

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF AN APPLICATION FOR A
PUD AND RELATED MAP AMENDMENT
AT 5201 HAYES STREET, NE**

**DEANWOOD HILLS, LLC
Z.C. Case No. 15-10**

September 25, 2015

**Holland & Knight LLP
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I. INTRODUCTION

This Prehearing Statement and the attached documents are submitted by Deanwood Hills, LLC (the "Applicant") in support of its application to the Zoning Commission of the District of Columbia (the "Zoning Commission") for the approval of a planned unit development ("PUD") and related map amendment for the property located at 5201 Hayes Street, NE (the "Property").

The PUD consists of a four-story, plus partial basement, multi-family residential building with 150 units. The building will include an array of on-site community amenities, including a multi-purpose room, exercise facility, community tot lot, courtyard lawn and patio, game room, and a cyber café. It will also include on-site concierge services.

The massing and design of the PUD is intended to enhance the residential character of the immediate area. The overall FAR for the PUD will be approximately 1.63; the maximum building height will be 62'-3"; and the lot occupancy for the project will be 40%. There will be 75 parking surface parking spaces for the development and loading facilities. The PUD requires flexibility to have a 30' loading berth in lieu of a 55' loading berth as required under the Zoning Regulations.

The Applicant filed the application with the Zoning Commission on April 13, 2015. At its public meeting on June 29, 2015, the Zoning Commission voted to set down the application for a public hearing. The Applicant's Prehearing Statement was filed on August 4, 2015.

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

I. Revised Affordable Housing Chart

Residential Unit Type	GFA & Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	154,755 s.f.	150				
Market Rate		0				
IZ	N/A					Exempt, § 2602.3
Affordable Non IZ	15,475 s.f. / 10%	15	30% AMI – 80% AMI	For the life of the project	Rental	In satisfaction of § 2603.7
Affordable Non IZ	38,689 s.f. / 25%	38	30% AMI	40 years	Rental	For as long as operating subsidy is in place; otherwise up to 60% AMI
Affordable Non IZ	100,591 s.f. / 65%	97	60% AMI	40 years	Rental	

II. Community Outreach

Since filing its Prehearing Statement with the Zoning Commission, the Applicant has continued to engage with community stakeholders about the proposed development. On September 10th, Lee Goldstein from the Office of the Deputy Mayor for Planning and Economic Development presented the application to ANC 7C. At the meeting, the ANC inquired about the level of security, including cameras proposed for the new development, ADA accessibility to the building and the location of the accessible units. The plans attached as Exhibit A were prepared by the Applicant in response to these inquiries.

III. Applicant Proffers

Based on its discussions with the ANC 7C and other stakeholders, the Applicant proposes the following conditions in connection with the approval of the PUD:

1. The Applicant agrees to host a job fair in order to advertise employment opportunities targeted to residents within the boundaries of ANC 7C. The employment opportunities will include, but not be limited to, construction jobs and positions for the ongoing maintenance and operation of the building. Prior to the issuance of a building permit for the PUD, the Applicant shall submit a letter to the Zoning Administrator from ANC 7C confirming that the job fair took place.
2. During the construction of the PUD, the Applicant will maintain a job listing targeted to residents of ANC 7C. The job listing shall include the contact information for the person designated to coordinate employment efforts on behalf of the Applicant.
3. During the operation of the PUD, the community space in the development shall be available to ANC 7C to assist in the ANC community's outreach efforts.

III. CONCLUSION

In accordance with Section 3013 of the Zoning Regulations, this prehearing statement is submitted on behalf of Deanwood Hills, LLC in order to provide additional information in support of its application for PUD approval and related map amendment. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the Application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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