

Power Point Presentation
with notes.

The applicant claims that this apartment complex falls under the “Moderate Density” land use category. I would like to read from the Comprehensive Plan (page 11-5) Sections 1103.2 and 1103.3 defining Moderate and Medium categories.

[See Comp Plan sections enclosed]

It is a bit ambiguous because it does not go into specifics about the differences between a “garden apartment” vs. “mid rise apartment”

However, if you look at the Legend of the Comprehensive Plan Future Land Use Map, it is much clearer.

**information for this section provided by George Oberlander, AICP. His statement is enclosed.*

LEGEND

Residential Land Use Categories



Low Density Residential

Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.



Moderate Density Residential

Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.



Medium Density Residential

Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.



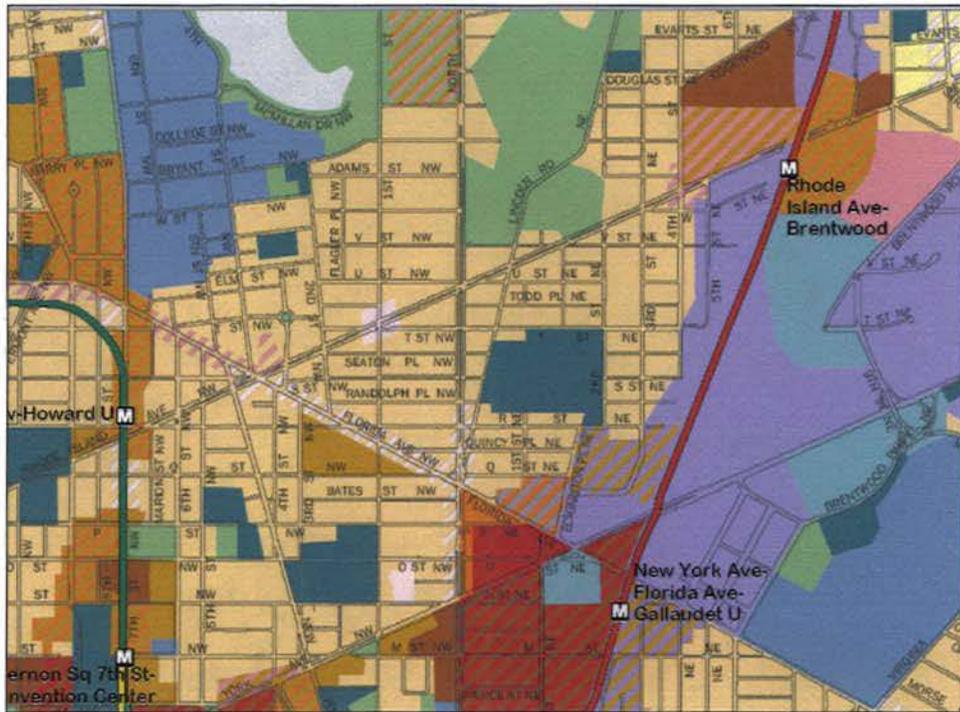
High Density Residential

Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

This Legend is directly from the Comprehensive Future Land Use plan

After seeing the drawings of the building, I believe you would be hard pressed to describe it as a row house or garden apartment, but rather a 4-7 story (in this case 5-story) or, as the Plan describes, "mid-rise" apartment building and therefore more appropriately in the category of Medium Density.

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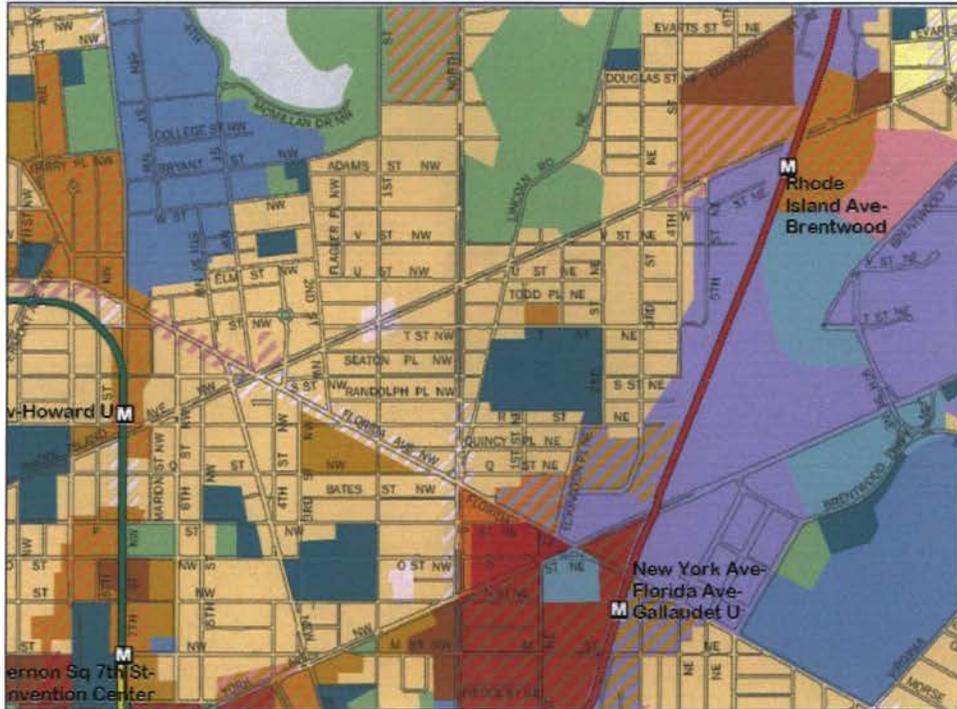


What you are looking at is a section of the Comprehensive Plan Future Land Use Map for the area in question.

Both the Current and the Future Land Use maps show the St. Martin's property and about an 8 blocks radius from that property, as designated for rowhouses / garden apartments, in this case specifically 2 story early 1900's row houses or Local Public Facilities (in this case schools).

and this is what the developers want to do...

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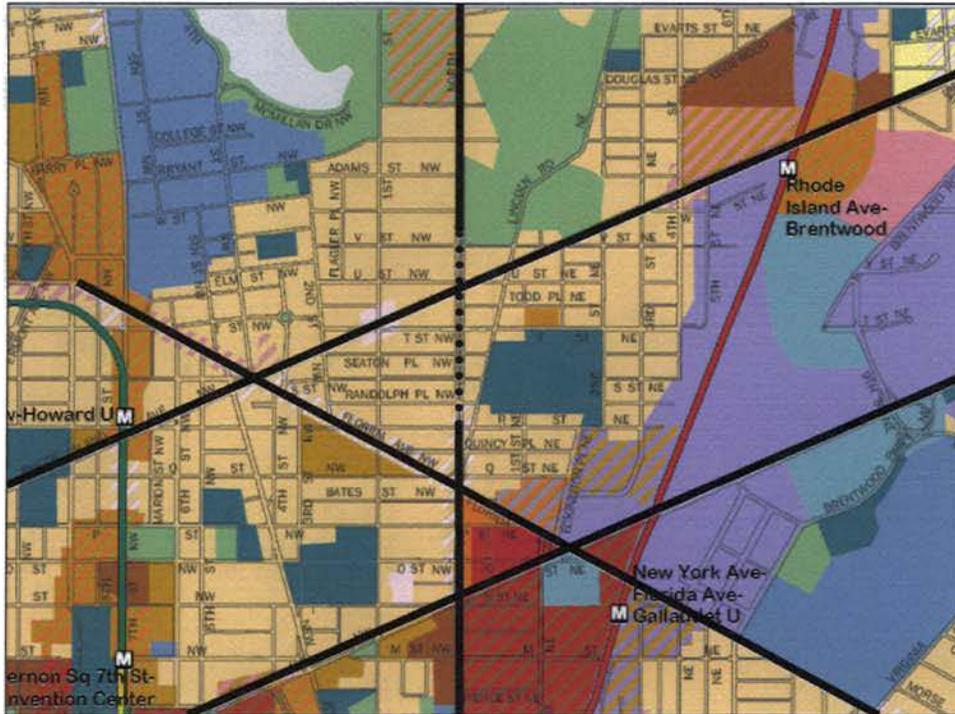


In this spot - next to schools, in the middle of 2 story row-houses they want to build a 5 story apartment complex with a tall pitched roof.

We feel strongly that this is not the **right size** building for **this spot** in the middle of a row-house neighborhood.

Let's look at the property's proximity to major roads.

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You'll see that all of the other medium density residential is located right along the major roads and near the metro stations.

For the St. Martin's property the closest major road is Rhode Island Ave. Due to traffic patterns in the morning you have to circle around several blocks just to get to RI Ave heading downtown.

The 2 closest metro stations are about a mile from the property.

We feel the St. Martin's proposal is **inconsistent and out of place with the surrounding area**. If neighborhood rezoning is necessary, it would appear that rezoning areas of land along these major roadways or near a metro station would be more appropriate.

A 5 story apartment complex in the center of two story row houses (and three story schools) blocks from any *major* road we feel is inappropriate and does not follow the comprehensive plan.


Joe L. Davis

**information for this section provided by George Oberlander, AICP. His*