ARNOLD & PORTER

202.942.5000
202.942.5999 Fax
555 Twelfth Street, NW
Washington, DC 20004-1206

RECEIVED
D.C. OFFICE OF ZONING
2002 JAN 30 AM 11:31

January 30, 2002

Jerrily Kress, Director
Office of Zoning
441 4th Street, NW
Washington, D.C. 20001

Re: Application for a First-Stage PUD for the New East Capitol Residential/Mixed Use Community and Second-Stage Approval for the Senior Building

Dear Ms. Kress:

Enclosed please find an application on behalf of the D.C. Housing Authority ("DCHA") and associated development team for the first stage of a two-stage planned unit development to construct a large residential community with several building types together with a retail commercial center. Also enclosed are the additional materials necessary to process the Senior Building within this complex as a Consolidated PUD. DCHA has determined that the Senior Building should proceed on an accelerated timetable. Two zoning map amendments are also requested. Please find the Application materials attached in the following order:

(1) Completed Planned Unit Development Application forms and Map Amendment Application Form;

(2) PUD Submission Compliance Form for the First-Stage PUD and for the Second Stage for the Senior Building project;

(3) A copy of the Notice of Intent to File a Zoning Application and Certificate of Notice, both dated January 18, 2002;

(4) Tabulation of Development Data for the Senior Building;

(5) A list of all property owners and their addresses within 200 feet of the PUD site;

(6) Two full-size sets of architectural plans; and

(7) Twenty copies of a booklet containing the rationale for the proposed PUD, supporting documentation, and the requisite architectural plans.

ZONING COMMISSION
District of Columbia
Case 02-04
Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO.02-04
EXHIBIT NO.1

Also enclosed herewith is a check in the amount of $1,000 payable to the D.C. Treasurer for the filing fees for the PUD and two map amendments. Please contact the undersigned if any additional materials are needed.

Sincerely,

Cynthia A. Giordano

Nathan W. Gross

Jamie Z. Goodson

Enclosures

Z.C. Form #2 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for Preliminary Approval of a Planned Unit Development, details of which are as follows:

| Square No. | Lot Nos. | Existing Zoning | Requested Zoning |
|---|---|---|---|
| See Attachment | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Address or description of the premises: Irregularly shaped land area north and south of East Capitol Street near Southern Avenue.

Area of the site: 39.33+/- acres square feet or acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: New residential community of apartments, townhouses, single-family homes, plus shopping center and community center.

The above information and attached documents are true to the best of my knowledge.

Lawrence Dwyer
Owner's Signature

1/24/2002
Date

LAWRENCE DWYER
Owner's Printed Name

Person to be notified of all actions:

Cynthia Giordano 202-942-5840
Name Telephone Number

Arnold & Porter
555 12th Street, NW 20004-1206
Address Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 2 acres pursuant to Section 2401.1(a) of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

## ATTACHMENT – PROPERTY AND ZONING LIST

| Square No. | Lot Nos. | Existing Zoning | Requested Zoning |
|---|---|---|---|
| 5246 | 41-50, 57-66 | R-2 | C-3-A |
| 5246 | 51-56, 67-78 | R-2 | R-2 |
| 5272 | 51 | Unzoned | R-5-A |
| 5276 | 23-121 | R-5-A | C-3-A |
| 5277 | 22-33 | R-5-A | C-3-A |
| 5279 | 52-53 | R-5-D | R-5-D |
| 5280 | 99-114, 118-180, 181-204 | R-2 | R-2 |
| 5281 | 36-92, 96-98, 101-139 | R-2 | R-2 |

Z.C. Form #3 (6-94)

## ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

### APPLICATION FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Final Approval of a Planned Unit Development, details of which are as follows:

| Square No. | Lot Nos. |
|---|---|
| 5273 | 57, 60-63 |
| | |
| | |
| | |

Address or description of the premises: Proposed Senior Apartment Building at 58th & Blaine Streets, N.E.

Area of the Site: 216,765 square feet or 4.98 acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: Four-story, 150-unit apartment house for senior citizens. Map amendment from unzoned to R-5-A.

Date of Preliminary Approval: _____ Case No.: _____

Zoning Commission Order No.: _____

Concurrent change of zoning requested (check one): Unzoned to R-5-A
X Yes ___ No

---

The above information and attached documents are true to the best of my knowledge.

Lawrence Dwyer
Owner's Signature

1/24/2002
Date

LAWRENCE DWYER
Owner's Printed Name

---

Sorg and Associates, P.C.
Name of Architect

202-393-6345
Telephone Number

2000 S Street, N.W.
Washington, D.C.
Address

20009
Zip Code

---

Person to be notified of all actions:

Cynthia Giordano
Name

202-942-5840
Telephone Number

Arnold & Porter
555 12th Street, N.W.
Washington, D.C.
Address

20004-1206
Zip Code

DO NOT WRITE BELOW THIS LINE

---

Date Received:

Date Accepted: _____ Z. C. Case No. _____

Z.C. Form #1 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form please see the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations request is hereby made for an amendment to the Zoning Map as follows:

| Square No. | Lots Nos. | Existing Zoning | Requested Zoning |
|---|---|---|---|
| 5273 | 57, 60-63 | Unzoned | R-5-A |
| 5272 | 51 | Unzoned | R-5-A |
| 5276 | 23-121 | R-5-A | C-3-A |
| 5277 | 22-33 | R-5-A | C-3-A |
| 5246 | 41-50, 57-66 | R-2 | C-3-A |

Address or description of the premises: Irregularly shaped area bounded generally by East Capitol St. on the south, 57th Place on the west, Watts Branch on the north/northeast, and 61st St. on the east, all N.E. Existing housing and vacant

Area of the site: 695,481 square feet or 15.97 acres.

Baist Atlas No. ____, Page ____.

---

The above information and attached documents are true to the best of my knowledge.

Lawrence Dwyer
Owner's Signature

11/29/2002
Date

LAWRENCE DWYER
Owner's Printed Name

---

Person to be notified of all actions:

Cynthia Giordano
Name

202-942-5840
Telephone Number

Arnold & Porter
555 12th St., N.W.
Address Washington, D.C.

20004-1206
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

# NEW EAST CAPITOL

# COMPLIANCE WITH FIRST-STAGE PUD AND PARTIAL SECOND-STAGE (SENIOR BUILDING) REQUIREMENTS

## 1. Area Requirement:

The 28.93-acre residential part of the project site (including the 4.98-acre site of the Senior Building and the remaining 23.95 acres for other residential development) complies with the minimum area requirement of two acres in the R-2 and R-5-A Districts. The 10.4-acre commercial part of the site complies with the 15,000 square foot minimum area required for a PUD in the C-3-A zone.

## 2. Notice:

The Certificate of Notice included herein states that land use counsel, as agents for the Applicant, mailed a Notice of Intent to File a Zoning Application dated January 18, 2002 to owners of property within 200 feet of the project perimeter and to Advisory Neighborhood Commissions 7C and 7E, in which the subject property is located, as required by Section 2405.7 of the Zoning Regulations.

## 3. Filing Requirements:

### A. First Stage (§ 2406.11):

| Requirement | Page or Figure Number |
|---|---|
| Completed Application Form | With Transmittal Letter |
| Map showing location of project and zoning | Plans |
| Statement of Purposes and Objectives | 11, 14-15 |
| How the project meets PUD Evaluation Standards | 14-15 |
| General site, landscape and development plan | Plans |
| Tabulation of development data | With Transmittal Letter |
| Circulation plan | Plans |
| Landscaping plan | Plans |
| Existing topography | Site Plan |

**B. Second Stage (§ 2406.12):**

Application form ..... With Transmittal Letter

Detailed statement of uses ..... 1-5, 11

Detailed site plan ..... Plans

Detailed landscaping and grading plan ..... Plans

Typical floor plans, sections and elevations ..... Plans

Detailed circulation plan ..... Plans

**January 18, 2002**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the District of Columbia Zoning Commission for a Planned Unit Development**

A&R/THC, LLC, East Capitol Street Gateway LLC, and the D.C. Housing Authority (the "Development Team") hereby give notice of their intent to file an application for review and approval of a two-stage Planned Unit Development ("PUD") with the D.C. Zoning Commission under Chapter 24 of the D.C. Zoning Regulations. The PUD application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice, which is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located in the East Capitol area of Northeast Washington. The project site is bisected by East Capitol Street and is bounded by 61st Street, N.E. and Southern Avenue, S.E., to the east; Central Avenue, S.E. to the south; 56th Place, S.E. and 57th Place, N.E. to the west; and Clay Street, N.E. and the Watts Branch stream valley to the north. The project site has a total land area of approximately 49.6 acres and is primarily improved with townhouses (East Capitol Dwellings), walk-up apartment buildings (East Capitol Dwellings), and high-rise apartment buildings (Capitol View Plaza and Capitol View Plaza II). The site includes all or significant parts of the land in the following squares: 5246, 5272, 5273, 5276, 5277, 5279, 5280, and 5281.

The residential part of the site north of East Capitol Street is currently zoned R-5-A. The 10.4 acre commercial site fronting on East Capitol Street is zoned C-2-A. The portion of the site south of East Capitol Street and between 56th Place, S.E. and 58th Street, S.E. is zoned R-2. The remainder of the site south of East Capitol Street is zoned R-5-D. The site proposed for the senior apartment building is unzoned due to prior federal government ownership and is proposed for R-5-A zoning and approval as a consolidated, or one-step PUD because it is proposed to be the first building constructed.

The Development Team plans to demolish East Capitol Dwellings, Capitol View Plaza, and Capitol View Plaza II and to redevelop the site with 515 dwelling units, a community building center, which will include a day care center, and a new shopping center. The approximate breakdown of dwelling units by type is as follows:

| | |
|---|---|
| Senior Apartment Building | 150 units |
| Low-Rise Apartment Building | 120 units |
| Townhouses – some ownership, some rental | 102 units |

| | |
|---|---|
| Semi-Detached Houses | 92 units |
| Single-Family Detached Houses | 15 units |
| Grand Houses - 9 buildings with 4 units each | 36 units |
| Total | 515 Dwelling Units |

The overall goal is a stable, mixed-income residential neighborhood served by a 10.4-acre shopping center. The development is designed to revitalize the area and create an attractive gateway into the District of Columbia from Prince George's County, Maryland. A detailed relocation plan and related services plan has been prepared in conjunction with the existing residents, the D.C. Housing Authority and the U.S. Department of Housing and Urban Development.

If you desire further information about the proposed PUD project, please call John Kirkland at A&R Development Corporation, (202) 546-9033.

**CERTIFICATE OF NOTICE**

January 18, 2002

I HEREBY CERTIFY that on January 18, 2002, at least ten (10) days prior to the filing of this application for a Planned Unit Development for the proposed New East Capitol residential and mixed-use development, a Notice of Intent to File an Application for PUD was mailed, first class postage prepaid, to Advisory Neighborhood Commissions 7C and 7E and the record owners of all properties within 200 feet of the site as required by §§ 2406.7 – 2406.9 of the D.C. Zoning Regulations. The subject property is irregular in shape, to the north and south of East Capitol Street near the boundary with Prince George's County, Maryland and includes all and parts of the property in the following Squares: 5246, 5272, 5273, 5276, 5277, 5279, 5280 and 5281.

## Senior Building - Tabulation of Development Data[1]

| | |
|---|---|
| **Total PUD Site Area** | 216,764 s.f.<br>4.9 acres |
| **Required Minimum for PUD (R-5-A)** | 2.0 acres |
| **Gross Floor Area (g.f.a.)** | 119,000 g.f.a. |
| **Floor Area Ratio (FAR)** | 0.55 FAR |
| **Permitted – R-5-A** | 1.0 FAR (PUD) |
| **Building Height** | 50 feet |
| **Permitted – R-5-A** | 60 feet (PUD) |
| **Minimum Lot Width and Lot Area** | As prescribed by Zoning Commission |
| **Lot Width Provided** | 535 feet |
| **Lot Area Provided** | 216,764 s.f. |
| **Lot Occupancy** | 12.29 percent |
| **Maximum Permitted (R-5-A)** | 40 percent |
| **Side Yards** | 15-20 feet |
| **Required – R-5-A** | 8 feet |
| **Rear Yards** | 20-200 feet |
| **Required – R-5-A** | 20 feet |
| **Parking** | 60 |
| **(Including garage spaces, surface parking and on-street spaces in parking lane)** | |
| **Required (Elderly Housing)** | 25 |
| **Water Demand** | 25,000 gallons per day |
| **Sanitary Sewer Demand** | 19,636 gallons per day |

[1] See the Project Plans attached to this statement.

**Owners Within 200' of Property**

CBI Bank
900 E. Higgins Road
Elk Grove Village, IL
60007-1561

JDA Consulting Group
c/o Windsor Maintenance
1330 East 14th Street
San Leandro, CA 94577-4714

11 61st Street NE Coop Inc.
c/o Kriegsfeld Corp.
2000 L Street, N.W., Suite 808
Washington, DC 20036-4913

Thad & Hazel Wins
2008 Beechwood Road
Hyattsville, MD 20783-2816

Brenda Jefferson
7400 Jaffrey Road
Fort Washington, MD
20744-3409

Mary E. Benson
312½ 59th Street, N.E.
Washington, DC 20019-6956

We
c/o Project Inc.
200 K Street, N.W., #1
Washington, DC 200015-5501

Sanford L. & Rubye Smith
38 55th Street, S.E.
Washington, DC 20019-6564

C.L. & D.M. Johnson
30 55th Street, S.E.
Washington, DC 20019-6564

George Basiliko
1113 I Street, N.W.
Washington, DC 20005-3913

Oakley M. & Shirley Major
90 54th Street, S.E.
Washington, DC 20019-6559

Barbara M. Matthews
6112 Banks Place, N.E.
Washington, DC 20019-7912

Galatian Baptist Church
806 F Street, N.E.
Washington, DC 20002-5322

Mary Ellen Rucker
321 58th Street, N.E.
Washington, DC 20019-6954

Cynthia J. Richardson
5816 Clay Street, N.E.
Washington, DC 20019-6859

Sheila A. Gaither
315 58th Street, N.E.
Washington, DC 20019-6954

Marguerite Pettigrew
36 55th Street, S.E.
Washington, DC 20019-6564

L. & A.B. Walker
26 55th Street, S.E.
Washington, DC 20019-6564

William B. Boseman
Melvin C. Battle
9 61st Street, N.E.
Washington, DC 20019-7923

Viola P. Fowler
7 61st Street, N.E.
Washington, DC 20019-7923

Cynthia M. Lindsey
6114 Banks Place, N.E.
Washington, DC 20019-7912

Anne Clarke
6109 Clay Street, N.E.
Washington, DC 20019-7906

Albert & J. Brown
c/o Mary H. Brown
831 Adrian Street, S.E.
Washington, DC 20019-4910

Lizzie M. Daniels
310 59th Street, N.E.
Washington, DC 20019-6956

Mary L. Blakemore
42 55th Street, S.E.
Washington, DC 20019-6564

A.V. & R.B. Cavanaugh
32 55th Street, S.E.
Washington, DC 20019-6564

Rosa L. Boyd
44 55th Street, S.E.
Washington, DC 20019-6564

**Owners Within 200' of Property**

Michael S. & S.A. Loving
24 55th Street, S.E.
Washington, DC 20019-6564

Keith L. & Sylvva Johnson
120 54th Street, S.E.
Washington, DC 20019-6561

D.J. Patterson & C. Hicks
4921 A Street, SE.
#101
Washington, DC 20019-6203

Jane E. Jones
5404 Central Avenue, S.E.
Washington, DC 20019-6586

Brenda J. & Lester Felder
5450 Central Avenue, S.E.
Washington, DC 20019-6586

Mary F. Green
88 54th Street, S.E.
Washington, DC 20019-6559

Russell E. & Jane C. Jones
110 54th Street, S.E.
Washington, DC 20019-6561

Louise E. Queen
Roberta Q. Gambrell
114 54th Street, S.E.
Washington, DC 20019-6561

Fannie C. Davis
112 54th Street, S.E.
Washington, DC 20019-6561

Rudolph Grayson
84 54th Street, S.E.
Washington, DC 20019-6559

William A. Miller
96 54th Street, S.E.
Washington, DC 20019-6559

Arthur L. & Arlene Hunter
108 54th Street, S.E.
Washington, DC 20019-6561

Rosie Butler
5554 B Street, S.E.
Washington, DC 20019-6356

Suck Ro Lee
P.O. Box 602
College Park, MD 20741-0602

James & Edna Mae Archie
105 55th Street, S.E.
Washington, DC 20019-6567

Pentecost True Believers
5670 Central Avenue, S.E.
Washington, DC 20019-6544

Roger C. & Elizabeth L. Greene
77 58th Street, S.E.
Washington, DC 20019-6543

Brenda J. & Lester Felder
5450 Central Avenue, S.E.
Washington, DC 20019-6586

R.A. & C.B. Brown
95 55th Street, S.E.
Washington, DC 20019-6565

Reginald R. Hamlin
13 58th Street, S.E.
Washington, DC 20019-6500

Addie P. Smith
5551 Central Avenue, S.E.
Washington, DC 20019-6588

Fred C. & T.L. Lewis
5543 Central Avenue, S.E.
Washington, DC 20019-6588

W. & A.D. Van Buren
5533 Central Avenue, S.E.
Washington, DC 20019-6588

Florence Proctor
5561 Central Avenue, S.E.
Washington, DC 20019-6588

Willie B. & Lylie D. Lake
5557 Central Avenue, S.E.
Washington, DC 20019-6588

Harry J. Goode
5531 Central Avenue, S.E.
Washington, DC 20019-6588

Eva M. Hunter
5552 B Street, S.E.
Washington, DC 20019-6356

**Owners Within 200' of Property**

James & Lucille Hunter
5556 B Street, S.E.
Washington, DC 20019-6356

Kathy Ray Massey
5544 B Street, S.E.
Washington, DC 20019-6356

J. & Pattie J. Dorsey
5545 Central Avenue, S.E.
Washington, DC 20019-6588

Delores E. Durham
5542 B Street, S.E.
Washington, DC 20019-6356

Frank & Pearl M. Love
5550 B Street, S.E.
Washington, DC 20019-6356

Towanda Wade
5548 B Street, S.E.
Washington, DC 20019-6356

Richard & Maria A. Parker
11 58th Street, S.E.
Washington, DC 20019-6500

Joseph M. & Wanda M. Thomas
5555 Central Avenue, S.E.
Washington, DC 20019-6588

Isaiah & Mabel R. Blackmon
c/o Frank P. Donnelly
3060 Mitchellville Road, #218
Bowie, MD 20716-3975

Charlotte Bouknight
5537 Central Avenue, S.E.
Washington, DC 20019-6588

William E. & Reida E. Edmonston
5538 B Street, S.E.
Washington, DC 20019-6356

J.D. & G.L. Patterson
5549 Central Avenue, S.E.
Washington, DC 20019-6588

Cath C. Hemingway
c/o Marion Hemingway
1706 Otis Street, N.E.
Washington, DC 20019-2324

Lafrances M. Dudley
5539 Central Avenue, S.E.
Washington, DC 20019-6588

Claudette & Eric J. Wellington
109 56th Place, S.E.
Washington, DC 20019-6571

William L. & E.T. Black
101 56th Place, S.E.
Washington, DC 20019-6571

Ruth & C.B. Edwards
102 56th Street, S.E.
Washington, DC 20019-6575

James R. & G.G. Mitchell
108 56th Street, S.E
Washington, DC 20019-6575

Robert T. & A.J. Goodman
103 56th Place, S.E.
Washington, DC 20019-6571

Jerome Williams
105 56th Place, S.E.
Washington, DC 20019-6571

W.C. & L.V. Maclin, Sr.
c/o William McLin, Jr.
544 Greentown Drive
Lawrenceville, VA 23868-4040

Eva L. Carr
113 56th Place, S.E.
Washington, DC 20019-6571

W.W. & L.A. Waters
111 56th Place, S.E.
Washington, DC 20019-6571

Kervin D. & R.T. Burrell
110 56th Street, S.E.
Washington, DC 20019-6575

Sheilia E. Douglas
100 56th Street, S.E.
Washington, DC 20019-6575

Elizabeth N. Hillman
5923 Windsor Avenue
Philadelphia, PA 19143-5221

Mary & Gwendolyn Wills
107 56th Place, S.E.
Washington, DC 20019-6571

**Owners Within 200' of Property**

Andrea V. Freeman
6427 Old Branch Avenue
Temple Hills, MD 20748-2607

Open Door Baptist Church
136 56th Street, S.E.
Washington, DC 20019-6578

Albert & Ruth E. Bratton
119 56th Place, S.E.
Washington, DC 20019-6572

Roberta Weems
121 56th Place, S.E.
Washington, DC 20019-6572

M. Whitney
J. Carter
125 56th Place, S.E.
Washington, DC 20019-6572

J.W. & G.V. Francis
5622 Central Avenue, S.E.
Washington, DC 20019-6529

Terrenthia V. Sweeney
5750 Southern Avenue, S.E.
Washington, DC 20019-6551

Valentine B. & T.B. Allen
123 56th Place, S.E.
Washington, DC 20019-6572

Albert & T. Williams
131 56th Place, S.E.
Washington, DC 20019-6572

W. & B.G. McQueen
129 56th Place, S.E.
Washington, DC 20019-6572

Cleopatra Smallwood
135 56th Place, S.E.
Washington, DC 20019-6572

Robert & Mary King
1725 38th Street, S.E.
Washington, DC 20019-2329

Broderick & D. Wimbish
127 56th Place, S.E.
Washington, DC 20019-6572

Liberty Mission Church
224 57th Place, N.E.
Washington, DC 20019-6865

Harold B. & F.W. Rogers
214 57th Place, N.E.
Washington, DC 20019-6865

Corinne R. Gantt
Luther M. Raymond
7200 E Spring Street
Landover, MD 20785-5256

Rosalie R. Thornton
244 57th Place, N.E.
Washington, DC 20019-6865

Carolyn F. Crews
5716 Blaine Street, N.E.
Washington, DC 20019-6569

Henry G. Rose, Jr.
327 57th Street, N.E.
Washington, DC 20019-6754

Clarence E. & J. Terry, Jr.
216 57th Place, N.E.
Washington, DC 20019-6865

C.A & Thelma W. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Alvin S. & L. Garnett
246 57th Place, N.E.
Washington, DC 20019-6865

Angelo Crawley
248 57th Place, N.E.
Washington, DC 20019-6865

Alonzo & A. Nicholson
218 57th Place, N.E.
Washington, DC 20019-6865

Bernice Langford
250 57th Place, N.E.
Washington, DC 20019-6865

Stroman O & S.E. Tolson
252 57th Place, N.E.
Washington, DC 20019-6865

Natalie B. Rose
329 57th Street, N.E.
Washington, DC 20019-6754

**Owners Within 200' of Property**

Thomas & A.B. Johnson
4213 19th Avenue
Temple Hills, MD 20748-5617

Capital Mortgage & Title Co.
c/o Charles A. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Liberty Mission Church
224 57th Place, N.E.
Washington, DC 20019-6865

Cary W. Brinncefield
13950 Brighton Dam Road
Clarksville, MD 21029-1331

Iris R. Lewis
1367 Underwood Street, N.E.
Washington, DC 20019-2925

Falcon Construction Co.
1900 Quincy Street, N.E.
Washington, DC 20019-5338

Thowlip Inc.
1613 Independence Avenue, S.E.
Washington, DC 20003-1635

Deon J. Coates
2351 16th Street, S.E.
#302
Washington, DC 20020-4317

Charles A. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Henry G. Rose, Jr.
327 57th Street, N.E.
Washington, DC 20019-6754

Asso Cap VW Plza Phase II
c/o Arco Management
1012 14th Street, N.W., #1100
Washington, DC 20005-3406

Hacienda Coop Inc.
102 58th Street, S.E., #c
Washington, DC 20019-6511

L & M Carson
2200 Porter Avenue
Suitland, MD 20746-1046

Turner & Elsie Dowing
4549 Alabama Avenue, S.E.
Washington, DC 20019-4912

Howard University
2400 6th Street, N.W.
Washington, DC 20059-0001

Wayne Dabney
2419 Northumberland Avenue
Richmond, VA 23220-1524

Emma Frances Ballard
5807 E. Capitol Street, S.E.
Washington, DC 20019-6832

Joyce A. Gunter
48 58th Street, S.E.
Washington, DC 20019-6542

IMC Mortgage Company
5901 E. Fowler Avenue
Tampa, FL 33617-2362

Henry P. & A.T. Walker
38 58th Street, S.E.
Washington, DC 20019-6542

Carrie Toles
40 58th Street, S.E.
Washington, DC 20019-6542

William D & G.H. Jackson
44 58th Street, S.E.
Washington, DC 20019-6542

Julius & Cecelia Graves
46 58th Street, S.E.
Washington, DC 20019-6542

Jerome Fletcher
36 58th Street, S.E.
Washington, DC 20019-6542

McDay M. & M.M. Barbour
P.O. Box 52
Accokeek, MD 20607-0052

True Holiness Church Christ
c/o Rev. Calvin Curtis
5821 E. Capitol Street, S.E.
Washington, DC 20019-6832

Larry Anthony Roach
5308 E. Capitol Street, N.E.
Washington, DC 20019-6611

**Owners Within 200' of Property**

Nancy J. Moore
1319 E. Capitol Street, S.E.
Washington, DC 20003-1551

William D. & J.L. Hughey
1425 Fort Stevens Drive, N.W.
Washington, DC 20011-1723

M. Bellman & N. South
3404 25th Avenue
Temple Hills, MD 20748-2804

Secretary of HUD
820 1st Street, N.E.
Washington, DC 20002-4243

Kenneth J. Elzie
5732 Southern Avenue, S.E.
Washington, DC 20019-6551

Janet L. Sledge
6806 Garth Street
Bowie, MD 20715-1749

Ethelyn R. Redd
3811 25th Avenue
Templs Hills, MD 20748-3007

James D. Wright
5738 Southern Avenue, S.E.
Washington, DC 20019-6551

Harry E. Brown
5742 Southern Avenue, S.E.
Washington, DC 20019-6551

Brenda J. Winters
5736 Southern Avenue, S.E.
Washington, DC 20019-6551

David L. & Dorothy P. Witherspoon
81 58th Street, S.E.
Washington, DC 20019-6543

Beulah M. McCall
80 57th Place, S.E.
Washington, DC 20019-6537

Neta M. Price
5763 E. Capitol Street, S.E.
Washington, DC 20019-6830

Ennis & Dolores Garnett
29 58th Street, S.E.
Washington, DC 20019-6500

Joseph & Mary Cleveland
5744 Southern Avenue, S.E.
Washington, DC 20019-6551

Willie & Zura M. Dortch
1916 Porter Avenue
Suitland, MD 20746-1040

Audrey H. Livingston
5748 Southern Avenue, S.E.
Washington, DC 20019-651

Barbara Betts
Cassandra Livingston
5726 Southern Avenue, S.E.
Washington, DC 20019-6551

Jesse L. & N.E. Gallmon
5724 Southern Avenue, S.E.
Washington, DC 20019-6551

N. Montgomery
Y. Ferguss
86 57th Place, S.E.
Washington, DC 20019-6537

Angela M. London
83 58th Street, S.E.
Washington, DC 20019-6543

Elsie Spivey
82 57th Place, S.E.
Washington, DC 20019-6537

Margaret C. House
31 58th Street, S.E.
Washington, DC 20019-6500

Lillie G. Miller
75 58th Street, S.E.
Washington, DC 20019-6543

Jacqueline Brown
5767 E. Capitol Street, S.E.
Washington, DC 20019-6830

Patricia B. Smallwood
5761 E. Capitol Street, S.E.
Washington, DC 20019-6830

Bryant & Rosa I. Patterson
87 58th Street, S.E.
Washington, DC 20019-6543

**Owners Within 200' of Property**

Chad Williams
104 58th Street, S. E.
#204
Washington, DC 20019

Joseph W. Lockett
5561 Central Avenue, S.E.
Washington, DC 20019

Marline O. Scott
5120 Drake Place, S.E.
Washington, DC 20019

Mary D. Jackson
Chairperson, ANC 7E
135 49th Street, S.E.
Washington, DC 20019

Inita Jackson
4909 F Street, S.E.
Washington, DC 20019

Naomi P. Robinson
1131 46th Place, S.E.
Washington, DC 20019

Johnnie Scott Rice
4262 Massachusetts Avenue, S.E.
Washington, DC 20019

Edward H. Harris
1101 51st Place, N.E.
Washington, DC 20019

Muriel Chambers
1027 46th Street, N.E.
Washington, DC 20019

Terrance Johnson
5220 Hayes Street, N.E.
Washington, DC 20019

Savannah D. Crook
5302 East Capitol Street, N.E.
Washington, DC 20019

Charles F. Adderley
236 57th Street, N.E.
Washington, DC 20019

Mary L. Gaffney
Chairperson, ANC 7C
328 62nd Street, N.E., #208
Washington, DC 20019