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July 3, 2008

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VIA HAND DELIVERY

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

#03-12G/03-13G

Re: Application for Second-Stage Approval of a Planned Unit Development
Original Zoning Commission Case No. 03-12/03-13
Squares 769 and 882

Dear Members of the Commission:

On behalf of Capper/Carrollsbury Venture, LLC, together with the District of Columbia Housing Authority ("DCHA"), (collectively the "Applicant"), we hereby submit an application for second-stage review and approval of a planned unit development ("PUD") for property located in Squares 769 and 882 in Southeast Washington, D.C. Pursuant to Zoning Commission Order No. 03-12/03-13, effective October 8, 2004, the Zoning Commission (the "Commission") granted preliminary and consolidated approval for a PUD located in Squares 739, 767, 768, 769, 797, 798, and 825, and portions of Squares 737, 799, 800, 824, 825-S, 853-N, 880, 881-W, and 882, as well as related map amendments to rezone Square 767, the southern portions of Squares 768 and 882, and the northern portion of Square 769 to the CR District. This application seeks second-stage review and approval for the northern portion of Square 769 and the entirety of Square 882.

In this application, the Applicant seeks final approval for the construction of a 110-foot multi-family dwelling building on the northern portion of Square 769, a 60-foot multi-family dwelling building on the northern portion of Square 882, and a 92-foot office building on the southern portion of Square 882. This application collectively includes approximately 366,498 square feet of gross floor area devoted to residential uses, approximately 499,780 square feet of gross floor area devoted to office uses, a minimum of 19,090 square feet of gross floor area devoted to retail uses, and 608 off-street parking spaces.

We have enclosed a check in the amount of \$500.00 to cover the filing fee. In addition, we have enclosed an original and twenty copies of the following:

1. a completed and signed application for second-stage approval of a planned unit development;
2. a statement in support of the application and supporting exhibits;

ZONING COMMISSION
District of Columbia

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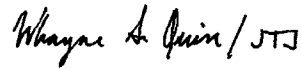
CASE NO. 03-12G/03-13
ZONING COMMISSION
District of Columbia
CASE NO. 03-12G/03-13G
EXHIBIT NO. EXHIBIT NO. 1

3. architectural plans dated June 25, 2008 and formatted on 11"x17" paper.

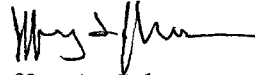
We believe that this application is complete and acceptable for filing and request that the Commission schedule a public hearing on the application on the earliest available date. If you have any questions or require additional information, please do not hesitate to have Office of Zoning staff contact us.

Sincerely,

HOLLAND & KNIGHT LLP

Handwritten signature of Wayne S. Quin, with the initials "JSJ" at the end.

Wayne S. Quin

Handwritten signature of Jeffrey T. Johnson.

Jeffrey T. Johnson

Enclosures.

cc: Advisory Neighborhood Commission 6D
Jennifer Steingasser, D.C. Office of Planning