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January 21, 2004

VIA HAND DELIVERY

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

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 71

Re: Zoning Commission Case No. 03-13
Consolidated Planned Unit Development
for the Capper/Carrollsburg Redevelopment

Dear Members of the Commission:

At its public meeting held on January 12, 2004, the Zoning Commission considered the report and recommendation of the National Capital Planning Commission (NCPC) which was filed in response to the Zoning Commission's proposed action to approve the application. The NCPC report recommended that the Applicants be required to "improve the M Street, SE, façade of Housing Building 2 above the ground floor, by using higher quality material such as stone or brick, and by considering incorporating windows above the ground floor or varying the material to create a pattern, to visually enhance the façade." The Zoning Commission deferred final action on the case and requested the Applicants to submit further plans for Senior Building No. 2 in response to the NCPC recommendation.

Enclosed, please find a revised elevation for the M Street façade of Senior Building No. 2, marked as Sheet A-5.0, dated January 21, 2004, as well as copies of the original elevation dated May 27, 2003. The proposed building has been designed to embrace the existing senior building at 400 M Street, known as the Carroll Apartments. The entry to the new building will be from M Street near the corner of 4th Street. Tenants and visitors will enter through an exterior landscaped courtyard, and beneath a trellis which will link the existing building to the new. In order to make a strong urban statement, the M Street façade of the new building matched the height and fenestration of the existing building. A "gateway" to the new entry courtyard was created by flanking the existing concrete panels with a similarly scaled panel on the new building.

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.71

The M Street façade has been modified as follows. The material on the new panel will be split-faced block, to be utilized in an alternating thin and wide coursing. This material will be similar to stone in appearance and will also turn the corner into the entry courtyard. This will provide a solid masonry counterpoint to the lighter, curtainwall expression utilized at the corner of 4th and M Streets. Alternating coursing and additional vertical joints will further enhance the surface of the solid panel. A new set of windows will also be added above the ground floor, breaking down the solidity of the panel and adding scale elements. Together, these design features embellish the M Street façade while remaining true to the architectural style of the existing Carroll Apartments, creating a cohesive design.

The Commission advised that it would consider the further submission of the Applicants at a special public meeting to be held on January 29, 2004. If either ANC 6D or ANC 6B wants to comment on the revised elevation, those comments must be received in the Office of Zoning by 3:00 P.M. on January 28, 2004.

At the meeting on January 12, 2004, the Zoning Commission further determined that the Applicants were entitled to a partial waiver of the hearing fee, and required that the Applicants pay a hearing fee of $77,100 prior to the issuance of the final order. The D.C. Housing Authority is in the process of producing a check in that amount which will be submitted to the Commission shortly, prior to the issuance of the Commission's written order.

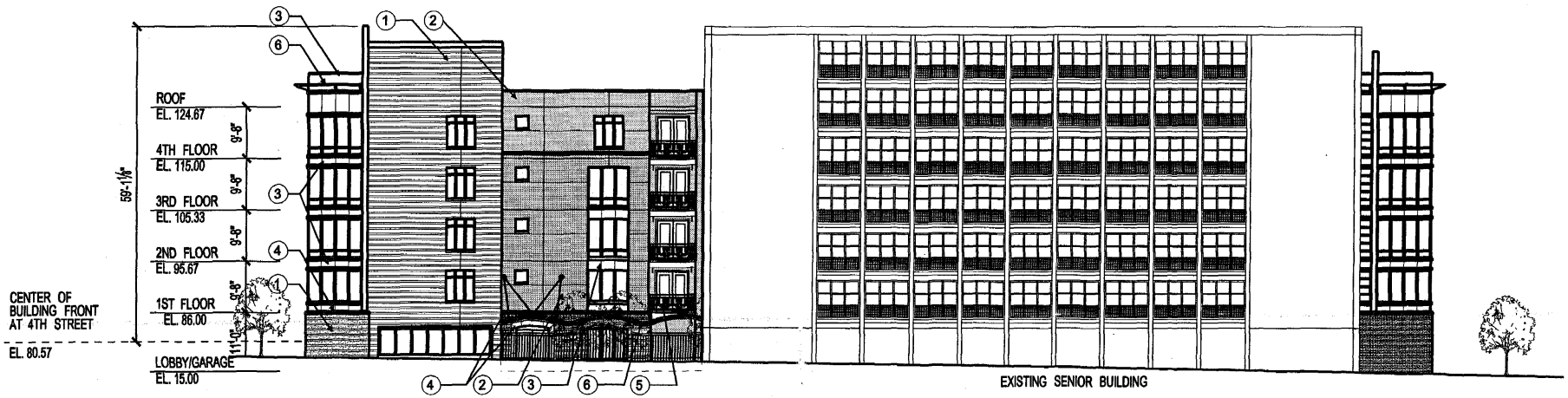
We believe that this information responds to the Zoning Commission's request and that the Commission should take final action to approve the application at the meeting on January 29, 2004.

Sincerely,

Whayne S. Quin

M. Carolyn Brown

Enclosure
cc: Advisory Neighborhood Commissions 6D and 6B
Steven Cochran, D.C. Office of Planning
David Zaidain, National Capital Planning Commission



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

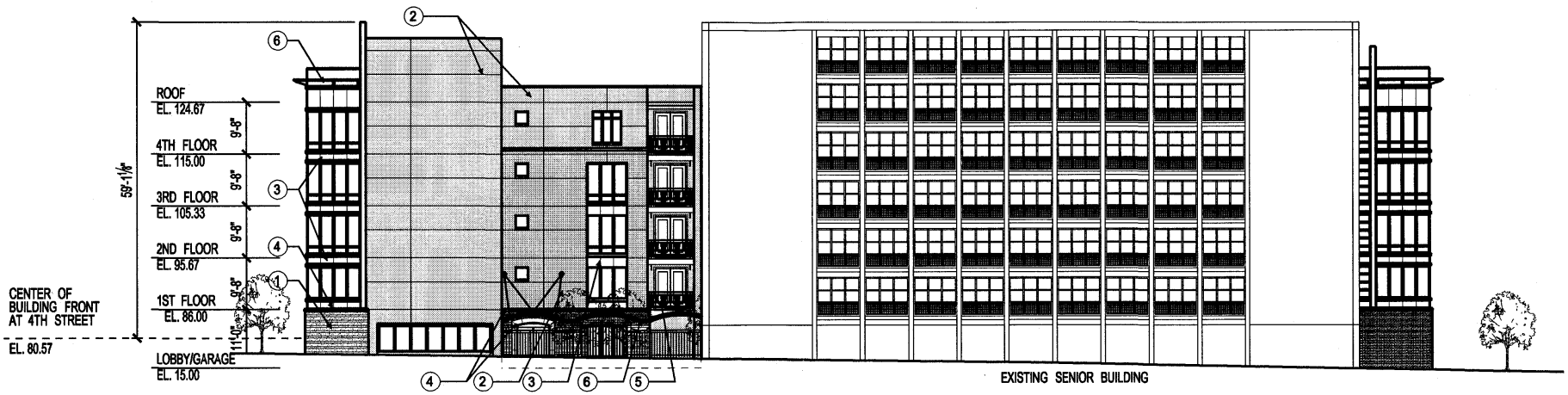
M STREET ELEVATION
JAN 21, 2004

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A-5.0



MATERIALS LEGEND:
1 - SPLIT FACE CMU
2 - EIFS
3 - FIBER CEMENT PANEL
4 - PRECAST SILL/BAND
5 - METAL RAILING
6 - METAL AWNING/CANOPY

SCALE: 1"=20'-0"
0 10 20 5

M STREET ELEVATION
MAY 27, 2003

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A-5.0