

December 28, 2010

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

**RE: Zoning Commission Case No. 08-34
 Return to L'Enfant PUD and Zoning Map Amendment**

To whom it may concern:

Casey Trees appreciates the opportunity to partner with the Mount Vernon Square Neighborhood Association, the District and Center Place Holdings, LLC to continue the improvement of the Massachusetts Avenue Park located between 3rd and H Streets, NW. In March of 2009, Casey Trees and our volunteers planted 34 trees in this park including a row of trees along Massachusetts Avenue. This work was done in partnership with Bill McCloud and Renee Killian of the Mount Vernon Community Improvement District, and Sarah Moulton from the DC Department of Parks and Recreation who created the design.

With the \$50,000 donation from Center Place Holdings, LLC, as an amenity for the above-referenced PUD application, Casey Trees has the opportunity to continue its work in creating a special park in this location. Casey Trees intends to prepare a master plan for the park, with improvements to be accomplished in phases as budgetary resources permit. This master plan will be created by landscape designers on the Casey Trees' staff, who will work in consultation with the Mount Vernon Square Neighborhood Association and the DC Department of Parks and Recreation. It is anticipated that the design and project management for the further development of the park will require approximately \$10,000, which will constitute approximately 20% of the amount to be provided from Center Place Holdings LLC. The remaining funds will be used to implement specific phases of the master plan.

Given that 34 trees have already been located in this park, Casey Trees believes that the improvements to be funded by the donation will include sidewalks, permeable pavers, benches and additional plantings. It is our anticipation that the funds to be provided from Center Place Holdings LLC will be sufficient to accomplish much of the work we envision for the site in the next phase. To the extent that there are additional funds remaining, other desired amenities for the park will be identified and installed in later stages and may include items such as signage, low-scale fencing, and bio-filtration or retention structures.

With this donation, the next phase of enhancements can be achieved that will help make the park a more inviting space for the neighbors and the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Buscaino', written in a cursive style.

Mark Buscaino
Executive Director

cc: Mike Galvin, Deputy Director, Casey Trees
Maisie Hughes, Director – Planning & Design, Casey Trees
Beth Volk, Business Manager, Casey Trees