

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of Terrace Manor Redevelopment LP
ANC: 8E03

BZA Case No. 19733
Hearing Date: April 18, 2018

PREHEARING STATEMENT OF THE APPLICANT

This statement provides additional information regarding the application of Terrace Manor Redevelopment LP (“**Applicant**”) for special exception approval pursuant to 11 DCMR Subtitle U § 421 to construct a new apartment building in the RA-1 Zone District located at 3341–3353 23rd St. SE, 2276 Savannah St. SE, and 2270–2272 Savannah St. SE (Square 5894, Lots 3, 4, and 5), (the “**Property**”). As discussed in the initial submission, the Property is currently improved with the 11-building Terrace Manor apartment complex, which was long in a state of disrepair under the prior owner, Sanford Capital. The Applicant, an affiliate of WC Smith, proposes to demolish the existing buildings and replace them with a single apartment building with approximately 118–128 ($\pm 5\%$) units, all of which will be affordable housing units with a maximum blended median family income of 60% (the “**Project**”).

As outlined in the Applicant’s initial statement, the application meets all the standards for approval under Subtitle U § 421. The purpose of this statement is to provide the Board with updated information regarding (i) changes to the building design and unit mix, (ii) communications with the District Department of Transportation (“**DDOT**”) regarding the anticipated loading operations for the Project, and (iii) the Applicant’s outreach and discussions with the community and ANC 8E.

I. UPDATED PLANS

As shown on the revised plans attached as Exhibit A, the building design has been slightly reconfigured from an “L” shape to a “J” shape. As noted in the initial submission, there is a significant grade change from the south end of the Property to the north, which necessitates

the installation of a network of retaining walls. In order to minimize both the cost and appearance of these retaining walls, the building design has been revised slightly. The revisions do not trigger the need for any additional zoning relief, but will enhance the design and appearance of the Project. Note that the revised design will result in a reduction in parking by approximately 3–4 spaces.

Additionally, in response to community feedback, the Applicant has modified the unit mix to provide more units with two or more bedrooms. Over 50% of the Project's units will now have two or three bedrooms. The Applicant believes that this modification will result in a development that better responds to the community's expressed need for larger, family-size units.

II. LOADING

The Applicant has been working with DDOT regarding the transportation-related aspects of the Project. In particular, DDOT requested that the Applicant evaluate alternatives to the proposed loading plan in order to eliminate truck maneuvers in public space on Savannah Street SE. Upon further study of this issue, the Applicant has concluded that any plan that would accommodate loading truck maneuvers entirely within the Property would have a significant negative impact on the Project, and accordingly, the Applicant continues to propose the loading plan as initially proposed.

As shown in the impact study attached as Exhibit B, revising the loading plan to accommodate all maneuvers on the Property would not only increase the number of required truck maneuvers from two (2) to five (5), but would also require an increase in the amount of impervious area on the Property by approximately 2,000 square feet, with a corresponding loss of green space between the building and Savannah Street SE. Such a plan would also require widening the proposed curb cut for the Project from 34 feet to approximately 50 feet.

Moreover, adopting this plan would have a significant negative impact on four (4) units adjacent to the loading area by reducing the privacy of these units and requiring that the depth of the units be reduced by approximately four (4) feet. In addition to reducing the privacy and size of these units, carving out this area of the units for loading maneuvers would also likely require developing unique layout configurations for the units, which would in turn have an impact on the efficient running of plumbing and other utility risers within the building.

While the negative impacts to the Project of accommodating all loading maneuvers on-site are substantial, the effects of the proposed loading plan on public space are relatively minimal. Based on experience with similarly sized multi-family buildings in the immediate area, the Applicant anticipates that delivery truck visits to the Property will occur approximately eight (8) times per week, or just over once a day, on average — trash and recycling will each occur three (3) times per week and supplies will be delivered twice per week. After the Project's initial lease-up, tenant move-ins will be scheduled for three (3)-hour time slots on specific days. Based on average turnover at its other apartment properties, the Applicant anticipates turnover of approximately 22 units (15-17%) per year, or approximately two (2) units per month. Based on these estimates, the proposed loading facility will serve a relatively low number of truck visits to the Property, with 1–2 truck visits per day, on average.

Additionally, the impact of these truck visits on Savannah Street would also be relatively minimal. As stated above, the Applicant's proposed loading plan would require only two (2) truck maneuvers, minimizing the amount of time any given truck would spend maneuvering in public space. Further, Savannah Street experiences relatively low levels of traffic, due in part to the fact that it dead ends just four (4) blocks east of 23rd Street. Savannah Street is 34 feet wide at this point and thus can accommodate two-way traffic and parking on both sides of the street.

In summary, the negative impacts of a revised loading plan to the Project's green space and several units would be substantial, while the proposed two-maneuver turning plan in public space will have only minor impacts, if any, on traffic on Savannah Street. Accordingly, the Applicant continues to propose the loading plan as initially designed.

III. COMMUNITY OUTREACH

The Applicant presented the Project to ANC 8E at its regularly scheduled public meeting on March 5, 2018. The Applicant plans to present to the ANC again at its public meeting on April 2, 2018.

In addition to conducting general outreach with the ANC and the community, throughout the Project's development, the Applicant has also met regularly with the Terrace Manor Organized for Change Tenants Association, Inc. ("**Tenants Association**"), which represents the former residents of the existing apartment complex, all of whom have been temporarily relocated to other WC Smith-owned properties. The Tenants Association continues to be in full support of the Project, and a letter from the Tenants Association stating their support is attached as Exhibit C.

IV. EXHIBITS

- Exhibit A: Updated plans.
- Exhibit B: Loading Impact Study.
- Exhibit C: Letter from the Terrace Manor Organized for Change Tenants Association, Inc.

V. CONCLUSION

The Applicant looks forward to presenting the application to the Board at its April 18, 2018 public hearing. Please feel free to contact the undersigned with any questions or comments regarding this information

Respectfully submitted,

GOULSTON & STORRS

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