

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of Terrace Manor Redevelopment LP
for Special Exception Relief for New
Multi-Family Residential Development in the RA-1 Zone District

ANC: 8E03

**STATEMENT OF EXISTING AND INTENDED USE AND PRELIMINARY
STATEMENT OF SATISFACTION OF BURDEN OF PROOF FOR SPECIAL
EXCEPTION RELIEF**

I. STATEMENT OF EXISTING AND INTENDED USE

This is an application of Terrace Manor Redevelopment LP (“**Applicant**”) for special exception approval pursuant to 11 DCMR Subtitle U § 421 to construct a new approximately 128-unit (\pm 5%) apartment building located at 3341–3353 23rd St. SE, 2276 Savannah St. SE, and 2270–2272 Savannah St. SE (Square 5894, Lots 3, 4, and 5), (the “**Property**”). The Property is bounded by Savannah St. SE to the south, the YMCA Capital View and unimproved lots to the west and northwest, and 23rd Street SE to the east. The Property is located in the RA-1 Zone District. The Property is comprised of three separate record lots and consists of approximately 100,262 square feet (or 2.3 acres) of land area. These lots will be subdivided into a single record lot. The Property is currently improved with the dilapidated Terrace Manor apartment complex, which consists of 11 buildings (which are 3+ stories tall) with a total of 61 units. The Applicant proposes to demolish these buildings and replace them with a single, L-shaped apartment building with approximately 128 units (\pm 5%), all of which would be affordable housing units with a maximum median family income (“**MFI**”) of 60% (the “**Project**”).

II. NATURE OF RELIEF SOUGHT

In order to develop new multi-family residential units in the RA-1 Zone District, special exception relief must be granted by the Board of Zoning Adjustment (“**BZA**”) pursuant to Subtitle U § 421. The proposed building on the Property satisfies all other matter-of-right development standards in the RA-1 Zone District.

III. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Subtitle X § 900.2 of the Zoning Regulations.

IV. DESCRIPTION OF THE SURROUNDING AREA AND THE PROPERTY

The Property is located in the Shipley neighborhood of Southeast Washington. Forested green space abuts the Property to the east and west and an on-ramp for Suitland Parkway is located across 23rd Street SE to the north of the Property. To the south across Savannah Street SE is a shopping center that includes a supermarket, liquor store, restaurant, and daycare. The surrounding neighborhood primarily consists of three- and four-story garden apartment buildings to the west and attached and semi-detached single-family dwellings to the southeast. As noted above, the Property is currently improved with the dilapidated Terrace Manor apartment complex consisting of 11 buildings, generally three stories tall, with a total of 61 units.

V. BACKGROUND AND PROPOSED PROJECT

The Property was previously owned by Sanford Capital, and the Applicant, an affiliate of WC Smith, acquired the Property in 2017. The buildings were dilapidated at the time of sale, with only 13 tenants in occupancy. Those tenants have since been relocated to nearby WC Smith properties and Terrace Manor is currently 100% vacant. WC Smith representatives met with the former tenants and Bread for the City, the residents’ legal counsel, in January 2018 to discuss their intent to move forward with a plan to demolish the existing buildings and construct the

Project. The tenant association unanimously supported the Project. The Project will consist of 100% affordable housing units, with maximum MFI level of 60%. Amenities will include a 24-hour front desk, fitness center, club room/business center, package room, and an on-site rental office. The Project will add much needed, high-quality, energy-efficient housing to the area. The Applicant has a proven track record in providing affordable housing throughout the District, as well as in the neighborhoods immediately surrounding the Property. The 2.3-acre site is adjacent to a larger mixed-income development known as the Villages of Parklands, which is also owned and managed by WC Smith.

As shown in the architectural plans included as Exhibit B, the Project will be a single L-shaped building. The Property has a change in elevation of approximately 31 feet from the south end to the north end of the proposed building. The building has a measured height of 36 feet, 6 inches (the building height measuring point is shown on page 16 of Exhibit B). The building will include 48 long term bicycle parking spaces, as well as six (6) short term spaces. The new proposed building will include elevator access to upper floors and 5% Uniform Federal Accessibility Standards (“UFAS”) units. The project is currently striving to achieve LEED gold standards. The Project will include 81 below-grade parking spaces accessed via a new curb cut on Savannah Street SE.

The Applicant will be requesting funding from the District Department of Housing and Community Development (“DHCD”), as well as Low-Income Housing Tax Credit/bond financing through the D.C. Housing Finance Agency (“DCHFA”), to develop the Project, and thus the Project will be exempt from Inclusionary Zoning requirements pursuant to Subtitle C § 1001.6(a). However, pursuant to Subtitle C § 1002.6, the Project will utilize the bonus density authorized under the Inclusionary Zoning regulations.

VI. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF PURSUANT TO SUBTITLE U SECTION 421 OF THE ZONING REGULATIONS

The Project is in harmony with the intent and purposes of the Zoning Regulations and is consistent with the requirements of Subtitle U § 421 and Subtitle X § 901.2.

A. The Application Is in Harmony with the General Purpose and Intent of the Zoning Regulations

The main purpose of Subtitle U § 421 is to minimize any adverse impact on surrounding properties which may occur as a result of the Project. Accordingly, the proposed new building has been thoughtfully designed and sited to ensure the Project will not adversely affect neighboring property owners or the immediate community. As noted above, the proposed building satisfies all of the matter-of-right development standards of the RA-1 Zone District. The new building is of a size and scale that is entirely in keeping with the garden apartment buildings located to the west of the Property and single-family development to the east. Moreover, the Property currently has multi-family buildings that had to be abandoned due to their dilapidated and unsafe condition. The creation of a new multi-family building, with more effective unit layouts and more efficient building systems, is entirely appropriate and needed. The creation of this new multi-family building is in harmony with the general purpose and intent of the Zoning Regulations.

1. The Area Schools Can Accommodate the Number of Students Expected to Reside in the Project

The Project is in-boundary for Garfield Elementary School, Johnson Middle School, and Ballou High School. The Applicant is adding approximately 128 ($\pm 5\%$) new residential units and the Applicant expects that there will be children living in this building that will attend area schools. This application will be forwarded to D.C. Board of Education, and the Applicant will address any issues raised by the Board of Education prior to the public hearing in this case.

2. *The Public Streets, Recreation, and Other Services Are Adequate to Accommodate the Residents of the Project*

The 83 parking spaces included in the Project provide the appropriate balance of meeting the parking needs of the residents of this Project, while not overburdening the amount of traffic using the surrounding street network. The Applicant believes that the existing public streets are adequate to accommodate the additional vehicular trips generated by the residents of this Project and their guests.

The Douglass Community Center is located approximately 0.5 miles from the Property. It is equipped with amenities such as: a computer lab; large multi-purpose room; kitchen; outdoor basketball court; parksite; playground; outdoor pool; tennis court; and 60-foot diamond softball field. The Applicant expects that its residents will take full advantage of these facilities and the Applicant believes that these facilities have the capacity to meet any additional demand created by the Project.

This application will be forwarded to the District Department of Transportation (“DDOT”) and DHCD, and the Applicant will address any issues raised by DDOT or DHCD prior to the public hearing in this case.

3. *The Site Plan, Arrangement of Buildings, and Provisions of Light, Air, Parking, Recreation, Landscaping, and Grading Are Appropriate*

The siting and scale of the proposed building maximizes the light and air provided to the future residents and minimizes any potential adverse impact on the surrounding community. The building includes significant and appropriate setbacks from all lot lines, further providing units maximum access to natural light.

As noted above, the Project includes 81 parking spaces. This amount of parking provides the appropriate balance of meeting the parking needs of the residents of this Project, while not overburdening the amount of traffic utilizing the surrounding street network.

The landscaping and grading included in the Project have been thoroughly reviewed and analyzed and will not impact the surrounding properties. The Applicant is meeting the stringent GAR requirement in the RA-1 Zone through the extensive use of green roofs, solar panels, and bioretention facilities.

This application will be forwarded to the Office of Planning (“OP”), and the Applicant will address any issues raised by OP prior to the public hearing in this case.

VII. COMMUNITY OUTREACH

Representatives of the Applicant have reached out to ANC 8E03 Commissioner Watts and ANC 8E Chairman Muhammad. The Applicant will be meeting with Commissioner Watts on February 12, 2018, regarding the Project. The Applicant is in regular communication with Bread for the City and Legal Aid D.C., both of which are working in partnership with the former residents of the existing building. In addition, the Applicant met with local Metropolitan Police Department officers to increase patrols in the area.

VIII. EXHIBITS IN SUPPORT OF APPLICATION

- Exhibit A: Application forms and agent authorization letter.
- Exhibit B: Architectural and civil plans – Site plan; landscape, utility and grading plans; elevations of the proposed development; floor plans of the proposed residential units; and Surveyor’s Plat with building and relevant dimensions.
- Exhibit C: Property Owner List.
- Exhibit D: Summary of Witness Testimony.

IX. CONCLUSION

The Applicant looks forward to working with OP, DDOT, ANC 8E, and other members of the surrounding community as this application nears the public hearing date. The Applicant

will supplement this preliminary statement, as necessary, prior to the public hearing in this case.

The Applicant requests that this case be scheduled at the Board's earliest opportunity.

Respectfully submitted,

GOULSTON & STORRS

By: _____ /s/
Paul Tummonds

_____ /s/
Lawrence Ferris