



Capitol Riverfront

BUSINESS IMPROVEMENT DISTRICT

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D.C. OFFICE OF ZONING
2009 JAN 28 PM 12:35

January 27, 2009

District of Columbia Zoning Commission
441 4th Street, N.W.
Room 200
Washington, DC 20001

Re: Akridge's Half Street Project
Zoning Commission Case No. 08-30

Dear Members of the Commission:

On behalf of the Capitol Riverfront Business Improvement District (BID), I would like to express our enthusiastic support for the conceptual design of Akridge's Half Street Project. The BID believes that Half Street should be a dynamic mixed-use destination that will attract visitors from throughout the region. Akridge's plans for a vibrant pedestrian environment with retailers planned on all sides of the project will be a welcome addition to our neighborhood and will act as an exciting gateway to Nationals Park while serving our basic retail needs.

We support the vision and design aesthetic that Akridge and their architects have pursued for this project. This project is very important for the future development of the ballpark district, as we believe that the expedited development and construction of this project will send an important signal that significant real estate projects can move forward in the current trying economic climate.

We also feel that the Half Street Project will move forward several overall goals of the BID that we embrace throughout our entire Capitol Riverfront neighborhood:

- It will create critical mass on Half Street Project and establish a restaurant and entertainment destination that serves as a true gateway to Nationals Park.
- It will help create a vibrant pedestrian environment and high quality public realm that we strive for throughout the BID.
- It will provide a mix of uses that contribute to a 24/7 environment for employees, residents and visitors to the Capitol Riverfront – especially restaurant uses.
- It will help create destination and a sense of place in a neighborhood where we genuinely lack such qualities.
- It is a transit oriented development and we are trying to create a "walkable urbanity" in the Capitol Riverfront – Half Street is a wonderful example of a TOD project that showcases Metro access and walking.

Thank you for your attention to the comments included in this letter and best wishes in your deliberations.

Sincerely,

Michael Stevens, AICP
Executive Director

ZONING COMMISSION
District of Columbia

CASE NO. 08-30

EXHIBIT NO. 17



Government of the District of Columbia

Neil O. Albert
Deputy Mayor for Planning and
Economic Development

January 23, 2009

Zoning Commission for the District of Columbia
441 4th Street, N.W.
Suite 200-S
Washington, DC 20001

Re: Akridge's Half Street Project
Zoning Commission Case No. 08-30

Dear Members of the Commission:

The purpose of this letter is to express the support of the District of Columbia Office of the Deputy Mayor for Planning and Economic Development ("ODMPED") of the design of Akridge's project on Half Street, SE (Zoning Commission Case No. 08-30). ODMPED believes that this mixed-use project (which includes residential, office, and retail/restaurant uses) will be a dynamic and exciting destination that significantly enhances the greater Ballpark District and supports the performance of the Ballpark itself.

In addition, the proposed design appears to successfully accomplish the goals of the Capitol Gateway Overlay District in creating an active, pedestrian-oriented Half Street with vibrant ground floor uses.

We ask that the Zoning Commission review and approve this project as quickly as possible so that Akridge can move forward expeditiously with permitting and construction.

Thank you for your attention to and consideration of these comments.

Sincerely,



Neil O. Albert



Pillsbury Winthrop Shaw Pittman LLP

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Date: January 28, 2009

Must Be Sent By:

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Company: DC Zoning Commission

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Confirmed By:

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Phone No: 202.663.9142

Email: christine.rodgy@pillsburylaw.com

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Comments:

Re: ZC Case No. 08 30

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