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December 4, 2024

DC Office of Zoning(DCOZ)/Zoning Commission (ZC)
441 4th Street, NW, Suite 200S
Washington DC 20001

RE: Washington Navy Yard East (NYE) - Case Number 23-27 (Office of Planning)

Dear Chairman Hood and Commissioners:

I am writing to express my support of the proposed text and map amendments to create the Navy Yard East (NYE) Zone.

As President of the Capitol Riverfront Business Improvement District (BID), I have the honor of providing leadership and visionary place management for the Capitol Riverfront, a 460-acre neighborhood situated between I-395 and the Anacostia River and home of the Washington Navy Yard. The Capitol Riverfront is one of the District's fastest-growing neighborhoods – smartly designed to give businesses, residents, and guests an exciting environment to explore, connect, and thrive.

Capitol Riverfront takes much of its identity from the Washington Navy Yard – its buildings, its contributions to the country, and the name of our Metrorail Station. For this and numerous other reasons, we are particularly vested in what is proposed at this site. In my review of the NYE Master Plan, I see great alignment with the vision, values, and placemaking strategies of the BID. Of the many public and community benefits I believe the plan will deliver, I am especially eager to note that the development will result in needed and value-added waterfront improvements, including:

- Upgrades to the Anacostia Riverwalk Trail that will strengthen the connection of public spaces along the Anacostia Riverfront and enhance pedestrian and bike connections as an alternative to M Street as an east-west connection.
- New opportunities for residents and visitors to safely explore and engage with the waterfront and expand on signature events and experiences along the Anacostia River (including Yards Park and the future 11th Street Bridge Park).

This plan will also positively contribute to the economic growth and cultural vitality of the Capitol Riverfront by delivering up to 1,700 housing units bringing about 3,000 additional

residents, as well as by adding more than 80,000 sq ft of neighborhood-serving retail and the conversion of a National Historic Landmark (that is currently inaccessible) into a curated food and cultural market. The project will employ over 6,000 people during construction and create over 400 new permanent full-time jobs upon completion.

Collectively these benefits along with the waterfront improvements are smartly designed to offer the Capital Riverfront neighborhood and its stakeholders an exciting destination to explore and enjoy. Having said this, I strongly support the proposed text and map amendments to create the NYE Zone. Thank you and the Commission for considering my recommendation. It is my sincere hope that you and your colleagues will promptly vote to approve the zoning recommendation presented to you by the Office of Planning.



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President, Capitol Riverfront BID