

BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION

ZONING COMMISSION CASE NO. 05-39

ST. MARTIN'S APARTMENTS
PLANNED UNIT DEVELOPMENT
AND
MAP AMENDMENT

PREHEARING SUBMISSION

THE ARCHDIOCESE OF WASHINGTON
CATHOLIC COMMUNITIES SERVICES

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D.C. OFFICE OF ZONING

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September 15, 2006

ZONING COMMISSION
District of Columbia

CASE NO. 05-39

EXHIBIT NO. 19

Submitted by:

Holland & Knight LLP
2099 Pennsylvania Ave., N.W.
Washington, D.C. 20006
(202) 955-3000
Whayne S. Quin
Mary Carolyn Brown
Counsel for the Applicant

CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this application, twenty copies of which were filed with the Zoning Commission on December 2, 2005, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, and that the application is complete.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Commission	Prehearing Statement
3013.1(b)	List of Witnesses	Exhibit C
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record	Exhibit D
3013.1(d)	Additional Information	Submitted herewith or with PUD Submission
3013.1(e)	Reduced Plans	Exhibit A
3013.1(f)	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence	Not Applicable
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Exhibit C
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit E
3013.6(b)	List of Names and Addresses of Each Person having a Lease with the Owner for All or Part of Any Building Located on the Property Involved in the Application	Not Applicable

The undersigned HEREBY CERTIFIES that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: _____
Mary Carolyn Brown

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Revised Architectural Plans	A
DCPL Agreement on Historic Preservation	B
List of Witnesses and Estimated Time Required For Presentation of Applicant's Case	C
Outlines of Testimony for Witnesses	D
Resumes of Expert Witnesses	D
List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property	E

I. INTRODUCTION

This Prehearing Statement and the attached documents (the "Prehearing Submission") are submitted to the Zoning Commission of the District of Columbia in support of an application for a new residential development at 116 T Street N.E., in Ward 5 of the City. The site is located in Square 3531, the city block bounded by Summit Place on the east, Lincoln Road on the west, Todd Place on the north and T Street on the south in the northeast quadrant of the city. The site is owned by the Roman Catholic Archdiocese of Washington which, together with Catholic Community Services, is the Applicant for this project. The Applicant seeks consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment in order to implement this redevelopment proposal.

The Applicant filed the PUD statement and supporting documents, including architectural plans and drawings, with the Zoning Commission on December 2, 2005 (the "PUD Application Statement"). That PUD Submission, which is incorporated herein by reference, set forth in detail the proposed PUD, the project design, the public benefits and project amenities, and the project's consistency with the Comprehensive Plan and Ward 5 Plan.

Several months thereafter, the D.C. Preservation League ("DCPL") filed a landmark application with the D.C. Historic Preservation Office for the convent and school on the property. Because historic designation of the site could have serious impacts on the scope of the project and the Applicant's ability to proceed, the Applicant and DCPL entered into extensive settlement negotiations, which were facilitated by the Office of Planning. While

discussions were ongoing, the Office of Planning submitted its report dated April 10, 2006, recommending that the PUD application be set down for a hearing. At its regularly scheduled public meeting on April 20, 2006, the Zoning Commission considered this case and voted 5-0 to set the case for hearing, provided the Applicant was successful in resolving the historic preservation issues.

In response, the Applicant and DCPL entered into a Letter of Agreement dated August 18, 2006 and signed by both parties as of September 13, 2006 (the "Agreement"), in order to preserve the historic character of the property while accommodating its incorporation into a development that is respectful of that historic character, as shown on the plans attached as Exhibit A. In exchange for this significant preservation measure, DCPL has agreed to withdraw its landmark application.

This Prehearing Submission supplements the PUD Application Statement, providing updated information on the project as a result of the DCPL agreement and responding to questions raised by the Zoning Commission.

II. PROJECT DESCRIPTION AND UPDATED DEVELOPMENT DATA

The Applicant proposes to construct a multi-family residential building to accommodate moderate and low-income families. Under the initial submission, the Applicant proposed to provide 184 apartments. The number of units under the revised scheme has been reduced slightly to 178 units, with a loss of approximately 5,500 square feet of space. The overall floor area ratio ("FAR") of the project is now 2.64, down from 2.7 FAR in the initial proposal. Approximately 120-140 parking spaces will be provided in a

partially below-grade garage, which exceeds the minimum requirement of 89 spaces, or one for every two units. The following tabulation of development data summarizes the changes in the revised scheme.

Tabulation of Development Data

	R-5-B PUD Standards	Initial Project	Revised Scheme
Lot Area	1 acre	91,152 s.f. (2.09 acres)	<i>No change</i>
Lot Width	None prescribed	249.5 ft.	<i>No change</i>
TOTAL FAR	3.0	2.7	2.64
Gross Floor Area	273,456 s.f.	246,484 s.f. total (including school bldg.)	240,940 s.f. total (including school bldg.)
Height	60 ft.	55 ft.	<i>No change</i>
Penthouse Height	18.5 ft.	0 ft.	<i>No change</i>
Lot Occupancy	60%	60%	<i>No change</i>
Rear Yard	20.0 ft (4" for each for of vertical ht or not less than 15 ft.)	33 ft. (center of Todd Place)	<i>No change</i>
Side Yard	Not Required	None Provided	<i>No change</i>
Parking	1 for each 2 dwelling units	120-140 spaces (92 required)	<i>No change</i> (89 required)
Loading: Berth Platform Delivery Space	1 @ 55 ft. deep 1 @ 200 s.f. 1 @ 20 ft. deep	1@ 30 ft. deep 1@ 120 s.f. 1@ 20 ft. deep	<i>No change</i>

**III.
PROJECT DESIGN**

A. Incorporation of the Convent into the Design

The Agreement between the Applicant and DCPL calls for the relocation of the convent building from its current location to the corner of T and Summit Streets. The

convent will be placed on a new foundation and features a berm along its street elevations so that it will appear to be on top of a small hill. The convent will continue to read as a separate structure, with recessed glass connections to the new building located at the west and north elevations. The portions of the PUD building that were originally to be built above the footprint of the convent in its new location will not be built.

B. Response to Zoning Commission Comments

The elevations of the new building were also further developed in response to comments from the Zoning Commission. The colors and materials of the exterior cladding were simplified and refined to convey a quieter presence in the neighborhood. At the same time, the massing was broken down into smaller components to create a more textural quality and to reflect the scale of the rowhouses to the north of the site. Entrances were added to several units along the Todd Place elevation to further mimic the predominant building type within the community.

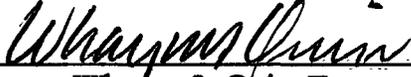
The Applicant is finalizing other design details of the project and will submit revised drawings to the Commission 20 days in advance of the hearing.

IV. CONCLUSION

This Prehearing Submission along with the original PUD Submission meet the filing requirements for an application for a PUD under Chapter 24 of the District of Columbia Zoning Regulations and under Chapter 30 of the of the District of Columbia Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission approve the PUD and Zoning Map Amendment.

Respectfully submitted:

HOLLAND & KNIGHT LLP

By: 
Wayne S. Quin, Esq.
Mary Carolyn Brown, Esq.

2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

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