

April 1, 2011

Case # 11-03

Anthony J. Hood, Chairman  
Zoning Commission for the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 200 S  
Washington, DC 20001

Dear Chairman Hood and Members of the Commission:

Arena Stage is pleased to submit this letter of support for the planned unit development (PUD) application for the redevelopment of the Southwest Waterfront by the Hoffman-Madison Waterfront development team ("Developer").

The Developer has been an ardent supporter of the new Arena Stage at the Mead Center for American Theater, and our newly completed \$130 million redevelopment. The Developer's team has met with Arena Stage, and our architect, Bing Thom, on numerous occasions to discuss the Southwest Waterfront project, pursue synergies with the Arena Stage redevelopment, and to review the Developer's specific project plans. As part of those discussions, the Developer has been willing to consider a broad range of topics. When we expressed concerns about protecting and enhancing the views from our new facility, especially from the public areas designed to provide water views for our patrons, the Developer responded with changes to their plans to accommodate those concerns.

Since last August, we have engaged in productive discussions to ensure mutual success, compatibility, and interaction between the Arena Stage and the redevelopment of the Southwest Waterfront. Issues of great importance to Arena Stage, which have been addressed by the developer in the plans, include view corridors, the size and locations of open space and public areas, prescribed uses and amenities, scale and location of buildings, water features and safe pedestrian movement across Maine Avenue. We hope that the Zoning Commission will be mindful of the contributions of these elements to the synergistic relationship between the waterfront redevelopment and Arena Stage. Accordingly, Arena Stage provides this letter in support of the Developer's plans as reflected in the PUD application.

Finally, in our discussions with the Developer, Arena Stage has expressed a strong desire that the public benefits to be approved by the Commission as part of the PUD include access for our patrons to off-street parking within the Southwest Waterfront project, a set-aside of a portion of the proposed affordable housing for Arena Stage artists/fellows/interns, provision of convenient dining options, a bus lay-by, and potential periodic programming in public space, all in a safe and welcoming environment. The Developer has expressed a commitment to Arena Stage to work with us on these benefits in the second stage PUD application; we consider these features, particularly the parking and artist housing, to be critical to achieving the highest degree of success for the redevelopment of this important section of Washington, DC.

Thank you for the opportunity to express our support for this innovative and ambitious project. We believe that the Developer's plans will enhance Arena Stage's visibility and prominence as the very best in performing arts and create the kind of lively, attractive waterfront that will benefit not only Arena Stage, but the entire city.

Sincerely,



Molly Smith  
Artistic Director



Edgar Dobie  
Managing Director



David Shiffrin  
Board Chair

ZONING COMMISSION  
District of Columbia

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EXHIBIT NO. 14