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October 19, 2017

VIA IZIS

Zoning Commission
of the District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Z.C. Case No. 17-08 Application for Consolidated Review and Approval of a Planned Unit Development And Zoning Map Amendment (Square 5194, Lot 824)

Dear Members of the Commission:

In support of the above-referenced application, enclosed please find copies of the Applicant's architectural drawings depicting an alternate design for the building, which eliminates the fifth floor. We respectfully request that the Applicant have flexibility to construct the building as originally depicted on the PUD drawings, or as shown in this alternate drawing.

The alternate design is in response to a recent determination that the portion of the building that is five stories will result in budget difficulties for the all affordable project. As a result, the Applicant is proposing a design that eliminates the five-story portion of the building, and instead maintains four-stories across the project. The design intent and materials of the building will remain unchanged. However, the roof patio on the lower level roof is relocated to the southern corner of the courtyard on Foote Street, and a screen wall is proposed around the roof patio that maintains the existing character of the 50th Street façade.

The alternate building design will modestly reduce the number of residential units from 100 units to approximately 93 units. Even so, the building will include 35 replacement units for the Lincoln Heights and Richardson Dwellings communities controlled by the DC Housing Authority.

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We remain hopeful of your favorable consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Leila M. Jackson Batties". The signature is written in a cursive style with some capital letters.

Leila M. Jackson Batties, Esq.

Enclosures