

March 10, 2016

VIA HAND DELIVERY

Anthony Hood, Chairperson  
D.C. Zoning Commission  
Office of Zoning  
441 4th Street, N.W., Suite 210  
Washington, DC 20001

**Re: ZC Case No. 13-05A: Request to Extend Consolidated and First-Stage PUD  
(Square 744S, part of Lot 805, and Square 744SS, part of Lot 801)  
("Property")**

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Dear Chairperson Hood and Members of the Commission:

Forest City Washington appreciates the continued support for the PUD expressed by DC Water in its March 5, 2016 letter. We agree with DC Water that the issues raised in its letter regarding rights of access across private property are generally outside of the bounds of the Zoning Regulations, and look forward to working with DMPED and DC Water to reach mutually-acceptable solutions. Forest City notes that zoning issues related to the coordination of shared loading activities have already been addressed by the Commission—twice—in both this PUD and in DC Water's recent Office Headquarters PUD. We also note that DC Water has access to its property from the north, via Canal Street, and that Forest City specifically relocated the proposed service area for the F1 Parcel from that Canal Street location to the O Street location and proposed shared loading area at DC Water's request.

Forest City is confident that, with all parties working together diligently and in good faith, the PUD will be able to be delivered as set forth in the proposed extension. The specific needs for the relocation of DC Water are within the control of DMPED and DC Water, and they can be met through consistent, collaborative, and cooperative work. Although economic and market conditions could impact delivery, such conditions are a general factor that would impact any PUD, and are not specific to this application. The extension as filed by the Applicant satisfies the requirements of the Zoning Regulations.

Forest City continues to work aggressively with all parties to advance the PUD, and appreciates DC Water's continued collegial efforts to redevelop the property. Working together,

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the parties will be able to deliver a strongly-desired movie theater and an exemplary new headquarters for DC Water while maintaining utility service needs for District residents.

Sincerely,



David M. Avitabile

cc: Sarah Forde, Forest City Washington  
John Lecker, Forest City Washington

CERTIFICATE OF SERVICE

On March 10, 2016, I caused a copy of the foregoing letter and enclosure to be delivered by hand or by electronic mail to the following:

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For DC Water:  
Maureen Holman  
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David Avitabile