

**ST. MARTIN'S APARTMENTS  
PUD CONTINUATION HEARING  
FEBRUARY 8, 2007  
8:00 P.M.**

**APPLICANT'S RESPONSE CHART**

ISSUE	RESPONSE	COMMENT
<p><b>Height</b></p> <p><i>Consistent with varying hts in neighborhood</i></p> <p><b>Shadows</b></p>	<ul style="list-style-type: none"> <li>▪ Relative height of project will be <u>only one floor taller</u> than existing convent on site and rowhouses across Todd Place to north</li> <li>▪ Neighborhood is characterized by steep grade changes resulting in varying roof heights; <i>see Photos 1 &amp; 2</i></li> <li>▪ Consistent with relative height of McKinley HS</li> <li>▪ Consistent with relative height of City Lights School and adjacent rowhouses to west</li> <li>▪ Matter-of-right townhouses, without re-grading, could rise 70-feet above Todd Pl.; here, apts with re-grading, only 55 ft.</li> <li>▪ <i>Shadows</i> – given orientation of site, majority of periodic shadows will be cast to the east, which already experience some shadows from existing site, or to the west at the City Lights school; Todd Place to north will experience some shadows in winter months, but only during certain times of the day</li> </ul>	<p><b>Logan Schutz, Grimm Parker Architects</b></p>
<p><b>Density</b></p> <p><i>Apts next to row hses</i></p> <p><i>Examples:</i></p> <p><i>Why not row houses?</i></p>	<ul style="list-style-type: none"> <li>▪ Not unusual in urban environment to have apartment houses next to smaller scale row houses               <ul style="list-style-type: none"> <li>▪ Sheridan-Kalorama HD (<i>Photos 3 &amp; 4</i>)</li> <li>▪ 14th St. HD (<i>Photo 5</i>)</li> <li>▪ U St HD (<i>Photo 6</i>) – PN Hoffman PUD at 14th &amp; V approved by HPRB; ht = 90 ft next to 2-story small scale row houses</li> <li>▪ Capper-Carrollsborg PUD</li> </ul> </li> <li>▪ Five-month community design process demonstrated strong preference for apartment house design</li> <li>▪ Row house design cannot provide one- and two-BR units efficiently (better suited for 3, 4 or 5 BR designs)</li> <li>▪ Census track shows area predominated by 3-person households; thus, 3/4 of middle income units are 2-BR</li> <li>▪ Cannot provide same amenities – front desk and lobby, recreation space, communities rooms, library, café, business center, exercise room</li> <li>▪ Row houses do not allow controlled access to protect safety of residents, children's play areas</li> <li>▪ Row house design would not necessarily be lower ht/density – <i>See Chart 1</i></li> </ul>	<p><b>Logan Schutz, Grimm Parker Architects</b></p>

**ZONING COMMISSION  
District of Columbia**

**CASE NO.** 05-39  
 ZONING COMMISSION  
 District of Columbia  
**EXHIBIT NO.** 05-39  
 EXHIBIT NO.63





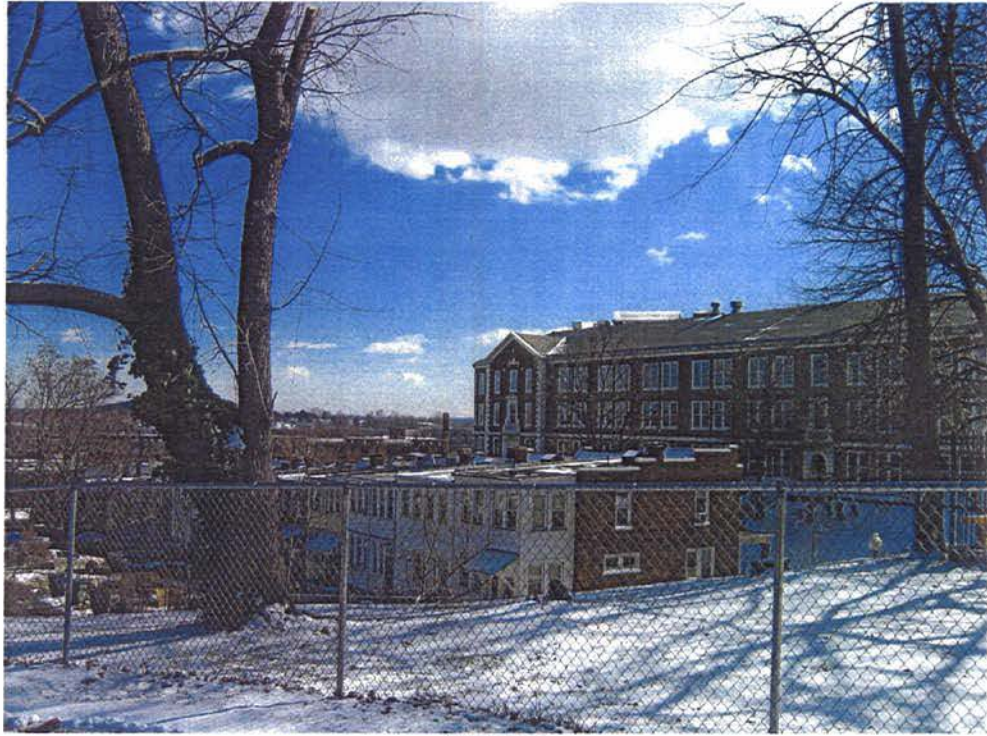


PHOTO 1

View from St. Martins Site Looking Southeast  
To houses fronting on T Street and McKinley High School

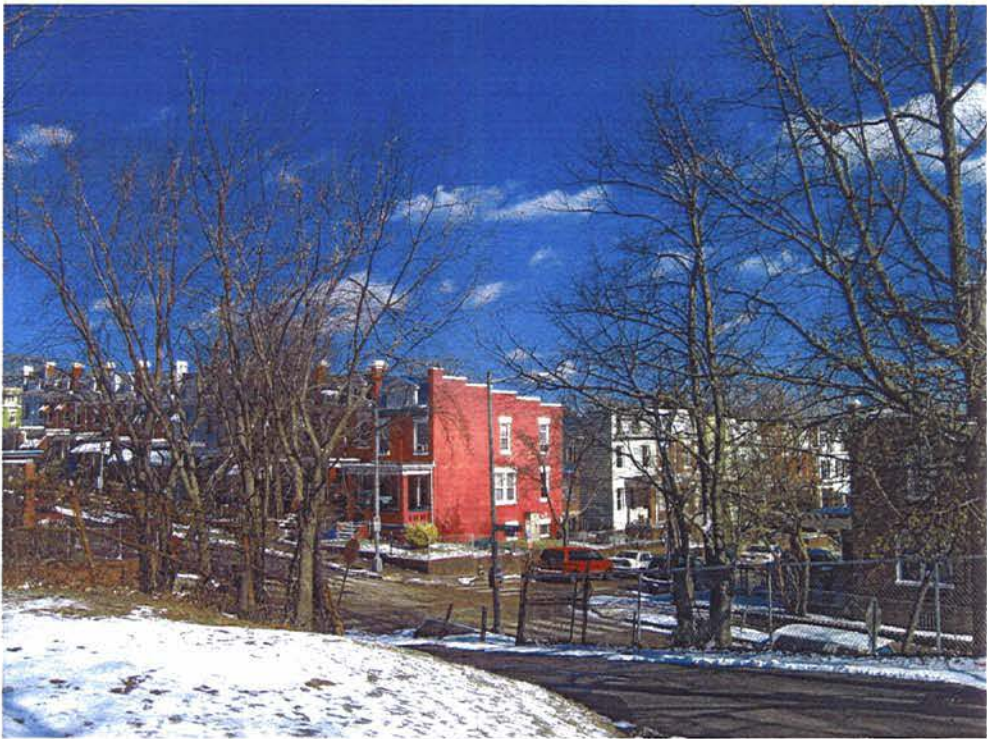


PHOTO 2

View from St. Martins Site Looking Northeast  
To houses on Summit at Intersection with Todd Place



PHOTO 3

Sheridan-Kalorama Historic District at 23rd & California Sts. NW  
Three-story dwelling adjacent to 5-story apartment building



PHOTO 4

Sheridan-Kalorama Historic District at California St & Phelps Pl. NW  
Varying heights and densities of buildings



PHOTO 5

14th Street Historic District at Northwest Corner of 14th & Q Sts. NW  
Large-scale apartment building adjacent to small-scale row houses



PHOTO 6

U Street Historic District at 14th looking east on V St. NW  
90-foot apartment building adjacent to small-scale (92-story) rowhouses  
(P.N. Hoffman PUD 03-26)

**CHART 1:  
COMPARISON OF MATTER-OF-RIGHT TOWNHOUSE DEVELOPMENT  
WITH APARTMENT HOUSE**

	<b>MATTER OF RIGHT</b>	<b>PROPOSED</b>
<b>Total Units</b>	70	178
<b>Bedrooms Per Unit</b>	4	49 - Jr. one BR and Efficiencies 37 one BR 92 two BR 3 three BR
<b>Total Bedrooms</b>	280	279
<b>Parking Required</b>	35	89 (120-140 provided)
<b># of People Per Unit</b>	4-6 for 4 bedroom (6 for family units, 4 for individuals sharing a unit)	1 per Jr. one BR 1.5 average for 1 BR 3.0 average for 2 BR 4.5 average for 3 BR
<b>Total People</b>	280-420	389

**ANIMATION STILLS  
TODD PLACE NE**



**GRIMM+PARKER ARCHITECTS**



**GRIMM+PARKER ARCHITECTS**

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