

# Holland & Knight

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## VIA IZIS

September 4, 2019

Zoning Commission for the  
District of Columbia  
Office of Zoning  
441 Fourth Street, NW, Suite 210-S  
Washington, DC 20001

**Re: ZC Case No. 15-20C / TBSC Owner I, LLC  
Application for Modifications to a First-Stage PUD & Second-Stage PUD Approval  
Response to Metropolitan Police Department Comments**

Dear Commission Members:

This letter is submitted on behalf of TBSC Owner I, LLC (the “Applicant”) in response to the comments in the Metropolitan Police Department (“MPD”) letter marked as Exhibit 24 of the record for the above-referenced application (the “Application”). Specifically, MPD asked about the project’s impact on the Sibley Townhomes to the east of the PUD site, the use of the green space, and security. The Applicant’s response to MPD’s comments are as follows:

1. Sibley Townhomes. The Sibley Townhomes to the east are owned and controlled by the DC Housing Authority (“DCHA”), as is the 28-unit apartment complex to the south of the PUD, at 45 K Street, NW. On December 12, 2018, the Board of Commissioners for the Housing Authority adopted Resolution No. 18-17, authorizing an application to the U.S. Department of Housing and Urban Development for the demolition and/or disposition of these units and the disposition of the underlying property. Based on the resolution and our discussions with representatives from DCHA, the Sibley Townhomes and the units to the south of the PUD site will be demolished. For your reference, a copy of DCHA Resolution No. 18-17 is attached.

2. Green Space East of First Place. Theoretical Lot 3B is adjacent to and owned by Mt. Airy Baptist Church. It will function as green space for use by the church; it will not function as public green space. Theoretical Lot 3A will be improved as a green space with playground equipment, in accordance with the proposed modification of Condition B.7.b.


3. Public Park at First & L Streets. The land identified as “park” at the intersection of First and L Streets is owned by the National Park Service, which has authorized the transfer of administrative jurisdiction of the land to the District through DMPEd. The District’s acceptance of the transfer of jurisdiction is pending. Once completed, the Applicant and the District can enter into an agreement for the improvement, maintenance and use of the land as public park space.

4. Security Plan. A closed circuit television system with recording and storage capability will be installed as part of the building’s security system. The exterior of the building, including walkways, will be well-lit to enhance safety; and the shrubbery and other landscape elements will be located so as to not affect the clear sight of pedestrians.

We trust that you find the foregoing sufficiently addresses MPD’s comments on the application. We look forward to responding to any follow up questions or concerns by the Zoning Commission.

Respectfully submitted,

HOLLAND & KNIGHT LLP

  
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Leila M. Jackson Batties, Esq.

cc: Ms. Maxine Brown-Roberts, Office of Planning