



COUNCIL OF THE DISTRICT OF COLUMBIA
Michael A. Brown, Councilmember At-Large
Chairperson, Committee on Housing and Workforce Development

April 26, 2011

Mr. Anthony J. Hood, Chairman
Zoning Commission of the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20002

Dear Chairman Hood:

I am writing to express my full support for the Planned Unit Development submission of Hoffman-Struever Waterfront, LLC (HSW), for the redevelopment of the Southwest Waterfront.

I have reviewed the proposed plans with Monty Hoffman, the Managing Member of the development entity, and his partners, and have discussed with them the economic development impacts of the project, as well as benefits to the residents of the District of Columbia, particularly in the area of jobs and affordable/workforce housing. The benefits to the District as a whole and to its residents are significant. The project will generate an estimated \$40 million in annual tax revenue and will create 650-1,000 jobs during construction and 1,000 service jobs upon completion, with a commitment to 51% of these new jobs going to District residents. HSW has committed \$1 million to the creation of a workforce intermediary program to assure that DC residents benefit from the new jobs to be created. The project stands to benefit District businesses as well by contracting 35% of goods and services of this billion dollar development to go to DC Certified firms. The design of the waterfront is world-class and will put the District on the map as a great riverfront city in the world with ample public access to the water, nearly 55% of the site to be devoted to public open space and an inclusionary housing mix including significant affordable and workforce housing interspersed with market rate residential.

I am impressed with the outreach the developer has made to connect with businesses in Wards 5, 6, 7 and 8, and with workforce development organizations in those wards. I am confident that the level of commitment they have demonstrated to date, to the social and economic development benefits of the project will be maintained going forward.

I support the PUD and urge and expeditious review and approval of the plans.

Sincerely Yours,

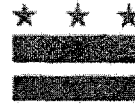
Michael A. Brown, Chairperson
DC Council Committee on Housing and Workforce Development

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COUNCIL OF THE DISTRICT OF COLUMBIA
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ROOM 107
WASHINGTON, DC 20004



Harry Thomas, Jr.
Councilmember, Ward 5
Chair, Committee on
Economic Development

Tel: 202-724-8028
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HThomas@DCCouncil.US

March 28, 2011

Mr. Anthony J. Hood, Chairman
Zoning Commission of the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20002

Dear Chairman Hood:

I am writing to express my full support for the Planned Unit Development submission of Hoffman-Struever Waterfront, LLC, for the redevelopment of the Southwest Waterfront.

I have reviewed the proposed plans with Monty Hoffman, the Managing Member of the development entity, and his partners, and have discussed with them the economic development impacts of the project. The benefits to the District as a whole and to its residents are significant. The project will generate an estimated \$40 million in annual tax revenue and will create 650-1,000 jobs during construction and 1,000 service jobs upon completion, with a commitment to 51% of these new jobs going to District residents. The project has committed \$1 million to the creation of a workforce intermediary program to assure that DC residents benefit from the new jobs to be created. The project stands to benefit District businesses as well by contracting 35% of goods and services of this billion dollar development to go to DC Certified firms. The design of the waterfront is world-class and will put the District on the map as a great riverfront city in the world with ample public access to the water, nearly 55% of the site to be devoted to public open space and an inclusionary housing mix including significant affordable and workforce housing interspersed with market rate residential.

I am impressed with the outreach the developer has made to connect with businesses in Ward 5, and feel confident that the level of commitment they have demonstrated to date to the social and economic development benefits of the project will be maintained going forward.

I support the PUD and urge and expeditious review and approval of the plans.

Sincerely,

Harry "Tommy" Thomas, Jr.
Ward 5 Councilmember, and Chair,
Committee on Economic Development



January 26, 2011

Harriet Tregoning, Director
Office of Planning
Government of the District of Columbia
1100 4th Street SW, Suite E650
Washington DC 20024

Dear Ms. Tregoning:

I am writing to express the strong support of the Washington Waterfront Association for PN Hoffman-Madison Marquette's (PNH-MM) submission of its Planned Unit Development (PUD) application to redevelop the Southwest Waterfront.

The Washington Waterfront Association Inc. (WWA) was founded in 1980 as a non-profit business and civic organization promoting the Washington Waterfront. Its diverse membership is made up of large, national and international corporations, family-owned businesses, and non-profit organizations, entities of the District of Columbia and the federal government.

The WWA has been patiently awaiting for the redevelopment of this critically important site for more than a decade, and we are very eager to see the PUD approved and the redevelopment commence.

During this wait we have watched as critical marine infrastructure, utilities and transportation plans in the Southwest have become outdated and incapable of supporting current uses let alone future growth. Sadly, this delay places the Southwest Waterfront at a significant competitive disadvantage with nearby waterfront developments in Maryland and Virginia. By way of example, as I write this, we are engaged in a national competition to secure a five-day International Tall Ship event in 2012. The event has the potential to generate tens of millions of dollars in economic stimulus for the District of Columbia.¹ The sponsor of this event has made it painfully clear that the Southwest's present lack of port infrastructure and the antiquated facilities which currently exist make this award doubtful.

For several years PNH-MM has shared both its vision and designs of the redevelopment with WWA members. We believe that these plans will truly transform the area into a world class waterfront community, and will bring new activity, resources, and revenues to the waterfront, to the Southwest

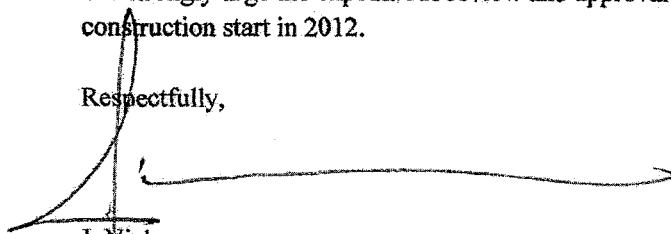
¹ See Sail Training International, TALL SHIPS SAIL TRAINING 2010 at page 48 (estimating public spending at similar events in Europe generates €20 to 35 million per port visit).

Washington Waterfront Association
P.O. Box 71293, SW, Washington, D.C. 20024

community, and to our city. It will be a beautiful and sustainable District asset that will generate significant tax revenues, jobs, housing, and opportunities for DC businesses, and also will be a major destination for Washington tourists and visitors from throughout the metropolitan region.

We strongly urge the expeditious review and approval of PNH-MM's plan before you in order to allow a construction start in 2012.

Respectfully,



J. Nickerson
President

Cc Ms. Debbie Moroni WWA Secretary
Ms. Elinor Bacon



January 18, 2011

Ms. Harriet Tregoning, Director
Office of Planning
Government of the District of Columbia
1100 4th Street SW, Suite E650
Washington DC 20024

Dear Ms. Tregoning:

I am writing to express the strong support of Mandarin Oriental, Washington DC for PN Hoffman-Madison Marquette's submission of their Planned Unit Development application to redevelop the Southwest Waterfront.

Mandarin Oriental has made a significant investment in Southwest and that investment is not delivering the anticipated return on investment as we have been waiting for the redevelopment of this critically important site for so long.

We are therefore anxious to see the PUD approved and the redevelopment commence. The plans of PNH-MM have the potential to transform this long neglected area into a world class waterfront community, and will bring new activity, resources and revenues to the waterfront, to the Southwest community and to our city.

While it can but help the development of our business it will also be a sustainable District asset that will generate significant tax revenues, jobs, housing and opportunities for DC businesses, and also will be a major destination for tourists and visitors to the city.

We encourage an expeditious review and approval of the plan in order to allow a construction start in 2012.

With my kind regards

Yours sincerely
MANDARIN ORIENTAL, WASHINGTON DC

A handwritten signature in black ink, appearing to read "Amanda Hyndman", written over the printed name.

Amanda Hyndman
General Manager



Molly Smith Artistic Director Edgar Dobie Managing Director Zelda Fichandler Founding Director

April 1, 2011

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 210 S
Washington, DC 20002

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 Mid 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

RIVERSIDE BAPTIST CHURCH

Rev. Michael Bledsoe, Ph.D., Pastor
Recurring Adjunct Professor, Howard University School of Divinity

January 19, 2011

Harriet Tregoning, Director
Office of Planning
Government of the District of Columbia
1100 4th Street, SW, Suite E650
Washington, DC 20024

Dear Ms. Tregoning:

The purpose of my missive to you is simple: I wish to convey my sincere and strong support for PN Hoffman-Madison Marquette's submission of their Planned Urban Development application for the redevelopment of the Southwest Waterfront.

For nineteen years I have pastored a beautiful and remarkable congregation on the corner of 7th, I and Maine Avenue. I have eaten rum rolls at Hogates, orange chicken at Jenny's, shared in ecumenical services at St. Dominic's and Westminster Presbyterian, walked through our community in CROP walks to alleviate hunger, watched with admiration as the city opened up the Fourth Street corridor, and of course, ministered to its residents as well as residents of the Greater Washington region. This is a very special community. Riverside Baptist Church stands directly across the street from the proposed redevelopment and I am so very glad to see this day taking shape around us. It is time now for a world-class waterfront. The planned development promises an array of activity and resources, revenue and jobs, housing and business. I am quite excited about the fact that Maine Avenue may very well become the premier boulevard in our great city. As I look at the model of the development and peer down Maine Avenue, I am reminded of Berlin's tree-lined Kurfürstendamm—a grand avenue of commerce, cafes, hotels and shops. Our area has desired for a very long time to replace the worn and concretized remnants of a harsher development with the warmth and humane designs of pedestrian commerce. The vision of PNH-MM has now positioned us upon the precipice of a community ready to live up to its full potential as a world destination. I am hopeful and believe this PUD and the plans of PNH-MM will be approved and commence soon. I certainly urge the expeditious review and approval so that construction can begin in 2012.

I pray this finds you well and wish you and your colleagues all the best for this young year.

Sincerely,



Pastor Michael Bledsoe, Ph.D.

680 I St., SW
Washington DC 20024

202.554.4330 • <http://RiversideDC.org>

An interracial, inclusive, Christ-centered community of faith