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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.

ZONING COMMISSION
District of Columbia
CASE NO. 15-20C
EXHIBIT NO. 37F

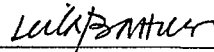
3. Public Park at First & L Streets. The land identified as “park” at the intersection of First and L Streets is owned by the National Park Service, which has authorized the transfer of administrative jurisdiction of the land to the District through DMPED. The District’s acceptance of the transfer of 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



Leila M. Jackson Batties, Esq.

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

RESOLUTION 18-17

TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO HUD FOR THE DEMOLITION AND/OR DISPOSITION OF PUBLIC HOUSING UNITS AT SURSUM CORDA AND SIBLEY TOWNHOMES

WHEREAS, the District of Columbia Housing Authority ("DCHA") owns and controls the Sursum Corda 28-unit public housing development ("Sursum Corda"), which is situated on 1.06 acres of real property in ward 6 at at 45 K Street, NW Washington DC; and

WHEREAS, the District of Columbia Housing Authority also owns and controls the Sibley Townhomes 22-unit public housing development (Sibley Townhomes), which is situated on .64 acres of real property in ward 6 at 4-14 M Street, and 1149-1177 First Place, NW Washington DC; and

WHEREAS, both the Sursum Corda and Sibley Townhomes are located within a New Communities Initiative ("NCI") neighborhood to be redeveloped into mixed-income housing; and

WHEREAS, the NCI aims to provide new replacement housing for the current public housing residents in accordance with the NCI principles; and

WHEREAS, to facilitate this redevelopment, DCHA has determined it would be advisable to apply to HUD for the authority to demolish up to 50 existing units, and to dispose of the underlying properties to DCHA affiliate, Capitol Housing Partners LLC ; and

WHEREAS, the units at Sursum Corda (28 units) and Sibley Townhomes (22 units) are obsolete under applicable HUD regulations, justifying the proposed demolition and/or disposition action;

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby adopts Resolution 18-17 to authorize the Executive Director of District of Columbia Housing Authority to take all necessary steps to submit to the US Department of Housing and Urban Development ("HUD") an application for the demolition and/or disposition up to 50 public housing units at DCHA's Sursum Corda and Sibley Townhomes Developments including all such supporting documents, materials and certifications as HUD may require, and upon HUD approval, to dispose of such property to Capitol Housing Partners LLC.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 12th day of December, 2018.

RESOLUTION 18-17


TO AUTHORIZE THE SUBMISSION OF
AN APPLICATION TO HUD FOR THE
DEMOLITION AND/OR DISPOSITION
OF PUBLIC HOUSING UNITS AT
SURSUM CORDA AND SIBLEY TOWNHOMES

ATTEST:



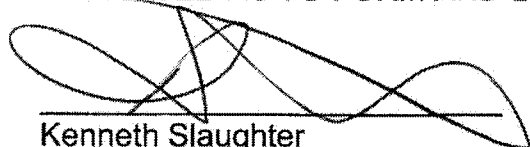
Tyrone Garrett
Executive Director/Secretary

APPROVAL:



Neil Albert
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Kenneth Slaughter
General Counsel