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VIA HAND DELIVERY

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

**Re: Prehearing Statement for Z.C. Case No. 03-12G/03-13G -- Capper
Carrollsborg Venture LLC -- 2nd Stage PUD For Squares 769 & 882**

Dear Members of the Commission:

On behalf of Capper/Carrollsborg Venture, LLC, together with the District of Columbia Housing Authority (collectively the "Applicant"), enclosed please find the Applicant's Prehearing Submission and supporting exhibits in support of Case No. 03-12G/03-12G. As discussed in more detail in the submission, the Applicant is seeking second-stage approval for property located in Squares 769 and 882 as part of this application. A plat showing the overall Capper/Carrollsborg development, with an indication of what has been approved and constructed, pending applications and future applications is attached hereto at Tab A. Also enclosed are mailing labels for the owners of property within 200 of the subject property. As a second stage application, no hearing fee is required. As certified in the statement, all of the required information has been submitted and the case is ready for public hearing.

The Applicant is also concurrently filing separate submissions in support of its request for modifications to the remaining portions of the overall PUD's density and number of parking spaces (Case No. 03-12H/03-13H), and approval to extend the validity of the overall PUD time period and additional time to construct the community center in Square 881W (Case No. 03-12I/03-13I).

Sincerely,


Kyrus L. Freeman

Enclosures

cc: Advisory Neighborhood Commission 6D
Advisory Neighborhood Commission 6B
Steve Cochran, D.C. Office of Planning

ZONING COMMISSION
District of Columbia

CASE NO. 03-12/03-13G
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 18
CASE NO. 03-12G/03-13G
EXHIBIT NO. 18