

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



February 6, 2012

Ms. Allison Prince, Esq.
Goulston & Storrs, P.C.
1999 K Street NW, Suite 500
Washington, DC 20006

Re: DC Water - New Office/Warehouse at Blue Plains Facility

Dear Ms. Prince:

This letter confirms the issues we discussed at our meeting on November 21, 2011 regarding the proposed new office/warehouse building at DC Water's Blue Plains facility at 5000 Overlook Avenue SW ("Property"). As we discussed at the meeting, the new building will allow for the consolidation of numerous warehouse locations and security into one location. As I explain below, office use and warehouse use are permitted, a subdivision is not required, and the entire Property may be considered a campus for zoning purposes.

The Property is zoned C-M-3. The Property is improved with multiple buildings and structures and does not have a record lot. The entire Property consists of seven parcels (253/25, 253/27, 253/28, 261/9, 261/12, 260/13, 260/14) and one undesignated area of land. The Property is also encumbered by a highway plan.

I understand that DC Water plans to build a new office and warehouse building on the Property. This proposed building will be an accessory use to the principal public utility pumping station use on the Property.

In the C-M-3 zone, both office use and warehouse use are permitted as a matter-of-right. Therefore, the proposed office/warehouse use is permitted as a matter-of-right on the Property. The proposed building has ample setbacks from lot lines and other improvements. Further, the Property contains adequate parking to address the requirement generated by the proposed building. The entire site contains a total of 1187 parking spaces. There will be 98 spaces dedicated to the proposed building while the requirement generated by the building is only approximately 17 spaces. Accordingly there will be more than ample parking.

Because the Property is encumbered by a highway plan, a record lot is not necessary for the construction of a new building. Thus, DC Water may obtain a building permit for the office/warehouse building on the Property without having a lot of record. Pursuant to your request, we will submit a plat of computation for the site of the proposed building.

February 6, 2012

Page 2

Finally, the Property may be considered a campus for zoning purposes. The Property already contains several buildings and structures. Accordingly, the Property may contain multiple buildings and structures.

Sincerely, Matthew Le Grant

Matthew Le Grant