

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

March 8, 2018

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

RE: The Warrenton Group
ZC Case No. 17-19 / PUD and Related Map Amendment

Dear Member of the Zoning Commission:

The purpose of this letter is to express my support for the planned unit development (“PUD”) proposed by the Warrenton Group, under Zoning Commission Case No. 17-19, for the property located at 5110-5140 Nannie Helen Burroughs Avenue, NE (Square 5197, Lots 1, 64, 65, and 73). I have met with the Applicant to discuss the proposed development and the Applicant has presented the project to ANC 7C on October 26, 2017; November 9, 2017; February 8, 2018; and March 8, 2018.

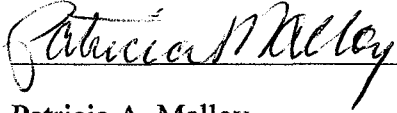
The PUD is a mixed use development on two parcels. Parcel 1 consists of approximately 71,891 square feet, and will be improved with a building containing approximately 9,900 square feet of retail at the ground level; approximately 174,900 square feet of residential, generating approximately 151 units; and 143 covered parking spaces. The maximum building height will be 65 feet and the density will be 3.56 FAR. Parcel 2 consists of approximately 13,619 square feet, and will be improved with a building containing approximately 6,000 square feet of retail at the ground level; approximately 39,200 square feet of residential generating approximately 32 units; and 3 surface parking spaces. The maximum building height will be 63 feet and the density will be 3.32 FAR.

Of the 183 units proposed for the development, 61 will be replacement units for the Lincoln Heights and Richardson Dwellings residential communities controlled by the DC Housing Authority. The replacement units include 12 one-bedroom, nine two-bedroom, 32 three-bedroom units, six four-bedroom units, and two five-bedroom units. Of the remaining units, 104 will be a mix of units reserved for households not exceeding 60% of the median family income and 18 will be market rate units.

I believe that the proposed mixed use community will be significant to the redevelopment of the area, and the scale and density of the proposed buildings are compatible with the surrounding neighborhood. Further, I believe that the project benefits and amenities are commensurate with the development flexibility requested for the property through the PUD process.

In light of the foregoing, I urge the Zoning Commission's approval of Z.C. Case No. 17-19.

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