

WASHINGTON SMART GROWTH ALLIANCE

December 9, 2007

Mr. Robert D. Youngentob
EYA
4800 Hampton Lane, Suite 300
Bethesda, Maryland 20814

RE: St. Paul's College Development

Dear Mr. Youngentob:

We are pleased to inform you that the Smart Growth Alliance's Project Recognition Jury has recognized St. Paul's College Development as a Smart Growth Project Proposal.

The Smart Growth Alliance is a partnership of the Chesapeake Bay Foundation, the Coalition for Smarter Growth, Enterprise Community Partners, the Greater Washington Board of Trade, the Metropolitan Washington Builders' Council and ULI Washington. The Alliance's mission is to research, identify and encourage land use, development and transportation policies and practices that protect environmental assets and enhance our region's quality of life. The Smart Growth Recognition Program distinguishes development proposals that exemplify smart growth characteristics. Please note that this recognition comes solely from the Smart Growth Alliance, and should not be construed or communicated as coming from any of the six member organizations individually.

ALLIANCE PARTNERS

Chesapeake Bay
Foundation

Coalition for
Smarter Growth

Enterprise Community
Partners

Greater Washington
Board of Trade

Metropolitan Washington
Builders' Council

Urban Land Institute
Washington

Our independent Smart Growth Recognition Jury meets quarterly to evaluate and select proposals that best meet Alliance's rigorous evaluation criteria including project location and the density, design, and diversity of uses proposed; transportation, mobility and accessibility; affordable housing and community assets; protection of the environment, and public participation.

In the September 2007 round of reviews, the jury carefully analyzed your project on the basis of specific information submitted with the application as well as independent research. Applying all of the criteria, the jury agreed to recognize your project as a Smart Growth Project Proposal.

The jury was pleased to see that the project will provide increased density of development in close proximity to a Metro station. The design of the proposed development will enhance the pedestrian environment for residents and neighbors of the development alike. By extending the surrounding public streets into the development and opening them to public use, the project will improve the overall connectivity of the

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ZONING COMMISSION
District of Columbia
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neighborhood and the accessibility to public transit. The jury also noted favorably the efforts of the developer to involve the community in refining the layout and design of the project, and was impressed with the compatible design of the proposed buildings.

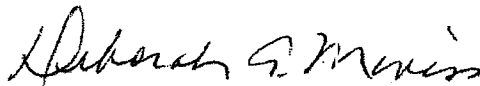
Installation of new storm water management facilities will improve the level of water quality protection even as the site is developed at a higher density; the innovative use of a bioswale and rain gardens for natural storm water treatment is commendable. It is noteworthy that the development will have many energy saving features, and the jury encourages the developer to consider formal application for LEED certification.

The jury expects that the affordable housing component of the project will be augmented to meet the District of Columbia Zoning Commission's Inclusionary Zoning standards and hopes that as this project moves forward this component will be strengthened even further to exceed local standards.

The jury recognizes a project proposal based on the project's design as of the time of the jury's review and based on the information available to the jury at the time of review. The jury reserves the right to modify or revoke its recognition if the project changes so significantly that it no longer meets one or more of the Smart Growth Recognition criteria. For projects at an early development approval stage, we encourage work by the developer and the public authorities to fully utilize the criteria as design details are finalized.

We consider this letter confidential, and will not share it with anyone without your approval. You may, however, use this letter as you choose. If we can provide more support, such as by submitting comments or testimony to any of the public reviewing bodies, we will be glad to do so.

Sincerely,



Deborah A. Miness
Executive Director
Washington Smart Growth Alliance