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March 6, 2007

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Hand Delivered

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

Re: **Zoning Commission Case No. 06-35**
Consolidated PUD for Redevelopment of the BNA Buildings at
1227-1231 25th Street, NW (Square 24, Lots 109 and 883)
Submission of Additional Materials Prior to Public Hearing

Dear Chairperson Mitten and Members of the Commission:

In anticipation of the March 26, 2007 public hearing in the above-referenced case, the Applicant submits the following information.

- Copies of the resumes of the Applicant's proposed expert witnesses, attached as Exhibit A.
- A complete set of updated plans, elevations, and drawings, attached as Exhibit B. The proposed project now features a range of approximately 275-295 units. Additionally, a setback along the north face of the building has been added in order to minimize the impact on the structure to the north.
- Additional details on the planned low-impact development features, attached as Exhibit C. The Applicant will commit to achieving 20 LEED-NC v2.2 points on the residential component and 16 LEED-NC v2.2 points on the office component.
- Additional details on the project amenities and public benefits package, attached as Exhibit D, based on ongoing discussions with representatives of ANC 2A and community stakeholders.
- An updated traffic impact analysis, attached as Exhibit E, which accounts for the increased unit count and includes a comprehensive transportation management plan ("TMP"). This TMP, detailed on page 18 ~~of the commission~~ includes District of Columbia

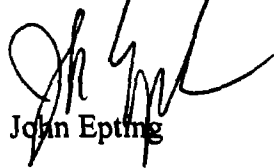
CASE NO. 06-35
EXHIBIT NO. 27
ZONING COMMISSION
District of Columbia
CASE NO. 06-35
EXHIBIT NO. 27

incentives for transit use, dedicated parking for car-sharing services, and the provision of 30 bicycle parking spaces.

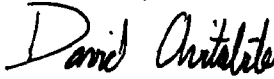
- A draft Development and Construction Management Plan, attached as Exhibit F.

The Applicant looks forward to making its presentation to the Commission on March 26, 2007. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joan Epting".

Joan Epting

A handwritten signature in black ink, appearing to read "David Avitabile".

David Avitabile

Enclosures

cc: Allison Prince
Richard Smith

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were hand delivered on
March 6, 2007.

Travis Parker
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, DC 20001

ANC 2A
West End Branch Library
1101 24th Street NW
Washington DC 20037

Christopher Ziemann
District Department of Transportation
Frank D. Reeves Municipal Center
2000 14th Street, N.W.
7th Floor
Washington, DC 20009

A handwritten signature in black ink, reading "David M. Avitabile", written over a horizontal line.

David M. Avitabile