ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

July 10, 2003

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 JUL 11 PM 12:09

Re: Zoning Commission Case No. 02-50
St. Luke's Condominium, LLC (Square 1935, Lot 815)
Submission of Additional Materials Requested by the Commission

Dear Chairperson Mitten and Members of the Commission:

During the June 30, 2003 public hearing in the above-mentioned case, the members of the Zoning Commission requested that St. Luke's Condominium, LLC (the **"Applicant"**) submit various documents and information into the record. This letter and the attached documents address those requests for information.

1) A revised roof plan is attached as Exhibit 1. This modified roof plan allows residents and their guests access to more of the roof area.

2) A site circulation plan is attached as Exhibit 2.

3) A fully dimensioned site plan and roof plan is attached as Exhibit 3.

4) Copies of the photographs of townhouse residences in the neighborhood of the site that were presented at the public hearing are attached as Exhibit 4.

In addition, the Commission requested that the Applicant provide information regarding the calculation of the project's FAR if the area of St. Luke's Methodist Church (**"Church"**) and parking lot were not included in the project. The Applicant notes that the area of the site that includes the Church and the Church parking lot is an integral part of this PUD application. In fact, the Development Agreement between MAHCA, the Applicant and the Church expressly prohibits the Church from any further development on its portion of the property for a period of 40 years. Thereafter, between the 40th and 65th year from the date that the PUD is approved, only single-family homes are permitted to be constructed on the Church property. Nonetheless, if the FAR for the PUD project is calculated using only the area of the property on which the PUD project is located, the FAR would be 2.78 (85,000 s.f. / 30,607 s.f.).

ZONING COMMISSION
District of Columbia
Case 02-50
Exhibit 43

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.43

The Commission also asked whether the Applicant undertook an analysis of development potential for constructing NO/R-1-B matter-of-right single-family homes on the property. In the early due diligence stages of the potential development of the this property, it became clear to the Applicant that a matter-of-right single-family development on this property was not economically feasible. Thus, the Applicant did not engage an architect to design a single-family home development on this site. However, the Applicant notes that the 78,000 square foot property could be developed with 15 single family homes (78,000 s.f. / 5,000 s.f.). These fifteen houses could, if built to their full envelope, total 93,600 square feet in area, or an effective FAR for the site of 1.2. The PUD project has a FAR (including the Church) of 1.27.

Finally, the Applicant continues to work with the Department of Public Works Public Space Management Division to enter into an agreement regarding the landscaping of the traffic island at the intersection of 37th Street, Calvert Street, and Wisconsin Avenue, as well as the streetscape along Wisconsin Avenue from Calvert Street to Whitehaven Parkway. In the event that the Applicant is not able to finalize such an agreement by the end of this month, the Applicant requests that the Commission make it a condition of any Order approving this application.

The Applicant looks forward to the Commission's approval of this application at the July 31, 2003 Zoning Commission Public Meeting.

Sincerely,

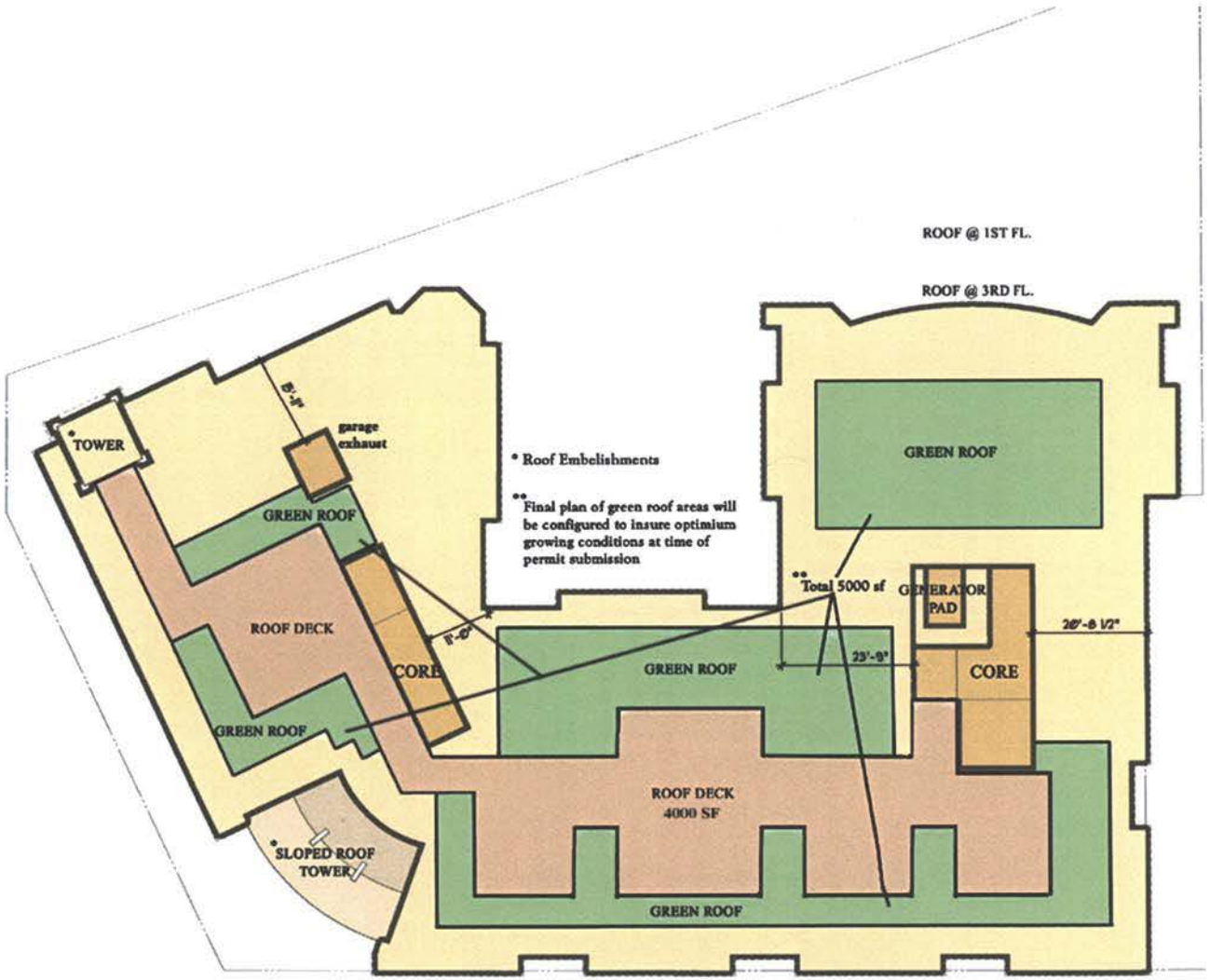
Phil Feola

Paul Tummonds

cc: ANC 3C
ANC 3B
MAHCA
John Wood Bolton
Robert Montagne

Document #: 1336536 v.1

Exhibit 1



ROOF PLAN

A9

NILES BOLTON ASSOCIATES
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

ST. LUKE'S CONDOMINIUM
ST. LUKE'S CONDOMINIUM L.L.C.
WALNUT STREET DEVELOPMENT

Exhibit 2

Circulation Plan

July 10, 2003

NILES BOLTON ASSOCIATES

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

ST. LUKE'S CONDOMINIUM

ST. LUKE'S CONDOMINIUM L.L.C.

WALNUT STREET DEVELOPMENT

Exhibit 3

A1

JUNE 24, 2003

NILES BOLTON ASSOCIATES
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

ST. LUKE'S CONDOMINIUM

ST. LUKE'S CONDOMINIUM L.L.C.

WALNUT STREET DEVELOPMENT

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Exhibit 4



Example of Massing and Scale in Large Townhouse Residence
Washington, DC



Example of Massing and Scale in Large Townhouse Residence
Washington, DC



Example of Massing and
Scale in Large
Townhouse Residence

Washington, DC



Example of Massing and Scale in Large Townhouse Residences
Washington, DC



Example of Massing and Scale in Large Townhouse Residence

Washington, DC