



REDEMPTORIST PROVINCIAL RESIDENCE
7509 SHORE ROAD
BROOKLYN, N.Y. 11209-2807

October 26, 2007

OFFICE OF THE PROVINCIAL

Ms. Jerrily R. Kress, Director
District of Columbia Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: St Paul's College
3015 Fourth Street, N.E.
Tax Lot 808, Square 3648

#07-27

Dear Ms. Kress:

As the Provincial of the Redemptorists, I am writing to you in connection with the proposed development of the above-captioned property by EYA, L.L.C. The Redemptorists Order owns and operates the adjoining Holy Redeemer College, located at 3112 Seventh Street, N.W. You should know that, only recently, did I become aware of the proposed development when a representative from EYA approached us for a construction easement. At that time, we were advised that the preliminary plans for the project were fully developed based on a zoning amendment. No representative of the Order was asked to participate in discussions with the owner or developer about the project; notwithstanding the fact our property immediately adjoins the St. Paul's campus and will be impacted by what is constructed on it.

After a review of the plans and a brief meeting with EYA, as an adjoining neighbor, we have the following concerns:

1. The plan shows the proposed side yard being only 6-1/2 feet from the property line. This is significantly less than the presently required 20-feet. This results in a development with a greater density than currently can be achieved under the existing neighborhood zoning. It is interesting that none of the other cluster of units are as close to the property line as those adjoining our property.

2. It is our understanding that, under the proposed zoning amendment, the developer is also intending to obtain relief from the current height limitation of 40-feet to an allowed maximum of 50-feet. The erection of such tall residences so close to the property line and on a hill 10-feet above the grade of our property, becomes imposing and deprives us of natural light, air and green space.

ZONING COMMISSION
District of Columbia

CASE NO. 07-27
EXHIBIT NO. 13

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3. The plan shows most of the traffic for the proposed 251 towns houses being funneled onto Jackson Street and Hamlin Street, which are small, neighborhood streets. This will create problems for our staff, students and visitors as they enter and exit our property. It is clear that the plan has been developed so that none of the project's traffic uses Fourth Street, which is a much larger thoroughfare. The number of peak-hour trips in and out of the project will be significant. While the developer asserts that a significant portion of people living in these houses will use public transportation; experience would tell us otherwise. This is evidenced by the number of parking spaces, which they will be providing in excess of what is required. Needless to say, this will detrimentally affect us.

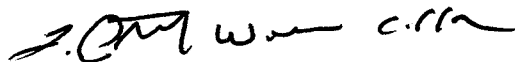
4. Historically, the St. Paul's College property has drained toward our property and there have been water issues in the past, which we have had to remedy. The proposed project will significantly increase the impervious surface area and we are concerned whether the development's runoff will be adequately drained so that our property is not adversely impacted.

5. The developer is proposing to construct screen walls of between 5 and 10 feet on the property line at the end of each private alley. Again, this eliminates openness of the property and, when added to the proposed 4-story buildings, 6-1/2 feet from the property line, creates a barrier, which is not aesthetically pleasing to the residents and visitors of our facility. It should be noted that while all of the proposed improvements are located either on or very close to the property line, there is no provision for landscaping to help soften the impact of what the developer proposes to build.

We feel that, as proposed, the St. Paul's development will adversely affect our property as well as the quality of life of the people living in our facility and in the neighborhood at large. We ask that when considering the request of the developer and owner of the St. Paul's property for relief from the existing zoning regulations, you weigh the affect the project, as proposed, will have on us and the entire community.

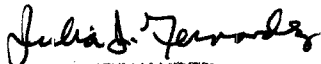
Your consideration of the issues raised in this letter will be greatly appreciated

Very truly yours,



Very Rev. Patrick Woods, C.Ss.R.
Provincial Superior

Cc: Rev. Alfred Bradley, C.Ss.R.
Rev. Denis Sweeney, C.Ss.R.
Mr. Louis F. Baird
Robert R. Kern, Jr., Esq.



JULIA J. FERNANDEZ
Notary Public, State of New York
No. 01FE6141614
Qualified in Richmond County
Term Expires February 27, 2010