

December 20, 2019

D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **BZA Case No. 19819A – Modification of Significance – Prehearing Submission**

Dear Members of the Board:

This letter serves as the prehearing submission for the application of Southern Hills LP (the “**Applicant**”) for a Modification of Significance to BZA Order No. 19819 (the “**Order**”) to approve revisions to the project approved by the Board in 2018 for the property located at 4201, 4209, 4219, 4333, 4337, and 4347 4th Street SE and 304 Livingston Terrace SE (Square 6167, Lots 45, 46, 47, 48, 49, 50, and 51) (the “**Property**”). As outlined in detail in the Applicant’s initial statement, the Applicant proposes to demolish the existing seven-building apartment complex on the Property and redevelop the site with newly-constructed housing and a community service center (the “**Project**”). The Order granted special exception and variance relief for development of 42 townhomes, five multifamily buildings with a total of 213 units, and an approximately 25,634-square foot community service center. In response to feedback received from the D.C. Department of Housing and Community Development, the Applicant has revised the Project to provide approximately 349 units, an increase of 94 units, spread across six multifamily buildings, along with the originally proposed community center, and filed the instant application seeking a Modification of Significance for approval of the revised Project.

The Applicant offers the following as updates on the pending application:


- Updated Plans. Attached are updated architectural plans (Exhibit A) and civil plans (Exhibit B). The plans reflect revisions to the proposed building height for Buildings C and D based on a correction to the method for determining the building height measuring point. Specifically, the updated plans reflect a building height of 45.5 feet for Building C (compared to 44.5 feet shown in the initial application materials) and a height of 40.5 feet for Building D (compared to 39.5 feet originally

shown).¹ In addition, the updated architectural plans include building elevations showing proposed building heights and, with respect to the buildings for which a variance from maximum height requirements is requested, the significant change in grade exhibited by the Property, which necessitates the requested variance relief.

- Community Outreach. Since filing the Application, the Applicant has met with the Southern Hills Tenant Association and presented to Advisory Neighborhood Commission (“ANC”) 8D at a working group meeting on November 7, 2019, and before the full ANC on November 21, 2019. The ANC voted to support the application and has submitted a report recommending approval at Exhibit 26 of the BZA Case Record.
- Relocation and Phasing Plan. A primary tenet of the Applicant’s redevelopment plan and the proposed modification to the development program approved by the Board in 2018 is to increase the number of units and adjust construction phasing in order to minimize tenant relocation during redevelopment. On this point, attached as Exhibit C is the Applicant’s updated Relocation and Phasing Plan.
- Testimony Outline and Expert Resumes. Lastly, attached is an outline of witnesses who will testify at the Commission’s hearing on the application (Exhibit D) and resumes for the Applicant’s proffered expert witnesses (Exhibit E).

Please feel free to contact Christine at (202) 721-1116 or Lawrence at (202) 721-1135 if you have any questions regarding the above. We look forward to the Board’s consideration of this matter at the public hearing on January 15, 2020.

Sincerely,


Christine A. Roddy


Lawrence Ferris

Enclosures

¹ The initial application included a request for height relief for Building D to permit four stories where a maximum of three stories is permitted in the RA-1 zone.

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail or hand delivery to the following addresses on December 23, 2019.

Brandice Elliott
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Aaron Zimmerman
District Department of Transportation
55 M Street, SE, 4th Floor
Washington, DC 20003

ANC 8D (2 copies)
P.O. Box 54781
Washington, DC 20032

Absalom Jordon, ANC 8D03
4335 4th Street SE #3
Washington, DC 20032



Lawrence Ferris