

Joel

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

JUL 08



Office of the Director

**MEMORANDUM**

**TO:** Harriet Tregoning  
Director  
Office of Planning

ZONING COMMISSION  
District of Columbia

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D.C. OFFICE OF ZONING  
JUL 08 9 31 AM '08

**FROM:** Leila Finucane Edmonds *LFE*  
Director

CASE NO. 07-27  
EXHIBIT NO. 29

**DATE:** JUL - 8 2008

**SUBJECT:** Zoning Commission Case No. 07-27 – Planned Unit Development (PUD)  
on St. Paul’s College Campus in Square 3648, Lot 808

As requested in an Office of Planning e-mail communication of June 13, 2008, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission Application, and supports the requested proposed Planned Unit Development (PUD) to allow construction of 237 new affordable and market-rate homeownership townhouses on the property referenced above (Property). DHCD offers the following reasons for support of the application based upon the specific information presented in the application:

1. The property is the park-like campus of St. Paul’s College, currently zoned R-5-A, and is proposed to be changed to R-5-B zoning in this PUD application.
2. The proposed change of zoning will permit the greater density involved with the proposed 237 townhouses to be developed on the site. The overall floor area ratio (F.A.R.) for the project will be 1.27, which is well below the 1.80 F.A.R. allowed in R-5-B zoning.
3. Ten percent of the 237 total units (24 units) will be provided as affordable townhouse ownership units – 12 units affordable to households making 50% of Area Median Income (AMI) and 12 units affordable to households between 51-80% of AMI.

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4. The park-like St. Paul's Campus will be retained for the portion of the site fronting on and facing 4<sup>th</sup> Street NE. The 237 proposed units will be developed on the eastern and southern portions of the site, directly adjacent to townhouse scale neighborhoods facing Franklin Street NE and 7<sup>th</sup> Street NE. The new three and four story townhouses will be compatible to the existing townhouse residential scale of these neighborhoods. The height of the proposed three and four story townhouses will not exceed 50 feet allowed in an R-5-B zone.
5. The streets and alleys of the proposed project will better integrate the project to the existing adjacent neighborhood street system. The proposed new streets on site will connect to and be extensions of existing 5<sup>th</sup> Street, Hamlin Street and Jackson Street NE, in the existing neighborhoods to the south and east of the site. The proposed alley system will assure that vehicular functions are placed behind the townhouses and that the pedestrian entrances will front on the streets. By having the pedestrian (front) entrances all face the streets, many eyes on the street will be created to better assure the safety of the residents.
6. The on-site parking proposed for the project (226 garage spaces and 177 on-street spaces) greatly exceeds the R-5-B parking requirement of one parking space per townhouse unit (237 parking spaces).

**Government Of The District Of Columbia  
Office Of Planning**



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**Facsimile Transmittal Sheet**

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**To:** Sharon Shellin

**From:** ARTHUR JACKSON *AJ*

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**Company:** DC OFFICE OF ZONING

**Date:** JULY 9, 2008

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**Fax Number:** 202-727-6072

**Number Of Pages** 3  
**Including Cover:**

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**Phone Number:** 202-727-6311

**Sender's Phone** 202-442-8809  
**Number:**

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**Re:** DHCD COMMENTS ON ZC APPLICATION NO. 07-27

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Urgent     For Review     Please Comment     Please Reply     Please Recycle

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Please add the attached letter to the record file for the referenced application.. Contact me at 442-8809 with questions and thanks.

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