



June 19, 2007

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

Re: Waterfront Planned Unit Development Modification
Zoning Commission Case No. 02-38A
ADJ 250641

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Dear Members of the Zoning Commission:

WMATA is familiar with Waterfront Associates, LLC's proposed modification of the planned unit development ("PUD") approved by the Zoning Commission in Order No. 02-38. WMATA believes that the proposed Waterfront redevelopment will significantly enhance the neighborhood by providing an attractively designed mixed-use development in close proximity to public transportation.

WMATA is 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. WMATA will require all plans to be submitted for review and approval.

WMATA believes 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,

Thomas R. Robinson, Jr.
Director
Joint Development and Adjacent Construction

cc: CENF - Lee Roy Padgett
CENF - Ed Riley
LAND - Mark Meister
BDDP - Joel Washington

ZONING COMMISSION
District of Columbia

CASE NO. 02-38A
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 77
CASE NO. 02-38A
EXHIBIT NO. 77

Washington
Metropolitan Area
Transit Authority

600 Fifth Street, NW
Washington, DC 20001
202/962-1234

By Metrorail:
Judiciary Square—Red Line
Gallery Place-Chinatown—
Red, Green and
Yellow Lines
By Metrobus:
Routes D1, D3, D6, P6,
70, 71, 80, X2

A District of Columbia,
Maryland and Virginia
Transit Partnership