
ARNOLD & PORTER LLP

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

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