



Capitol Riverfront Business Improvement District
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capitolriverfront.org

October 28, 2015

Mr. Anthony Hood
Chairman
DC Zoning Commission
441 4th Street, N.W., Room 200S
Washington, D.C. 20001

Re: Zoning Commission Case No. 15-14 (DC Water Consolidated PUD and Related Map Amendment @ Squares 744S and 744SS)

Dear Mr. Hood:

I am writing on behalf of the Capitol Riverfront BID (BID) to express our enthusiastic support of the office building detailed in an application filed by DC Water seeking approval of a Planned Unit Development (PUD) known as "DC Water Administrative Headquarters" at Squares 744S and 744SS along the Anacostia Waterfront.

The Capitol Riverfront BID oversees and provides management services for a 500-acre neighborhood that is experiencing a rapid transformation from a light industrial "back yard" to a robust, mixed-use neighborhood. Since 2007, the BID has been working to achieve our goal of a vibrant, economically strong neighborhood in southeast on the Anacostia River. Part of that process is working to ensure a complementary mix of uses throughout the area, a balance of land uses that ensures a complete and vibrant community with residents, employees, and visitors all enjoying an urban, walkable neighborhood.

The neighborhood needs to maintain a balance of uses in order to have a high-quality mixed-use area that both serves the residents, workers and visitors, but to also take advantage of our neighborhood's competitive advantages in the office marketplace – economic value, including proximity to downtown and the US Capitol complex; excellent transit access and regional proximity; and world class parks and access to the river. The DC Water Administrative Headquarters project expands the supply of office space in the area without occupying any additional land, thereby demonstrating the enormous potential of adaptive use of existing industrial space, and will do so with one of the greenest construction projects in the region.

The project will also bring 300+ DC Water employees to our neighborhood as users of this new office building. It is important to have a substantial office population in our Capitol Riverfront neighborhood as it enhances the retail, restaurant, and small business demand created by our residents. A daytime office population supports restaurants and small business that need employees to survive, and they help add to a vibrant street life and use of our parks at different times of the day. This office building will also serve as an anchor and activity generator in this section of our neighborhood. The visitors the DC Water headquarters building will also be of positive benefit to the neighborhood's retail businesses.

ZONING COMMISSION
District of Columbia

CASE NO. 15-14
EXHIBIT NO. 34D

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Mr. Anthony Hood
October 28, 2015
Page Two

The six-story headquarters design is a bold, innovative statement on the Anacostia River shoreline that reflects DC Water's mission to provide reliable and cost-effective water and wastewater. The new Administrative Headquarters Building will be LEED Platinum Class A, incorporating almost every state-of-the-art environmentally sustainable feature used in modern construction. The building showcases its innovative and sustainable systems and will provide an inviting atmosphere for DC Water employees, visitors and residents. The project supports continued operation of the O Street Pumping Station and uses the residual heat from sewage that is pumped to Blue Plains to heat and cool the new building, demonstrating innovation and the depth of commitment to DC Water's mission. Rainfall will be captured onsite and used for irrigation and non-potable water needs inside the building. With abundant daylight and views of the Anacostia River, the new building will provide a pleasant working environment for over 300 employees, and the spaces open to the general public will educate customers on DC Water's environmental mission.

The BID looks forward to the completion of the new DC Water Administrative Headquarters, which will demonstrate an efficient and attractive adaptive use of industrial space in a dense urban environment, while contributing to the economy of the Capitol Riverfront neighborhood and the District of Columbia. We are excited by the vibrant new use this project will bring to the waterfront, and the retail and restaurant businesses which will benefit from all the new employees in the area. Furthermore, we are encouraged that DC Water plans to be an active participant in the community, by advertising and participating whenever possible in BID events, and look forward to their continuing stewardship of the Anacostia Waterfront.

Thanks for the opportunity to comment on this development project and its value to our growing neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Stevens". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Stevens, AICP
President
Capitol Riverfront BID