

# Holland & Knight

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November 6, 2017

## **VIA IZIS AND HAND DELIVERY**

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

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

Dear Members of the Commission:

On behalf of Providence Place I LP (the "Applicant"), as discussed at the public hearing on October 19, 2017, we hereby submit the full set of architectural drawings for the alternate design of the building. At the hearing, the Applicant requested flexibility to construct the building as originally depicted on the PUD drawings, or as shown in these alternate drawings.

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 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. The unit mix for these replacement units in the alternate plans includes seven 3-bedroom units and three 4-bedroom units.

Since the public hearing, the Applicant has been in communication with Commissioner Patricia Malloy, the single member district representative for Advisory Neighborhood Commission ("ANC") 7C01. Specifically, the Applicant submitted a letter that clearly explains the alternate building design and the Applicant's responses to the District Department of

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Transportation's comments on the PUD. See Exhibit 39 of the record. The Applicant has also expressed a willingness to further discuss the project at an upcoming meeting of the ANC.

It is our understanding that this submission addresses the outstanding concerns raised at the public hearing. Thank you for your continued review of this application.

Sincerely,



Leila M. Jackson Batties, Esq.

Enclosures

Cc: Jennifer Steingasser, D.C. Office of Planning (w/enclosures, via hand delivery)  
Karen Thomas, D.C. Office of Planning (with enclosures, via hand delivery)  
Anna Chamberlin, District Department of Transportation  
(w/enclosures, via hand delivery)  
Advisory Neighborhood Commission 7C (w/enclosures, via US Mail)  
Commissioner Patricia A. Malloy, ANC 7C01 (w/enclosures, via US Mail)