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May 11, 2007

Ms. Jerrily R. Kress, FAIA
Director
DC Office of Zoning
441 4th Street, NW, Suite 210 S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2007 MAY 14 AM 8:45

RE: PUD Modification, 03-12 and 03-13

Dear Ms. Kress:

I am writing to provide supplemental material requested by the Zoning Commission regarding the request by the District of Columbia Housing Authority ("the Authority") for a minor modification of Cases 03-12 and 03-13, a Planned Unit Development at the former Arthur Capper/Carrollsbury site.

Specifically, the Authority had requested that Squares 767, 768, 769 (northern half) and 882, which are rezoned to C-R under this PUD, be permitted to be used as commercial parking on a temporary basis, available for use by patrons of the new ballpark at South Capitol and N Streets, SE and other individuals. (In fact, the Authority is now withdrawing the remainder of Square 769 as a potential parking site, because the need to use it for construction does not make the parking related improvements practical.) The Commission, at its meeting on April 9, 2007, considered the modification request and asked for some assurance that granting the permission to provide temporary parking on site would not deter the completion of the HOPE VI.

In response, the Authority wishes to stress that it remains totally committed to the implementation of the Capper/Carrollsbury HOPE VI, consistent with the approved PUD. Its financing plan is based on a payment in lieu of taxes (PILOT) agreement that has been approved by the District's Office of the Chief Financial Officer. There are two office towers contemplated in the PUD for the southern portion of Square 882. The PILOT requires that the first be completed by November of 2011, and the second by November of 2013. They are expected on

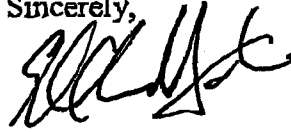
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ZONING COMMISSION
District of Columbia
CASE NO. 03-12-03-13
EXHIBIT NO. 3 (FAX)

provide \$3.7 million annually to pay off the bonds which will be issued to finance other portions of the project. This time commitment is such that the Authority has no option to delay construction of that portion of the project.

We hope this adequately addresses the Commission's concern, and would be glad to provide any additional information if the Commission needs further detail.

Sincerely,



ElChino Martin

ECM/EMc

CC: Michael Kelly, Director
DC Housing Authority

David Cortiella
DC Housing Authority

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2) Sharon Schellin			
3)			
4)			
5)			

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From: Ellen McCarthy	Date: May 11, 2007	No. of Pages: 2 (including this page)
Comments: Hi Sharon, Pls include w/ materials for 2C hearing on 21 st re: baseball parking. This is in reference to the consent calendar item, modifying the Copper PUD 03-12+13. Thanks, Ellen		

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1) Jerrily R. Kress	DC Office of Zoning		
2)			
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