January 8, 2003

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for Preliminary and Consolidated Approval of a Planned Unit Development and Zoning Map Amendment

The Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia Housing Authority, Square 769, LLC and the District of Columbia, the owners of the property (collectively the "Applicants"), hereby give notice of their intent to file an application for preliminary and consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (July 1995)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of all of Squares 739, 767, 768, 769, 797, 798, 800, 825, 825S and 882, Reservations 17B, 17C and 17D and portions of Squares 799, 824 and 880 and Reservation 17A, as shown on the attached map. The boundaries of the property run generally from 2nd Street east to 7th Street along M Street, north to Virginia Avenue, west to 2nd Street and south to M Street, S.E. The property is presently the site of the Capper and Carrollsburg public housing developments, vacant land along M Street and the D.C. Department of Public Works facility on New Jersey Avenue and consists of approximately 927,000 square feet of land area. The property is presently zoned R-5-B, except for Square 739, Reservation 17A and the southern half of Square 769, which are zoned C-3-C. Consolidated review and approval is being requested only for Squares 797, 798, 824, 825, 825S and 880.

The Applicant proposes to construct a mixed-use development composed of approximately 1,650 residential units, including public housing replacement units, "Section 8" home ownership units, and market rate units for rent and sale. The project will also include approximately 740,000 square feet of office space and approximately 20,000 to 40,000 square feet of new retail space. The buildings will range in height from three stories to 130 feet. The proposed project will have an aggregate floor area ratio ("FAR") of approximately 3.2.

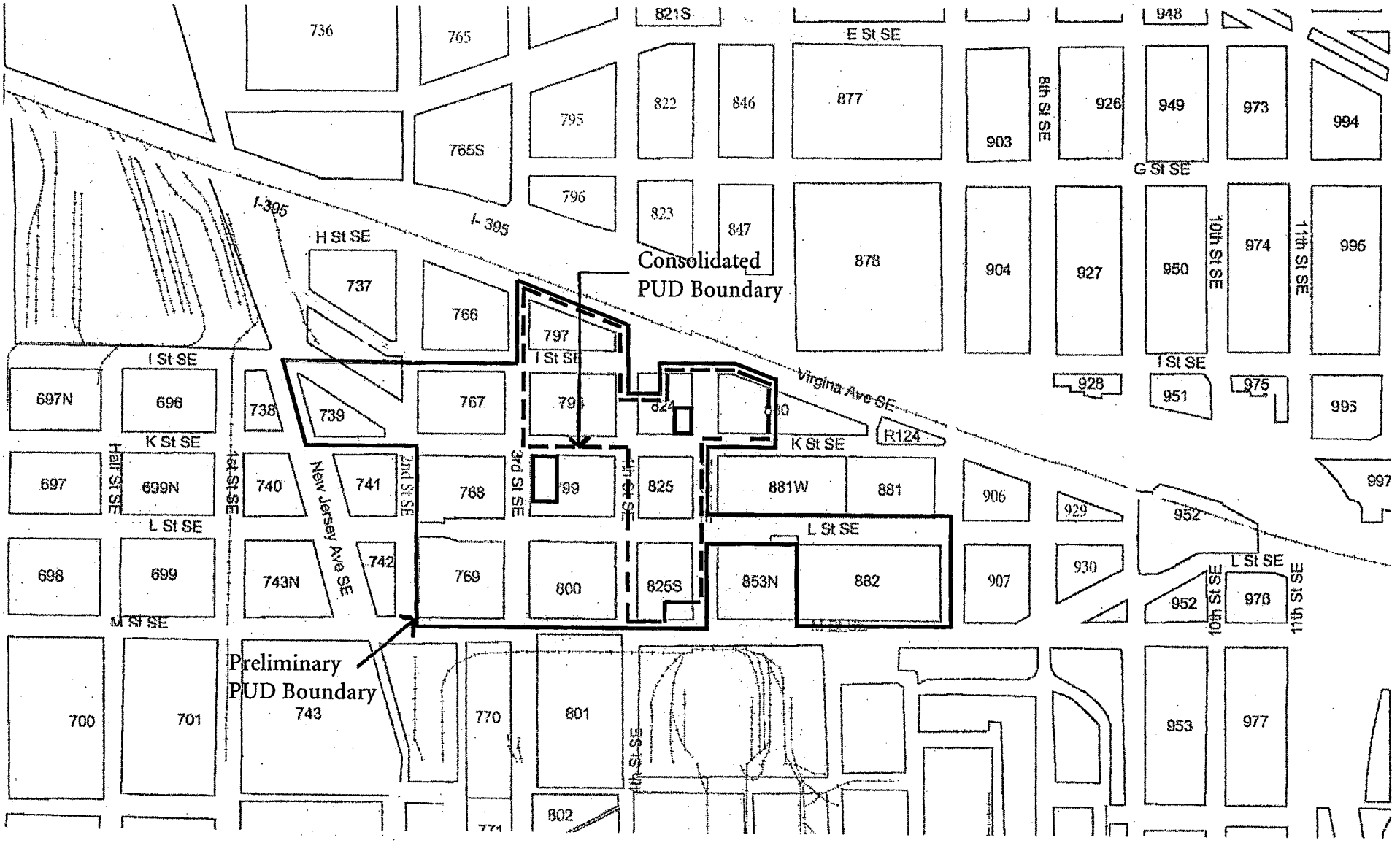
The Applicant will also seek an amendment to the Zoning Map to have Squares 767, 768 and 882 and the northern portion of Square 769 rezoned to the C-R District. This request is consistent with the mixed-use nature of the proposed development allowing for high-rise multi-family apartment buildings along the western edge of the site and high rise office buildings at the southeast corner of the site.

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.4G

The developers for this proposal are the Capper/Carrollsburg Venture, LLC and Square 769, LLC; the Master Planner for the site is Torti Gallas and Partners CHK; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Whayne Quin, Esq., of Holland & Knight LLP at (202) 955-3000.

WAS1 #1146804 v2


Consolidated
PUD Boundary
Preliminary
PUD Boundary
I-395
H St SE
I St SE
K St SE
L St SE
M St SE
E St SE
G St SE
Virginia Ave SE
New Jersey Ave SE
Half St SE
1st St SE
2nd St SE
3rd St SE
4th St SE
8th St SE
10th St SE
11th St SE
R124
736
765
765S
795
796
821S
822
823
846
847
877
878
903
904
926
927
928
948
949
950
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997
737
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766
767
768
769
797
798
824
825
825S
880
881
881W
882
906
907
929
930
952
953
976
977
697N
696
697
699N
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700
701
740
741
742
743N
743
770
800
801
802
853N

Copies also mailed on 1/8/03 to the following:

ANC 6B
Attn: Kenan P. Jarboe
Chairperson
921 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

ANC 2D
Attn: Andy Litsky
Chairperson
400 I Street, S.W.
Washington, D.C. 20024

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION (Lot 125, Square 6163)

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
Properties in Private Ownership:		
0695 0032	0082 I Street, S.E.	NEW JERSEY AVENUE & I STREET, S.E. ASSOC. 0900 2nd Street, N.E., #300 Washington, DC 20002
0695 0817	0082 I Street, S.E.	CONSOLIDATED RAIL CORPORATION c/o CSX Transportation Tax 0500 Water Street, #J910 Jacksonville, FL 32256
0737 0074 0737 0075	0810 1st Street, S.E. 0120 - 0151 Canal Street, S.E.	*SQUARE 737 LLC* c/o WCS Development 1220 L Street, N.W., #300 Washington, DC 20005
0738 0001	0927 - 0929 New Jersey Avenue, S.E.	M. W. FAHMI 1030 Willowleaf Way Potomac, MD 20854
0738 0011	0925 New Jersey Avenue, S.E.	I. H. GUTTMAN 2639 Spruce Way Pittsburgh, PA 15222
0738 0014 0738 0015 0738 0018 0738 0021	0915 New Jersey Avenue, S.E. 0917 New Jersey Avenue, S.E. 0923 New Jersey Avenue, S.E. New Jersey Avenue, S.E.	*CHERFEIN JOINT VENTURE* 1399 35th Street Denver, CO 80205-2447
0738 0016	0919 New Jersey Avenue, S.E.	JOSEPH M. BENSON 1523 A Street, N.E. Washington, DC 20002
0738 0017	0921 New Jersey Avenue, S.E.	921-923 NEW JERSEY AVENUE 2001 Pennsylvania Avenue, N.W., #800 Washington, DC 20006
0738 0025	909 New Jersey Avenue, S.E.	MARTIN CHERNOFF ET AL. c/o Cherfein Joint Venture 1399 35th Street Denver, CO 80205-2447
0738 0026	0100 K Street, S.E.	MANUCHEHR MIRZAIEG 7415 Paxton Road Falls Church, VA 22043

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0738 0027	0920 1st Street, S.E.	MOHAMMAD POURABI 7545 Axton Street Springfield, VA 22151
0740 0030 0740 0031 0740 0032	1004 1st Street, S.E. 1004 1st Street, S.E. 1004 1st Street, S.E.	*F. ROONEY* 5123 Shore Drive Huntingtown, MD 20639
0740 0033 0740 0034 0740 0805	1002 1st Street, S.E. 1000 1st Street, S.E. 1001 New Jersey Avenue, S.E.	*WILLIAM COHEN* ET AL. c/o Willco Construction Co. Inc. 7811 Montrose Road, #S500 Potomac, MD 20854
0740 0040	1017 New Jersey Avenue, S.E.	1021 NEW JERSEY AVENUE, S.E. c/o Potomac Development Co. 0900 2nd Street, N.E., #300 Washington, DC 20002
0741 0019	0156 L Street, S.E.	MI Y. KIM c/o Edwin Lim 0156 L Street, S.E. Washington, DC 20003
0741 0037	New Jersey Avenue, S.E.	NJA DEVELOPMENT PARTNERSHIP & NEW JERSEY Valhal Corp. 434 Broadway, Fl. 8 New York, NY 10013-2563
0741 0812	156 L Street, S.E. R	KYU HOM Edwin Lim 156 L Street, S.E. Washington, DC 20003-3335
0742 0039	140 M Street, S.E.	SQUARE 742 LLC 1717 Pennsylvania Avenue, N.W., Suite Washington, DC 20006-4614
0766 0021 0766 0036 0766 0037 0766 0831	0241 Virginia Avenue, S.E. 0225 Virginia Avenue, S.E. Virginia Avenue, S.E. Virginia Avenue, S.E.	*225 Virginia Avenue LLC* Suite 2300 285 Peachtree Center Avenue, N.E. Atlanta, GA 30303-1229
0769 0021	212 M Street, S.E.	SQUARE 769 LLC Wm. C. Smith & Co., Inc. 1220 L Street, N.W., Ste. 515 Washington, DC 20005-4086
0799 0027 0799 0028	1016 3rd Street, S.E. 1014 3rd Street, S.E.	*JERRY D. MASSIE* 14410 Danube Lane Mitchellville, MD 20721

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0799 0029 0800 0819	1012 3rd Street, S.E. 1104 3rd Street, S.E.	MOHAMMED Z. SALARBUX Crescent Properties 301 L Street, S.E. Apt. 1 Washington, DC 20003-3401
0799 0036	1004 3rd Street, S.E.	VIVIAN TURNER 1004 3rd Street, S.E. Washington, DC 20003
0799 0037	1002 3rd Street, S.E.	BLAINE ASHER c/o Fred A. Smith Co. 1730 K Street, N.W., #713 Washington, DC 20006
0799 0038	1000 3rd Street, S.E.	JOSEPH OH 14401 Northwyn Drive Silver Spring, MD 20904
0799 0040	303 K Street, S.E.	JAMES L. JENNINGS 303 K Street, S.E. Washington, DC 20003-3452
0799 0041	305 K Street, S.E.	DAVID L. MEADOWS 305 K Street, S.E. Washington, DC 20003-3452
0799 0042	0307 K Street, S.E.	GLADA C. HEARN 0307 K Street, S.E. Washington, DC 20003
0799 0043	0309 K Street, S.E.	ELIZABETH H. HAMPTON c/o CORJO Inc. 0309 K Street, S.E. Washington, DC 20003
0799 0803	L Street, S.E.	ALLEN J. CARROLL 13304 Piscataway Drive Oxon Hill, MD 20744
0799 0805	1026 3rd Street, S.E.	EDWARD B. BATAL 1026 3rd Street, S.E. Washington, DC 20003-3425
0799 0806	1020 3rd Street, S.E.	MAYIAK LLC c/o Apt. 512-S 0950 25th Street, N.W. Washington, DC 20037
0799 0807	1018 3rd Street, S.E.	DAVID A. LEINER 1018 3rd Street, S.E. Washington, DC 20003

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0799 0808	1010 3rd Street, S.E.	GREGORY P. MAISON 3401 Lumar Drive Fort Washington, MD 20744
0799 0809	1008 3rd Street, S.E.	PATRICIA McINNIS 1008 3rd Street, S.E. Washington, DC 20003
0799 0825	0302 L Street, S.E.	LINDA J. TYLER 0302 L Street, S.E. Washington, DC 20003
0799 0826	0304 L Street, S.E.	ANNIE M. TUCKER 0304 L Street, S.E. Washington, DC 20003
0799 0827	0306 L Street, S.E.	VICTOR I. ONYEZIRI 0306 L Street, S.E. Washington, DC 20005
0799 0828	4th Street, S.E.	LUKE C. STRIDER [Not on file]
0800 0020	1111 4th Street, S.E.	L. M. BURRUSS 3112 O Street, S.E. Washington, DC 20020
0800 0029	0300 M Street, S.E.	FEDERAL CENTER LP 1730 K Street, N.W., #1204 Washington, DC 20006
0800 0816	1108 3rd Street, S.E.	HOLY COMFORTER ST. CYPRIAN C A G 0901 Pennsylvania Avenue, S.E. Washington, DC 20003
0800 0818	0301 L Street, S.E.	1628 C STREET SE LLC 0301 L Street, S.E. Washington, DC 20003
0800 0820	L Street, S.E.	SIMON L. SHUPAK 5837 Biscayne Drive Alexandria, VA 22303-1925
0824 0022	0900 4th Street, S.E.	CONFERENCE OF AFRICAN UNION FIRST COLORED c/o Sister W. M. Footman, Trs 0401 I Street, S.E. Washington, DC 20003
0824 0024	0913 5th Street, S.E.	C. JOHNSON 7806 Bellington Court Fort Washington, MD 20744

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0824 0025	0915 5th Street, S.E.	DORETHA JOHNSON 10757 Judy Lane Columbia, MD 21044
0824 0026	919 5th Street, S.E.	WASHINGTON MUTUAL BANK P.O. Box 60020 City Industry, CA 91716-0020
0824 0027	0921 5th Street, S.E.	JAMES E. BANKS 0921 5th Street, S.E. Washington, DC 20003
0824 0028	0923 5th Street, S.E.	MIA M. JORDAN 0923 5th Street, S.E. Washington, DC 20003
0824 0029	0925 5th Street, S.E.	CAROLYN E. KIMBROUGH 9204 Grandhaven Avenue Upper Marlboro, MD 20772
0824 0030	0927 5th Street, S.E.	CHERI D. DUNLAP 0927 5th Street, S.E. Washington, DC 20003
0824 0031	0929 5th Street, S.E.	W. MAE 0929 5th Street, S.E. Washington, DC 20003
0824 0032	0931 5th Street, S.E.	BRIAN HUNGERFORD 0931 5th Street, S.E. Washington, DC 20003
0824 0033	0933 5th Street, S.E.	SEAN C. & M. A. MASSIE MORE DR 14410 Danube Lane Mitchellville, MD 20721
0906 0007	1020 7th Street, S.E.	WINFIELD S. SEALANDER 111 10th Street, N.E. Washington, DC 20002-6211
0906 0008	1018 7th Street, S.E.	WINFIELD S. SEALANDER 200 G Street, N.E. Washington, DC 20002-4328
0906 0009	1016 7th Street, S.E.	CHECKMATE VENTURES LLC P.O. Box 797 Beltsville, MD 20705
0906 0010	1014 7th Street, S.E.	ALLIANCE HOLDINGS LLC 8614 Westwood Center Drive, Suite 650 Vienna, Virginia 22182-2278

SQUARE/LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
0906 0011	1012 7th Street, S.E.	*1012 SEVENTH STREET LP*
0906 0810	7th Street, S.E.	c/o C & R Realty
0906 0811	7th Street, S.E.	1101 F Street, N.W.
		Washington, DC 20004
0906 0012	0710 L Street, S.E.	JAN E. CAMMARATA
		0710 L Street, S.E.
		Washington, DC 20003
0906 0013	0718 L Street, S.E.	*PIERRE GAUNOUX*
0906 0014	0716 L Street, S.E.	2902 M Street, N.W.
		Washington, DC 20007
0906 0808	0706 - 0708 L Street, S.E.	706-08 L STREET LLC
		7100 Brookville Road
		Chevy Chase, MD 2081
0906 0809	0700 L Street, S.E.	HEE S. OH
		0700 L Street, S.E.
		Washington, DC 20003
0907 0015	0770 M Street, S.E.	770 LP
		c/o M. Abramowitz
		4600 East-West Highway, #900
		Bethesda, MD 20814

District Government and Agencies:

0824 0037	0400 - 0418 K Street, S.E.	*DISTRICT OF COLUMBIA HOUSING*
0824 0038	0908 - 0912 4th Street, S.E.	*AUTHORITY*
0824 0039	0409 - 0421 I Street, S.E.	Mr. Michael Kelly
0825S 0030	1100 - 1108 4th Street, S.E.	1133 North Capitol Street, N.E.
0825S 0031	0407 - 0411 L Street, S.E.	Washington, DC 20002
0825S 0033	0410 M Street, S.E.	
0878 0908	SE	
0880 0023	0601 Virginia Avenue, S.E.	
0880 0024	0501 Virginia Avenue, S.E.	
0881 0012	7th Street, S.E.	
0881 0029	0625 K Street, S.E.	
0881 0030	1011 7th Street, S.E.	
0881 0834	SE	
0737N 0801	*H Street, S.E.*	*DISTRICT OF COLUMBIA*
0739 0800	*Canal Street, S.E.*	*Mr. Timothy Dimond-Director OPM*
0739 0801	*0125 Canal Street, S.E.*	*One Judiciary Square / 441 Fourth Street, N.W*
0853N 0809	1100 5th Street, S.E.	*Washington, DC 20001*
0878 0142	0600 I Street, S.E.	
0878 0143	0778 6th Street, S.E.	

Federal Government and Agencies:

0737	0814	Canal Street, S.E.
0743	0854	SE
0767	0044	0200 - 0214 K Street, S.E.
0767	0045	0908 - 0916 2nd Street, S.E.
0767	0046	0201 - 0215 I Street, S.E.
0767	0047	0909 - 0915 3rd Street, S.E.
0767	0829	K Street, S.E.
0768	0019	0200 - 0214 L Street, S.E.
0768	0020	1008 - 1016 2nd Street, S.E.
0768	0021	0201 - 0215 K Street, S.E.
0768	0022	1009 - 1015 3rd Street, S.E.
0768	0810	K Street, S.E.
0769	0018	1108 - 1118 2nd Street, S.E.
0769	0019	0201 - 0215 L Street, S.E.
0769	0020	1109 - 1117 3rd Street, S.E.
0769	0821	M Street, S.E.
0770	0800	SE
0770	0801	M Street, S.E.
0797	0054	0316 - 0322 I Street, S.E.
0797	0055	0300 - 0310 I Street, S.E.
0797	0056	0812 - 0816 3rd Street, S.E.
0797	0057	0303 - 0313 Virginia Avenue, S.E.
0797	0058	0317 - 0325 Virginia Avenue, S.E.
0797	0059	0811 - 0815 3rd Street, S.E.
0798	0038	0340 - 0342 K Street, S.E.
0798	0039	0336 - 0338 K Street, S.E.
0798	0040	0322 K Street, S.E.
0798	0041	0308 - 0320 K Street, S.E.
0798	0042	0304 - 0306 K Street, S.E.
0798	0043	0300 - 0302 K Street, S.E.
0798	0044	0904 - 0922 3rd Street, S.E.
0798	0045	0301 - 0309 I Street, S.E.
0798	0046	0313 - 0321 I Street, S.E.
0798	0047	0905 - 0923 4th Street, S.E.
0799	0044	0328 - 0334 L Street, S.E.
0799	0045	0318 - 0326 L Street, S.E.
0799	0046	0310 - 0316 L Street, S.E.
0799	0047	0315 - 0325 L Street, S.E.
0799	0048	0325 - 0331 L Street, S.E.
0799	0049	0333 - 0335 K Street, S.E.
0799	0050	1005 - 1023 4th Street, S.E.
0800	0025	0311 L Street, S.E.
0800	0026	0315 L Street, S.E.
0800	0027	0319 L Street, S.E.
0800	0028	1109 4th Street, S.E.
0801	0800	4th Street, S.E.
0825	0047	0412 L Street, S.E.
0825	0048	0400 L Street, S.E.
0825	0049	1001 5th Street, S.E.
0825S	0032	1101 - 1109 5th Street, S.E.
0853N	0807	SE

UNITED STATES OF AMERICA
Cmr. F. Joseph Moravek: GSA/FBS
1800 F Street, N.W. - Room 6340
Washington, DC 20405

0853N 0811	0555 L Street, S.E.
0881W 0800	1000 5th Street, S.E.
0882 0076	1101 7th Street, S.E.
RES	
00140000	801 M Street, S.E.
RES	
01240000	Virginia Avenue, S.E.
0799 0039	301 K Street, S.E.

THE SECRETARY OF HUD
The Honorable Mel Martinez
c/o 820 1st ST NE
Washington, DC 20002-4243

WAS1 #1146713 v1