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October 31, 2017

Advisory Neighborhood
Commission 7C
4651 Nannie Helen Burroughs
Avenue, NE #2
Washington, DC 20019

Commissioner Patricia Malloy
Advisory Neighborhood Commission
7C-01
501 50th Place, NE
Washington, DC 20019

Re: Z.C. Case No. 17-08 Application for Consolidated Review and Approval of a Planned Unit Development And Zoning Map Amendment (Providence Place PUD)

Dear Commissioners:

At the public hearing on October 19, 2017, the Providence Place PUD application was amended as follows:

1. Alternate Building Design

The Applicant presented an alternate design that modifies a portion of the building that is five stories tall, and reduces it to four stories. The building will still appear the same from an architectural standpoint, but this change will result in a reduction in the number of units for the development from 100 units to approximately 93 units. Even with the reduction, the building will still include 35 replacement units for the Lincoln Heights and Richardson Dwellings communities.

Enclosed is a copy of the alternate building design that was submitted at the public hearing. A full set of architectural plans for the alternate building, which will include the new unit mix and floor plans, will be filed with the Zoning Commission on November 6th. A copy of the plans will also be forwarded to the ANC.

2. No Additional Cost for Parking

The list of Traffic Demand Measures approved by DDOT was revised to exclude the requirement that Providence Place charge residents extra to park in the building garage. Given that the building is restricted to households with incomes not exceeding 60% of the median family income, the Applicant believes that residents for the development should not be required to pay an additional cost for parking.

3. Private Sidewalk

DDOT originally required the Applicant to construct a sidewalk along the east side of the apartment building, internal to the Progressive National Baptist Convention campus, providing access to the Marvin Gaye Trail. DDOT agreed to remove this condition because there is no space to accommodate the proposed private sidewalk.

We respectfully submit that none of these changes will negatively impact the neighborhood or the proposed development. The Applicant looks forward to further discussing these changes to the application at the ANC 7C meeting scheduled for November 9th. In the meantime, please do not hesitate to contact me if you have any additional questions or concerns.

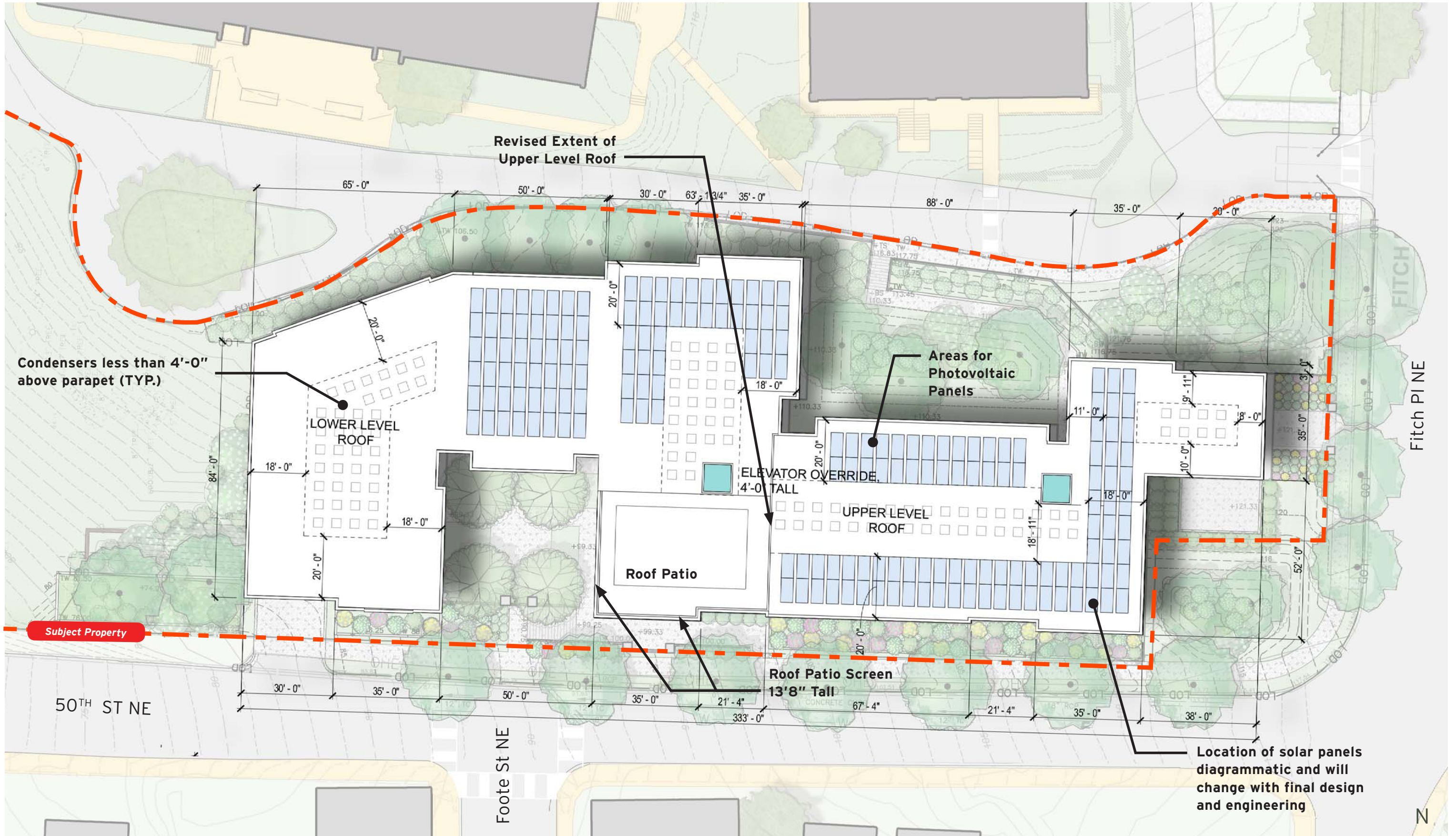
Sincerely,



Leila M. Jackson Batties, Esq.

Enclosure

Cc: Zoning Commission for the District
Of Columbia (via email)

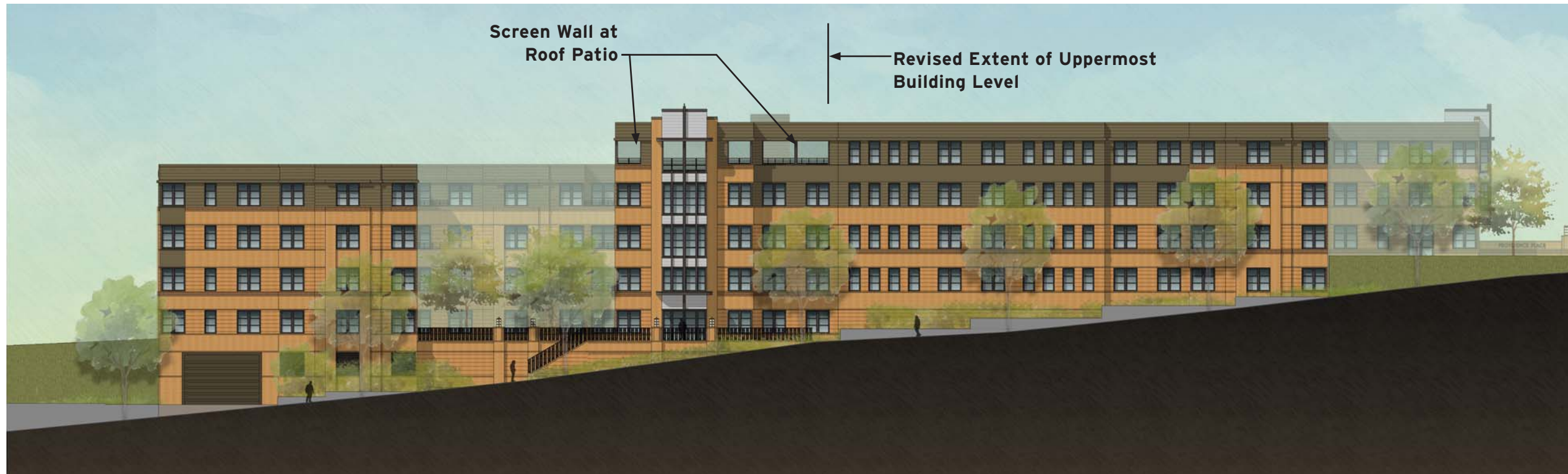




Key



2 South Elevation



1 West Elevation

