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September 1, 2006

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VIA E-MAIL, ORIGINAL BY FIRST CLASS MAIL

Stanton Park Neighborhood Association
c/o Mr. Drury Tallant
Co-Chair, SPNA Land Use Committee
732 2nd Street, NE
Washington, DC 20002

**Re: Z.C. Case No. 04-22A - Minor Modification of Approved PUD
220 H Street, NE (Lots 802, 803, Square 751)**

Dear Mr. Tallant:

I have received your letter dated August 30, 2006, and I want to provide you with further information to address your concerns regarding the perceived mass of the revised mechanical penthouse structures and their visual appearance.

As we previously discussed, the size of the structures is dictated by the more efficient and centralized heating and cooling equipment that is being used for these new buildings. While the size of these mechanical penthouse structures has increased, the project itself has become more environmentally sensitive. This occurs by replacing potentially hundreds of individual compressors, which would be open to the sky, with centralized units in a single enclosure. Moreover, the eastern building is now almost entirely a functioning "green" roof system, with only a modest trellised area for the resident's use. Extensive landscaping will be provided on both buildings to further screen the appearance of the mechanical penthouse structures.

In regard to the appearance of the mechanical penthouse structures, we believe that the structures will ultimately be handsomely executed, and will not negatively impact views from the surrounding neighborhood. In addition to the more than 1:1 setback from all edges of the building, the mechanical penthouse structures will include ornamental brick stripe patterns similar to those found at 400 Mass Avenue, NW. The intent of this striping, with two shades of red brick, is to provide a subtle effect of shading and softening the penthouse structures. Furthermore, as you can see from the floor plan, a number of the penthouse corners are curved in order to create subtle gradients of light

ZONING COMMISSION
District of Columbia
CASE NO. 04-22A
EXHIBIT NO. Y

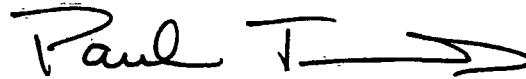
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and shadow that will further dematerialize the enclosures. Finally, we have worked hard to make the penthouse structures as clean as possible, with a minimum of unsightly downspouts, louvers, etc. We believe that any more articulation of the mechanical penthouse structures would call undue attention to these structures.

We appreciate your support of the other aspects of the minor modification to the approved PUD and we look forward to working with you further on this project.

Sincerely yours,

A handwritten signature in black ink that reads "Paul Tummonds". The signature is stylized, with the first name "Paul" in a cursive script and the last name "Tummonds" in a more formal, blocky script. The signature is positioned above the printed name.

Paul Tummonds

cc: Travis Parker, Office of Planning
Richard Nero, Office of Zoning
Marge Brown
Phil Esocoff/Cooper Melton