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March 16, 2007

District of Columbia Zoning Commission
441 4th Street, NW
Room 201S
Washington, DC 20001

Re: 10th and F Streets, NW, Square 347
Planned Unit Development Project

Dear Members of the Commission:

We are writing on behalf of Ford's Theatre to express our utmost support for the granting of the necessary approvals to construct an 8.5 FAR, 110' high mixed-use office and retail project, as shown on the attached plans.

Significantly, as a part of this development proposal, the applicant is entering into a lease with Ford's Theatre, even before the approvals are obtained, to provide 4,005 square feet of below-market space at the Atlantic Building located directly across the street. This is of extreme benefit to Ford's Theatre in the carrying out of its functions and mission.

In addition, approval of this project will permit the applicant to provide an additional 4,000 square feet of rehearsal space to Ford's Theatre, either at the site of the 10th and F Street project or at another location in close proximity and acceptable to Ford's Theatre which would otherwise not be available for its use.

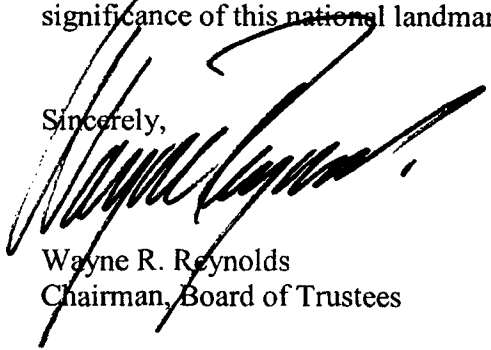
On behalf of Ford's Theatre, we are most pleased with the design and proposed redevelopment of the site. A successful, attractive building will not only benefit the owner, but is also in the best interest of Ford's Theatre, the immediate neighborhood, and the District of Columbia. The additional space to be provided to our theatre can only be achieved if the project is allowed to proceed in accordance with previous approvals issued by the Historic Preservation Review Board. Any significant changes that negatively affect the economics of the project will frustrate the owner's ability to deliver sorely needed amenities for the theatre necessary to carry out its mission, which has significance to the city, metropolitan area and nation.

America's most famous theatre

We have recently learned of efforts to file a landmark application for one of the existing storefronts, known as the Waffle Shop, which HPRB approved for demolition and salvage in the applicant's redevelopment plan. We do not view the loss of this building as a detriment to the Pennsylvania Avenue National Historic Site ("PANHS"), which was designated to preserve the exceptional values of Pennsylvania Avenue and its ceremonial role in the life of the nation, as well as its social and economic role in the life of District residents. Ford's Theatre stands out as one of the most historically significant buildings in the historic site, and it is a critical component in connecting the local history of the city to an epic event in world history – the assassination of a U.S. President – and the ceremonial nature of Pennsylvania Avenue. A 1930's storefront does not contribute to our understanding of the significance of this event or the PANHS. In fact, replacement of this shop with the HPRB-approved design will provide a much more appropriate and fitting context for the nationally recognized Ford's Theatre as well as the Peterson House, which is where President Lincoln died.

Any purported value of the Waffle Shop must be evaluated in light of this overarching historical significance. If the project as previously approved by HPRB is forced to incorporate this pedestrian element into its design, not only will the national historic site suffer, but Ford's Theatre will experience a tremendous hardship in the loss of the proffered amenities of the new building. Ford's has been in desperate need of this space for some time, and with the recent restoration of the theatre, that need has become even more acute. The theatre is unable to pay the high rent commanded by this segment of the real estate market, and if the project cannot proceed as previously approved, the opportunity for this affordable space will not likely be available again. Therefore, we urge your prompt consideration and approval of the applicant's proposed development plan and request that the Commission reject any attempts to retain a storefront that does not contribute to our understanding of the significance of this national landmark area.

Sincerely,



Wayne R. Reynolds
Chairman, Board of Trustees



Paul R. Tetreault
Producing Director