ARNOLD & PORTER

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

D.C. OFFICE OF ZONING
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May 19, 2003

Jerrily Kress, Director
D.C. Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, DC 20001

03-03/

Re: Pre-Hearing Submission, Zoning Commission Case No. 02-05
Capitol Gateway Estates (formerly known as New East Capitol)
Second-Stage PUD

Dear Ms. Kress:

This letter and accompanying materials constitutes the Pre-Hearing Submission for the single-family and multi-family housing components of the second stage of the above-referenced Capitol Gateway Estates PUD.

On January 30, 2002, A&R/THC LLC and the District of Columbia Housing Authority ("DCHA" and together with A&R/THC LLC, the "Applicant") filed a Planned Unit Development ("PUD") application for a mixed-use project originally known as New East Capitol, consisting of a shopping center and a 516 unit, residential component which included a 151-unit senior apartment building. At the behest of stakeholders in the neighborhood of the PUD site, the name of the project has been changed to Capitol Gateway Estates. Based on the request of the District of Columbia Housing Authority ("DCHA") that the senior building be heard on an expedited basis and on the view of the Office of Planning ("OP") that certain issues needed to be resolved with respect to the balance of the PUD, on February 11, 2002 the Zoning Commission authorized the scheduling of a public hearing on the senior building only. The Zoning Commission approved the senior building project in Zoning Commission Order No. 02-04 dated September 9, 2002, effective upon its publication in the *District of Columbia Register* on November 29, 2002.

Thereafter, the Applicant made changes with regard to the proposed map amendments and addressed other remaining issues in accordance with OP's direction. The Zoning Commission took action at its March meeting to authorize a public hearing

ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit 17-A

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.17A

on the remaining housing components.[1] In Order No. 02-05 dated September 9, 2002, effective upon its publication in the *District of Columbia Register* on November 29, 2002, the Zoning Commission approved the first-stage PUD for the multi-family and single-family components.

Due to a variety of factors, the Applicant has had to adjust its plans with respect to the Multi-Family Building. A recent change in the U.S. Department of Housing and Urban Development's regulation regarding the use of Federal Housing Administration (FHA) funds requires that all of the funds be used within the footprint of the building for which the funds were allocated. Previously, some of the funds could be allocated to other components of the same development. The Applicant was given a $12 million award ($40,000 per unit) to redevelop the Multi-Family Building. Initially the Applicant intended to reduce the density of the Multi-Family Building from approximately 300 units to 120 units and to use the balance of the funds elsewhere in the PUD. Because of the new regulation, however, by reducing the density of the Multi-Family Building the Applicant would forego approximately $7.2 million in subsidies. As a result, rather than demolish and reconstruct the Multi-Family Building, the Applicant has decided to rehabilitate the building with a lesser reduction in units to be provided (from 300-270 units).

Rehabilitation of the building will require only cosmetic changes to the exterior of the building. Most of the changes will only involve reconfiguration of the interior of the building. Because the building is already zoned R-5-D, and because the Housing Authority places a high priority on completing this rehabilitation and re-occupancy, the Applicant plans to begin the rehabilitation process some time before the completion of the second-stage PUD case. Currently, the development team is considering either 270 rental units or 120 condo and 150 rental units. Significant homeownership opportunities will be provided in the Multi-Family Building under the rental/condo scenario-- 120 units. Zoning Commission review of the exterior design would still be within the

[1] The commercial component of the PUD was not considered at that hearing. Geotechnical studies and soil testing on the commercial site revealed site conditions that will substantially increase the cost of the project site development work. Consideration of the commercial component of the PUD is not feasible at this time due to the withdrawal of the commitment of the previously identified anchor tenant. The Applicant and the Mayor's Office continue to work diligently to secure a committed anchor tenant for the shopping center.

purview of the PUD. The Applicant will submit drawings of the exterior design treatment approximately one month prior to the public hearing.

Though the Multi-Family Building currently is zoned R-5-D, it contains ground-floor space that has been and may continue to be used for office or retail use. The Applicant intends to retain that space for office and retail use. The Office of Planning is supportive of providing retail uses especially on the ground floor level of the building. OP's view is that retail services in buildings on the right hand side of East Capitol Street for outbound commuters would be a preferred location for retail uses. This location is also near the Metrorail station. OP also recommended that the Applicant consider providing retail uses on the ground floor of residential buildings adjacent and to the west of the Multi-Family Building. Although the Applicant has not conducted any market studies to determine the extent of demand for retail services in these locations, it is willing to apply for mixed-use zoning so that retail establishments can be provided if they prove feasible. Given the high-rise nature of the Multi-Family Building, the logical choice is the C-2-B zone. C-2-B allows a maximum density of 3.5 FAR for residential or mixed uses, of which up to 1.5 FAR may be devoted to nonresidential and commercial uses. The maximum permitted height is 65 feet. With a PUD the maximum permitted height is 90 feet, and maximum density is 6.0 FAR for residential or mixed uses, with a maximum of 2.0 FAR for commercial uses. The existing Multi-Family Building and proposed residential buildings to the west of it are within the zoning envelope described above.

For this reason, the Applicant herewith submits an application for a Zoning Map Amendment to rezone the Multi-Family Building property (Square 5279, Lot 52) from R-5-D to C-2-B and to rezone the adjacent property to the west (Square 5279, Lot 53) from R-5-A to C-2-B.

Pursuant to § 3013 of the Rules of Practice and Procedure before the Zoning Commission (the "Rules"), we are herewith submitting twenty (20) copies of the Pre-Hearing Submission for the second-stage of the remaining New East Capitol residential component, which consists of single-family, semi-detached, detached, and multi-family buildings with a combined total of 365 units.

The following items are being submitted:

1. A list of witnesses who will testify at the public hearing, a summary of their testimony, and an estimate of the time required for the applicant's presentation.

2. A set of mailing labels with the names and addressed of all property owners within 200 feet of the Multi-Family Building pursuant to §3013.3 of the Rules.

3. Memorandum of Understanding between the Applicant and the Department of Employment Services.[2]

4. Certification pursuant to § 3013.7 of the Rules: We hereby certify that all of the requirements of § 3013 have been complied with in this submission.

The Applicant previously submitted twenty (20) copies of its second-stage PUD submission dated November 1, 2002, which submission contained both the Applicant's pre-hearing statement and reduced plans. Two (2) sets of full-size plans were submitted simultaneously. Accordingly, the Applicant is not submitting herewith any copies of those materials and requests that the Zoning Commission and the public consult the copies previously filed.

The Zoning Commission did not request any additional information from the Applicant, and therefore no additional information is provided pursuant to §3013.1(a) of the Rules of Practice and Procedure. With one exception, no maps, plans, or other documents will be offered into evidence other than those submitted in the November 1, 2002 submission. Therefore no list of such materials is included pursuant to §3013.1(f) of the Rules. The one exception is that the Applicant intends to submit into evidence preliminary plans for the exterior design of the rehabilitated Multi-Family Building twenty days prior to the second-stage PUD hearing.

[2] Negotiation of a Memorandum of Understanding with the Office of Local Business Development is ongoing, and is undergoing final review and revisions. It is anticipated that this document will be executed at the end of June. The Applicant held a vendor fair on March 25, 2003 to solicit local, small and disadvantaged enterprises to provide services for the PUD.

Please contact the undersigned if any additional materials are needed.

Sincerely,
ARNOLD & PORTER

Cynthia A. Giordano, Esq.

Nathan W. Gross, AICP

Jamie Z. Goodson, Esq.

Enclosures

cc: Lawrence Dwyer, Hope VI Coordinator,
D.C. Housing Authority
Ellen McCarthy, Office of Planning
David J. McGettigan, Office of Planning
Howard Ways, Office of Planning

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT CASE

Witnesses:

District of Columbia Housing Authority
Lawrence Dwyer, Director, Office of Planning and Development,
K. (Bernie) Tetreault, Real Estate Development Advisor to the Executive Director
and/or Lee Backus, Administrator, Potomac Region

A&R Development Corporation, Residential Developer
Cheryl Hamilton, Director of the Washington, D.C. Office and/or
Calvin Johnson, Assistant Development Manager

The Henson Development Company, Residential Developer
Dan Henson, Principal and/or Dana Henson, Vice President

Grimm + Parker Architects
Logan Schultz, AIA, Carl Oehrig, AIA and/or Bridgett Ahmad, AIA

Bryant, Bryant & Williams
Charles Bryant, AIA

Fox Architects and Cunningham + Quill Architects, PLLC
Robert D. Fox, AIA and/or Lee Quill, AIA

The Edgecombe Group, Landscape Architects
Leland Edgecombe, A.S.L.A.

O.R. George & Associates, Inc.,
Transportation Planning & Engineering Consultants
O. R. George. Principal-in-Charge

Arnold & Porter, Land Use Counsel
Nathan W. Gross, AICP, City Planner

Estimated Time Required to Present Case: 1.25 hours

Summary of Testimony

District of Columbia Housing Authority

I. Hope VI Development

II. Redevelopment of Public Housing

A & R Development Corporation

I. Summary of Development Experience of A&R and The Henson Development Company with Similar Projects

II. Project Background and Goals

III. Development Planning, Financing, Timetable

IV. Community Involvement in PUD Planning

The Henson Development Company

I. MOUs with Department of Employment Services and Office of Local Business Development

II. Current and Anticipated Employment of District of Columbia Residents

III. Current and Anticipated Engagement of Local, Small and Disadvantaged Business Enterprises

Grimm + Parker Architects, Residential Architect (New Construction)

I. Identification of the Firm and Its Practice

II. Presentation of Site and Architectural Plans for New Residential Development

III. Review of Necessary Areas of Flexibility for the Project

IV. Discussion of Building Materials

Fox Architects/Cunningham + Quill Architects, PLLC,
Residential Architects (Multi-Family Building Rehabilitation)

I. Identification of the Firms and Their Practice

II. Presentation of Site and Architectural Plans for the Multi-Family Building

III. Review of Necessary Areas of Flexibility for the Project

IV. Discussion of Building Materials

O.R. George & Associates, Inc.,
Transportation Planning & Engineering Consultants

I. Identification of Firm and Its Practice

II. Review of Existing Road Network

III. Discussion of Proposed Traffic Plan

Arnold & Porter, Land Use Counsel

I. Identification of Firm and Its Practice

II. Assessment of Key Planning Issues and Benefits of Proposed Project

III. Consistency of Project with Comprehensive Plan and PUD Evaluation Standards

FIRST SOURCE EMPLOYMENT AGREEMENT

Contract Number: _____

Contract Amount: _____

Project Name: New East Capitol View (Capitol Gateway Estates _____

Project Address: East Capitol Street, SE Ward: 7

This Employment Agreement, in accordance with D.C. Law 5-93 and Mayor's Order 83-265 for recruitment, referral, and placement of D.C. residents, is between the District of Columbia, Department of Employment Services, hereinafter referred to as DOES, and A&R/THC, LLC,

hereinafter, referred to as EMPLOYER. Under this Employment Agreement, the EMPLOYER will use the East Capitol View Community Development Corporation (ECVCDC-TEA)Temporary Employment Agency as its first source for recruitment, referral and placement of new hires or employees for the new jobs created by this project. In the event that the ECVCDC-TEA cannot refer the qualified personnel requested in a 48 hour period , the employer will immediately contact DOES for recruitment, referral and placement of new hires or employees for the new jobs created by this project and will hire 51% D.C. residents for all new jobs created, as well, as 51% of apprentices employed in connection with the project shall be District residents registered in programs approved by the District of Columbia Apprenticeship Council.

I. General Terms
A. The EMPLOYER will use ECVCDC-TEA as its first source for the recruitment, referral and placement of employees.

B. The EMPLOYER will immediately contact DOES if ECVCDC-TEA cannot refer the qualified personnel requested within 48 hours.

C. The EMPLOYER shall require all contractors and subcontractors with contracts totaling $100,000 or more to enter into this First Source Employment Agreement with DOES.

D. DOES will provide recruitment, referral and placement services to the EMPLOYER subject to the limitations set out in this Agreement.

E. DOES participation in this Agreement will be carried out by the Office of the Director, with the Office of Employer Services, which, in addition to ECVCDC-TEA, isresponsible for referral and placement of employees, or such other offices or divisions designated by DOES.

F. This Agreement shall take effect when signed by the parties below and shall be fully effective for the duration of the contract and extension or modifications to the contract.

G. This Agreement shall not be construed as an approval of the EMPLOYER'S bid package, bond application, lease agreement, zoning application, loan or contract/subcontract.

H. DOES and the EMPLOYER agree that for purposes of this Agreement, new hires and jobs created (both union and nonunion) include all EMPLOYER'S job openings and vacancies in the Washington Metropolitan Area created as a result of internal promotions, terminations and expansions of the EMPLOYER'S workforce, as a result of this project, including loans, lease agreements, zoning applications, bonds, bids and contracts.

I. For purposes of this Agreement, apprentices as defined in D.C. Law 2-156, are included.

J. The EMPLOYER shall register an apprenticeship program with the D.C. Apprenticeship Council for construction or renovation contracts or subcontracts totaling $500,000 or more. This includes any construction or renovation contract or subcontract signed as the result of a loan, bond, grant, Exclusive Right Agreement, street or alley closing, or a leasing agreement of real

property for 1 year or more. Contractors and subcontractors shall register an apprenticeship program with the D.C. Apprenticeship Council for construction or renovation contracts or subcontracts totaling $500,000 or more. The D.C. Apprenticeship Office will provide technical assistance and guidance to the EMPLOYER in developing apprenticeship standards and servicing their apprenticeship programs after certification of approval. The EMPLOYER is not responsible for setting up a new curriculum for the required classroom related or supplemental training. However, the employer is responsible for all tuition cost for their apprentices' related/supplemental training according to the D.C. Apprenticeship Rules and Regulations. Employers may utilize one (1) of the four (4) available providers for related/supplemental training: D.C. School of Apprenticeship, Montgomery College, The Bryant Adult Education Center and Associated Builders and Contractors (ABC) facilities. Other means of supplemental training may be used, provided it meets the approval of the Apprenticeship Council.

II. Recruitment

A. The EMPLOYER will complete the attached Employment Plan which will indicate the number of new jobs projected, salary range, hiring dates and union requirements. The EMPLOYER will notify ECVCDC-TEA first and then DOES of its specific need for new employees as soon as that need is identified.

B. Notification of specific needs, as set forth in Section II.A., must be given to DOES at least five (5) business days (Monday - Friday) 48 hours after request has been made to ECVCDC-TEA, and shall include, but need not be limited to, the number of employees needed by job title, qualification, hiring date, rate of pay, hours of work, duration of employment and work to be performed.

C. Job openings to be filled by internal promotion from the EMPLOYERS'S current workforce need not be referred to DOES for placement and referral.

D. The EMPLOYER will submit to DOES, prior to starting work on the project, the names, and social security numbers of all current employees, including apprentices, trainees and

laid off workers who will be employed on the project.

III. Referral

A. DOES will screen and refer applicants according to the qualifications supplied by the EMPLOYER.

IV. Placement

A. DOES will notify the EMPLOYER, prior to the anticipated hiring dates, of the number of applicants DOES will refer as agreed. DOES will make every reasonable effort to refer at least two qualified applicants for each job opening.

B. The EMPLOYER will make all decisions on hiring new employees but will in good faith use reasonable efforts to select its new hires or employees from among the qualified persons referred by ECVCDC-TEA and/or DOES.

C. In the event DOES cannot refer the qualified personnel requested, within five (5) business days (Monday - Friday) from the date of notification, the EMPLOYER will be free to directly fill remaining positions for which no qualified applicants have been referred. In this event, the EMPLOYER will still be required to meet the 51% goal.

D. After the EMPLOYER has selected its employees, DOES will not be responsible for the employees' actions and the EMPLOYER hereby releases DOES from any liability for employees' actions.

V. Training

DOES and the EMPLOYER may agree to develop skills training and on-the-job training programs; the training specifications and cost for such training will be mutually agreed upon by the EMPLOYER and DOES and covered in a separate Training Agreement.

VI. Controlling Regulations and Laws

A. If this Agreement conflicts with any labor laws or governmental regulations, the laws or regulations shall prevail.
B. DOES will work within the terms of all collective bargaining agreements to which the EMPLOYER is a party.

C. The EMPLOYER will provide DOES with written documentation that the EMPLOYER has provided the representative of any involved collective bargaining unit with a copy of this Agreement and has requested comments or objections. If the representative has any comments or objections the EMPLOYER will provide them to DOES.

VII. Agreement Modifications, Renewal, and Monitoring

A. If, during the term of this Agreement, the EMPLOYER should transfer possession of all or a portion of its business concerns affected by this Agreement to any other party by lease, sales, assignment or otherwise, the EMPLOYER as a condition of transfer shall:

1. Notify the party taking possession of the existence of the EMPLOYER'S Agreement.

2. Notify the party taking possession that full compliance with this Agreement is required in order to avoid termination of the project.

3. EMPLOYER shall, additionally, advise DOES within seven (7) days of the transfer. This advice will include the name of the party taking possession and the name and telephone of that party's representative.

B. DOES shall monitor EMPLOYER'S performance under this Agreement. The EMPLOYER will cooperate in DOES' monitoring effort and will submit a Contract Compliance Form to DOES monthly.

C. To assist DOES in the conduct of the monitoring review, the EMPLOYER will make available payroll and employment records for the review period indicated.

D. If additional information is needed during the review, the EMPLOYER will provide the requested information to DOES.

E. The EMPLOYER and DOES, or such other agent as DOES may designate, may mutually agree to modify this Agreement.

F. The project may be terminated because of the EMPLOYER'S non-compliance with the provisions of this Agreement.

Dated this 18TH day of DECEMBER 2002

Signed:

DEPARTMENT OF EMPLOYMENT SERVICES

SIGNATURE OF EMPLOYER

A&R DEVELOPMENT CORP

FOR A&R/THC LLC

NAME OF COMPANY

650 Pennsylvania Avenue, S.E.
Washington, DC 20003

ADDRESS

202-546-9033

TELEPHONE

Owners Within 200' of Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

703473v1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Alonzo & A. Nicholson
218 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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