

SUBMISSION FOR PRE-HEARING STATEMENT FOR A PRELIMINARY
PLANNED UNIT DEVELOPMENT
EXHIBIT A, CASE NO. 03-12

MAY 27, 2003



CAPPER/CARROLLSBURG DWELLINGS

APPLICANT
CAPPER/CARROLLSBURG VENTURE, LLC
8403 COLEVILLE ROAD, SUITE 400
SILVER SPRING, MD 20910
PH: 301-562-1616
FX: 301-562-1660

LANDSCAPE ARCHITECT
EDAW, INC.
601 PRINCE STREET
ALEXANDRIA, VA 22314
PH: 703-836-1414
FX: 703-549-5869

OWNER
DISTRICT OF COLUMBIA HOUSING AUTHORITY
1133 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002-7599
PH: 202-535-1300
FX: 202-535-1740

TRAFFIC CONSULTANT
C.R. GEORGE & ASSOCIATES
10210 GREENBELT ROAD, STE. 310
LANHAM, MD 20706-2218
PH: 301-794-7700
FX:

DEVELOPER OF RESIDENTIAL LOW-RISE
TAKIN/YOUNGENTON ASSOCIATES
1000 WILSON BLVD., STE. 2720
ARLINGTON, VA 22209
PH: 703-525-5565
FX: 703-525-6915

LAND-USE COUNSEL
HOLLAND & KNIGHT
2099 PENNSYLVANIA AVE. NW, STE. 100
WASHINGTON, DC 20006-6801
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FX: 202-955-5564

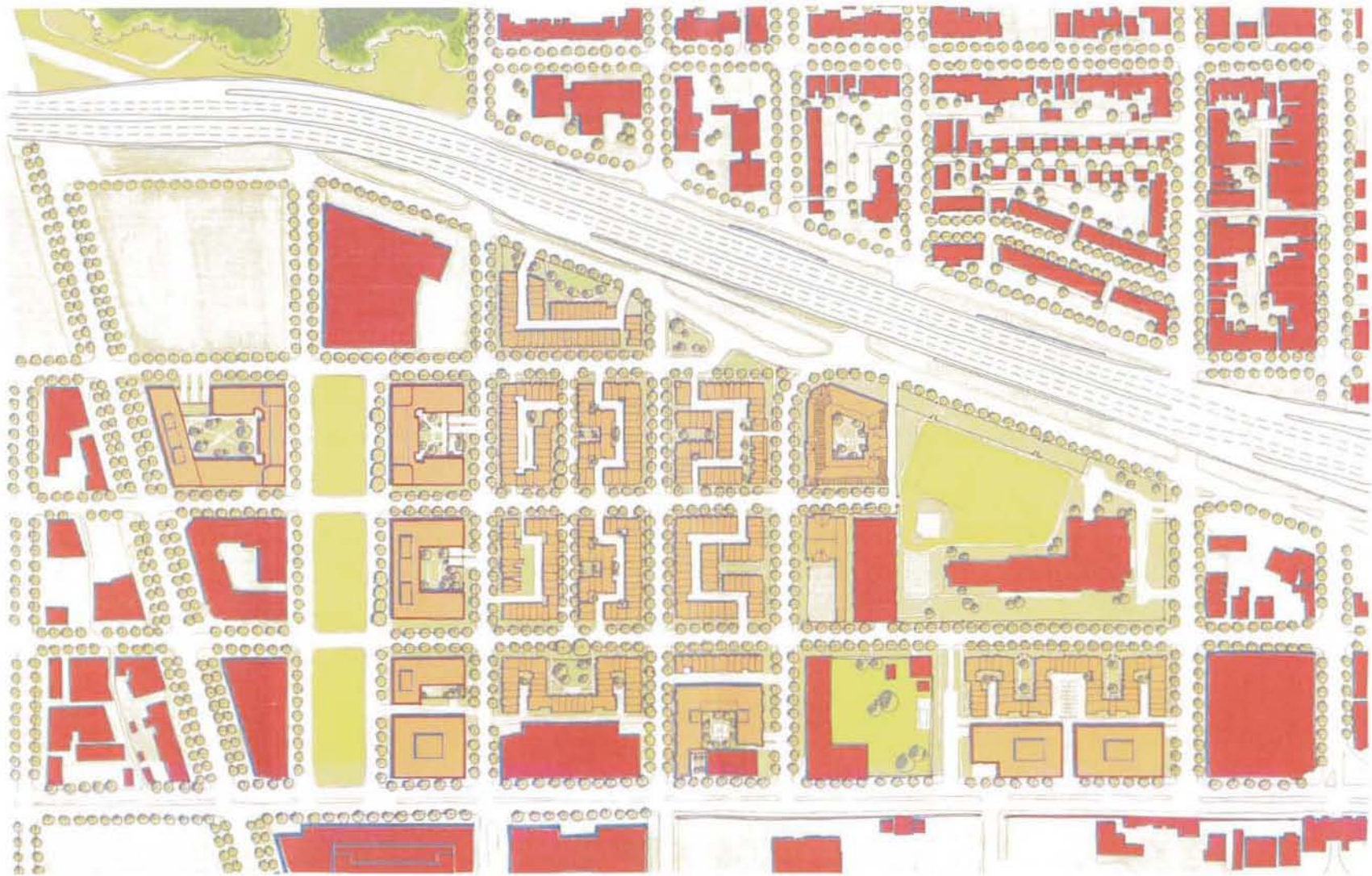
DEVELOPER OF 250 M STREET
WILLIAM C. SMITH & CO., INC.
1220 I STREET NW, STE. 300
WASHINGTON, DC 20005
PH: 202-371-1220
FX: 202-371-1407

ARCHITECT OF LOW-RISE RESIDENTIAL
THE LISSARD ARCHITECTURAL GROUP
8603 WESTWOOD CENTER DRIVE
STE. 400, STE. 100
VIENNA, VA 22182
PH: 703-760-9344
FX: 703-760-9328

MASTER PLANNER
FORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
PH: 301-588-4800
FX: 301-650-2255

ARCHITECT OF SENIOR BUILDINGS
FORTI GALLAS AND PARTNERS, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
PH: 301-588-4800
FX: 301-650-2255

CIVIL ENGINEER
VITA
8180 GREENSBORO DRIVE, STE. 200
MCLEAN, VA 22102
PH: 703-442-7800
FX: 703-761-2787



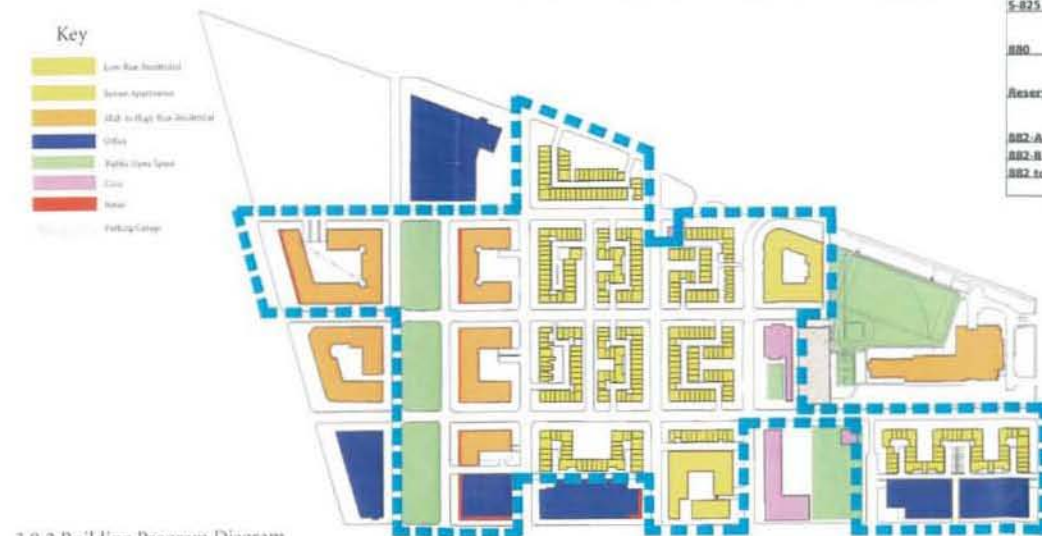
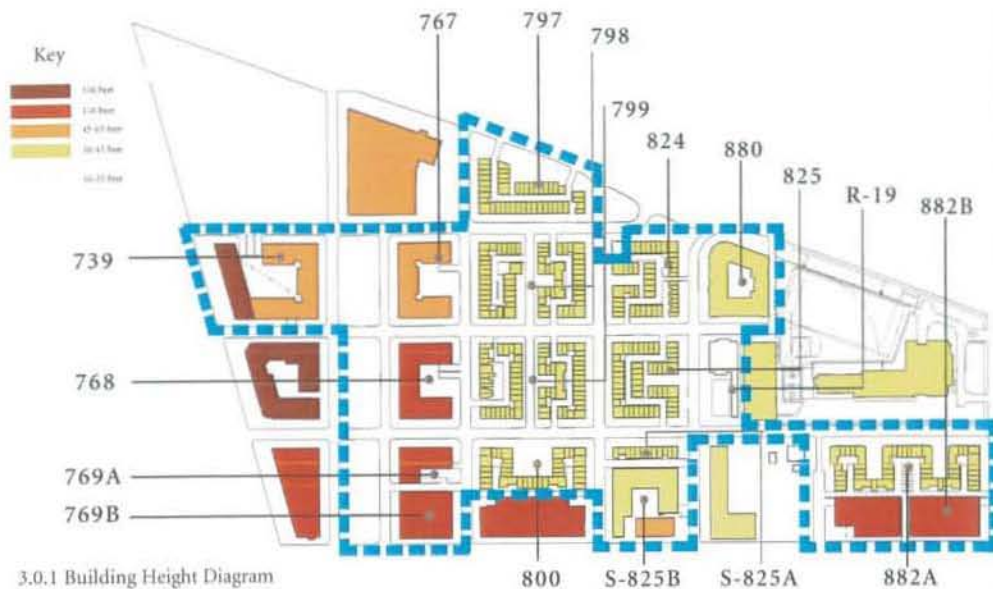
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ILLUSTRATIVE SITE PLAN

MAY 27, 2003

CAPPER/CARROLLSBURG VENTURE, LLC/DCHA
FORTI GALLAS AND PARTNERS - CHS

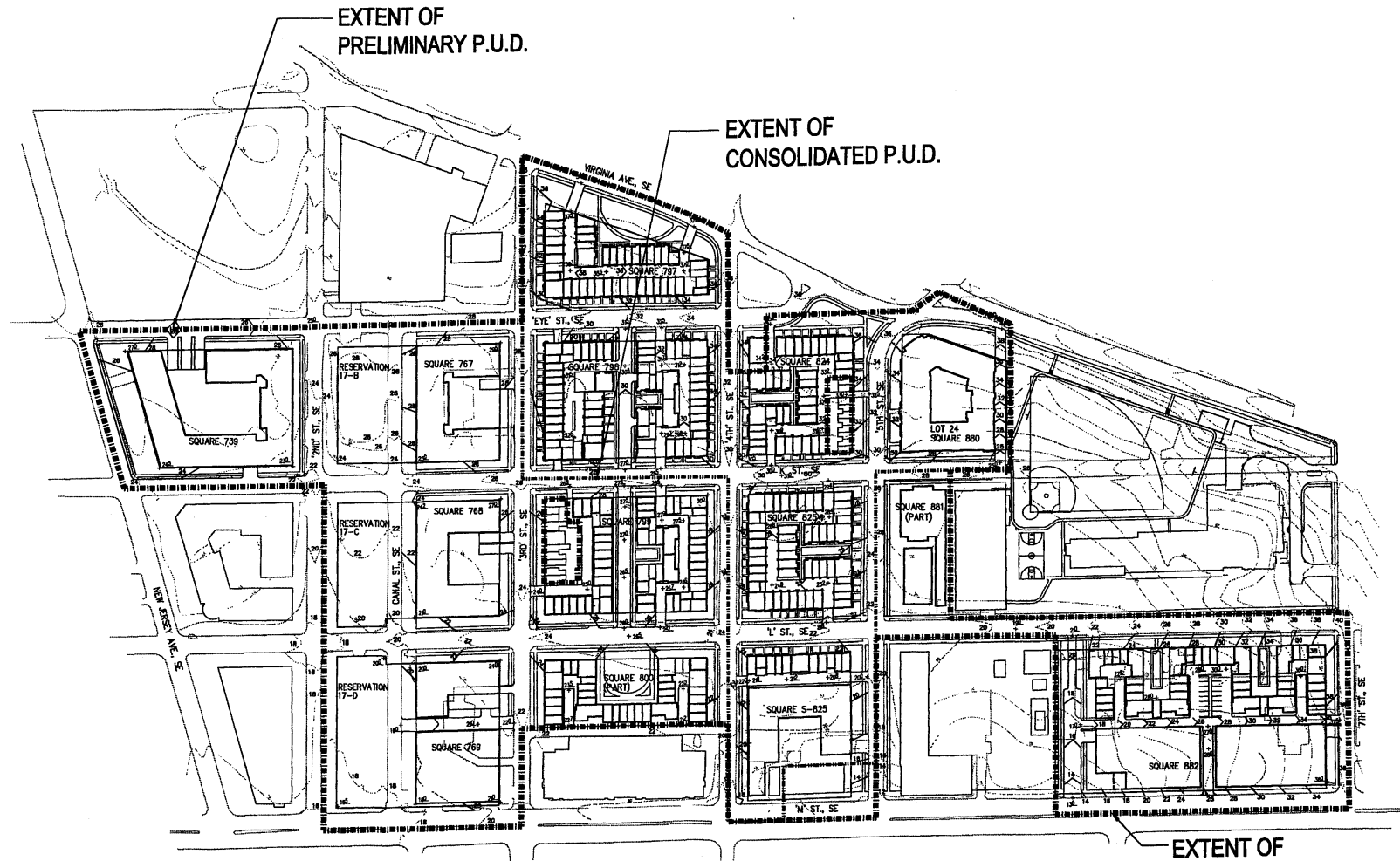
CAPPER/CARROLLSBURG DWELLINGS
S-3.0



Square	Proposed Use	Number of Stories	Bldg. Height (Feet)	Number of Units	Sf of Office, retail	Square Dimensions			Building SF	Square SF	FAR
739	Residential: Apartments	6 to 13	65 to 130	322	6000	varies - see plan	51735	0.73	430013	70732.75	6.08
767	Residential: Apartments	6	65	167	6000	392.42' x 235.0'	30368	0.39	182210	77412.93	2.35
768	Residential: Apartments	11	110	295	6000	varies - see plan	30368	0.38	334052	79001.8	4.23
769 - A	Residential: Apartments	11	110	107	3000		15446		169906		
769 - B	Office	11	110		236,000		23,600		236,000		
769 total							39,046	0.40	405,906	97303.54	4.17
797	Residential: Townhomes/Stacked Units	3 to 4	30-45	47		varies - see plan	25788	0.61	64,972	42508.38	2.23
798	Residential: Townhomes/Stacked Units	3 to 4	30-45	75		329.42' x 235.0'	41384	0.53	141,422	77413.65	1.83
799	Residential: Townhomes/Stacked Units	3 to 4	30-45	60		329.42' x 235.0'	34492	0.52	122,055	66738.71	1.83
800	Residential: Townhomes/Stacked Units	3 to 4	30-45	46		varies - see plan	23752	0.54	77,966	44247.66	1.75
824	Residential: Townhomes/Stacked Units	3 to 4	30-45	41		210.6' x 235.0'	22517	0.57	29,732	35353.57	0.75
825	Residential: Townhomes/Stacked Units	3 to 4	30-45	57		209.98' x 235.0'	31188	0.63	61,284	48355.25	1.24
S-825-A	Residential: Townhomes/Stacked Units	3 to 4	30-45	13			7035		25,411		
S-825-B	Residential: Senior Apartments	8	45	198			32592		166,717		
S-825 total						210.45' x 290.15'	19627	0.65	192,128	60983.6	3.15
880	Residential: Senior Apartments	4	50	162		varies - see plan	32582	0.73	128053	44917.35	2.85
Reservation 19	Community Center					133' 0" x 275' 4"	18000	0.49	18000	36551	0.49
882-A	Residential: Townhomes/Stacked Units										
882-B	Office	8 to 10	110		496,000	245' 8" x 148' 3"	45090		496,000		
882 total					496,000		85014	0.54	877,288	158715.4	3.96

SITE PLAN DEVELOPMENT DATA

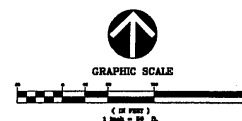
MAY 27, 2003



LEGEND

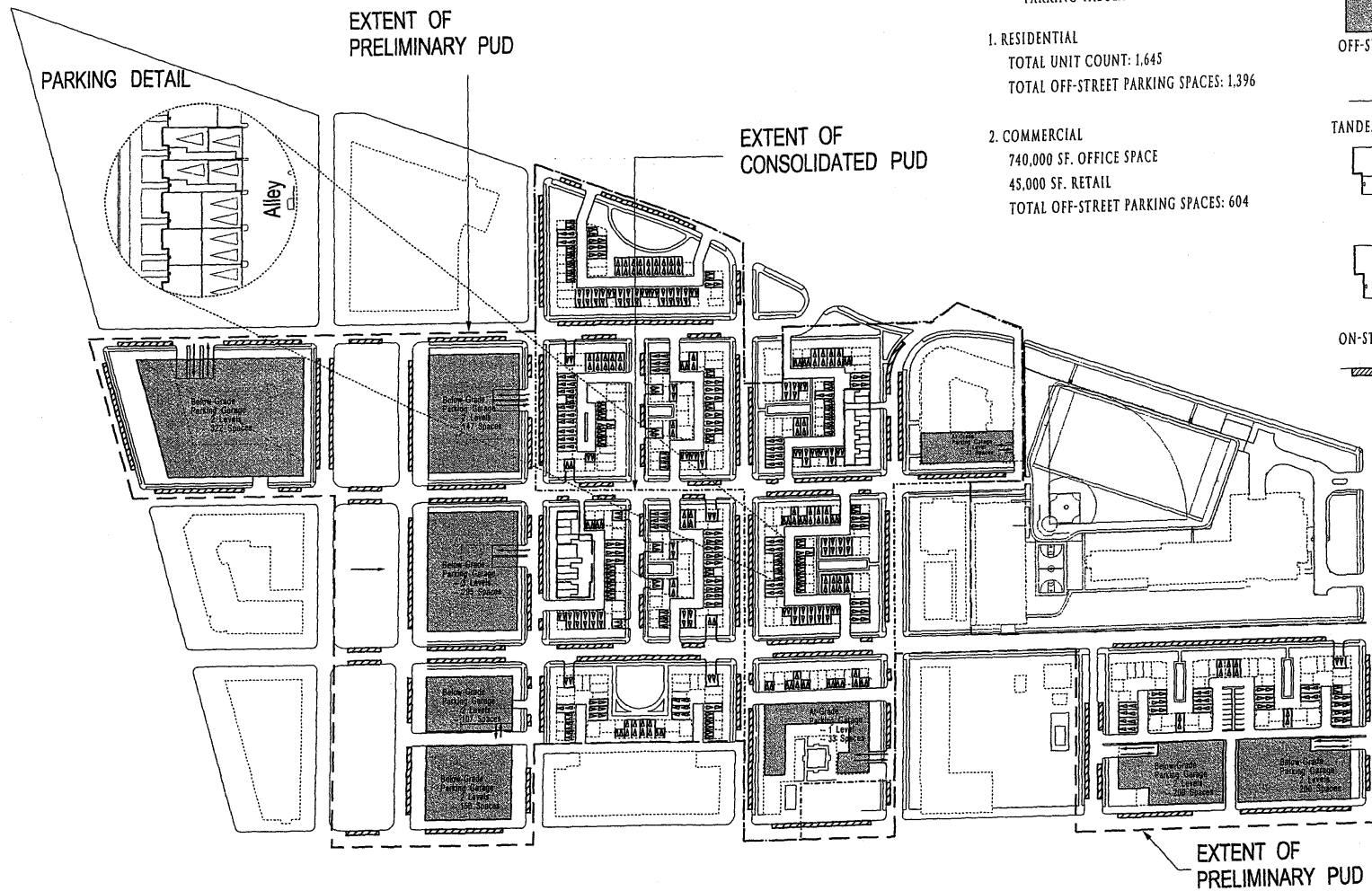
- EXISTING CONTOUR LINE
- - - PROPOSED CONTOUR LINE
- +2.0' PROPOSED SPOT ELEVATION
- BUILDING LINE
- PROPERTY LINE

SQUARE	AREA		
739	70,732.58 SQ. FT.	1.624 ACRES	
767	77,412.97 SQ. FT.	1.777 ACRES	
768	79,001.80 SQ. FT.	1.814 ACRES	
769	97,303.54 SQ. FT.	2.234 ACRES	
797	42,508.38 SQ. FT.	0.976 ACRES	
798	77,413.69 SQ. FT.	1.777 ACRES	
799	66,738.71 SQ. FT.	1.532 ACRES	
800	44,247.66 SQ. FT.	1.016 ACRES	
824	38,363.53 SQ. FT.	0.904 ACRES	
825	49,345.29 SQ. FT.	1.133 ACRES	
S-825	60,983.60 SQ. FT.	1.400 ACRES	
880 (LOT 24)	44,917.35 SQ. FT.	1.031 ACRES	
881	36,356.76 SQ. FT.	0.835 ACRES	
882	156,215.62 SQ. FT.	3.632 ACRES	



EXTENT OF
PRELIMINARY P.U.D.

PRELIMINARY P.U.D. - GENERAL SITE PLAN

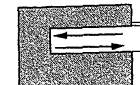


PARKING TABULATION

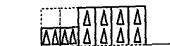
1. RESIDENTIAL
TOTAL UNIT COUNT: 1,645
TOTAL OFF-STREET PARKING SPACES: 1,396
2. COMMERCIAL
740,000 SF. OFFICE SPACE
45,000 SF. RETAIL
TOTAL OFF-STREET PARKING SPACES: 604

PARKING KEY

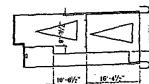
PARKING GARAGE



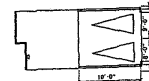
OFF-STREET PARKING SPACES



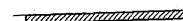
TANDEM (ONE OWNER) - DETAIL



DUAL - DETAIL



ON-STREET PARKING SPACES



SCALE: 1"=80'-0"

PARKING PLAN

MAY 27, 2003