your consideration of this letter.

Sincerely,


Dr. Mary Gaffney