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November 16, 2006

Via Hand Delivery

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

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**Re: Application for a Modification to an Approved Planned Unit
Development for 220 H Street, NE (Lots 802 and 803 in Square 751) –
Zoning Commission Case No. 04-22A**

Dear Chairperson Mitten and Members of the Commission:

Broadway Capitol, LLC (the “**Applicant**”) hereby submits the attached materials in support of an application to modify the Planned Unit Development (“**PUD**”) project approved in Zoning Commission Order No. 04-22. The attached materials will clarify that the changes made to the approved PUD are in fact refinements and enrichments to the project that are consistent with the spirit and intent of the original PUD. The proposed modifications have improved the quality and performance of the architectural elements of the project and add significantly to the ultimate quality of the project.

The proposed modifications are grouped in two sections; modifications to the roof level, and modifications to the façade.

I. Roof Level Modifications (Pages 2-5, 14-15, and 18-19 of the Attached Plans)

A. Towers (Pages 18-19)

The modified roof level design eliminates the last vestiges of the approved horizontal elements and substitutes instead a pair of vertical towers at the south end of the west tower that mark the gateway to the H Street corridor. These towers are clearly within the definition of tower in the 1910 Height Act and occur at a critical and appropriate architectural and urban design juncture.

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District of Columbia

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EXHIBIT NO. 20

B. Mechanical Penthouses (Pages 4-5)

The size and configuration of the mechanical penthouses have been modified. The FAR of the penthouses grew by only 0.4%, compared to the approved PUD. This increase in size was necessary to enclose the higher quality, energy efficient systems the buildings use in single structures. These structures are very efficient and very little excess space is included in these structures. The aggregate footprints of the penthouses are only 30% of the matter-of-right penthouse area allowed. The penthouses continue to be setback at least one-to-one from all edges of the roof.

C. Vent Shafts, Green Screen and Pool Enclosure (Pages 14-15)

The structure that appears as a pergola is actually a series of brick-faced, vent shafts and exhaust fans for toilet, kitchen and dryer exhausts that are permitted by the 1910 Height Act. These shafts and exhaust fans are set back more than one-to-one from all edges of the roof. The current vent shafts are located such that they can serve as piers for the code-required swimming pool enclosure. The fencing between these piers will be fabricated from a product called "green screen" that is intended to support the growth of vines. The top edge of the green screen is held in place by a horizontal element that spans between the vent shaft piers.

II. Façade Modifications (Pages 6-13 of the Attached Plans)

A. Windows (Pages 6-9)

The Applicant believes that the subdivision of the windows into more panes than was previously approved is an improvement to the design of the project. The Applicant determined that the individual panes of glass were far too small in the original PUD plans. The Applicant also deemed it necessary to upgrade the quality of the window system, which reduced the number of mullions and panes allowed. The density of the mullion pattern and proportion of glass panes is now well integrated with the overall aesthetics of the building and are more compatible with the neighborhood as well. The thermal and acoustical performance characteristics of the modified windows meet or exceed those approved in the PUD.

B. Balconies (Pages 6-7)

The number of balconies was reduced as an outcome of refining the interior plans to better reflect market expectations. The overall façade design strategy employs a

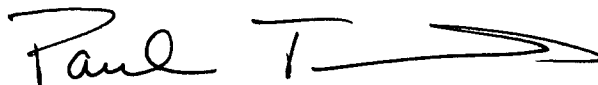
screen-wall approach that allows the location of the actual window glazing to be at the brick line or inset without disrupting the general aesthetic expression of the facades.

C. Masonry, Natural Stone and Cast Stone Ornament (Pages 10-13, 16-17)

The masonry colors have been adjusted to be more compatible with the existing historic buildings on the site as well as Daniel Burnham's railway cargo building (located across 2nd Street to the west). In fact, the four colors of brick used (in lieu of the three approved) are a distillation of the four dominant brick colors in the mottled brick in Burnham's building. The patterning of the bricks between the bays and their coloration is also similar and quite compatible to the colors and patterns of bricks found in the row houses along 3rd Street, NE, opposite the project. The bricks used are equal in quality to the PUD approved brick, as are the custom mortar colors. Rough bands of pre-cast concrete along the base of the building approved in the PUD have been upgraded to natural limestone. Cast stone window heads and sills have been added and refined and cast stone panels with ornamental motifs based on the DC flag have been added in order to embellish the tops of the bay projections.

The Applicant and its representatives look forward to addressing any questions or comments from the Commissioners at the December 6, 2006 public hearing.

Sincerely yours,



Paul Tummonds

cc: Certificate of Service

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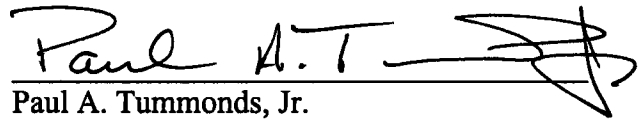
CERTIFICATE OF SERVICE

I hereby certify that on November 16, 2006, a copy of this letter was delivered via first-class mail, to the following:

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Stanton Park Neighborhood Association ("SPNA")
c/o Drury Tallant, Co-Chair, SPNA Land Use Committee
732 3rd Street, NE
Washington, DC 20002

Advisory Neighborhood Commission 6C
c/o Bill Sisolak, ANC 6C07
638 A Street, NE
Washington, DC 20002


Paul A. Tummonds, Jr.