

March 23, 2007

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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

DC OFFICE OF ZONING
RECEIVED
MARCH 23 2007

Re: Z.C. Case No. 03-12D/03-13D (Capper/Carrollsborg Venture, LLC and DCHA - Minor Modification to PUD)

Dear Members of the Commission:

Capper/Carrollsborg Venture, LLC, together with the District of Columbia Housing Authority ("DCHA"), (collectively the "Applicant"), hereby file this letter in response to concerns raised by the Office of Planning ("OP") regarding the Applicant's request for a minor modification to the consolidated planned unit development ("PUD") and zoning map amendment approved pursuant to Zoning Commission Order No. 03-12/03-13, dated October 8, 2004. Specifically, OP has asked the Applicant to address the potential impact of the requested minor modification on the overall parking plan approved by the Commission, as well as the impact of the requested minor modification on parking in "Senior Building 2."

As set forth in more detail in the Applicant's February 26, 2007 letter to the Commission, the purpose of the minor modification is to change the designation of the building currently under construction in Square 825S such that it is not required to be exclusively dedicated to "senior" housing. The minor modification will not result in any change to the program, number of public housing units, or overall square footage of public housing approved pursuant to the PUD. Moreover, there will be no reduction in the number of replacement public housing units included in the project. The subject building will remain 100% public housing.

Although the Applicant anticipates that there will not be enough eligible and qualified senior applicants to completely fill and justify the senior-only designation for the building, seniors will be permitted to live in the building and the Applicant will continue to market the building to seniors. Indeed, the first 4 units will be leased to the only remaining seniors that previously resided at Capper/Carrollsborg and have decided to move into this building, as opposed to Senior Building 1, which was completed on December 31, 2006

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Construction of the building is currently approximately 90% complete and the Applicant intends to begin leasing efforts immediately. As required pursuant to Condition No. 24(a) of Order No. 03-12/03-13, the building is being built consistent with the Consolidated Plans approved by the Commission. A copy of Sheets S-3.1, A-5.0, A-5.1, A-5.2 and A-6.0 of the Consolidated Plans showing the approved building's development data, elevations and building section are attached to the Applicant's February 26, 2007 minor modification request.

As shown on the Consolidated Plans, the building includes 139 units and 33 parking spaces. Pursuant to section 2101.1 of the Zoning Regulations, publically assisted housing reserved for the elderly in all zone districts is required to provide 1 parking space for each 6 dwelling units, and multiple dwellings in the R-5-B zone district are required to provide 1 parking space for each 2 dwelling units. Therefore, assuming that all of the 139 units are not leased to seniors -- which is unlikely based upon the facts that the first 4 units will be leased to seniors and that the Applicant will continue to market the building to seniors -- the Applicant would be required to provide a total of 70 off-street parking spaces. However, based upon the low percentage of public housing residents that own vehicles, as well as the close proximity of the building to the Navy Yard Metro Station, the amount of parking provided will be sufficient to meet the anticipated demand. Moreover, the Applicant cannot provide any more off-street parking within the building since the building is 90% completed.

The ultimate number of parking spaces required will vary depending upon the number of units leased to seniors. Therefore, in order to meet the parking requirement, the Applicant commits to providing the difference between the number of spaces located in the garage and the total number required from the following options:

1. reserve, on an interim basis, parking spaces on surface parking lots to be located on Squares 767, 768 and 769 (land owned by the Applicant); and/or
2. enter into a phased, shared-parking agreement with an office building within the PUD which will have available spaces during non-office hours; and/or
3. provide a minimum of 2 car-sharing spaces [in close proximity to the building] and enter into an agreement with a car-sharing provider to offer membership at discounted rates to occupants of the building.

Accordingly, the Applicant respectfully requests that the Commission approve a minor modification as described herein and in the Applicant's letter dated February 26, 2007, to change the designation of the building constructed in Square 825S such that it is not required to be exclusively dedicated to "senior" housing.

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Thank you for your consideration of this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
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Kyrus L. Freeman

Attachments

cc: Advisory Neighborhood Commission 6D (via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (via hand delivery and email)
Paul Rowe, David Coriella, DCHA (via hand delivery and email)
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