NOTICE OF INTENT TO FILE A PLANNED UNIT DEVELOPMENT

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

October 28, 2002

D.C. Housing Authority and A&R/THC, LLC, a joint venture between A&R Development Corp. and The Henson Development Company (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.

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The property that is the subject of this application is located in Southeast Washington on the site of the Eastgate Gardens Community public housing complex. The project site is bounded generally by Fitch Street on the south, Benning Road on the west, F Street and Drake Place on the north and 51st Street on the east, all S.E. The project site has a total land area of approximately 20 acres and includes Lots 9-20 in Square 5318, Lots 19-37 in Square 5319, and Lots 29-36 in Square 5320. The subject property is in Ward 7 and also within the boundaries of Advisory Neighborhood Commission ("ANC") 7E. Most of the units on the site have been demolished, and the Development Team intends to demolish the remaining units before filing for a PUD.

Due to prior federal government ownership, the site currently is unzoned. The Development Team is proposing R-5-A zoning for the site but intends a low density development equivalent to matter of right development in R-2 zones. R-5-A zoning is only necessary to allow the development of the eight "grand houses." R-5-A also allows the other proposed residential buildings types that are proposed in the PUD.

The Development Team plans to demolish the Eastgate Garden Community and to redevelop the site with 169 dwelling units and a 15,000 square foot cultural arts center providing training in such fields as music, performing arts, visual arts, film, and fashion design, as well as in life skills. The SP-1 ("Special Purpose") zone is proposed for the site of the cultural center. This is the lowest density zone that allows a cultural arts center. The preliminary plans show the following breakdown of dwelling units by type:

Grandhouses (8 grandhouses, 4 units each)	32 units
Single family detached	29 units
Duplexes (38)	76 units
Townhouses	32 units
Total	169 Dwelling Units

ZONING COMMISSION
District of Columbia
Case 02-49
Exhibit 4

ZONING COMMISSION
District of Columbia
CASE NO.02-49
EXHIBIT NO.4

The overall goal is a stable, mixed-income residential neighborhood served by a cultural arts center geared towards training youth in various aspects of the arts. The development is designed to revitalize the area. A Community and Supportive Services Program already has been implemented.

If you desire further information about the proposed PUD project, please call Dana Henson, Vice President of The Henson Development Company, (202) 546-9033, or Jessica Franklin, representative of the District of Columbia Housing Authority, (202) 535-2572.

CERTIFICATE OF NOTICE

November 22, 2002

I HEREBY CERTIFY that on October 29, 2002, at least ten (10) days prior to the filing of this application for a Planned Unit Development, for the proposed Eastgate Gardens residential and mixed use development, a Notice of Intent to File an Application for PUD was mailed, first-class postage prepaid, to Advisory Neighborhood Commission 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 and is bounded generally by Fitch Street to the south, Benning Road to the west, F. Street and Drake Street to the north and 51st Street to the east, all in Southeast D.C.

Jamie Goodson

Name: Jamie Goodson

Date: 11/22/02