David Meadows
305 K Street, SE
Washington, DC 20003
democlub@aol.com 202-547-1160 day phone 543-2035

Gloda Hearn
307 K St. SE
554-0645

July 24, 2003

Jerrily R. Kress
Director
DC Office of Zoning
Suite 210
441 4th St., NW
Washington, DC 20001

Dear Mr. Kress and members of the Zoning Commission, Carol J. Mitten, Chair:

I have received notice of a public hearing for a zoning proposal by Capper/Carrollsburg Venture, LLC. The zoning case is **Case No. 03-13 (Consolidated Unit Development-Arthur Capper/Carrollsburg HOPE VI Project).**

Even though the notice does not include my home **Square 799 lot 41**, I am sure that the proposed eminent domain of my property (a renovated circa 1903 townhouse) is included in this PUD.

As a homeowner who will have his house torn down, I would like to speak before the commission for 1 minute. I oppose the demolition of a privately owned 2 story townhouse to be replaced by a 3 story townhouse that will easily sell for 500K.

I am interested in being recognized as a party to speak before the commission because:

A. I am the legal home owner (Mortgaggee) of the said property.
B. The developers have stated at the Dec. 2002 ANC 6B meeting that no home owners were to be affected by the HOPE VI and in January 2003, I receive a letter stating that my home was going to be eminent domained. The developers have lied to the ANC and the community and I will present signed documents/testimony from ANC members.
C. I will submit a statement from the Capitol Hill Restoration Society opposing the demolition of turn of the century townhomes.
D. I am working on submitting a signed statement from the Mayor and the DC Council opposing the demolition of said property.
E. I am looking into the possibility of applying to the National Historic Review Board.
F. I am a community activist, Past President of the Ward 6 Democrats, current Vice President of the Gertrude Stein Democrats, member of the CHRS, friend of the CCNV, member of the DC Democratic State Committee. I give a lot to my community and city and should NOT be considered "General Public".

Please inform me of the status of my request to be recognized.

Thank You, David Meadows

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 45

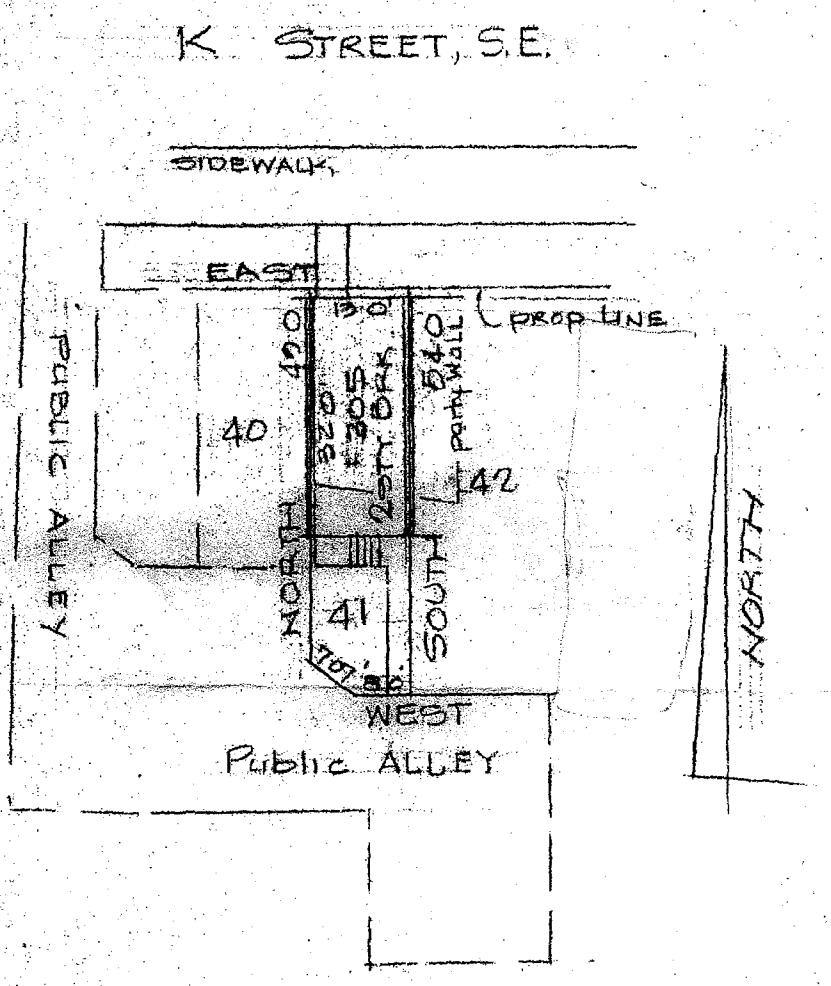
ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.45

# VYFHUIS & ASSOCIATES

LAND SURVEYORS - CIVIL ENGINEERS - LAND PLANNERS

3112 RHODE ISLAND AVENUE ,N.E WASHINGTON DISTRICT OF COLUMBIA

202 526 7702 FAX 202 5267746 EM.


This property is located in ZONE C in accordance with F.E.M.A. Map #110001 0001 and is/is not in a 100 year flood plain.Dated 7-16-01

DISTRICT OF COLUMBIA COMPTON G. VYFHUIS No. 9201 REGISTERED LAND SURVEYOR

| | | |
|---|---|---|
| HOUSE LOCATION PLAT<br>305 K STREET, S.E.<br><br>WASHINGTON<br>DISTRICT OF COLUMBIA | LOT 41<br>SQ/BLK 709<br>PLAT BK 60<br>PLAT NO 100<br>SCALE 1"=20'<br>DATE 7-16-01<br>JOB NO<br>C.T.E. 2009 | CERTIFICATION: I hereby certify that the plats shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.<br>Compton G. Vyfhuis<br>COMPTON G VYFHUIS. |

MID-CITY URBAN, LLC

8403 COLESVILLE ROAD
SUITE 400
SILVER SPRING, MD 20910
301.562.1600
FAX 301.562.1660

January 27, 2003

3113 20th Street, LLC
305 K Street, SE
Washington, DC 20003

Dear 3113 20th Street, LLC:

The District of Columbia Housing Authority (DCHA) has been awarded a HOPE VI grant of $35 million for the demolition and revitalization of the Arthur Capper Family Dwellings, Arthur Capper Senior Building and Carrollsburg Homes in your area (see attachment). This large-scale development project will result in a mixed-income, mixed use community including over 1500 new sale and rental units, up to 45,000 square feet of retail space and 700,000 square feet of office space.

Mid-City Urban, LLC is the lead developer, in joint venture with Forest City Enterprises, selected by DCHA to implement the revitalization. With the completion of the site plan, and in preparation for zoning action, we have determined that your property will be required for the new development. Accordingly, we will be having your property appraised and intend to make an offer for acquisition. We will contact you in the near future to discuss the development plans and how the acquisition process works. In the mean time, if you have any questions, please call me at (301) 562-1616.

We look forward to the opportunity to meet with you.

Sincerely,

Harry D. Sewell
Project Manager

HDS/wlp

Attachment

MID-CITY URBAN, LLC

8403 COLESVILLE ROAD
SUITE 400
SILVER SPRING, MD 20910
301.562.1600
FAX 301.562.1660

April 23, 2003

Mr. David L. Meadows
305 K Street, SE
Washington, DC 20003

Re: 305 K Street, SE
Washington, DC

Dear Mr. Meadows:

This is to inform you that Capper Carrollsburg Venture, LLC, acting on behalf of the District of Columbia Housing Authority (DCHA), is interested in acquiring your property referenced above. The subject property is part of the Arthur Capper HOPE VI project awarded by the US Department of Housing and Urban Development (HUD) to DCHA in October 2001.

The project plan calls for the demolition and revitalization of the Arthur Capper Senior and Family buildings along with Carrollsburg Homes. In their place a mixed-income, mixed-use community will be constructed including market rate and subsidized rental and sale units along with office and retail space.

Because federal financial assistance is involved in the project, the acquisition of your property is covered by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as amended. For your information, enclosed is a HUD brochure entitled "When a Public Agency Acquires Your Property" that explains the process to be followed. It is important to note that:

- The acquisition may be considered involuntary as DCHA has the power of eminent domain and can acquire your property by condemnation;
- An appraisal will be used to establish just compensation (fair market value) for your property;
- You, or your designee, may be present during the appraisal.

If your property is tenant-occupied, each tenant should be encouraged not to move. Lawful tenants, determined to be displaced persons, will be eligible for relocation

assistance if the property is acquired. A representative of DCHA will contact each tenant to determine eligibility for assistance under URA.

**NOTE:** Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance unless such ineligibility would result in an exceptional hardship to a qualifying spouse, parent or child. All persons seeking relocation assistance will be required to certify that they are a U.S. citizen or national, or an alien lawfully present in the United States.

Any tenant who moves into the property referenced above after the date of this letter may not be eligible for assistance as a displaced person. If you wish to provide housing to a tenant after this date, and you will personally provide relocation assistance to said tenant, contact DCHA prior to execution of a lease or occupancy as URA assistance can be quite expensive. If you wish to lease a unit after this date and not be responsible for URA assistance, please obtain a Move-In Notice from DCHA for execution by the tenant before occupancy. **If it is determined that a person has occupied a property for the sole purpose of obtaining URA assistance, such assistance will be denied.**

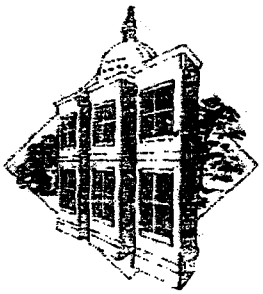
If you have any questions about the contents of this letter or the enclosed brochure, you may contact me at 301-562-1616. For more information about Uniform Relocation Act assistance, please contact Rosalind Brathwaite at DCHA. She may be reached at 202-535-1063.

Sincerely,

Harry D. Sewell
Project Manager

Enclosure

CC: Rosalind Brathwaite



CAPITOL HILL RESTORATION SOCIETY
PO BOX 15264 • WASHINGTON, DC 20003-0264 • 202-543-0425

July 24, 2003

Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

RE: Cases No. 03-12 and 03-13

Dear Director Kress,

The Capitol Hill Restoration Society (CHRS) is one of the largest civic organizations in Washington and has, for nearly fifty years, dedicated itself to the preservation of the historic architectural fabric of Capitol Hill and the lifestyle enjoyed here. I am writing you regarding the PUD applications, Cases No. 03-12 and 03-13, of the Capper/Carrollsburg Venture, LLC, on behalf of the District of Columbia Housing Authority (DCHA). As will be explained below, CHRS opposes the applications and believes they must be dismissed.

The applications must be dismissed because they are not signed by each owner of property included in the area to be developed as required by 11 DCMR 2406.5. Contrary to the Notice of Public Hearing in these cases where it is asserted that the applicants are the owners of the property, there are private owners in Squares 799 and 800 who have not signed the application and object to the Cases going forward. 11 DCMR 2406.3 requires that an application be complete before it is processed. The lacking the signatures of all the property owners makes the application incomplete and the application must be dismissed at this time.

It is noted that the applicant proposes to tear down privately owned buildings in the three hundred block of K Street S.E. to make way for new

construction there. The existing houses have merit as historic structures and some have been renovated or there are plans for renovation. Restoration, not demolition is an end that we believe citizens and District administrators have agreed is a priority. It is restoration at its purest. To tear down perfectly good houses, particularly those with historic merit, to make way for new structures is entirely unjustified.

For these reasons, CHRS strongly urges the Zoning Commission to dismiss these applications.

I would also like to advise you that Gary M. Peterson, an at large board member of CHRS and newly appointed chair of the CHRS Zoning Committee, will attend the public hearing and is authorized to speak on behalf of CHRS.

Sincerely,

Robert L. M. Nevitt
President, Capitol Hill Restoration Society

*Neil Glick*
*Advisory Neighborhood Commissioner 6B08*

May 12, 2003

Advisory Neighborhood Commission 6D
Washington, DC

Dear Fellow Commissioners:

In December 2002, the City gave a presentation regarding the HOPE VI Carrolsburg Grant. We were told at that presentation that there would be no privately owned homes involved in this new HOPE VI project. We were told that all private homes would be left intact.

It has come to my attention that there are now schematics of the proposed work that would include the declaration of eminent domain and destruction of the home of Mr. David Meadows and his four neighbors; and could affect as many as 22 private properties. I know that Mr. Meadow's home is slated to be rebuilt into a new 4 story home that will not be his.

To me, this is so inappropriate that the ANC 6B is told one thing, and a few months later, ANC 6D is told another. I am extremely disappointed to hear that Mr. Meadows' home is now being considered for destruction by an outside company so they can turn a huge profit on what is his property.

I urge you to not support this proposal if it involves forcibly removing and relocating taxpayers so a business can make a larger profit. I beseech you to do in all your power to assist Mr. Meadows and his neighbors in this current crisis. If you have any questions, please feel free to call me at 202-547-1551. I am,

Respectfully yours,

Neil Glick
Advisory Neighborhood Commissioner 6B08

N.B. As per ANC 6B bylaws: ANC 6B does not have a stated position on this matter.

*1515 Massachusetts Ave. SE, Washington, DC 20003 (202) 547-1551*

07/24/2003


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07/24/2003


07/24/2003


07/24/2003

Ellen Wilson Hyer I



MID-CITY URBAN, LLC

8403 COLESVILLE ROAD
SUITE 400
SILVER SPRING, MD 20910
301.562.1600
FAX 301.562.1660

July 21, 2003

Mr. David L. Meadows
305 K Street, SE
Washington, DC 20003

RE: 305 K Street, SE
Washington, DC

Dear Property Owner:

Pursuant to our letter of April 23, 2003, regarding acquisition of the above referenced property, this is to inform you that the appraiser will be available to meet you at your property the week of July 28, 2003 to August 1, 2003. If you wish to be present for the appraisal, please contact Seth Weissman at 202-466-4533 extension 13 to make an appointment.

After the appraisal has been completed, we will contact you to begin negotiations for acquisition of your property. If you have any questions, you may contact me at 301-562-1616.

Sincerely,

Harry D. Sewell

CC: Seth Weissman
Janice Burgess