

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF PLANNING

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ZONING COMMISSION

District of Columbia

CASE NO. 05-39

EXHIBIT NO. 42

Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL Steingasser*  
Jennifer Steingasser  
Deputy Director

DATE: January 19, 2007

SUBJECT: Final Report for Zoning Commission Case No. 05-39 (St. Martin's Apartments)  
116 T Street, N. E. (Square 3531, Lot 114 and 115)

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APPLICATION

The application by the Archdiocese of Washington and Catholic Communities Services, in conjunction with the District of Columbia Housing Finance Agency (DCHFA) (applicant) requests consolidated review of a Planned Unit Development (PUD) and accompanying map amendment from the R-4 district to the R-5-B district to enable the development of a one hundred and seventy-eight (178) unit, apartment building at 116 T Street, N.E.

RECOMMENDED ACTION

The proposed development will provide affordable housing in an area in which the availability of affordable housing is diminishing. The project will serve the housing as well as some of the social and recreational needs of the residents. The development will preserve the former convent building that has been a part of the community for many years. The application is consistent with the requirements of the PUD regulations and elements of the Comprehensive Plan. OP encourages the applicant to work towards obtaining a First Source Agreement with the District of Columbia Department of Employment Services and a Memorandum of Understanding with the Local Business Opportunity Commission prior to final action by the Zoning Commission. OP recommends approval of the application subject to the DDOT report.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located at 116 T Street, N. W. (Square 3521, Lots 114 and 115) and is approximately 2.09 acres. Generally, the site is bounded by Todd Place, N.W. to the north; Summit Place, N.W. to the east; T Street, N.W., McKinley High School, and the Hyde Leadership Charter

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school to the south; and rowhouses, vacant apartment buildings, and Lincoln Street to the west. The property is currently developed with the City Lights Charter School, a Quonset hut, and a two-story building, formerly a convent, which is used as residences for formerly homeless men and a parking lot. Steep slopes characterize the site with significant changes in grade, approximately twenty feet, between the street frontages and the highest elevation near the center of the site.

The property is within the Eckington neighborhood which is predominantly developed with rowhouses but has a number of apartment buildings and institutional uses. The subject property and the surrounding area are within the R-4 district.



**PROJECT DESCRIPTION**

The proposal is for the site to be redeveloped with a four-story apartment building. Since the setdown of the project a number of changes have been made to improve the project which includes the retention and integration of the convent into the development, improvements to the façade, and a reduction in the number of units.

As part of the original proposal the applicant proposed to demolish the former convent building. Prior to the setdown, the District of Columbia Preservation League (DCPL) filed to have the convent designated as a historic landmark and retained. Since then, the applicant and DCPL have done further studies and determined that the building has historic significance because of the important work the nuns who lived there contributed to the community, the historic significance of the architecture, and the location of the building on the hill. DCPL and the applicant came to an agreement that will retain the building, move it to corner of Summit Place and T Street and integrate it into the development. Following the agreement the application for historic designation was withdrawn. (Attachment B of Applicant's September 15, 2006 submission)

The agreement to integrate the convent into the proposed building in addition to requests by the community have led to a reduction in the density, from 2.7 to 2.64, and the number of units from one hundred and eighty four (184) units to one hundred and seventy-eight (178) units. The submitted plans show the unit breakdown as follows:

- 5 Efficiencies
- 44 Junior 1-bedroom apartments
- 37 1-bedroom apartments
- 92 2-bedroom apartments
- 3 3-bedroom apartment

To complement the residences, the building will contain an underground parking garage with 105-130 parking spaces (Plan A-2 shows 109 plus 17 tandem spaces). Other on-site amenities for the residents include library, computer room, meeting room, café, lounge, game room, exercise room and separate areas for passive and active recreational activities. Additionally, the residents will be allowed to use the school's recreational area when the school is not in session. The internal open space and the area surrounding the building will be landscaped and sidewalks will be provided along each street frontage.

**ZONING**

The site is currently zoned R-4 and the applicant is requesting a map amendment to the R-5-B district in conjunction with the PUD. The following table is a comparison between the development standards of the R-4 zone, PUD in the R-5-B zone, and the proposed development:

**Table 1**

|               | <b>R-4 Standards</b> | <b>R-5-B w/PUD Standards</b> | <b>Proposal</b> | <b>Deviations</b> |
|---------------|----------------------|------------------------------|-----------------|-------------------|
| <b>Area</b>   | N/A                  | 1 acre minimum               | 2.09 acres      | N/A               |
| <b>Height</b> | 40 ft. or 3 stories  | 60 ft.                       | 55 ft.          | N/A               |
| <b>FAR</b>    | 0.9                  | 3.0                          | 2.64            | N/A               |

|               |   |   |  |        |
|---------------|---|---|--|--------|
| Rear Yard     | 20 ft.  | 15.0 ft (4 ins. For each foot of vertical height or not less than 15ft.).       | 33 ft.   | N/A    |
| Lot Occupancy | 40% maximum   | 60% maximum   | 60%  | N/A    |
| Parking       | 89 spaces   | 89 spaces   | 109 spaces (plus 17 tandem spaces) shown on Site Plan                            | N/A    |
| Loading       | Loading Berth -1 @ 55 ft.<br>Platform-1 @ 200 ft.<br>Delivery Space - 1@ 20 ft. | Loading Berth -1 @ 55 ft.<br>Platform-1 @ 200 ft.<br>Delivery Space - 1@ 20 ft. | Loading Berth - 1 @ 30 ft.<br>Platform-1 @ 200 ft.<br>Delivery Space - 1@ 20 ft. | 25 ft. |

**FLEXIBILITY**

The applicant is requesting flexibility to reduce the required 55-foot loading berth to a 30-foot loading berth. The applicant submits that the 55-foot loading berth is required to accommodate large trailer trucks and it is not envisioned that the residents will be using this type of vehicle for moving into or out of the building.

Lot Subdivision

On the submitted Site Plan (Sheet C-3) the Site Data identifies the PUD lot area as Lots 114 and 115. Lot 115 contains the school building that will remain on the site and is therefore a part of the PUD. In fact 1,209 square foot of the apartment building will be used by the school as a "Shop" class and storage facility.

Although the school building will remain on the site, the applicant did not include it in calculating the FAR and lot occupancy. Secondly, the school building is on Lot 115 and with the addition of the apartments will create two principal buildings on one lot. The applicant should therefore either submit an application to create a lot for the school or request a deviation from the requirements of Section 3202.3. This issue was identified at setdown and subsequently with the applicant but still has not been addressed.

**AMENITIES**

Affordable Housing

The principal amenity of the project is that it will be available to low-income residents. This housing will be of special value to the District of Columbia as a whole because housing that is in great demand will be provided. All of the one-, two-, and three bedroom units will be available to residents with annual incomes of up to 60% of the Area Median Income (AMI) or between \$30,000 and \$54,000. The junior apartments and efficiencies will be available to the fifty formerly homeless men who make below 30% of AMI or around \$18,000 per year. These units will replace the residential program that Catholic Communities Services currently operates on the site and will provide apartments for additional persons who qualify.

Concerns have been expressed that the development has all rental units, no market rate units, and that is will be a "concentration of poverty" in the community. The applicant has stated that the provision of

rental housing versus homeownership units meets their mission of providing housing to a segment of the community that is undeserved at this time. Homeownership would only allow a small amount of residents to have a onetime benefit. However, rental units will continue to benefit residents because as residents are able to move out other low income residents will benefit from the services and the units will be kept for low-income residents in perpetuity.

The financing of the project also precludes the market rate units. The District Department of Housing and Community Development (DHCD) as well as the District of Columbia Housing Authority (DCHA) are providing financing and their financial commitments are conditioned on the 60% of AMI criteria. These agencies use tax-exempt bonds as well as federal funding sources such as the Low-Income Housing Tax Credits. These investments are focused on low-income rental housing and are targeted at families earning less than 60% of AMI.

The subject property is one of the last vacant parcels within the Bloomingdale/Eckington community. Over the past few years housing prices within this community has increased dramatically and has put many residents outside the price range. Median sale prices of houses in this area increased from \$103,000 in 1996 to \$391,000 in 2005 or a 14.5% increase<sup>1</sup>. With an increase of 22% between 2004 and 2005, this area was one of the City's most robust market<sup>2</sup>. There has been a decline in the rental vacancy rates (11.3% in 2004 to 7.7% in 2005), as well as a rise in the average rents, an average of 3%. This high rent level creates serious affordability challenges for many working families. Average rents in the city are almost twice what a family supported by a full-time cafeteria worker could afford and 12% more than a family supported by an elementary school teacher could afford.<sup>3</sup>

The applicant has stated that they will hire a professional management firm to manage the building, the surrounding open space and the day to day operations of the apartment building, similar to how other market rate apartments are maintained. Apart for the housing, the applicant is also providing other onsite amenities such as a computer lab, game room, a small café, lounge and meeting room for the residents that will make it a fairly self-contained building.

## **ISSUES**

### **Neighborhood Context**

The height, scale and architecture of the building have been designed to emulate the characteristics of the surrounding neighborhood.

### **Height and Scale**

The topography of the site slopes steeply upwards from the adjacent streets to a plateau near the center of the site. If the development were to be constructed on the existing topography it could result in buildings that would tower over the adjacent rowhouses. In order to minimize the height difference as well as enable the building to accommodate additional parking spaces the applicant is proposing to

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<sup>1</sup> The District of Columbia Housing Monitor, Summer 2006, Table 2, Home Sales by Housing Market Typology and Neighborhood Cluster, Washington, D.C., 1995-2005, page 12.

<sup>2</sup> The District of Columbia Housing Monitor, Summer 2006, Special Section: Neighborhood Home Sales Trends, Mt. Pleasant Group, page 14.

<sup>3</sup> Fannie Mae Foundation, 2006 Housing in the Nations Capitol, Shrinking Rental, Options Regionwide, page 37.

grade a portion of the hill so that elevation of the building, as compared to the townhouses, will not be as dramatic. The building height will be 55 feet, measured from the center of the building along T Street. Although higher than the townhouses because of the change in topography, the building does not tower over the townhouses and is of comparable height to other apartment and institutional buildings in the community.

The development of the property with an apartment building is not inconsistent with the community in that there are other apartment as well as institutional buildings of similar or larger scale scattered throughout the neighborhood (Plans G-3 and G-4).

### **Architecture**

To be reflective of the neighborhood, the façade of the building along Todd Place and Summit Place has been designed to mimic individual rowhouses units with some units having entrances directly off T Street and Summit Place. The façade along T Street which has the main pedestrian and vehicular entrances into the building has some elements of the townhouse look but is a more institutional look reflective of the adjacent schools. The convent building has also been seamlessly integrated into this façade.

The rowhouses in the neighborhood are mainly red brick but there are some houses that are painted with different colors. In trying to be compatible with the colors used within the neighborhood the applicant has incorporated a variety of muted colors and other architectural embellishments. The materials used on the façade of the buildings will integrate the brick used on the older homes in the community with vinyl siding. Dark red brick will be used on the base of the entire building with a lighter red brick and tan brick used on some of the upper portions of the building. Additionally, vinyl siding had been integrated with the brick. Although the ratio of vinyl siding to brick is approximately 60% to 40% the vinyl siding is more concentrated on the side of the building adjacent to the City Lights School and the façade around the courtyards. The preferred material instead of the vinyl siding would be cementitious siding but the applicant states it would be cost prohibitive. To offset the cost of the brick, the vinyl siding is largely used on those portions of the site that are not directly facing the neighborhood. The design and layout of the building utilizes the site efficiently to provide the number of units to make the development successful and at the same time provide open space for the residents to utilize.

### **Parking**

Based on the 178 units, 89 parking spaces are required. However, the applicant is proposing to provide a total of 105-130 (the Site Plan shows 109 regulation spaces and 19 tandem spaces). The spaces will be provided to the residents at a nominal fee of \$45 per month. The community expressed concerns that the new residents would park on the street and there is already a shortage of on-street parking. The aim of providing the excess parking spaces is to minimize the need for residents to park on neighborhood streets and minimize the impact of the project on the community. The applicant is proposing that they be granted the option to offer for rent any excess spaces to neighbors or teachers of adjacent City Lights School.

Vehicular access to the site will be provided on the southwestern portion of the site to preclude any conflicts with drop-off and pick-up at the adjacent schools. Metrobus routes are along T Street and Lincoln Avenue and provide connections to the Rhode Island and New York Avenue Metrorail Stations.

### **Landscaping and Open Space**

The landscaping planned for the property will be an enhancement to the building as well as to the neighborhood. A number of large shade trees will line the perimeter of the property adjacent to the sidewalk. Between the building and the sidewalk the area will be landscaped with medium ornamental trees, shrubs, and groundcover. Sidewalks will be provided along each side of the building that abuts a street. In addition to the landscaping around the building, the two courtyard areas will be landscaped to enhance the areas internal to the building for the residents' pleasure and recreational use. Generally, the courtyards will have similar plant types consisting of evergreen trees, shrubs, shade trees and other types of plantings integrated with concrete pavers and stepping stones. One courtyard will also have a gazebo, movable chairs and tables and benches. The second courtyard will have similar plantings and furniture but will include play equipment for children (Plans A-1, A-2, A-3).

### **Jobs**

The applicant was encouraged to enter into a Memorandum of Understanding with the Office of Local Business Development and into a First Source Agreement with the DC Department of Employment Services to secure jobs for District residents during construction. However, to date the applicant has not provided any information on this issue.

### **PURPOSE OF A PLANNED UNIT DEVELOPMENT**

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is “designed to encourage high quality developments that provide public benefits.”

Development of the site utilizing the PUD process will facilitate the development of the site whose design, architecture, and site planning are complementary to the surrounding community and at the same time provide good quality housing and associated facilities for low income residents. Section 2403 further outlines the standards under which the application is evaluated.

*2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*

The proposed development will provide rental housing for many persons in the community who have been displaced by market rate housing and are finding it difficult to find affordable housing. The applicant is providing many facilities that are not provided within the neighborhood to support the residents as well as to minimize any negative impact on the community. The new building will contribute to the general improvement of the area and the adequacy of city services to the proposed development.

### **STANDARDS FOR PLANNED UNIT DEVELOPMENT**

The application meets the minimum 1-acre area requirements of Section 2401.1(c) to request a PUD. The proposed rental apartments will allow the applicant to provide housing to a segment of the population that is greatly under-served. The applicant has elected to pursue the planned unit development approach, which provides beneficial site planning and design flexibility that this project

requires to provide both residences as well as other support facilities on-site that meets the special needs of the future residents and protects the surrounding community.

As outlined above, the main public benefit of the development will be the provision of a building that is dedicated to affordable housing. As further outlined, the proposal also meets many of the public benefits elements of Section 2403.9.

## **COMPREHENSIVE PLAN AND PUBLIC POLICIES**

The Generalized Land Use Map recommends the subject site for moderate density residential. The proposed R-5-B zoning and the proposed project is not inconsistent with this recommendation. Further, the PUD is consistent with Comprehensive Plan including the following Major Themes:

- Section 102 - Stabilizing and Improving District Neighborhoods;
- Section 105 – Preserving and Promoting Cultural and Natural Amenities;
- Section 106 - Respecting and Improving the Physical Character of the District;
- Section 111 - Providing Diversity and Overall Social Responsibilities.

The application is consistent with Chapter 3, Housing Element, of the Comprehensive Plan. The general objectives for Housing (Section 302.1) is *“to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.”* Further, the Plan includes objectives for Low- and Moderate-Income Housing (Section 303.1).

- “(a) To provide for the housing needs of low- and moderate-income residents;*
- (c) To create and maintain moderate-cost housing environments that enhance the quality of life for their residents;*
- (d) To provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility;*
- (f) To reduce the overall cost of housing among low- and moderate-income households.”*

The proposed development will address this housing objective as it will provide housing for low income residents at rental rates that are lower than market rate and more in line with their incomes. In addition to housing, other facilities and services will be provided onsite that will further enhance their quality of life. Educational programs or seminars will be provided onsite to enable the residents to move up to other housing or towards homeownership.

Chapter 7, Urban Design Element, outlines objectives and policies in support the Urban Design goal to *“... promote the protection, enhancement, and enjoyment of the natural environments and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.”* (Section 701)

**708 Buildings**

**708.2 (a) Design residential, commercial, and all other buildings to complement or enhance the physical character of the District; and**

**(b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region.**

Although the grade of the property will be altered, enough will be preserved to allow the change in topography that now exist to still maintain and reflect the changes in topography within the community. The use of brick, other materials and the colors are reflective of the greater community. The height of the building and the townhouse as well as institutional facades complement the townhouses and institutional buildings in the neighborhood.

**709 Streetscape**

**709.2 (a) Develop a unifying system of well-designed streets, sidewalks, parks, and pedestrian ways;**

**(j) Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments.**

As part of the development a sidewalk will be extended along all the property's street frontages. The streetscape will be planted with large and medium street trees that will provide shade and further complimented by ornamental and evergreen trees.

**710 Areas Of Strong Architectural Character**

**710.2 (e) Encourage building massing and scale of new development to be sensitive to established patterns;**

The predominant housing type in the neighborhood is two and three story townhouses. However, there are multi-unit apartment buildings, three and four story buildings, and institutional buildings that complement each other and make up the development pattern of the neighborhood.

**712.2 The policies established in support of the areas in need of new and improved character objective are as follows:**

**(a) Encourage well-designed developments in areas that are vacant, underused, or deteriorated. These developments should have strong physical identities;**

**(b) Encourage in-fill development of attractive design quality in deteriorated areas to stabilize the physical fabric and to encourage renovation and redevelopment;**

The subject property is an underutilized property within the community. The proposed infill development is designed to have a strong physical identity similar to other buildings within the community but it will also complement the adjacent residential community in height, design, materials and colors used on the building. The areas outside of the building will be extensively landscaped and street trees planted along the perimeter street frontages.

The application is consistent with the Ward 5 Plan. The proposed development will address some of the items envisioned for the Housing in the Ward in Section 1608.1(d) that encourages improvement to the

City's low rent housing program. Additionally, the Plan encourages improvements to the availability of housing, transportation and community facilities.

The Draft Comprehensive Plan of 2006 also outlines policies that are supportive of the proposed development.

### **Housing Element**

#### **Policy H-1.1.5: Housing Quality**

*"Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood."*

The proposed development will be of a high quality that is reflective of a community that is undergoing revitalization. The materials and colors used on the façade will be reflective of those within the community. The area around the building expansively landscaped and the internal courtyards will have passive open space as well as sitting areas and play areas for children.

### **H-1.2 Ensuring Housing Affordability**

#### **Policy H-1.2.3: Mixed Income Housing**

*"Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing."*

The community in which the property is located has increased in homeownership and property values in the past few years. There is not a substantial amount of affordable housing in this neighborhood and in fact the affordability of houses by low to moderate income residents has decreased. The proposed development will ensure that some of its current residents will be able to afford housing and remain in the neighborhood.

#### **Policy H-1.2.5: Workforce Housing**

*"In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city."*

The proposed development will house residents with very low incomes as well those within the \$30,000 to \$54,000 which covers a range of professionals who are unable to afford market rate housing.

#### **Policy H-1.2.6: Non-Profit Involvement**

*"Actively involve and coordinate with the non-profit development sector, increasing their capacity to produce affordable housing. Enter into partnerships with the non-profit sector so that public funding can be used to leverage the creation of affordable units."*

The applicant is a non-profit organization that has partnered with two government agencies, DHCD and DCHA, to provide additional funding to create a housing development with affordable rental units for residents who earn up to 60% of AMI.

**Policy H-1.2.7: Density Bonuses for Affordable Housing**

*"Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purposes of granting density bonuses when new development is proposed. Density bonuses should be granted in historic districts only when the effect of such increased density does not significantly undermine the character of the neighborhood."*

To accommodate the proposed affordable housing project the applicant had requested a map amendment to change the zoning from the R-4 district to the R-5-B district will allow them to increase the density on the site and provide an appropriate number of units. The provision of affordable units is an amenity to the community as well as the preservation of the convent and integrates into the development.

**H-1.4 Housing and Neighborhood Revitalization**

**Policy H-1.4.5: Scattered Site Acquisition**

*"Encourage the acquisition of individual properties on scattered sites for use as affordable housing in order to de-concentrate poverty and promote the integration of low income households into the community at large."*

The subject site is one of the last vacant parcels in the neighborhood. Most of the housing within the area and most of the units are valued at market rates and the introduction of the development with affordable unit will not concentrate poverty but will help to create a mixed income community.

**MID-CITY AREA ELEMENT**

The subject property is within the area identified in the Draft Comprehensive Plan as Mid-City. One of the Planning and Development Priorities is as follows:

- (b) Housing opportunities should be increased for people at all income levels so that Mid-City can remain a diverse neighborhood. The citywide run-up in housing prices has particularly impacted the Mid-City, as costs have soared beyond what many local residents can afford. Working families and lower income residents are being priced out of the area, and there are concerns that the community is becoming affordable only to upper income professionals. Preserving the existing stock of affordable units is important, either through rehabilitation or replacement of subsidized housing projects with new affordable units. The type of new housing being built in the area should be more varied. In particular, more three and four-bedroom units are needed to attract and retain families.*

Policies in support of the Planning and Development Priorities are as follows:

**Policy MC-1.1.3: Infill and Rehabilitation**

*"Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue, Florida Avenue, 11th Street, and North Capitol"*

*Street, and in the Shaw, Bloomingdale, and Eckington communities. Infill development should be compatible in scale and character with adjacent uses."*

The site is one of the last, large vacant parcels within the neighborhood and will be comparable in height, scale and character to the existing townhouses and institutional uses in its vicinity.

**Policy MC-1.1.7: Protection of Affordable Housing**

*"Strive to retain the character of the Mid-City as a mixed income community by protecting the area's existing stock of affordable housing units and promoting the construction of new affordable units."*

The proposed development will add to the areas stock of affordable units to make the area truly a mixed income community.

## **AGENCY REFERRALS**

The application was submitted to the District Department of Transportation (DDOT) for review. Their report will be submitted under separate cover. DHCD and DCHA are providing funding for the development. A representative of DCHA is scheduled to provide testimony at the public hearing. DHCD has stated that they will provide a letter of support.

## **COMMUNITY OUTREACH AND INVOLVEMENT**

OP has received hundreds of e-mails, letters, and postcards both in support and in opposition to this project. Objections include concerns about the lack of market-rate units and possible over-concentration of low-income housing in a transitioning neighborhood, safety on the streets, parking, and the appropriateness of an apartment building on this lot. Support has focused on similar issues: the provision of an affordable unit building with below grade parking, new residents that will increase street safety, and the appropriate location of an apartment building between the large school buildings directly across the street (McKinley High School and Hyde Charter School) and the neighboring rowhouse community. The applicant has indicated that they are willing to consider working on a Construction Management Plan with the ANC or other community organization.

The applicant has conducted a number of community meetings and has made presentations to ANC-5C and other groups such as the Edgewood and Bloomingdale Civic Associations in addition to several church organizations. On September 20, 2006 ANC-5C voted to support the application. The application is also supported by the community and church organizations except the Edgewood Civic Association.

## **RECOMMENDATION**

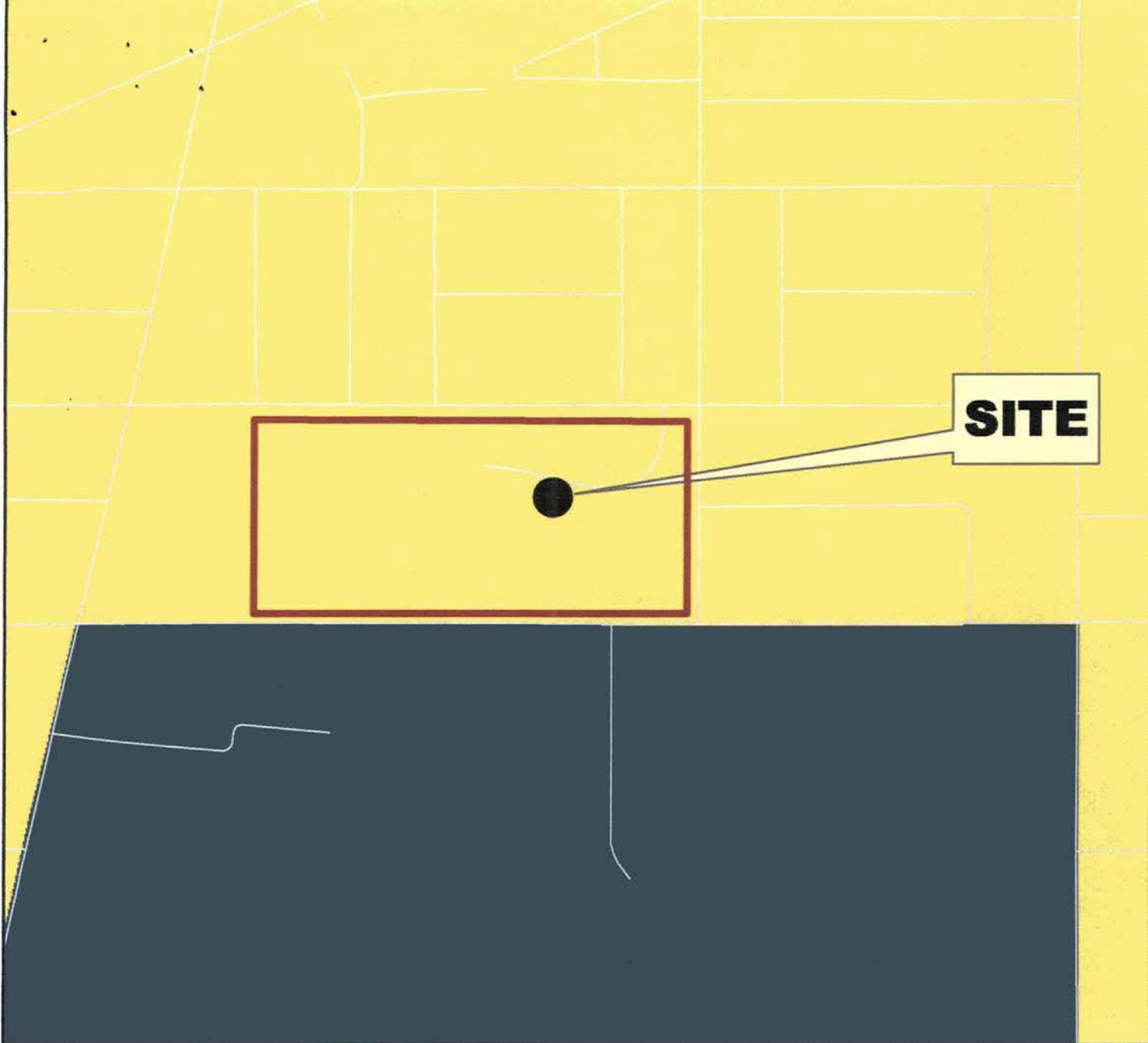
The proposed development will provide affordable housing in an area in which the availability of affordable housing is diminishing and will serve the housing as well as some of the social and recreational needs of the residents. The development will complement the neighborhood in height, scale, and architecture and will preserve the former convent building that has been a part of the community for many years. The application is consistent with the requirements of the PUD regulations

**and elements of the Comprehensive Plan. OP encourages the applicant to work towards obtaining a First Source Agreement with the District of Columbia Department of Employment Services and a Memorandum of Understanding with the Local Business Opportunity Commission prior to final action by the Zoning Commission. OP recommends approval of the application subject to the DDOT report.**

**ATTACHMENTS:**

- 1. Comprehensive Plan**

**JS/mbr AICP**



OPID0008733

**Comprehensive Plan Map  
Zoning Commission 05-39  
St. Martin's Apartment  
116 T Street, N.W**



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District of Columbia  
Adrian Fenty, Mayor**

**Office of Planning ~ January 19, 2007**

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

**Generalized Land Use Key**

|                              |                              |                                     |
|------------------------------|------------------------------|-------------------------------------|
| Residential Low Density      | Commercial Low Density       | Federal                             |
| Residential Moderate Density | Commercial Moderate Density  | Institutional                       |
| Residential Medium Density   | Commercial Medium Density    | Local Public                        |
| Residential High Density     | Commercial Med.-high Density | Parks, Recreation and Open Space    |
| Water                        | Commercial High Density      | Production and Technical Employment |