ANC 6B
Capitol Hill / Southeast

Advisory Neighborhood Commission 6B
921 Pennsylvania Avenue SE
Washington, DC 20003

October 21, 2003

Zoning Commission
DC Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Re: ZC # 03-21
St. Coletta of Greater Washington

Dear Commissioners:

At its regularly scheduled and properly noticed meeting on October 14, 2003, ANC 6B voted 8-0 (6 being a quorum for the conduct of business) to oppose, with conditions, the application for a Planned Unit Development (PUD) for St. Coletta of Greater Washington (ZC case #03-21).

This project has been before the ANC on an informational-basis a number of times, prior to the meeting of October 14. We are pleased to see that the final area of the project does not extend on the south beyond Burke Street. As part of the project, Burke Street will need to be extended at least from 19th Street to the end of the leased property to allow an exit for bus traffic. It should be noted that the land at this point drops off significantly, creating an issue for the grading of the road.

This project has engendered vocal neighborhood opposition based on the process by which the project was located on this site, the specific location of the project and the terms of the land leased, specifically the dollar a year fee.

The Commission notes the concerns of the neighborhood and reiterates the ANC's concerns over the process (as stated in the ANC's resolutions concerning Reservation 13). The ANC also notes that, for better or worse, the lease for the land has been signed and approved by the City Council. The decision before the ANC concerns the zoning of the site and the application for a PUD.

Zoning Commission
District of Columbia
Case 03-21
Exhibit 21

ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.21

Public benefit is a central concept to the PUD process. Public benefits and amenities of the project cited by the applicant include services to and a preference for DC students, use of the facility after hours by local schools and organizations, and general landscaping of the area around the facility.

While the ANC understands and does not object to the public amenity package outlined by the applicant, we feel that this is not adequate in this situation. The ANC believes that public benefits of this project must be measured in the context of overall development on Reservation 13. We are keenly concerned about how this project will affect future development, due both the placement and the design of the facility.

The community and the ANC demand that the overall site of Reservation 13 should be integrated into the adjacent neighborhood and provide an extension of the neighborhood to the Anacostia River. This is what the Master Plan Reservation 13 envisions.

If this proposed St. Coletta development is the leading edge of the creation of an institutional enclave on Reservation 13, then the project will not create a public benefit for the neighborhood. Rather, the project should help facilitate the creation of a mixed retail and residential area that extends the neighborhood across 19th Street to the river.

In this respect, there are two specific concerns about the project as proposed. The first is the design of the facility. This site is one of, if not the most, prominent locations on the Reservation 13. The design of the building will do much to set the tone for future development – in the direction of either an institutional design or a neighborhood design. The ANC does not believe that current design of the building is in keeping with the character of the neighbor and thus will set the tone for an institutional look for future development on the site.

The second key to the development of the site is the creation of the infrastructure. Any future development on the site of Reservation 13 will require the significant building of the local infrastructure, especially the streets. It is also apparent given the city's finances that future developers will be required to bear the cost for that infrastructure. Such a requirement is not unusual. We note that GSA is requiring that the developers for the SEFC and the DOT Headquarters build the streets for those areas.

It is important to note that the proposed development in and of itself can not contribute to the creation of a mixed retail and residential neighborhood in that it is an institutional use. Given this, it is important that the project contributes to and facilitates the desired development in the adjacent areas in some other way. Therefore, the ANC strongly believes that the application should contribute to the building of the necessary infrastructure both on site and in the adjacent areas. Such a contribution is especially important in light of the low land rental fee.

We would also welcome a clear and strong statement by the application that it believes in and supports the creation of a mixed retail and residential neighborhood in the area adjacent to the proposed development.

The ANC oppose the application for a PUD until and unless the following conditions are met:

1. **The applicant agrees to build Burke Street from 19th Street to the end of their leased property as part of their construction. The street should be constructed to the full specifications of a city street (not as a driveway or a partial street) similar to that of the existing portions of Burke Street and be built to DDOT's requirement and specification so as to facilitate the future expansion of Burke Street within Reservation 13.**

2. **The applicant place funds in escrow (or otherwise arrange a non-revocable fund acceptable to the ANC, DDOT and the DC Chief Financial Officer) to contribute to the future expansion of Burke Street of at least 50% of the estimated costs.**

3. **The applicant agrees to undertake the ground preparation cost for the portion of land south of Burke Street to C Street (for the development by others) and will make a clear commitment that it will not seek to expand its facility to that site.**

4. **The applicant will obtain a formal review and approval of the design of the facility by the Historic Preservation Review Board stating the design is in keeping with the character of the neighborhood (and will make any modifications to the design necessary to obtain such approval).**

5. **The applicant not use the existing portions of Burke Street for bus traffic and place signs on Burke Street to that affect.**

6. **The applicant place funds in escrow for the planting of trees on the existing portion of Burke Street.**

Finally, Commissioners Julie Olson, Mary Wright, Kenan Jarboe, and/or Francis Campbell are authorized to present the ANC 6B report to the Zoning Commission.

Very truly yours,

Julie Olson
Chairperson

OFFICE OF ZONING
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FAX COVER SHEET

DATE 10/28/2003

NUMBER OF PAGES INCLUDING COVER 4

TO DC Zoning Commission
Attn: Mr. Alberto Bastida

FAX NUMBER 202 727 6072

RE ZC # 03-21, St. Coletta of Greater Washington

NOTES Attached is our letter concerning the above-mentioned zoning case. Please feel free to contact me for any additional information.

Julie Olson
Chair, ANC 6B

FROM Julie Olson
Advisory Neighborhood Commissioner,
ANC 6B-03
202.544.7247
julie320@highstream.net