



District of Columbia Housing Authority

1133 North Capitol Street, N.E.
Washington D.C. 20002-7599
(202) 535-1000

Adrienne Todman, Interim Executive Director

May 14, 2010

HQMC

Commandant of the Marine Corps
Attn: Maj. Gen Eugene Payne
Headquarters Marine Corps (LF)
2 Navy Annex
Washington, DC 20380-1775

Major Peter Dahl
Marine Barracks, Washington
Commanding Officer
Attn: S4 Officer
Marine Barracks, Washington D.C.
8th and I Streets SE
Washington DC 20390

RE: Redevelopment of Square 882 at the Capper Carrollsburg HOPE VI Site

Dear Maj. Gen. Payne and Maj. Dahl:

On March 4th my staff and I met with you and others from the USMC to discuss the master planning process that the USMC has undertaken in and around the existing Marine barracks located at 7th and L Street in the South East quadrant of the District. You presented your department's need to identify a viable site or sites on which to construct replacement Marine housing and other facilities. You expressed an interest in various parcels in the area, including a parcel owned by the District of Columbia Housing Authority ("DCHA"), specifically square 882.

During our meeting we discussed the future development plans for Square 882, the parcel immediately in front of the Marine barracks. This site is part of the redevelopment project known as the Capper Carrollsburg HOPE VI. At the time of our meeting we informed you that our development partners had received a stage Two PUD and design review approval from the DC Zoning Commission for Square 882. This approval permits DCHA to construct residential units on the northern section of Square 882 and two office towers and ground level retail on the southern section. In addition, we informed you that our plans for the office towers and retail are not definitive and that we were looking to

secure a tenant(s) for whom to build office space since we will not build the office on speculation of a future tenancy.

Since our meeting we have had a number of major developments on Square 882 which firms up our redevelopment plans for this site.

- DCHA secured \$29 million in municipal bonds for the construction of the public infrastructure in and around Square 882;
- DCHA and our development partners have expended substantial predevelopment funds on design and engineering drawings necessary to start the public infrastructure and vertical construction on Square 882. Infrastructure work is scheduled to commence in October 2010;
- DCHA recently received an invitation from HUD to submit an application for a FHA loan guarantee to support the planned residential construction on the site. Residential construction is scheduled to start this winter.

Moreover, we reviewed the various options outlined in the USMC\CIMP presentation materials and it does not appear that any of options will work considering DCHA's immediate residential development plans that are underway for the northern portion of square 882. For example, your first and third options shows the USMC taking the northern portion of square 882 and relocate its BEQ on that site, but the northern section of the site is no longer available. In the second option, you show that the USMC taking the entire site, but this option is not viable because of DCHA's immediate construction plans for the northern portion of square 882.

Given the recent events noted above, we are requesting that the USMC not continue to propose redevelopment options on the DCHA-owned Square 882 as a future site for its facility needs. DCHA redevelopment plans for Square 882 have been firmed up and we are currently considering various options for the financing of the vertical construction on this site.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adrienne Todman', with a long horizontal flourish extending to the right.

Adrienne Todman
Interim Executive Director