

ADVISORY NEIGHBORHOOD COMMISSION 7C
4651 Nannie Helen Burroughs Avenue, NE #2
Washington, DC 20019

September 10, 2015

Zoning Commission for
The District of Columbia
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

Re: Deanwood Hills, LLC / ZC Case No. 15-10

Dear Members of the Commission:

Please be advised that Advisory Neighborhood Commission ("ANC") 7C, at its regularly scheduled public meeting on September 10, 2015, at which a quorum was present, voted 4-0 to support Zoning Commission Case No. 15-10, seeking approval of a planned unit development and related map amendment for the property located at 5201 Hayes Street, NE (Square 5197, Lot 809). The Applicant also discussed the project with the ANC on September 11, 2014; October 9, 2014; and November 13, 2014.

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 6'2'-3"; and the lot occupancy for the project will be 40%.

ANC 7C believes 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.

In light of the foregoing, we urge the Zoning Commission's approval of the Application.

Sincerely yours,



Antawan Holmes
Chairperson

Cc: Mr. Lee Goldstein, Office of the Deputy Mayor for Planning
And Economic Development (via email)
Mr. Chris Stennett, The Warrenton Group (via email)
Leila Batties, Esq., Holland & Knight (via email)