



A Mixed-Use Revitalization in Southwest Washington, DC  
401 M Street, SW, Washington, DC 20024  
www.waterfrontdc.com

May 14, 2007

Advisory Neighborhood Commission 6D  
25 M Street, SW  
Washington, DC 20024

Dear ANC 6D Commissioners,

On March 30, 2007, Waterfront Associates filed a Pre-hearing Submission to its PUD application. By May 18<sup>th</sup> Waterfront Associates will again be filing updated and new information for its hearing scheduled for June 7<sup>th</sup>. Since such information will be filed after the ANC 6D meeting on May 14<sup>th</sup>, Waterfront Associates was asked to provide a summary of the Public Benefits and Project Amenities that will be included in the PUD application at the time of the hearing. Attached hereto as Exhibit A is the Public Benefits and Project Amenities submitted in the March 30<sup>th</sup> Pre-hearing Submission. The following modifications will be made to the list prior to the PUD hearing:

- I. Section C(1) will be modified to specify that the retail will be neighborhood retail including uses such as restaurants, coffee shops, flower shops, video stores, grocery stores, drug stores, banks, electronic stores, bakeries, dry cleaners, and the like.
- II. The grocery commitment in C(3) will be amended as follows:

*As part of the on-site retail, the Applicant has included space for a new 55,000 square foot grocery store within the first phase of the project. The Applicant has been working closely with the existing grocery store on the PUD Site to renegotiate its lease, currently set to expire in December 2020, and relocate the existing grocery store to the proposed new grocery store location on the east side of the project. The Applicant will continue to use best commercially reasonable efforts to complete such negotiations with the goal of executing a lease by August 18, 2007. If a lease is executed, the Applicant will maintain the space for the existing grocery store to operate while the new store is under construction.*

*In the event the applicant is unable to successfully negotiate a lease within the above timeframe, the Applicant agrees to:*

- a.) Honor the existing grocery store lease expiring in 2020.

Development by Forest City Washington and Vornado/Charles E.  
1501 K Street, NW, Suite 300, Washington, DC 20005  
Phone: 202-331-4300 Fax: 202-331-4313

ZONING COMMISSION

CASE NO. 62-384

ZONING COMMISSION

District of Columbia

EXHIBIT NO. 45

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# WATERFRONT

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*b.) Reserve the proposed grocery location on the east side of the project and use best commercially reasonable efforts to lease such space to a full service grocery store (approximately 55,000 sf) for a term commencing upon the earlier of the termination of the existing grocery store lease encumbering the property as of the date hereof or the vacation of such space for any other reason.*

III. The detailed list of sustainable design features referenced in section E is attached as Exhibit B.

In addition, the following items will be added to the Public Benefits and Project Amenities:

- I. Waterfront Associates will maintain a Security and Construction Mitigation Plan throughout the development of the project as contemplated in a letter to NCRC on October 16, 2006. Attached hereto as Exhibit C is a draft of such plan, which was provided to the Community Stakeholders group on April 30, 2007. Waterfront Associates will continue to work with the community, NCRC, and DC Government to finalize an initial version of the plan and update it as necessary throughout the development process.
- II. Waterfront Associates will provide approximately 1,000 s.f. of office and meeting space for the ANC 6D and Southwest Neighborhood Assembly for at least a ten year term commencing upon the initial occupancy of such space. The space will provide approximately 350 s.f. to each organization and a shared conference room.

If you have any further questions, please contact Gordon Fraley (703) 769-1101 or David Smith (202) 496-6600.

Sincerely,



Deborah Ratner-Salzberg  
Forest City Washington



Mitchell N. Schear  
Vornado/Charles E. Smith

cc: Matt Jesick, DC Office of Planning  
Marge Maceda, Southwest Neighborhood Assembly