



*~Establish 1912~
4800 Nannie Helen Burroughs Ave*

September 25, 2015

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Dear Members of the Zoning Commission:

The Deanwood Citizens Association (DCA) would like to express our support for the planned unit development (“PUD”) proposed by Pennrose Properties and the Warrenton Group, under Zoning Commission Case No. 15-10, for the property located at 5201 Hayes Street, NE (Square 5197, Lot 809).

The PUD is a four-story, multi-family residential building that will contain 150 dwelling units that will be a mix of studios, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. 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%.

We believe that the proposed residential community will be significant to the redevelopment of the area, and the scale and density of the proposed residential community are compatible with the surrounding neighborhood. Further, we believe that the project benefits and amenities are commensurate with the development flexibility achieved through the PUD process.

The Warrenton Group has also committed to work with the Deanwood Citizens Association, ANC’s, community-based business and residents to complete a community benefits agreement to insure the long-term success of this project.

We view this project as a necessary catalyst in the development of the adjoining business corridors and in and around this site. In light of the foregoing, we urge the Zoning Commission’s approval of the proposed development.

Sincerely,

David Smith, President
Deanwood Citizens Association President