HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564
www.hklaw.com

Annapolis
Atlanta
Bethesda
Boston
Bradenton
Chicago*
Fort Lauderdale
Jacksonville
Lakeland
Los Angeles
Miami
New York
Northern Virginia
Orlando
Portland
Providence
St. Petersburg
San Antonio
San Francisco
Seattle
Tallahassee
Tampa
Washington, D.C.
West Palm Beach

International Offices:
Caracas**
Helsinki
Mexico City
Rio de Janeiro
São Paulo
Tel Aviv**
Tokyo

*Holland & Knight LLC
**Representative Office

August 28, 2003

WHAYNE S. QUIN
202-663-7274
Internet Address:
wquin@hklaw.com

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 AUG 28 PM 3:38

Re: Zoning Commission Case No. 03-12
Preliminary Planned Unit Development –
Capper/Carrollsburg HOPE VI Project
Response to Post-Hearing Submissions

Dear Members of the Commission:

The Commission received a letter, dated August 15, 2003 from David Meadows, who was not admitted as a party but rather testified as a person at the public hearing held on July 28, 2003. Mr. Meadow's is the owner of a house at 305 K Street, S.E., and his letter restates his objections to that property being included in the redevelopment plan and to the potential for his house to be acquired by the D.C. Housing Authority ("DCHA").

The Applicants have dealt with many of the issues raised by Mr. Meadows in testimony at the hearing and in their Post-Hearing Submission, dated August 14, 2003, and marked as Exhibit 61 of the Record ("the Post-Hearing Submission"). The Applicants address the major points below:

- The concept site plan included in the HOPE VI grant application, a copy of which is included in Tab 4 of the Post-Hearing Submission, indicated that all of the properties in Square 799, including Mr. Meadow's house, were included within the boundaries of the project. The project plan was revised to exclude some of the privately owned properties within the original boundaries, but a total of twenty such properties still must be acquired in whole or part to achieve the redevelopment objectives. Specifically with regard to Square 799, part of the core of the site, the new proposed 3rd Place bisects that Square and Square 798 to the north. The new street is lined with houses which also turn the corners onto K and L Streets. The acquisitions proposed, which do not include

ZONING COMMISSION
District of Columbia
Case 03-12
Exhibit 69

ZONING COMMISSION
District of Columbia
CASE NO.03-12
EXHIBIT NO.69

all privately owned lots in Square 799, are required to achieve the number of units programmed for this part of the project and to provide rear access to garages in those units.

- None of the private properties to be acquired are historic landmarks nor are any of them in a historic district. The determination that the project would have no adverse impact on historic resources was made on March 20, 2003, the day before the project was filed with the Zoning Commission on March 21, 2003.

- The Applicants described the acquisition process at the hearing and in Tab 4 of the Post-Hearing Submission. Following the Uniform Relocation Assistance and Real Property Acquisition Policies Act, an offer to purchase Mr. Meadows' house will be made, based on the appraised fair market value of the property. The house will be acquired by eminent domain only if Mr. Meadows and the DCHA cannot agree on the value of the house. Whether the DCHA exercises that authority is not for determination by the Zoning Commission.

- The project includes a total of 1,645 residential units, as follows: 695 replacement public housing units, including 360 units in the two senior buildings; 291 low-rise home ownership units; and 659 high rise rental and ownership units. The distribution of those units, including the 50 proposed Section 8 units, is shown on Tab 9 of the Applicant's Post-Hearing Submission.

This information addresses the major points in Mr. Meadows' letter. The other points have been addressed elsewhere in the Applicant's testimony and written submissions.

Sincerely,

Whayne S. Quin

M. Carolyn Brown