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**July 17, 2020**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW – Suite 210S  
Washington, DC 20001

**Re: Zoning Commission Case No. 20-06 – Felice Development Group  
First Stage and Consolidated PUDs and Related Map Amendment**

Dear Chairman Hood and Members of the Commission:

I am writing on behalf of the Capitol Riverfront Business Improvement District in order to share our broad support for Felice Development Group's planned project at 1333 M Street.

Based on our discussions with the developer of the Planned Unit Development ("PUD"), Felice Development Group ("FDG"), it is our understanding that the Property will be redeveloped with a mixed use project that consists of 786,160 square feet, including 900 apartment units and approximately 45,000 square feet of retail/non-residential uses.

The proposed project includes the construction of substantial public space, environmental, and circulation improvements on and around the Property. We are particularly enthusiastic about the Lower Retail Promenade that will serve as a focal point of the project and provide a great lawn and access to Water Street and the Anacostia Riverfront Trail. The PUD will be a compatible addition to the surrounding community and will help to create a destination in this area of the District in a way that aligns with our core values of safety, accessibility, uniqueness, and vibrancy.

The 1333 M Street project can be a catalyst for a subarea of Capitol Riverfront that has not experienced any new development since the construction of the Maritime Plaza project in the late 1990's. It is of sufficient scale and density so that it will create a new destination adjacent to the river in this area of our neighborhood. The project embodies what we hope all Capitol Riverfront projects will embrace – a mix of uses including retail, the provision of quality public open space, access to the river, and sufficient underground parking.

This project also fits well within existing efforts that the BID is taking in partnership with the District Department of Transportation (DDOT) to create better east-west connections to and through our neighborhood via a multimodal approach to M Street. We were excited to see the first step of these efforts come to fruition with the announcement of a car-free lane pilot program on M Street SE, and the BID and DDOT have been awarded a US DOT Transportation Alternatives Program (TAP) Grant to study further ways to improve bicycle and scooter access along the corridor. We have always pursued these initiatives with the goal of connecting the existing density to the west, with new vibrant developments in the eastern portion of Capitol Riverfront. FDG's plans align well with what we had envisioned and will be well served by these future improvements to M Street.

We are very appreciative of FDG's outreach efforts and commitment to delivering a first-class development along the Anacostia Waterfront. We look forward to working with them and are highly supportive of the energy and mix of uses that FDG is seeking to bring to the eastern edge of Capitol Riverfront.

Sincerely,

A handwritten signature in black ink that appears to read "Michael Stevens".

Michael Stevens, President  
Capitol Riverfront Business Improvement District