

July 23, 2020

Anthony Hood, Chair  
D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> 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”) – Post-Hearing Submission**

Dear Chair Hood and Members of the Commission:

Terrace Manor Redevelopment LP (the “**Applicant**”) hereby submits this post-hearing submission for the proposed consolidated Planned Unit Development (“**PUD**”) for the property located at 3301 23<sup>rd</sup> Street SE (Square 5894, Lot 63) (the “**Property**”). As discussed in prior submissions and at the Commission’s July 9, 2020 hearing, 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**”). This submission provides updates and follow-up information in response to the Commission’s comments and questions at the public hearing.

A. Updated Plans

Attached as Exhibit A are the final updated architectural plans for the Project. The updated plans include adjustments as follows:

- Cover Sheet – Rendering revised to show finish adjustments and balcony extension to 18 inches.
- Sheet 1-1 – Updated unit matrix square footage and counts.
- Sheet 1-2 – Updated Inclusionary Zoning (“**IZ**”) unit diagram and table.

- Sheets 2-13 – 2-17 – Updated renderings to reflect refined material palate and balcony extension to 18 inches.
- Sheets 3-3 and 3-4 – Updated plan for revised unit configuration at southeast corner; wall thickness adjusted at fitness room and near western stair/exit to indicate addition of brick massing on façade.
- Sheet 3-6 – Parapets added to roof plan where brick walls were extended upward on north and west facades.
- Sheet 3-7 – Updated elevations to reflect material adjustments and balcony extension to 18 inches; “Parking” signage removed from south elevation.
- Sheet 3-8 – Updated elevations to reflect material adjustments with brick added to north and west facades; all windows on these facades have been changed to white; additional façade development incorporated around garden door access and fitness center windows.
- Sheet 3-9 – Rendering updated to show material adjustments/refinement and dark window color change.
- Sheet 3-11 – Section updated to show material adjustments to west façade (in background).
- Sheet 3-13 – Detail elevation updated to show foundation veneer refinement and removal of “Parking” signage.

#### B. Additional Project Updates

The Applicant also notes the following with respect to the Project and the proposed public benefits, each of which was also addressed in the Applicant’s draft PUD Proffers and Conditions filed on July 16, 2020 (Exhibit 30 in the Case Record):

- Employment Opportunities. Following the hearing, upon further review of the issue, the Applicant agrees to enter a First Source Employment Agreement and Certified Business Enterprise Agreement. Draft Condition No. 5 will be updated to reflect this commitment.
- Electrical Vehicle Accommodations. In response to comments from the Commission and the District Department of Energy and Environment, the Applicant proposes to install two electric vehicle charging stations in the Project’s parking garage. This is set forth in the Applicant’s draft Condition No. 9.
- Inclusionary Zoning. As outlined in prior submissions, discussed at the hearing, and noted above, the Project will be all-affordable with 100% of the units set aside for households earning no more than 60% of MFI during the initial affordability period, after which the site will revert to IZ requirements. At the public hearing, the Commission requested additional information regarding the

treatment of the Project's IZ units during the initial affordability period. Pursuant to Subtitle C § 1001.6(a), the Project will be exempt from IZ during the initial affordability period. This initial period will be for 30 years as provided under the D.C. Housing Finance Agency ("DCHFA") Low-Income Housing Tax Credit ("LIHTC") program, and the period would be increased to 40 years if the Project receives funding from the Housing Production Trust Fund. During the initial affordability period, all incoming tenants will be required to undergo review in order to be qualified under the LIHTC program requirements. By contrast, under IZ, new tenants would be required to be selected from a pre-qualified pool of applicants who have already been vetted through the District Department of Housing and Community Development ("DHCD"). Subjecting the Project to both programs simultaneously would impose a substantial burden on both the Applicant as operator/landlord and all incoming tenants by requiring that each new tenant go through two separate and independently administered application processes and review. Every time a unit turns over, a new prospective tenant would have to navigate through this complex overlay of reviews, which in practice would be very difficult and burdensome to implement for all parties involved. Accordingly, the Applicant instead proposes to simply have the Project operate under the LIHTC regime for the initial affordability period and then transition automatically to IZ thereafter.

As discussed in detail in the Applicant's prior submissions and at the Commission's July 9 public hearing, the proposed PUD meets the standards for approval under the Zoning Regulations, and the Applicant respectfully requests that the Zoning Commission take final action to 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.

Sincerely,

/s/ Paul A. Tummonds

Paul A. Tummonds

/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 July 23, 2020.

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/s/ Lawrence Ferris  
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Lawrence Ferris