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May 30, 2007

Zoning Commission for the District of Columbia
 441 4th 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:

National Capital Revitalization Corporation ("NCRC") and its subsidiary RLA Revitalization Corporation ("RLARC") support the Waterfront Associates, LLC's proposed modification to the planned unit development ("PUD") approved by the Zoning Commission in Order No. 02-38. The PUD modification will enable Waterfront Associates to develop a balanced mixture of office, retail and residential uses at an important Metro station in the District and will benefit the Southwest community with the addition of neighborhood-serving retail and additional residential units.

RLARC currently owns the fee simple interest in the subject site: the 584,656 SF parcel located at 401 M St, SW in Southwest Washington. However, Waterfront Associates has a long-term ground lease on the site which, including extensions, expires in 2078. RLARC, Waterfront Associates, and representatives from the SW community have worked closely on a development program to redevelop the underutilized shopping center into a town center that would become the centerpiece of one of the Districts most important neighborhoods.

Under the new plan, RLARC will extinguish the ground lease and sell Waterfront Associates the fee simple ownership in the land in exchange for various forms of compensation, including ownership of 58,200 SF of the northeast corner in the PUD site. The agreement provides for the redevelopment of the site in accordance with the applications filed in this PUD modification. The resulting commercial and residential mixed-use project redevelopment would consist of approximately 1,296,895 SF of commercial office and retail space, a minimum of 110,000 SF of retail space, a minimum of 800,000 SF of residential apartments and/or condominiums, and the re-opening of 4th St, SW through the center of the site.

The modified plans represent an improvement over the PUD originally approved by the Commission. The modified development plan doubles the amount of residential space, and increases the retail space by 35,000 SF. In

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 District of Columbia
 CASE NO. 02-38 (FAX)
 EXHIBIT NO. 35

addition, the modification will allow for homeownership opportunities; provide 160,000 SF of workforce and affordable housing units; create employment and job training opportunities; ensure participation by Local, Small, Disadvantaged Business Enterprises (LSDBE) throughout the Development; set aside leased retail space for qualified local businesses at below market rates; and include Community office and meeting space for neighborhood organizations, including ANC 6D.

We are particularly supportive of the applicant's proposal to reestablish the 4th 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.

The resulting development will co-exist with the surrounding neighborhood while beautifying the SW community, creating appealing public spaces, and providing important community benefits, such as affordable housing, space for a new, modern grocery store, and the maintenance of the existing retail uses on the site during the construction period.

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 town center in the Southwest neighborhood. We are confident that the redevelopment will significantly improve this neighborhood and our city.

Sincerely,



Benjamin Dalley
Development Manager
National Capital Revitalization Corporation
RLA Revitalization Corporation



NCRC

BUILDING OUR CAPITAL CITY

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To: Zoning Commission of DC From: Benjamin Dalley

Fax: 202-727-6072 Date: 5/30/2007

Phone: _____ Pages: 3

Re: Letter of support for #02-38A cc: _____

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