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April 18, 2007

VIA HAND DELIVERY

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

Re: Errata Sheet for Statement of the Applicant  
PUD and Related Map Amendment Application  
The Former Randall Junior High School Site  
65 I Street, S.W. (Square 643-S, Lot 801)

RECEIVED  
D.C. OFFICE OF ZONING  
2007 APR 18 PM 1:06

Dear Members of the Commission:

Please find attached an errata sheet correcting a typographical error in the statement in support of the application for a planned unit development for the former Randall Junior High School, which was filed with the Office of Zoning on April 11, 2007. We respectfully request that the Commission accept the attached errata sheet as a supplement to the above-referenced application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: *Mary Carolyn Brown*  
Norman M. Glasgow, Jr.  
Mary Carolyn Brown

Attachments

cc: Jennifer Steingasser, OP (w/attach., via hand delivery)  
Joel Lawson, OP (w/attach., via hand delivery)  
Roberta Weiner, ANC 6D (w/attach. via mail)

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-13  
EXHIBIT NO. 14  
ZONING COMMISSION  
District of Columbia  
CASE NO. 07-13  
EXHIBIT NO. 14

risk children, youth and their families and reaches out to all community members through shared experiences in the arts.

3. *The Latin American Youth Center (LAYC), Art and Media House* – located in Columbia Heights, the LAYC Art & Media House encourages D.C. youth between the ages of 12 and 18 to discover the power of their art as a means of self-expression and as a tool for exploring community issues. The creative abilities of youth are developed through hands-on training in media and fine arts. Through these programs, participants broaden their understanding of themselves and are provided with opportunities for sharing their perspectives through exhibitions and presentations.

These programs—and the college's continuing education programs, in particular—will further a number of the policies set forth in the Arts and Culture Element of the Comprehensive Plan and will provide a significant benefit of special value to the surrounding neighborhood and the District as a whole.

## **2. Housing and Affordable Housing.**

The project will result in a significant addition to the District's housing stock. The development will contain 400-500 residential condominium units, amounting to more than 423,800 square feet of residential floor area. Significantly, the Applicant will set aside twenty percent of those units for individuals and families earning less than ~~twenty~~ **eighty** percent of AMI. In addition to furthering the general housing objectives and policies of the Zoning Regulations and the Comprehensive Plan, the proposed development will help satisfy the growing demand for housing in this rapidly changing neighborhood.

The affordable housing component is two and a half times that required under the recently adopted IZ provisions under Chapter 26 of the Zoning Regulations. The total project density is 0.5 FAR, or 55,000 square feet, less than the twenty percent IZ bonus density permitted for a project in the C-3-A District.