

Monument Realty

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VIA COURIER:

November 7, 2007

Enclosed, please find the letter of support from Capitol Park IV Condominium for the Randall School redevelopment project.

Please let me know if you have any questions.

Sincerely,



Andrew Turczyn

ZONING COMMISSION
District of Columbia

CASE NO. 07-13

EXHIBIT NO. 50

ZONING COMMISSION

District of Columbia

CASE NO. 07-13

EXHIBIT NO. 50

1700 K STREET, NW SUITE 600 WASHINGTON, DC 20006
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CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

October 24, 2007

Pam Frentzel-Beyme
Monument Realty
1700 K St NW
Washington, DC 20006

Dear Ms. Frentzel-Beyme:

It was a pleasure meeting you at the ANC meeting earlier this month! As you know, the Capitol Park IV Board of Directors very much appreciated Paul DeVecchio and Jocelyn File of the Corcoran Gallery of Art, providing an overview of the Randall School redevelopment project on August 14, 2007. After careful consideration, including acknowledgement of Mr. DeVecchio and Ms. File agreeing to follow through on several key issues in later discussions outlined below, the CPIV Board has decided to support the project.

Issues

- Keep the CPIV Board apprised of all plans during and after construction so that we are not blind-sided with any unexpected developments.
- Proactively see that the rodent problems at the project site are mitigated through the employment of a rodent control specialist, before construction begins.
- We maintain our concern with respect to the noise and safety issues that may be created by the revised traffic pattern at H St SW and the Delaware Circle and expect you to minimize them as much as possible, since your current plans call for the parking garage entrance, exit, and loading docks to be located on the north side of the building, in close proximity to CPIV property.
- Ensure that dumpsters and materials are not stored outside of the building in view of our residents during permanent operation of the facility.
- Installation of a Corcoran-sponsored Art Piece for the center grassy area on the Delaware Circle, with the input of CPIV residents.
- Monument and/or Corcoran-sponsored support in re-designing the CPIV playground area near the Delaware Circle. Corcoran team shall contribute to the design, and Monument shall contribute \$5,000 to a new fence around the area.
- Use of the Lecture Hall at Corcoran's Randall School facility for CPIV's Annual Meeting in early December, at no charge (assuming the Hall is large enough to accommodate our attendees).

The CPIV Board is very much looking forward to seeing the Randall School redevelopment project successfully completed, but our support is qualified by the concerns noted above.

Thank you.


George Lentz
President, CPIV Condominium

Cc: Jocelyn File
CPIV Board of Directors

2007-10-24 10:40 AM

SMALL BUSINESS

Office



CAPITOL PARK IV CONDOMINIUM

741 Delaware Avenue, S.W.
Washington D.C. 20024

Telephone: 202-484-5235
Fax: 202-484-1754

October 24, 2007

Jocelyn File
Director of Special Projects
Corcoran Gallery of Art
500 17th St NW
Washington, DC 20006

Dear Ms. File:

The Capitol Park IV Board of Directors very much appreciated you and Paul DelVecchio providing an overview of the Randall School redevelopment project on August 14, 2007. After careful consideration, including acknowledgement of you and Mr. DelVecchio agreeing to follow through on several key issues in later discussions outlined below, the CPIV Board has decided to support the project.

Issues

- Keep the CPIV Board apprised of all plans during and after construction so that we are not blind-sided with any unexpected developments.
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Thank you.


George Lentz
President, CPIV Condominium

Cc: Pam Frentzel-Beyme
CPIV Board of Directors

10/24/07 - NEW ZONE
ZONING COMMISSION
District of Columbia
CASE NO. 07-13
EXHIBIT NO. 27