



March 13, 2015

Mr. Anthony J. Hood
Chairman of the Zoning Commission
District of Columbia Office of Zoning
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: Zoning Commission Case #13-08

Dear Chairman Hood:

The Washington Metropolitan Area Transit Authority (Metro) supports the approval of the Zoning Commission Case Number 13-08 (Square 5914, LLC - Consolidated PUD & Related Map Amendment from R-5-A to C-3-B, Alabama Ave. & 13th St. SE (Sq. 5914, Lots 6 & 7; Parcels 229/161, 229/160, 229/153, 229/151, 229/103) - Ward 8).

In general, Metro supports the establishment of vibrant, mixed-use, transit oriented communities at and around our Metrorail stations. The proposed PUD application and zoning to construct a 236,000-square-foot office building and a 215-unit apartment building at the Congress Heights Metro Stations consistent with Metro's transit oriented development (TOD) goals and supportive of Metro's Joint Development program objectives. The establishment of the PUD is a mutually beneficial implementation tool necessary to facilitate revitalization and shape future development in the Congress Heights neighborhood.

Metro staff is committed to the District's goal to reinvigorate Saint Elizabeth's East and the Congress Heights Metro Station area as an important neighborhood center and recognize our role to promote revitalization and sound growth in the communities that we serve. The approval of the PUD application and related Map Amendments will provide important land use and urban design provisions that are supportive of future development objectives in the area. As such, supporting this PUD application is an important strategy to building transit use and development patterns that would create a desirable development opportunity at the Congress Heights Metro Station.

Metro would also like to see as many steps taken as possible to improve the accessibility of all development projects in proximity to Metrorail. Pedestrian-friendliness is extremely important to encourage the use of Metro by local residents. The proposed PUD greatly strengthens the case for improved community connectivity and access at Congress Heights, thus advancing development oriented to transit facilities and pedestrian-friendly accessibility within the station area.

**Washington
Metropolitan Area
Transit Authority**

600 Fifth Street, NW
Washington, D.C. 20001
202/962-1234

*By Metrorail:
Judiciary Square-Red Line
Gallery Place-Chinatown
Red, Green and
Yellow Lines*

*A District of Columbia
Maryland and Virginia
Transit Partnership*

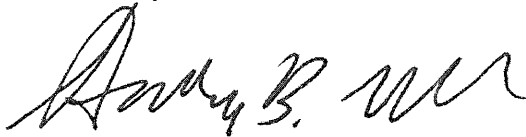
ZONING COMMISSION
District of Columbia
CASE NO.13-08
EXHIBIT NO.52E

Metro's own Anacostia/Congress Heights Metro Stations Access and Capacity Study made recommendations to improve commuting patterns, enhance connectivity and linkages to and between those two Metro Stations, increase transportation options and ensure that Metro operational and capacity needs are met within the context of future joint development in the area. In that latter regard of ensuring that our own transit operations and capacity needs are met, please be advised that notwithstanding this endorsement letter we have not analyzed, and certainly do not approve, the engineering and architectural aspects of the proposed project as they may affect our facilities and operations. Nothing in this endorsement waives or should be interpreted to waive our rights to protect our facilities and operations and to require changes to the plans and specifications for the project, and all rights are reserved in that regard. We would therefore appreciate it if any approval you granted took our needs into account and anticipatorily allows some room for flexibility in accommodating our transit facilities and transit operations as the project proceeds.

Again, subject to the caveat of our right to protect our transit facilities and operations, WMATA supports the approval of ZC #13-08. We look forward to a continuing to work collaboratively with the District of Columbia and the development team to meet our mutual development and transit operating needs.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Wall". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Stan Wall
Director, Office of Real Estate and Station Planning