

ARNOLD & PORTER LLP

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June 29, 2009

Jerrily Kress, Director
Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, DC 20001

Re: CONSENT CALENDAR
Proposed Minor Modification of a PUD
Zoning Commission Case No. 07-35 (Sheridan Terrace)

Dear Ms. Kress:

This is a request for a Minor Modification of the Sheridan Terrace HOPE VI Planned Unit Development ("PUD") pursuant to the provisions of the Zoning Regulations at 11 DCMR Sec. 2409.0 and 3030.

The Applicant is the District of Columbia Housing Authority and the private development team of Sheridan Terrace Redevelopment, LLC. As the Commission will recall, the PUD is a new residential community of 344 dwelling units, including a 104 unit apartment building, 68 stacked townhomes units, 116 townhomes, and 56 units in 14 four-story walk up buildings (each having four units). The project also includes three tot lots and a number of environmentally sensitive features. Approximately 110 units (32%) will be in the low income range, 119 units (35%) will be in the moderate income range and 115 units (35%) will be market rate. The overall goal is to create a stable, mixed income residential community with an emphasis on quality, well-designed affordable housing. Attached, as **Exhibit A**, is a copy of the Zoning Commission Order No. 07-35 approving the consolidated PUD.

The requested modification to Zoning Commission Order No. 07-35 relates to three minor changes: (1) a change in the size of the ground floor flex space and corresponding amount of parking provided in the apartment building; (2) side yard adjustments in two townhouse lots; and (3) a change in the height and floor plan of one of the townhome typologies. The three requested modifications are explained in more detail as follows.

1. Apartment Building Flex Space Modification

The first change has to do with the 5,000 square feet of community meeting space and flexible social service space ("flex space") that was included in the PUD submission. The "Public Benefits and Project Amenities" section of the Zoning Order describes the space as follows:

The project includes 5,000 square feet of community meeting space and flexible social service space ("flex space") on the ground floor of the multifamily building for community related use. A portion of the flex space will be set aside for meeting space for residents of Sheridan terrace and the larger community, this portion of the space will be furnished and be made available free of

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charge. The remainder of the flex space will be reserved for one or more of the following uses:: 1)Health, Wellness and Environmental Related Uses 2)Fitness and Exercise Related Uses 3) Arts or culture related uses 4) Computer and/or technology related space. 5) The final programming for the flex space will be made with input from the Sheridan Terrace Steering Committee and the Surrounding Community.

The development team has finalized a development program that meets the intent of the PUD with two minor changes: (i) an increase in the total amount of flex space provided from 5,000 square feet to 7,735 square feet; and (ii) a corresponding decrease in parking spaces in the building from 65 to 55 spaces.

The Applicant recently entered into a letter of intent to rent 5,400 square feet of space to Core Health, LLC, and an inner city wellness center led by Dr. Gloria Wilder. The medical clinic will include primary care for adults and children along with a focus on preventative health and wellness education. The space will include 10 examination rooms, a small lab, and administrative offices. Dr. Wilder is a national leader on health care and the residents of Sheridan Terrace have been very involved and supportive of her presence at the project. The remaining flex space will be devoted to a 1230 square foot fitness facility, a 725 square foot community meeting space, and a 380 square foot business space. Per the PUD, these amenities will be made available to residents free of charge.

The proposed increase from 5,000 square feet of flex space to 7,735 will allow the Applicant to bring a very special tenant as well as important services to a 100% affordable apartment building. In order to achieve this square footage, however, the Applicant will have to reduce the number of parking spaces in the apartment building from 63 to 55 spaces. The proposed 55 spaces still surpass the number of spaces (48) required per zoning and are more than adequate given the proximity to Metrorail and several major bus routes. Attached, as **Exhibit B**, is a copy of the approved and revised floor plans for the ground floor and parking garage of the Sheridan multifamily building.

2. Side Yard Adjustments

The second requested minor modification involves the reductions of two side yards for the proposed townhomes on Lot 5 and 14. In the approved PUD, both lots had side yards of 5 feet. We are now proposing reducing both yards to 2.5 feet based upon more recent survey information. This is within the range of allowable side yards for this PUD, some of which are at zero. **Exhibit C** shows the revised side yard dimensions.

3. Change in Unit D2

Due to a request for more 2 bedroom units and increases in construction costs, the Applicant is proposing reducing the height of Unit D2 by one story. In the original submission, Unit D2 was a 4 bedroom unit without a garage. The unit was 37'-6" tall (to the midpoint of roof) and 1,757 square feet in total. The new Unit D2 is proposed to have 2 bedrooms and no garage. The unit is proposed to be 28'-0" tall (to the midpoint of roof) and be 1,159 square feet

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total. Both the original submission and this modification (attached hereto as **Exhibit D**) propose 14 total D2 units.

We appreciate your consideration of the above detailed minor changes.

Sincerely,

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Cynthia A. Giordano

Attachments

cc: Anthony Muhammad, Chairman ANC 8A
Gregg J. Justice III, Commissioner 8A06
Mary Cuthbert, Chairwoman, ANC 8C
Office of Planning
Kerry Smyser, DCHA