



Stanton Park Neighborhood Association

P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

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D.C. OFFICE OF ZONING

2006 AUG 32 AM 11:14

August 30, 2006

Ms. Jerrily Kress, Director
District of Columbia Office of Zoning
441 Fourth St., NW
Second Floor
Washington, DC 20001

Re: Z.C. Case No. 04-22 - 220 H Street, NE
Application for Modification to an Approved PUD

Dear Ms. Kress,

Attached is a letter dated March 11, 2005 by the Stanton Park Neighborhood Association Land Use Committee (SPNA) supporting the roof plan proposed with the PUD prior to the elimination of all roof top embellishments. Generally we preferred the roof plan depicted in the October 2004 submittal. We believe that the rooftop elements originally proposed did much to soften this very large building. The amended proposal dated July 2006 proposes to reintroduce much, but not all of the roof top elements proposed in October 2004. It is preferable to the current approved roof plan.

We question the growth of the penthouses and urge a careful review and explanation of that change. The proposed penthouses are larger than those approved in March 2005, and the approved penthouses are substantially larger than those shown to the community in the October 2004 renderings. Comments have been made to our Committee members that the structure is larger and more imposing than anticipated. The upper floors and roof structures are visible from a large part of Capitol Hill and from several areas in Near Northeast. The growth of the penthouses makes this already large structure even more imposing. The very large, box-like penthouses are not a positive addition to the city's skyline. Further design is required to reduce the size of these structures and/or articulation of the penthouses to provide some visual interest.

We support the requested trellises and small-scale roof top structures and believe these will help soften the structure. We do not support expansion of the penthouse structures.

Sincerely,


Drury Tallant
Co-Chair, SPNA Land Use Committee

ZONING COMMISSION
District of Columbia

CASE NO. 04-22A

Cc: Mr. Travis Parker, DC Office of Planning
Paul Tummonds, Pillsbury Winthrop Shaw Pittman

EXHIBIT NO. 7



Stanton Park Neighborhood Association

P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

March 11, 2005

Mr. Anthony Hood
Vice-Chairman, D.C. Zoning Commission
441 Fourth St., NW
Second Floor
Washington, DC 20001

Re: Z.C. Case No. 04-22 – 220 H Street, NE
Abdo Development L.L.C. (Applicant)
Motion to Reopen the Record for Submission of Alternative Roof Plan

Dear Vice-Chairman Hood and Members of the Commission,

Last week the Stanton Park Neighborhood Association (SPNA) was served with revised elevations for the proposed project. While we appreciate the opportunity to comment on the proposed revisions, we are also dismayed that this issue was not recognized far earlier in the review process.

We consider the rooftop embellishments an important component of this project's design. The rooftop elements help soften the roofline and signal the residential nature of the structure. Our review of the Height Act does not indicate a conflict with the design as originally proposed. We would be disappointed if these embellishments were eliminated from the project. We also understand the Applicant's need to secure approval of the PUD. A residential project on this site is crucial to the recovery of H Street and is far preferred to a commercial office building. We urge approval of the PUD preferably with the embellishments, but accept the project without them. We hope that any perceived conflict with the 1910 Height Act can be quickly resolved in a manner that retains the roof top embellishments either as part of the approved PUD or as a subsequent modification to the PUD.

Sincerely,

Drury Tallant, Co-Chair
SPNA Land Use Committee

CC: Abdo Development