

**Patricia A. Malloy**  
**Advisory Neighborhood Commission 7C-01**  
**501 50<sup>th</sup> Place, NE • Washington DC 20019**

July 12, 2017

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

Office of the Surveyor for the  
District of Columbia  
1100 4<sup>th</sup> Street, SW  
Washington, DC 20024

**RE: The Warrenton Group**  
**ZC Case No. 17-10 / Strand Residences PUD**  
**S.O. 05785 / Alley Closing in Square 5196**

To Whom It May Concern:

The purpose of this letter is to express my support for:

- (1) the planned unit development (“PUD”) proposed by the Warrenton Group in Zoning Commission Case No. 17-10, for the property located at the southwest corner of the intersection of Nannie Helen Burroughs and Division Avenues, NE, adjacent to the Strand Theater; and
- (2) the closing of the alley extending through the PUD site from Division Avenue, which is necessary to facilitate the proposed PUD.

I have met with the Applicant to discuss the proposed development and the Applicant presented the project to Advisory Neighborhood Commission (“ANC”) 7C on June 8, 2017. At that meeting, ANC 7C voted 6-0-1 in support of the project.

The PUD is a six-story, multi-family residential building that will contain approximately 86 dwelling units that will be a mix of one and two bedroom units. The density for the PUD will be approximately 4.61 FAR; the maximum building height will be 68’. The project will have 17 parking spaces.

The proposed development, which includes the restoration of the historic Strand Theater, is critical to the revitalization of the neighborhood. Also, the scale and density of the proposed residential community are compatible with the surrounding neighborhood. Finally, the project benefits and amenities are commensurate with the development flexibility achieved for the subject property through the PUD process.

The alley to be closed has a land area of approximately 2,042 square feet and is unnecessary for alley purposes. The closing of the portion of the alley will not disrupt the public alley system and will not interfere with access to or from any other development in the Square, particularly because the Applicant proposes to dedicate a public alley easement measuring 103 feet, 8 inches by 15 feet

ZC Case No. 17-10

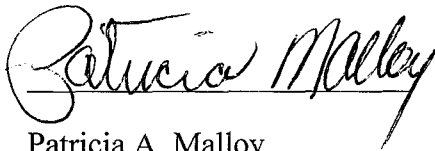
S.O. 05785

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(approximately 1,555 square feet) extending from Division Avenue. In addition, access to the Sargent Memorial Presbyterian Church, the only other property abutting the portion of the public alley to be closed, is currently provided via an existing curb cut along Nannie Helen Burroughs Avenue, NE and not the portion of the alley to be closed.

In light of the foregoing, I urge your approval of the proposed development.

Sincerely,

A handwritten signature in cursive script that reads "Patricia A. Malloy". The signature is written in black ink and is positioned above the printed name.

Patricia A. Malloy

Single Member District Representative

Advisory Neighborhood Commission 7C-01