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September 19, 2008

VIA HAND DELIVERY

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

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D.C. OFFICE OF ZONING
2008 SEP 18 PM 4:49

Re: Z.C. Case No. 03-12G/03-13G (Capper/Carrollsborg Venture LLC & DCHA)

Dear Members of the Commission:

On behalf of Capper/Carrollsborg Venture, LLC, together with the District of Columbia Housing Authority ("DCHA"), (collectively the "Applicant"), we hereby submit an additional application form to clarify the actions requested of the Zoning Commission as a part of this case. The original application was filed on July 3, 2008, seeking (1) second-stage review and approval of a planned unit development ("PUD") for property located in Squares 769 and 882; (2) modifications to a number of the conditions included in the overall PUD approval; and (3) an extension of time for completion of the overall PUD and construction of the community center in Square 881W.

The Applicant hereby restates the actions requested pursuant to this application:

I. Modification to Prior PUD Approvals For Property Not Specifically Included In Second-Stage Application In Section II Below

1. Modification of conditions in the prior Orders to: (a) increase the overall maximum number of residential units from 1,645 units to 1,747 units; (b) increase the overall maximum office gross floor area from

DISTRICT OF COLUMBIA
ZONING COMMISSION
District of Columbia
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702,000 square feet to 708,302 square feet; (c) increase the residential density from 2.34 FAR and 2,138,431 square feet of gross floor area across the project as a whole to 2.67 FAR and 2,323,329 square feet of gross floor area across the project as a whole.

2. Modification of a prior condition to decrease the number of required off-street parking spaces for the PUD as a whole from 604 for the commercial uses to 434; and
3. Modification of a prior condition to require that the Applicant continue providing thirty-three (33) parking spaces in the multi-family building in Square 825S, but to eliminate the requirements of sections (b) through (e) regarding off-site parking for residents and guests of the building since off-site parking will not be provided.

The Applicant has included a detailed analysis and justification for the requested modification on pages 16 through 21 of the Applicant's application statement marked as Exhibit 4 in the record of this case. Assuming the case is set down for a public hearing, the Applicant intends to continue working with the Office of Planning to provide the additional information requested by the Office of Planning in its report dated August 28, 2008.

II. Second-Stage Approval for Development in Square 769 and 882

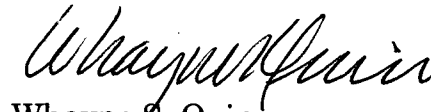
1. The Applicant is seeking second-stage review and approval to construct the following: (a) a 110-foot multi-family dwelling building on the northern portion of Square 769; (b) a 60-foot multi-family dwelling building on the northern portion of Square 882; and (c) a 92-foot office building on the southern portion of Square 882. A detailed description of each of these buildings is shown on in the plans prepared by Shalom Baranes Associates and the Lessard Group, dated July 25, 2008, marked as Exhibit 5 in the record of Case No. 03-12G/03-13G, and discussed in detail on pages 10–21 of the Applicant's application statement, dated July 3, 2008, marked as Exhibit 4 in the record of this case, Case No. 03-12G/03-13G. As part of the second-stage approval, the Applicant is also seeking approval to modify Condition No. 8(b) of Z.C. Order No. 03-12/03-13 to increase the office building's height from 90 feet to 92 feet and to modify Condition No. 8(g) of Z.C. Order No. 03-12/03-13 to change the development from a series of stacked townhouses to a single apartment building, to increase the residential building's height from 45 feet to 60 feet and to increase the gross floor area on the site from 131,288 square feet to 189,168 square feet.

The Applicant also hereby submits a completed Form 105 (Tab A) and check in the amount of \$400.00 for the requested PUD modification outlined in Section I above. This new form, together with the forms and application fee filed on July 3, 2008 for the second-stage approval outlined in Section II above, cover all of the property in the project and clearly identify the actions being requested as a part of this application.

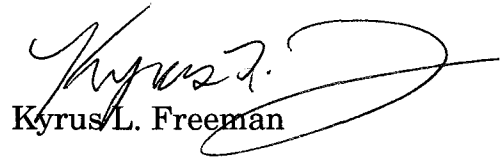
By written submission concurrent with this letter, the Applicant also requests that the Commission extend (1) the validity of the first-stage approval for an additional period of five years; (2) the time for filing a building permit application for the community center to January 1, 2011; and (3) the time for filing second-stage approvals for the remaining developments in Squares 739, 767 and 768 to December 312, 2013.

Thank you for your attention to this matter, and we look forward to the Commission's consideration of this application at the Commission's October 20, 2008 public meeting.

Sincerely,



Wayne S. Quin



Kyus L. Freeman

cc: Advisory Neighborhood Commission 6D (Via U.S. Mail)
Advisory Neighborhood Commission 6B (Via U.S. Mail)
Jennifer Steingasser, Steven Cochran D.C. Office of Planning (Via Hand)
Alan Bergstein, Jacob Ritting, D.C. Office of the Attorney General (Via Hand)

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