

Case # 02-38A

May 18, 2007

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Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W.  
Suite 210S  
Washington, DC 20001

Subject: Waterfront Planned Unit Development Modification  
Zoning Commission Case No. 02-38A

Dear Members of the Zoning Commission:

I am an owner/resident at 700 Seventh Street, SW #421 and are familiar with Waterfront Associates, LLC's proposed modification of the planned unit development ("PUD") approved by the Zoning Commission in Order No. 02-38. We believe that the proposed Waterfront redevelopment will significantly enhance the neighborhood by providing an attractively designed mixed-use development in close proximity to public transportation.

We are particularly supportive of the applicant's proposal to reestablish the 4<sup>th</sup> Street, S.W. right-of-way through the site. Reopening this important thoroughfare will improve vehicular and pedestrian circulation in the area and will reintegrate the Southwest neighborhood with the rest of the District by providing an important transportation link to the areas north of the Southwest Freeway.

We believe that the applicant's modified plans represent an improvement over the PUD originally approved by the Commission. We support the increased commitment for retail along with the contemplated grocery store and the set aside for local businesses. We are also pleased that the project incorporates an increased amount of residential space and see that the project as a balanced mixed-use development which will benefit our community.

Thank you for your consideration of our support for this project. The residential, retail, and office uses envisioned by the modified PUD will help create a vibrant urban community in the Southwest neighborhood. We are confident that the applicant's redevelopment will significantly improve our neighborhood and our city.

Sincerely,

  
Carol L. Hedgpeth (Tel: 554-6843)

ZONING COMMISSION  
District of Columbia

CASE NO. 02-38A  
EXHIBIT NO. 22