
LAT PYD I

October 7, 2008

In regards to: Minor Modification Request at 1705 East Capitol Street

Dear Neighbor,

On behalf of the partnership responsible for 1705 East Capitol Street I would like to update our fine neighbors on the status of our newly acquired project. The property was purchased in late December by our group from the former landowner Comstock Homes. As many of you may or may not know we purchased a fully entitled property which a number of you were instrumental in getting approved. In the time leading up to the acquisition we were noticing softness in the real estate markets nationwide, but felt compelled to proceed with the purchase as we realized the quality of location and saw the remarkable potential of the site. In the proceeding months since the acquisition of the property the real estate market as a whole has seen a continued deterioration impacted dramatically by the freezing of the debt markets. Although it was our initial plan to start the construction process immediately, in light of the aforementioned events we have decided to be extremely deliberant in our actions. In this process we thoroughly reviewed the design of the building as we were not involved in the initial planning. We applied our market driven approach in order to achieve a product that is state of the art while affordable. Our wholesale analysis and subsequent interior redesign has prompted our need for a minor modification to the PUD. We wanted to take this moment to let you know that on Friday September 30th 2008 we submitted for a minor modification to the PUD order. The minor modification requested is to increase our total number of units from 135 (possibly 137) to 141. As many of you also know the PUD order requires that the exterior facades remain unchanged which they do in our plans. The only aspect of the order to be changed is the total number of units allowed as referenced above and not the facades, footprints, or gross square footages. Our partnership feels that this request is in the best interest of the project as it will help to create a more affordable product across the board. In speaking with a number of the neighbors in the community we understand the avid interest in the project and hope to make ourselves available as best we can. In the coming month we will be launching our project website www.kennedyrow.com which will have a special section devoted to updating the community. In review I would like to confirm our partnerships strong desire to move this project forward at a prudent pace which will ensure success for not only Kennedy Row, but the community as one.

Respectfully yours,

Dan Coughlan
Member
LAT PYD IZONING COMMISSION
District of Columbia

cc: Jeff Goins, DC Office of Zoning, The Menon Group

CASE NO. 04-341

EXHIBIT NO. 5

2008 OCT 18 AM 11:54

5272 River Road • Suite 470 • Bethesda • Maryland • 20816

P: 240.744.4802 • F: 240.740.4805