



**COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20004**

**Committee Member
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Transportation and the Environment**

**Subcommittee Member
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**Charles Allen
Councilmember, Ward 6
Chairperson
Subcommittee on Local Business Development and Utilities**

November 28, 2016

Anthony Hood
Chairperson
Zoning Commission for the District of Columbia
441 4th Street, NW Suite 210S
Washington, DC 20001

Dear Chairperson Hood:

Regarding ZC Case No. 16-02, Application of DC Stadium, LLC

I am pleased to offer this letter for the record in support of the above-referenced planned unit development ("PUD") application, incorporating revisions, which provides for the construction of a new stadium for the DC United soccer team in the Buzzard Point neighborhood of Ward 6 in Southwest DC.

The revised PUD application that is before you has been greatly improved as the result of the hard work of many parties, including Advisory Neighborhood Commission 6D (ANC 6D), representatives of the District government, and the team ownership and management.

A new stadium at this location has the potential to be a very important project in the development of Buzzard Point, as well as the city. It will serve as a catalyst for job, retail, and residential growth in the area. The Southwest community and neighborhood leadership have worked hard and continue to ask tough questions, not in opposition to the stadium plans, but in an effort to make sure this significant investment and project is done right.

After several revisions, I believe the PUD before the Commission has been significantly improved to reflect better design and functionality. Several design improvements have created better uses of public plazas and parks, improved view corridors, developed stronger connections to the Anacostia River, and generally improved the quality of the overall project.

An area that I would like to highlight is the extended First Street, SW. Lined with the opportunity for retail growth, the revisions within the PUD will help meet several important needs. First, while closed to vehicles for games and special events to support an active pedestrian presence, the roadway will help

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District of Columbia
CASE NO.16-02
EXHIBIT NO.87**

improve traffic circulation when the stadium is not hosting events as development on the southern portion of Buzzard Point grows. Second, the commitment to expanded ground-level retail on First Street, SW will support an active and vibrant streetscape that extends beyond stadium events and will create an active area that can be utilized year-round, serving the neighborhood with needed retail options and job creation. Taken together, I believe the revised proposal for First Street, SW represents a significant improvement over the initial design.

While the design improvements are commendable and reflect positively on the future stadium and its use, ANC 6D and the surrounding community have consistently raised several concerns related to traffic, parking, and construction management. I will continue to work with the District agencies that are responsible for responding to the concerns outlined by the community to protect the residents of Southwest and the growth of Buzzard Point. In addition, I will continue to work with the District government to implement the community benefits they have previously committed to the Southwest community.

Thank you for your consideration and I hope the Zoning Commission will bear in mind these factors in its decision.

Sincerely,



Councilmember Charles Allen, Ward 6