

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT



Office of the Director

24 May 2007

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

RE: Redevelopment of Waterside Mall—PUD Modification Zoning Commission Case
No. 02-38A

Dear Members of the Zoning Commission:

The Office of Property Management (OPM) is happy to provide its strong support to the pending Planned Unit Application for the Waterfront Project. The District intends fully occupy the proposed new structures which will be known as 4th Street West and 4th Street East. These buildings will house the new headquarters for Department of Consumer and Regulatory Affairs (DCRA) and the Office of the Chief Financial Officer (OCFO), along with other associated permitting components from other agencies. The District will be occupying over 500,000 square feet. The District stresses that it has a strong preference to maximize first floor uses for the public benefit of government program needs. Such space would be considered public retail space that meets the public uses of permitting, fee collection and hearing. The project's developers have worked closely with OPM and are committed to provide a superior workplace for the District's employees which will meet criteria for LEED Silver Certification.

The re-opening of 4th Street will provide improved access and circulation for both vehicles and pedestrians. This project is a significant example of the best of a public private partnership. It will serve to provide a focal place to live, work and play which is metro accessible. OPM is excited and enthusiastic to be part of this superior revitalization effort that provides new economic opportunities for the District and its residents.

Sincerely,


Lars Etzkorn
Director

ZONING COMMISSION
District of Columbia
CASE NO. 02-38A
EXHIBIT NO. 34

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