



December 14, 2016

Mr. Anthony Hood  
Chairman  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 200S  
Washington, DC 20001

**RE: DC United Soccer Stadium – Consolidated PUD, Case #16-02**

Dear Mr. Hood:

Holiday greetings to you and members of the DC Zoning Commission. My name is Michael Stevens and I am president of the Capitol Riverfront Business Improvement District (BID). I am joined by my board Chair Eric Siegel in writing on behalf of the BID in support of the proposed Consolidated PUD (Case #16-02) for the DC United Soccer Stadium.

Our BID board and other Buzzard Point property owners have been in favor of locating the new DC United Soccer Stadium in Buzzard Point for over three years now. We have worked with the DC Office of Planning to prepare an Urban Design Framework Plan for the Buzzard Point section of our Capitol Riverfront neighborhood, and have partnered with adjacent property owners to achieve the best design possible for the proposed stadium and site plan. We have met with several DC Government agencies regarding a variety of issues for this area including streets and public right-of-way designs; transit accessibility and parking; construction coordination; the Anacostia Riverwalk Trail extension; and the proposed site plans and designs for the stadium.

We have also met regularly as a group and individual property owners with DC United officials in hopes of improving the stadium design and site plan as it relates to the overall context of the surrounding neighborhood. Those meetings and ongoing dialogue and design process have resulted in numerous improvements such as:

- The reopening of 1<sup>st</sup> Street, SW by the stadium as a north/south street for neighborhood circulation (pedestrian, bike and automobile).
- The inclusion of retail on both sides of this section of 1<sup>st</sup> Street, including the east façade of the stadium.
- The introduction of another stadium entrance at S Street, SW, thereby reinforcing the connectivity of S Street to the Anacostia River and riverwalk trail system.
- The redesign of the plaza/park space at Potomac Avenue and 1<sup>st</sup> Street into a more user friendly and programmable open space for the community.
- The understanding that the development parcel located across from the stadium at Potomac Avenue and 1<sup>st</sup> Street, SW should be redeveloped as a mixed-use project with ground floor retail facing the stadium.
- Elements of the stadium architecture have been improved and enhanced.

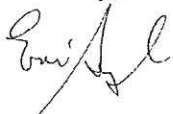
The BID and Buzzard Point property owners feel that these improvements have strengthened the overall design and site plan elements, and support the DC Soccer Consolidated PUD application.

We would also ask that you approve the application with the following conditions:

- **1<sup>st</sup> Street, SW** – We know that 1<sup>st</sup> Street needs to be closed on game days for pedestrian traffic and applaud that connectivity and pedestrian access. But the street should be open 24 hours a day on non-game days, providing much needed north/south circulation to the south half of the Buzzard Point neighborhood. There may also be occasions where the street will be closed for festivals or other activities, but by and large the street should remain open as part of the neighborhood's overall circulation system.
- **Transit Connectivity** – We are also aware of the concerns of many neighborhood residents and businesses in Southwest and Southeast regarding traffic congestion on game days and the lack of transit connectivity to the stadium from both the Waterfront and Navy Yard/Ballpark Metro stations. We share those concerns and strongly encourage DDOT to involve the community in the preparation of the Traffic and Transportation Operations Plan (TTOP) for the DC United Stadium and Buzzard Point. That TTOP should be developed as soon as possible and consider solutions such as shuttles from both Metro stations on game days; a comprehensive parking strategy for the stadium surroundings; the possibility of bus connections from the soccer stadium to Navy Yard/Ballpark, Capitol South and Union Station Metro stations; directional signage to the stadium in both the SW Waterfront and Capitol Riverfront neighborhoods; an evaluation of all pedestrian sidewalks and intersection crossings for safety and condition; and a comprehensive marketing/information campaign that informs the public and stadium attendees of the access and parking options on soccer game days.
- **Game Day Events** – We hope that the schedules of both the Washington Nationals and the DC United teams will be coordinated so that there will not be instances where a baseball game and a soccer game will occur on the same day at the same time. If games do happen to occur on the same day, there should be a minimum of a 4-hour delay between the end of one game and the start of another.

Thank you for the opportunity to comment on the proposed DC Soccer Stadium Consolidated PUD. We hope that you will give the application favorable consideration and approval and that you will reference or include our suggested conditions as part of the approval. Best wishes on your deliberations and for a nice Holiday Season and a Happy New Year. Thanks in advance for all that you do for our city through your volunteer efforts.

Sincerely,



Eric Siegel, Chairman  
Capitol Riverfront BID Board of Directors  
Cohen Siegel Investors LLC



Michael Stevens, President  
Capitol Riverfront BID