



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



June 2, 2017

Mr. David R. Smith
Vice President - Development
Forest City Washington
301 Water Street, SE - Suite 201
Washington, DC 20003

**Re: Waterfront Station
Second-Stage PUD and Modification to First-Stage PUD (Z.C. Case No. 02-38I)
375 and 425 M Street, SW**

Dear Mr. Smith:

On behalf of the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), I am writing in regards to your pending application before the Zoning Commission for a Second-Stage Planned Unit Development (“PUD”) and a modification to the approved First-Stage PUD for the East and West M buildings located at 375 and 425 M Street, SW (“PUD Modification”).

Pursuant to Section 4.1.2.2 of the 2006 Land Disposition and Development Agreement (“LDDA”) between the RLA Revitalization Corporation (“RLA”) (the prior owner of the Waterfront Station PUD site, and predecessor in interest to DMPED) and Waterfront Associates, LLC (the Applicant entity in Z.C. Case No. 02-38A, or “Applicant”), neither party is permitted to modify the Approved PUD without the consent of the other Party. This letter constitutes DMPED’s consent for Applicant to pursue the proposed PUD Modification, as required by the LDDA. With respect to the PUD Modification, as stated in Section 4.1.2 of the LDDA, the Zoning Commission is the authorized entity to review all matters related to site planning, massing, uses, density and design approval and any action taken by the Zoning Commission regarding the PUD Modification shall also be deemed to be the approval of DMPED regarding such matters.

If you have any further questions please contact Joseph Lapan, Project Manager at 202.374.6173 or joseph.lapan@dc.gov

Sincerely,

Brian Kenner, Deputy Mayor

Cc: Sarosh Olpadwala
Joseph Lapan
Jennifer Castor
Jay Surabian

BRIAN T. KENNER
DEPUTY MAYOR

ZONING COMMISSION