



Capitol Riverfront Business Improvement District
1100 New Jersey Avenue SE, Suite 1010, Washington, DC 20003

p: 202 465 7093
f: 202 682 3304

capitolriverfront.org

TO: Board of Zoning Adjustment, DC Government

FROM: Michael Stevens, President
Capitol Riverfront BID 

DATE: March 9, 2015

RE: BZA Application No. 18911: PEPCO Waterfront Substation at Square 603, Lots 19 & 809

The Capitol Riverfront neighborhood is a 500-acre new growth area located 5 blocks south of the US Capitol Building and on the north shore of the Anacostia River. Our neighborhood is experiencing rapid growth that will ultimately include 37+ million square feet of new development, including the existing Nationals baseball stadium and the proposed DC United soccer stadium in Buzzard Point. Our neighborhood is currently 34% built-out and includes approximately 13 million SF of new construction. We are experiencing our second wave of development activity with new construction in the following categories:

- 1,900+ residential units currently underway with 2,000+ units in the pipeline
- A 165 unit Hampton Inn hotel underway with another 195 room Homewood Suites hotel breaking ground next week, and another hotel starting in 2015
- One 225,000 SF office building breaking ground in 2015
- 92,000 SF of retail currently under construction

In the next three years the Capitol Riverfront will achieve 50% build-out in all market segments, and our current residential population of 4,800 residents will double.

New growth areas like the Capitol Riverfront could not accommodate such rapid development and their ultimate build-out scenarios without new or upgraded infrastructure in place – water and sewer lines, new roads, new Metro stations or the expansion of existing stations, new bridges and highway access, and upgraded or new electrical service. Many of these systems have been upgraded in the Capitol Riverfront, and now Pepco is planning for a new electrical substation in SW Washington to handle increased demand and future capacity issues. Case No. 18911 for the Pepco Waterfront Substation will be reviewed by the BZA on March 10, 2015 and I am writing to express the support of the Capitol Riverfront BID for this proposed substation.

We as an organization help facilitate economic development in our BID, and have recognized the need for additional electrical service and even redundant systems for the area based on growth occurring in the SE and SW quadrants along the Anacostia River and Washington Channel. The current electrical substation cannot accommodate this future development, so it is prudent and necessary that Pepco construct the new Waterfront Station to meet projected future demand.

Our BID has worked with the Office of Planning, Buzzard Point property owners, the DC United team, and Pepco regarding the design and site plan for the new Waterfront Substation. At our

Board of Zoning Adjustment
District of Columbia
CASE NO.18911
EXHIBIT NO.40

be out FRONT

Letter to the BZA
March 9, 2015
Page Two

request two design charrettes were hosted by Pepco for us and these stakeholders, as well as the project architects. This collaborative design and public input process has resulted in design concepts for the building that we feel are sensitive to the scale of the residential neighborhoods to the north and the proposed soccer stadium to the south, while reflecting and capturing the look and feel of industrial/commercial architecture that populated the neighborhood. The design as proposed in the BZA application will be a well conceived addition to this growing neighborhood while meeting the increased demands for electrical service.

During the charrette process we challenged Pepco and their architects to achieve a design that was reminiscent of industrial/civic architecture of the past and that had a scale and façade articulation that would contribute to the “look and feel” of the existing and proposed neighborhood. We think that they have achieved those goals and support the design of and need for the Waterfront Substation.

In conclusion, I want to express our support for the proposed Waterfront Substation by Pepco for the following reasons:

- The demand for new service generated by our Capitol Riverfront neighborhood and the Wharf project that is currently under construction will not be met by the existing Buzzard Point Substation.
- This section of the city, and all of the facilities being served by the substation, needs redundant service so electrical service can be maintained in case one substation suffers an emergency and possible goes off line.
- The new design proposed for the Waterfront Station reflects collaborative input from numerous stakeholders, including the DC Office of Planning, and the resulting architecture and site design is good for the neighborhood. Pepco and their architects listened to us as stakeholders and created a design that will contribute to this emerging cityscape as an industrial building.

We urge you to approve **BZA Application 18911: Pepco Waterfront Substation** so that Pepco can proceed with the construction of a much need infrastructure upgrade that will provide electrical service to the Capitol Riverfront, and other neighborhoods, for decades to come.

Thank you for your consideration of this request.



Michael Stevens, AICP
President
Capitol Riverfront BID

cc: Eric Sigel – Chair, Capitol Riverfront BID Board of Directors
Charles Allen – Ward 6 Councilmember