

Law Offices
STEPHEN N. GELL
A Professional Corporation

1101 30th St. N.W.
Fifth Floor
Washington, D.C. 20007
Telephone: (202) 625-8311
Facsimile: (703) 522-5503
Email: SGELL@HIS.COM

December 14, 2006

Ms. Carol Mitten, Chair
DC Zoning Commission
441 4th Street, N.W.
Washington, DC 20001

Re: ZC Case No. 02-51A

Dear Chairman Mitten:

As attorney for ANC 2B and the Dupont Circle Citizens Association in the subject case, I have been instructed to convey to the Commission their unqualified support for an extension of and modification to the PUD proposed by Rhode Island Associates Limited Partnership at 1616 Rhode Island Ave, N.W., case number 02-51A. The ANC and DCCA hereby withdraw previously expressed reservations and legal challenges to the proposed action by the Zoning Commission and recommend the following undertakings be accepted as appropriate elements of the benefits and amenities package.

1. "Green" building package;
2. Affordable housing contribution;
3. First Source Employment Agreement;

ZONING COMMISSION
District of Columbia

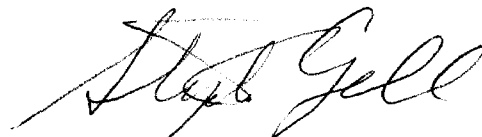
CASE NO. 02-51A
EXHIBIT NO. 52
ZONING COMMISSION
District of Columbia
CASE NO. 02-51A
EXHIBIT NO. 52

RECORDED
DC OFFICE OF THE
2006 DEC 14 PM 2:23

4. Local Small and Disadvantaged Business Enterprises Agreement;
5. \$150,000 to the Ross Elementary School ;
6. \$10,000 to the Dupont Circle Resource Center
7. \$220,000 to constructing planned improvements in Stead Park
8. \$25,000 to improvements of Scott Circle Park
9. \$25,000 to the DCCA
10. \$20,000 to Ross Elementary School
11. \$10,000 to Francis Junior High

It is our understanding that Numbers 5 and 6 have already been satisfied as part of the larger PUD. We will be happy to respond to any questions the Commission may have on these matters.

Yours very truly,



Stephen N. Gell

Cc: Darren Bowie, Chair, ANC 2B
Rob Halligan, President, DCCA
Phil Feola, Esq.