



March 9, 2006

D.C. Zoning Commission
Second Floor
441 4th Street, NW
Washington, DC 20001
Attn: Carol Mitten, Chairperson

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Re: Zoning Commission Case No. 05-38— PUD and Zoning Map Amendment
Support for the Proposed Residential Project with Ground Floor Retail

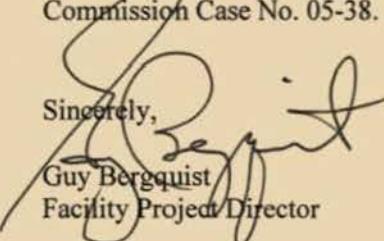
Dear Chairperson Mitten and Members of the Commission:

I am the Facility Project Director for Arena Stage, located directly across 6th Street, SW from the Marina View Towers property. Arena Stage fully supports the proposed PUD project. We have hosted two meetings between the developer of the proposed project and the Marina View Tenant's Association. During these meetings we have been able to listen to the developer's presentation and believe that the proposed residential project, with ground floor retail, will be a welcome addition to our neighborhood.

In addition to the new residents that the proposed project will bring to the neighborhood, we are very excited about the introduction of active ground floor retail and the possibility of restaurant use on the Marina View property. We believe that providing our patrons with additional opportunities to shop and dine in the immediate neighborhood is good for both the Southwest Neighborhood and the City.

We feel that the proposed architectural and landscape design of the PUD project will be a fantastic addition to the neighborhood. We believe that the proposed new buildings on the Marina View Tower's property, along with the renovated Arena Stage, will create signature buildings for the Southwest neighborhood and for the District of Columbia. For all of these reasons, we urge the Zoning Commission to grant approval of the PUD project in Zoning Commission Case No. 05-38.

Sincerely,


Guy Bergquist
Facility Project Director

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ZONING COMMISSION
CASE No. 05-38
EXHIBIT No. 14