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# ARNOLD & PORTER LLP

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## Memorandum

**To:** Property Owners Within Two Hundred Feet  
of 2516-2626 Sheridan Rd. SE (Former Sheridan Terrace Apartments)

**cc:** ANC 8A

**From:** Cynthia A. Giordano

**Date:** December 10, 2007

**Re:** Notice of Intent to File PUD Application and Rezoning for Former  
Sheridan Terrace Site

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Pursuant to Section 2406.7 of the D.C. Zoning Regulations, this Notice is provided to inform you of the intent of William C Smith Development and the District of Columbia Housing Authority, the owners of Lots 61-66 in Square 5869 and Lots, 131-136, 971, 958, 940, 49-56 in Square 5872 (bounded generally by Howard Rd., Sayles Place, Bowen Rd., Stanton Rd., Pomeroy Rd., and Sheridan Rd. SE) to file an application with the D.C. Zoning Commission for a Planned Unit Development (“PUD”) approval and a rezoning. The application will propose to redevelop the former Sheridan Terrace site as two parcels. Parcel A is currently vacant and will be redeveloped with a new mixed-income, four-story residential apartment building containing approximately 100 rental units. This parcel will have an approximate FAR of 1.38 and the property is proposed to be rezoned from R-5-A to C-2-A. Parcel B is currently vacant and will be redeveloped with a mix of 236 mixed-income town home units both for sale and for rent. This parcel will have an approximate FAR of 1 and is proposed to be rezoned from R-5-A to R-5-B.

Representatives of William C Smith Development and their legal counsel are available to respond to any questions or requests for additional information about the project. Feel free to call Matt Engel at 202-465-7010