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**Representative Office

February 3, 2004

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

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 72

2004 FEB -3 PM 2:51
D.C. ZONING COMMISSION

Re: Zoning Commission Case No. 03-13
Consolidated Planned Unit Development
for the Capper/Carrollsburg Redevelopment
Revised M Street Elevation for Senior Building 2

Dear Members of the Commission:

At its public meeting held on January 29, 2004, the Zoning Commission reviewed the revised M Street elevation for the Senior Building 2, proposed to be constructed in Square S-825 on the north side of M Street between 4th and 5th Street Streets, S.E. That façade had been redesigned in response to 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 give further consideration to the treatment of the M Street façade, in light of the M Street elevation of the existing Carroll apartment building and the proposed 4th Street elevation for Senior Building No. 2.

Enclosed, the Applicants submit two alternate proposals, designated as Schemes 1 and 2, in both rendered and detailed versions, for the M Street façade of Senior Building No. 2. Scheme 2 is the same as the plans submitted earlier. Scheme 1 is a revised façade, utilizing the split faced CMU material on the lower portion of the former blank wall and utilizing EIFS on the upper portion. The enclosed drawings also include the original version of the plans. The Applicants are prepared to execute

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.72

either Scheme 1 or Scheme 2, depending upon the alternative which the Commission finds to be the most appropriate.

We believe that this information responds to the Zoning Commission's request and that the Commission should take final action to approve the application, with either Scheme 1 or Scheme 2 for the M Street façade of Senior Building 2, at the meeting on February 6, 2004.

Sincerely,

Whayne S. Quin

M. Carolyn Brown

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

1534152_v2

RECEIVED
D.C. OFFICE OF PLANNING
2004 FEB -3 PM 2:19



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Scheme 1

February 2, 2004

CAPPER/CARROLLSBURG VENTURE, LLC
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ARTHUR CAPPER SENIOR LIVING NO. 2



Scheme 2

February 2, 2004

CAPPER/CARROLLSBURG VENTURE, LLC
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ARTHUR CAPPER SENIOR LIVING NO. 2

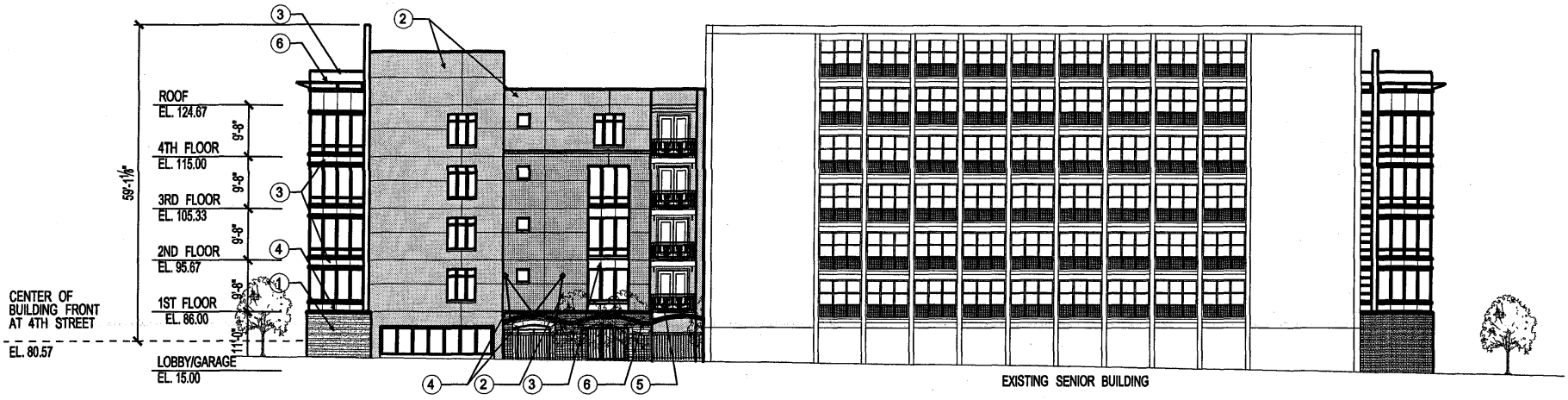


Original Scheme

May 27, 2003

CAPPER/CARROLLSBURG VENTURE, LLC
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ARTHUR CAPPER SENIOR LIVING NO. 2



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

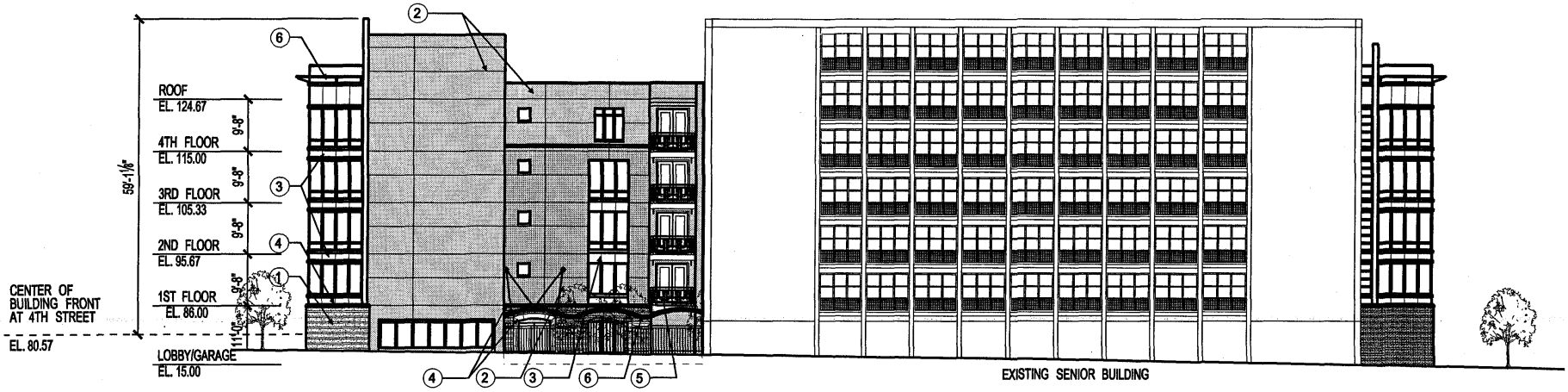
M STREET ELEVATIO (SCHEME 2)
FEB 2, 2004

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CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

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 (ORIGINAL SCHEME)

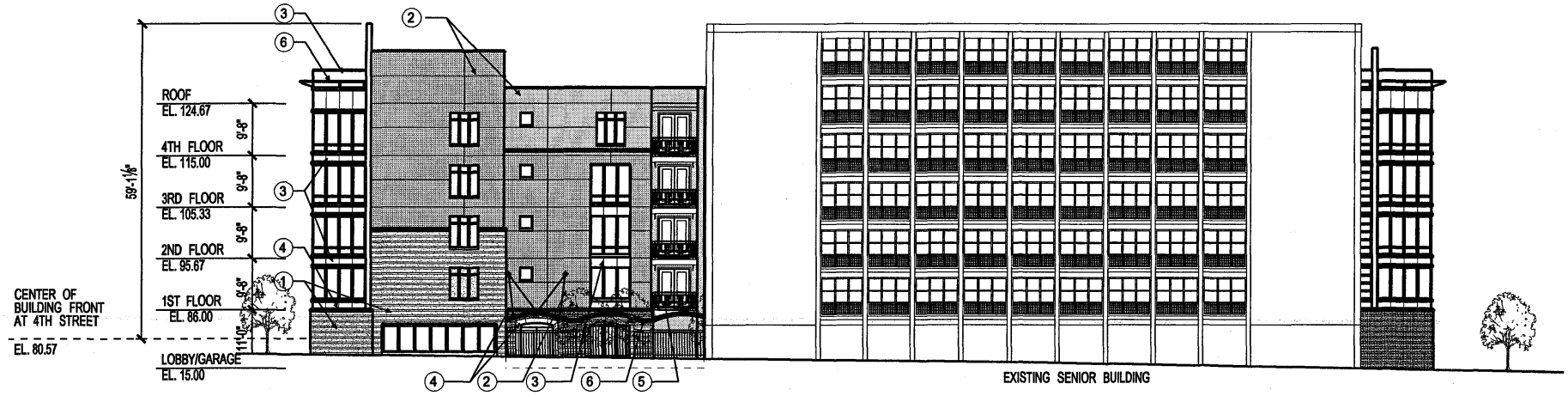
MAY 27, 2003

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CAPPER/CARROLLSBURG SENIOR BUILDING NO. 2

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 (SCHEME 1)

FEB 2, 2004

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