Government of the District of Columbia
OFFICE OF ZONING

Z.C. CASE NO.: 03-03 (2nd Stage PUD @ Capitol Gateway Estates)

As Secretary to the Zoning Commission, I herby certify that on JAN 3 1 2003 copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. *D.C. Register*

2. Applicant(s)/Petitioner(s)
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ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit 12

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ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.12

5. City Councilmember(s) Councilmember Kevin P. Chavous (Ward 7)

6. Office of Planning (Ellen McCarthy)

7. Zoning Administrator

8. ~~30 copies to MLK Library (Sheryl Thorpe)~~

9. Corporation Counsel (Alan Bergstein)

ATTESTED BY: _____

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION NOTICE OF FILING
Case No. 03-03
(2nd Stage PUD @ Capitol Gateway Estates)
January 30, 2003

On January 21, 2003, the Office of Zoning received an application from the Department of Housing Authority and A&R/THC LLC (collectively, the "Applicant"), requesting review and approval of the second stage of a Planned Unit Development ("PUD") in accordance with District of Columbia Zoning Regulations, 11 DCMR (July 1996).

The property that is the subject of this application consists of all or significant parts of the land in Squares 5246, 5272, 5276, 5277, 5279, 5280, and 5281 and is bisected by East Capitol Street and is bounded by 61st Street, N.E. and Southern Avenue, S.E. to the east/southeast; 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 property comprises approximately 25 acres and is currently improved with three public housing developments and a subsidized high-rise apartment building that has been foreclosed.

The Applicant proposes to redevelop the site with a multi-family apartment building, townhouses single family detached and semi-detached houses, and "grand houses" (four walkup units within what appears to be a single home). Both rental and ownership opportunities will be provided. The PUD also includes a community building with a day care center.

The developer is A&R Development Corp.; the property manager is A.R.T. Management, Inc. Other members of the development team include Ben Dyer Associates, Inc.; Bryant, Bryant, & Williams; The Edgecombe Group; Grimm + Parker; The Henson Company; and Sorg and Associates, P.C. The land use counsel is Arnold & Porter.

For additional information, please contact, the Alberto P. Bastida, AICP, Secretary to the Zoning Commission at (202) 727-6311.