CERTIFICATE OF MAINTENANCE OF POSTING

Zoning Commission Case No. 03-03/02-05
Capitol Gateway Estates – Second-Stage PUD

March 4, 2004

I HEREBY CERTIFY that on January 17, 21, & 31; February 14 & 24; and again on March 4, 2004, I affixed zoning placards providing notice of the above-referenced case on the street frontages of the subject properties to the north and south of East Capitol Street, SE and N.E., in the vicinity of Southern Avenue. I also certify that I checked to ensure that the placards remained posted on the property between January 17 and the initial date of the public hearing on February 26, 2004, and were revised and re-posted for the rescheduled date of the public hearing on March 11, 2004.

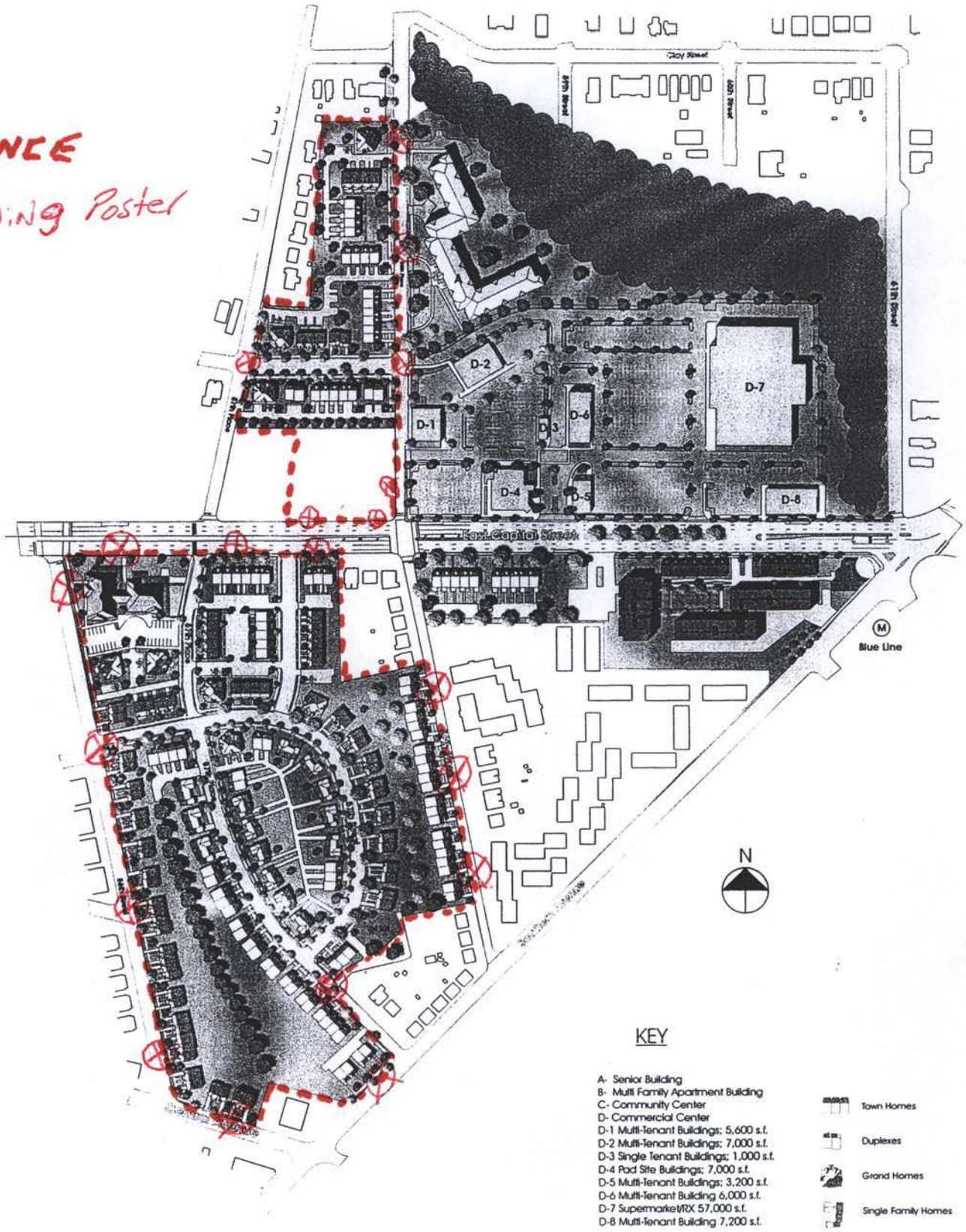
Calvin J. Jackson Jr.
Development Manager
A&R Development Corp.

ZONING COMMISSION
District of Columbia
Case No. 03-03
Exhibit No. 31

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.31

--- FENCE

⊗ ZONING POSTER



KEY

A- Senior Building
B- Multi Family Apartment Building
C- Community Center
D- Commercial Center
D-1 Multi-Tenant Buildings; 5,600 s.f.
D-2 Multi-Tenant Buildings; 7,000 s.f.
D-3 Single Tenant Buildings; 1,000 s.f.
D-4 Pad Site Buildings; 7,000 s.f.
D-5 Multi-Tenant Buildings; 3,200 s.f.
D-6 Multi-Tenant Building 6,000 s.f.
D-7 Supermarket/RX 57,000 s.f.
D-8 Multi-Tenant Building 7,200 s.f.

Town Homes

Duplexes

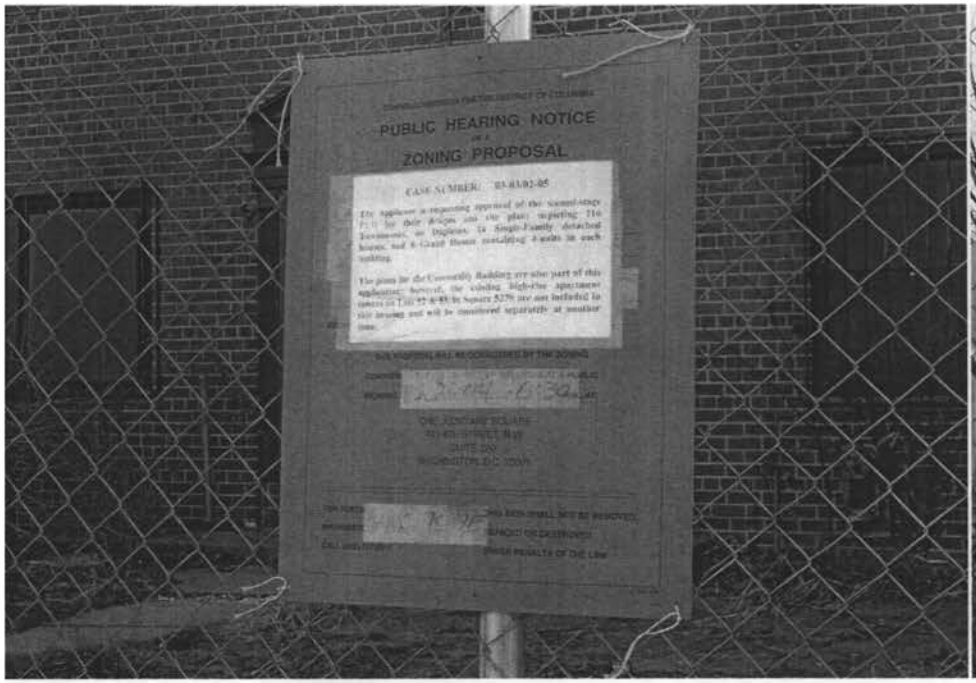
Grand Homes

Single Family Homes

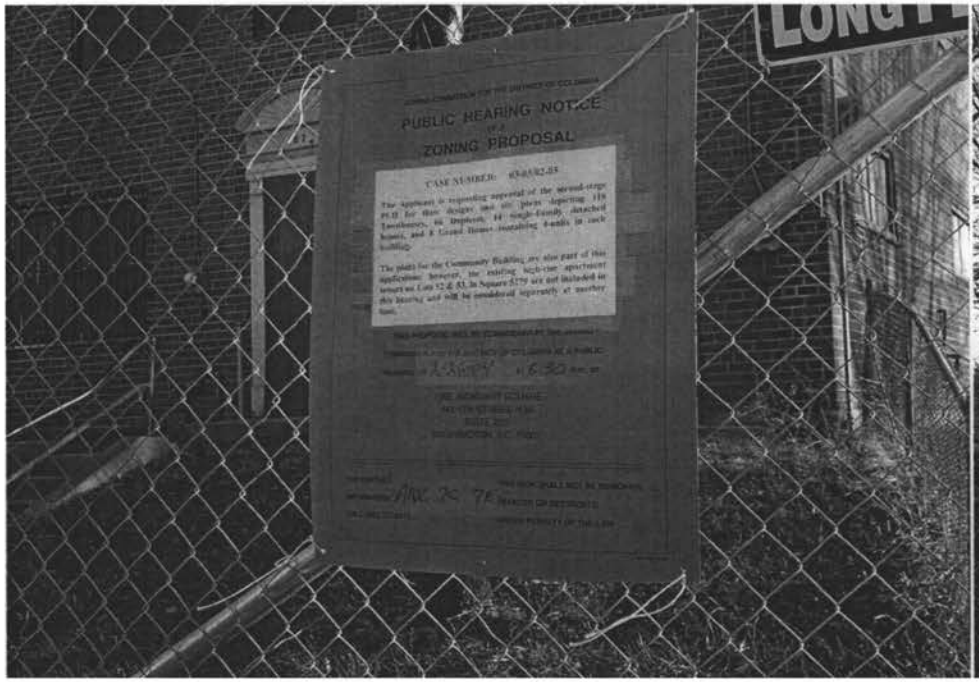
GRIMM + PARKER ARCHITECTS

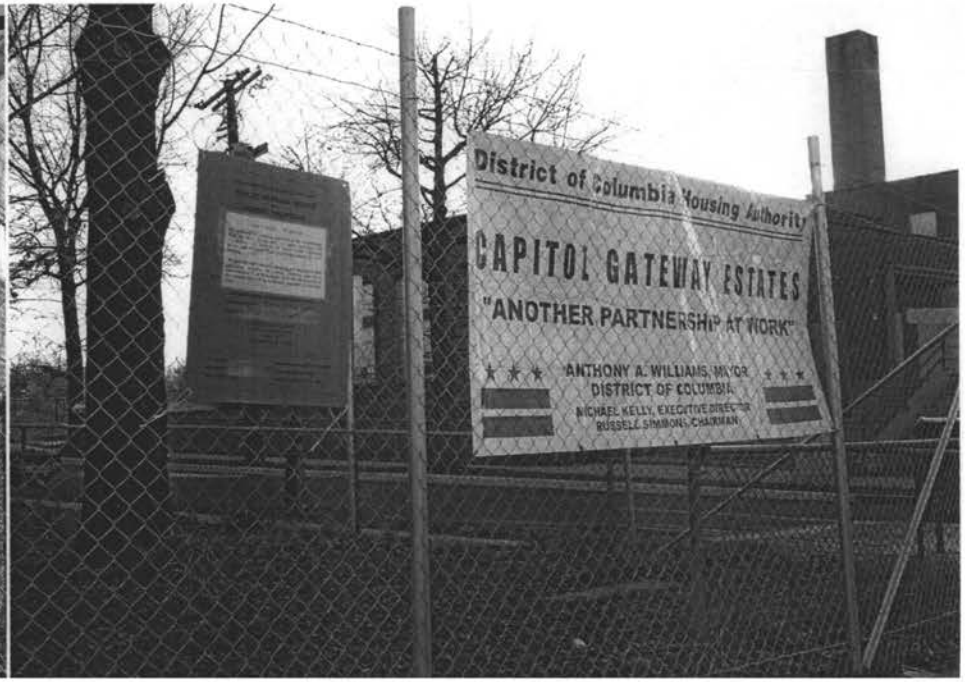
Capitol Gateway Estates

Developed by A&R/THC LLC in partnership with DCHA


PUBLIC HEARING NOTICE
ZONING PROPOSAL
CASE NUMBER:


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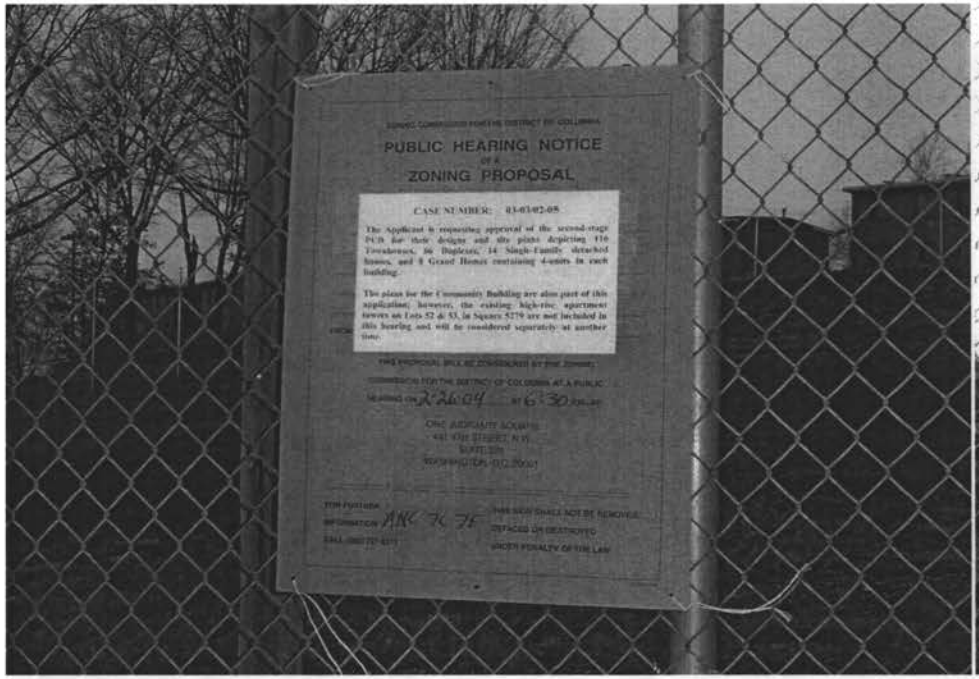

District of Columbia Housing Authority
CAPITOL GATEWAY ESTATES
"ANOTHER PARTNERSHIP AT WORK"
ANTHONY A. WILLIAMS, MAYOR
DISTRICT OF COLUMBIA
MICHAEL KELLY, EXECUTIVE DIRECTOR
RUSSELL SIMMONS, CHAIRMAN

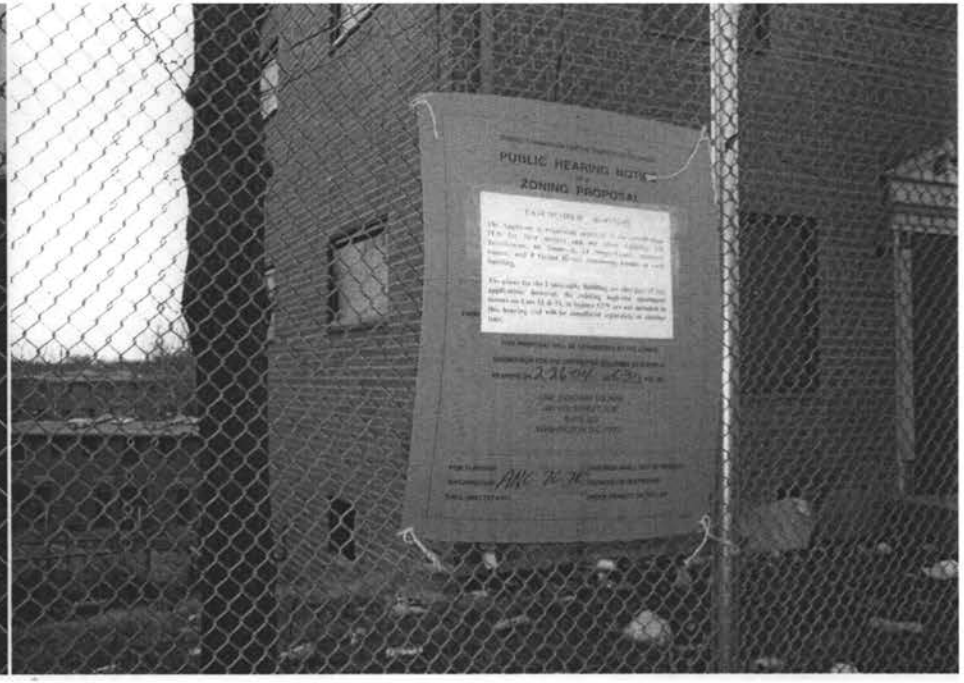


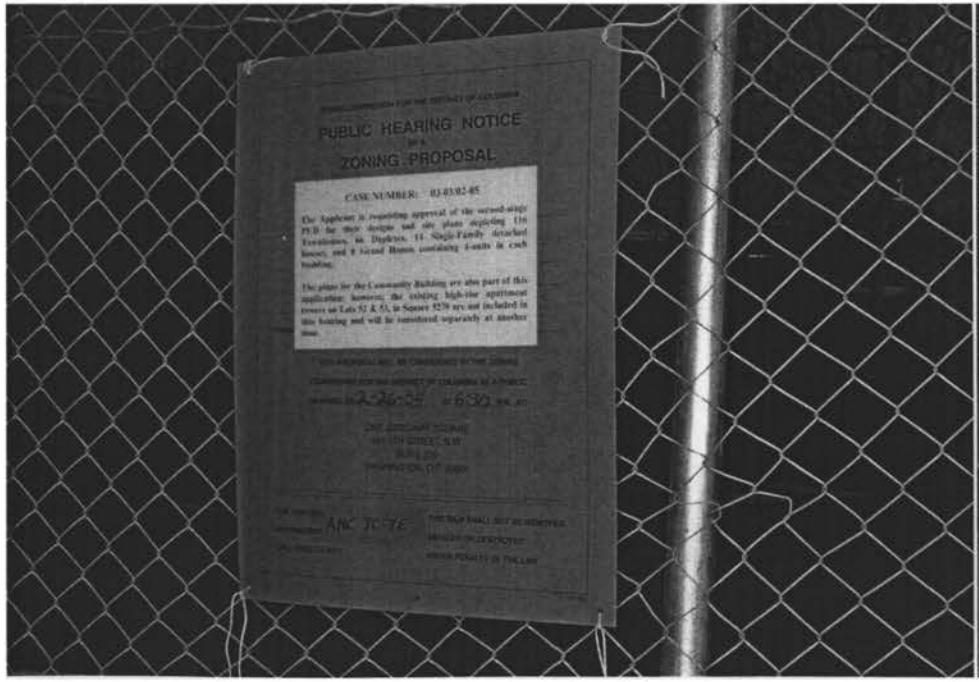

PUBLIC HEARING NOTICE
ZONING PROPOSAL




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ZONING PROPOSAL


PUBLIC HEARING NOTICE
ZONING PROPOSAL
CASE NUMBER: 03-03/02-05
The Applicant is requesting approval of the second-stage PUD for their designs and site plans depicting 116 Townhouses, 86 Duplexes, 14 Single-Family detached houses, and 8 Grand Homes containing 4-units in each building.
The plans for the Community Building are also part of this application; however, the existing high-rise apartment towers on Lots 52 & 53, in Square 5279 are not included in this hearing and will be considered separately at another time.
ANC 7C 7E


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ZONING PROPOSAL


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