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June 19, 2020

Anthony Hood, Chair
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 19-19 – Application of Terrace Manor Redevelopment LP for Approval of a Consolidated Planned Unit Development for 3301 23rd Street SE (Square 5894, Lot 63) (the “Property”) – Supplemental Submission**

Dear Chair Hood and Members of the Commission:

Terrace Manor Redevelopment LP (the “**Applicant**”) hereby submits this supplemental submission for the proposed consolidated Planned Unit Development (“**PUD**”) for the property located at 3301 23rd Street SE (Square 5894, Lot 63) (the “**Property**”). As outlined in detail in prior submissions, the Applicant proposes to demolish the existing dilapidated 12-building complex on the Property and replace it with a single apartment building with approximately 130 units, all of which will be affordable housing units with a maximum median family income (“**MFI**”) of 60% (the “**Project**”). The Project will have a Floor Area Ratio (“**FAR**”) of 1.296¹ and a building height of approximately 47 feet, seven (7) inches. This submission provides updates regarding the Project since the Applicant’s last submission of March 10, 2020.

¹ As noted in the Applicant’s March 10, 2020 submission, the Project previously had a proposed gross floor area (“**GFA**”) of 129,945 square feet and requested flexibility pursuant to Subtitle X § 303.10 to allow such density. The Project has now been revised to reduce the proposed GFA to 129,925 square feet, which brings the Project within the maximum 129,943 square feet (1.296 FAR x 100,265 s.f.) permitted, and flexibility is therefore no longer required or requested.

A. Updated Plans

Attached as Exhibit A are updated architectural plans for the Project. The updated plans include, among other things, additional refinements to the fenestration of the garage and detailed information regarding the proposed materials for the Project.

The Applicant has also reviewed the amount of light available to the units that are located partly below grade and confirmed that these units will be afforded ample sunlight (see page 3-11 of Exhibit A).

B. Traffic Demand Management and Loading Management Plans

Attached as Exhibit B are the Applicant's proposed Traffic Demand Management ("TDM") and Loading Management Plans, which have been developed in coordination with District Department of Transportation ("DDOT") staff.

C. Advisory Neighborhood Commission ("ANC") Outreach

While ANC 8E is not currently conducting regular public meetings due to challenges associated with the period of social distancing implemented as a result of the COVID-19 outbreak, the Applicant presented the Project to Commissioner Stephen Slaughter, the Chair of ANC 8E, via a virtual meeting on June 4, 2020. The Applicant also notes that ANC 8E reviewed the Applicant's prior substantially similar project that was approved by the Board of Zoning Adjustment ("BZA") in 2018, and the ANC submitted a letter of support to the BZA record at that time. The ANC's 2018 letter of support for BZA Case No. 19733 is attached as Exhibit C.

As discussed in detail in the Applicant's prior submissions, the proposed PUD meets the standards for approval under the Zoning Regulations, and the Applicant respectfully requests that the Zoning Commission approve the PUD application.

Please feel free to contact Paul at (202) 721-1157 or Lawrence at (202) 721-1135 if you have any questions regarding the above. The Applicant looks forward to presenting the Project to the Commission at its July 9, 2020 virtual public hearing.

Sincerely,

/s/ Paul A. Tummonds
Paul A. Tummonds

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/s/ Lawrence Ferris
Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered via e-mail delivery to the following addresses on June 19, 2020.

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/s/ Lawrence Ferris

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