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

RE: Zoning Commission Case No. 03-19
(Part of New East Capitol PUD)
Withdrawal

Dear Ms. Mitten and Members of the Commission:

Zoning Commission Case No. 02-05 was the original New East Capitol PUD, which later became known as Capitol Gateway Estates. Case 02-05 proposed a complete redevelopment of approximately 40 acres of former public housing and federally-assisted residential properties pursuant to the HOPE VI program.

After first-stage approval of the overall PUD, the development team obtained Department of Housing and Urban Development approval to renovate one of the high-rise buildings on East Capitol Street rather than demolish it and redevelop the site as originally planned. Accordingly, the Applicant requested that properties on Lots 52 and 53 along East Capitol Street near Southern Avenue, S.E., be removed from the larger PUD. The intent was to allow additional time to develop modified plans. There was also an issue regarding the inclusion of commercial uses at ground floor in this location. The Commission agreed, and Case 03-19 was accordingly established.

At this time, three years later, the Applicant has engaged in a series of meetings with the Office of Planning, and most planning and design issues are resolved. However, the Applicant is still in the process of lining up all of the funding components. A complete financing package is not likely to be achieved in the near term. Accordingly, the Applicant requests withdrawal of the application in Case 03-19. When the plans and financing are finalized, we will submit a new application.

Thank you for your consideration of this request.

ZONING COMMISSION
District of Columbia
CASE NO. 03-19
EXHIBIT NO. 12

ZONING COMMISSION
District of Columbia
CASE NO.03-19
EXHIBIT NO.12

Sincerely,
ARNOLD & PORTER LLP



Cynthia A. Giordano



Nathan W. Gross, AICP