

Mary Carolyn Brown  
202 862 5990  
carolyn.brown@hklaw.com

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VIA HAND DELIVERY

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

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-39  
EXHIBIT NO. 77

RECEIVED  
D.C. OFFICE OF ZONING  
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Re: Zoning Commission Case No. 05-39  
St. Martin's Apartments

Dear Commissioners:

On behalf of Catholic Community Services, we are submitting herewith updated drawings regarding the proposed planned unit development ("PUD") and related map amendment to the R-5-B District. The Applicant has been meeting with the Office of Planning ("OP") and numerous community organizations, including the Advisory Neighborhood Commission ("ANC"), over the past several months to discuss the project. As a result of questions raised during those meetings, we offer the following clarifications and additional information.

1. Unit Mix. The Applicant has revised the drawings to re-insert three 3-bedroom units in the project. As originally designed, the PUD included these 3-bedroom units. However, during the redesign process to retain the potentially historic convent on the site, these units were lost. The architects have since been able to reconfigure the layout of units and re-establish them in the project. The provision of 3-bedroom affordable apartments will ensure that the PUD can accommodate larger families. The proposed unit mix for the project is as follows:

Efficiencies	5
Jr.1-BR	44
1-BR	37
2-BR	92
3-BR	<u>3</u>
178 Total Units	

2. Targeted Income-Levels for Affordable Units. All units in the PUD will be designate as affordable housing. Fifty units will serve formerly homeless individuals earning approximately 30 percent of the annual Area Median Income ("AMI"). The remainder of the project will serve

individuals and families earning 60 percent of AMI. The D.C. Housing Authority is a 20 percent partner in this affordable housing project and is contributing \$3.5 million toward its cost. The 60 percent AMI criteria listed above is a condition of the financial commitment.


3. Tenant Selection. Like any residential rental complex, prospective tenants qualifying with an annual income of 60 percent AMI must complete an application form and provide employment/income verification and housing references. They will also be subject to credit and criminal background checks. The 50 individuals earning 30 percent of AMI will be referred by Catholic Community Services after completing a training program.

4. Building Management. The apartment complex will be maintained by a management company, similar to other market-rate residential buildings. Additionally, a case manager will live on-site in one of the units to assist the formerly homeless individuals. The case manager will also be available to assist other residents of the building, as necessary.

5. Parking. The Zoning Regulations require the project to provide one parking space for every two units, or a total 89 spaces. Instead, the project will exceed this minimum threshold and provide approximately 105-130 spaces. The number of spaces may vary within the stated range, depending on actual column placement during the development of construction drawings. Presently, 109 standard size spaces are currently shown on the drawings. The additional spaces may be achieved through "stacked" parking. Residents will pay an additional \$45.00 per month to park in the building. The Applicant anticipates that demand for parking will be below the number of spaces provided. Consequently, the Applicant requests flexibility from the Zoning Regulations to offer excess spaces to the community as overflow parking, to accommodate, for example, special events sponsored by the schools across the street from the project. This flexibility is consistent with previously approved PUDs in Case Nos. 03-04 and 04-13.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Whayne S. Quin  
Mary Carolyn Brown

Enclosure

cc: Maxine Brown-Roberts, OP (via hand delivery)  
Advisory Neighborhood Commission 5C (via mail w/ encl.)