CHAMPS

Capitol Hill Association of Merchants and Professionals

September 3, 2003

Ms. Carol Mitten
Chair, District of Columbia Zoning Commission
941 North Capitol Street, N.E.
Washington, DC 20002

Re: Petition of General Services Administration ("GSA") to Zone Approximately 42 Acres of the Southeast Federal Center (Case No. 03-06)

Dear Ms. Mitten:

On behalf of the Capitol Hill Association of Merchants and Professionals ("CHAMPS") and its approximately 350 members, I wish to advise the Commission of the unqualified support of CHAMPS for the establishment of the zoning proposed by GSA for approximately 42 acres of the Southeast Federal Center.

Through its Planning and Zoning Committee, CHAMPS has reviewed the proposed plans and requested zoning and has vetted the requests with the project leadership. We are satisfied that the proposed zoning has been given extraordinary thought and analysis, and we strongly support this initial effort to improve the Anacostia waterfront and develop the land south of the Southeast-Southwest Freeway to the river.

The proposal mixes commercial, residential, retail, cultural and waterfront uses, and will support the creation of a vibrant community embodying the foregoing uses. The proposed zoning will ensure a critical mass of residents in the area, and in its ultimate realization, it will improve a long-neglected area of the City.

Although the density proposed is substantial, the infrastructure costs are equally substantial, and we have no doubt that the FAR proposed for the various parcels within the establishment area is needed to make the proposed development economically viable.

In sum, we wholeheartedly endorse the zoning request, and we are pleased to be a part of the effort to bring balanced, enlightened and long-needed development to this area.

Respectfully,

Capitol Hill Association of Merchants and Professionals

By: William J. Rouchell
William J. Rouchell, President

ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 44

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ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.44