

**COMMUNITY DIALOGUE PROCESS UNDERTAKEN BY THE
APPLICANT – DORCHESTER HOUSE ASSOCIATES, LLC AND
KALORAMA WEST, LLC
ZONING COMMISSION CASE NO. 04-36**

In addition to numerous phone conversations and e-mail correspondence with various members of the community and representatives of the organizations noted below, the Applicant made presentations to, or participated in meetings with, the following community organizations.

ADVISORY NEIGHBORHOOD COMMISSION 1C – PLANNING AND ZONING COMMITTEE

December 1, 2003

June 7, 2005

July 21, 2004

July 20, 2005

May 18, 2005

February 15, 2006

ADVISORY NEIGHBORHOOD COMMISSION 1C PUBLIC MEETINGS

August 3, 2005

March 1, 2006 (ANC adopted final resolution)

DORCHESTER TENANTS ASSOCIATION

In approximately April of 2005, the Dorchester Tenants Association held an election to elect new officers. Unfortunately representatives of the applicant were unable to schedule a meeting with this new slate of officers as the election was contested and resulted in a lawsuit. The lawsuit was eventually resolved by having a new election of officers in October of 2005. The officers that were elected as a result of the October 2005 election and representatives of the Applicant were able to schedule a presentation to the Dorchester Tenants Association on March 22, 2006.

REED COOKE NEIGHBORHOOD ASSOCIATION (“RCNA”)

February 8, 2005

January 31, 2006

On February 4, 2005 and on March 6, 2006 – Counsel for the Applicant met with Mr. Batra of the RCNA to discuss the project.

JUBILEE HOUSING BOARD MEETING

July 28, 2005

On November 22, 2004 representatives of the Applicant met with the Executive Director of Jubilee Housing to discuss the project.

CHANGES MADE TO THE PROJECT IN RESPONSE TO ISSUES RAISED DURING THE COMMUNITY DIALOGUE PROCESS

- THE PERCEPTIBLE BUILDING HEIGHT OF THE ADDITION HAS BEEN LOWERED TO 58 FEET 6 INCHES, WITH A SIGNIFICANT SET-BACK PRIOR TO THE BUILDING REACHING ITS FULL HEIGHT OF 78 FEET.
- THE NORTHERN BOUNDARY OF THE ADDITION, ADJACENT TO THE EUCLID MEWS PROJECT, HAS BEEN LOWERED TO A HEIGHT OF ONLY 45 FEET TO REDUCE VISUAL IMPACTS ON THE EUCLID MEWS BUILDINGS AND MITIGATE ANY LOSS OF LIGHT AND AIR TO THOSE BUILDINGS.
- THE HEIGHT OF THE MECHANICAL PENTHOUSE WAS REDUCED AND A LANDSCAPED GREEN ROOF WAS INTRODUCED.
- ALONG 17TH STREET THE PROJECT HAS BEEN SET-BACK FROM THE PROPERTY LINE AND THAT ADDITIONAL SPACE HAS BEEN USED FOR ENHANCED STREETScape IMPROVEMENTS, SUCH AS BENCHES AND LANDSCAPING.
- MODIFICATIONS TO THE 17TH STREET FAÇADE HAVE BEEN MADE TO BREAK UP THE HORIZONTAL PLANES OF THE BUILDING WITH VERTICAL ELEMENTS AND CREATE A MORE ATTRACTIVE TREATMENT OF THE ENTRANCES TO THE PARKING AND LOADING AREAS.