

May 21, 2007

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

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

Dear Members of the Zoning Commission:

In June of 2006, I purchased Condominium Unit 705N at Potomac Place Towers, 800 4th Street SW, (currently under construction and waiting settlement) and am familiar with Waterfront Associates, LLC's proposed modification of the planned unit development ("PUD") approved by the Zoning Commission in Order No. 02-38.

This project is particularly important to me because I made the decision to purchase my condominium in the Southwest community, solely based on the redevelopment of the Southwest Waterfront. Like many other professionals who made purchases on 4th Street, I have a vested interest in the project and am counting on the project to move forward. I strongly believe that the proposed Waterfront redevelopment will significantly enhance existing and future properties, as well as revitalize the neighborhood.

I am especially supportive of the applicant's proposal to reestablish the 4th Street, SW right-of-way through the site. As the community continues to grow, the reopening of this thoroughfare would be greatly beneficial in many respects. Reestablishing the right-of-way would bring the integration of neighboring communities along with economic growth.

I fully support the increased commitment for retail along with the well needed contemplated grocery store and the set aside for local businesses. Because of the lack of services in the immediate area, I would personally travel to the suburbs to shop spending my money elsewhere (not financially beneficial to the City), that is, until the project is complete. Multi-use retail establishments would give residents places to patronize, profiting the entire Southwest community.

Thank you for your time and consideration of my support for this project. The modified PUD will help create a vibrant urban community in the Southwest neighborhood. I am confident that the applicant's redevelopment will significantly improve my future neighborhood, benefiting the great city of Washington!

Cordially,



Vincent J. Summa
Phone: 202-387-1636; Email: vncsum@aol.com

ZONING COMMISSION
District of Columbia

CASE NO. 02-38A
EXHIBIT NO. 28