St. Coletta of Greater Washington



ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.32A1

Sharon Raimo
Executive Director

Kathleen Padian
Director of Development



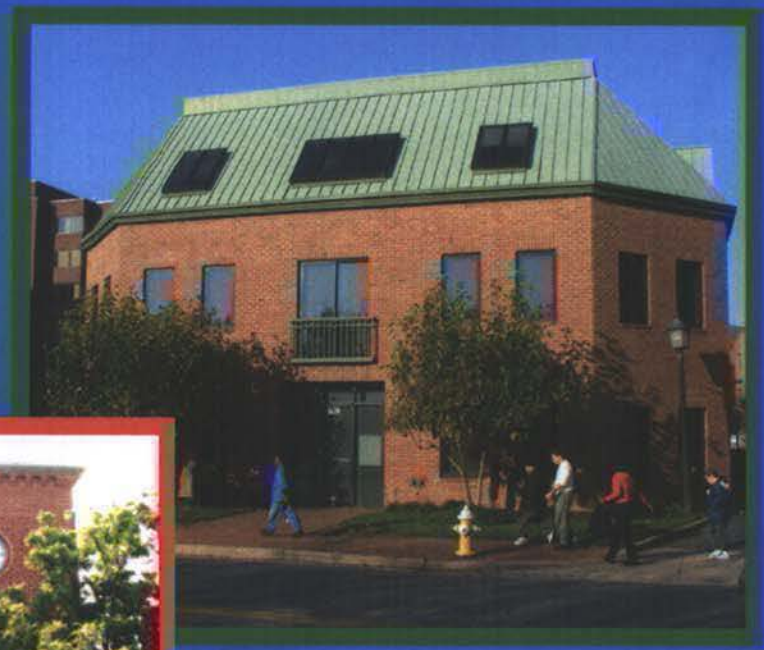
The mission of St. Coletta of Greater Washington is to serve children and adults with mental retardation, autism and secondary disabilities and to support their families



St. Coletta of Greater Washington

Alexandria Buildings







Who We Serve

- 165 children and 26 adults attend St. Coletta School or Day Support Program
- All students and clients have a primary disability of mental retardation and/or autism
- Most have secondary disabling conditions, including:

–hearing impairments
–speech/language impairments
–orthopedic impairments
–cerebral palsy
–seizure disorder
–other health impairments
– blindness

- Many students require assistive devices to perform basic daily tasks: including wheelchairs, voice-output devices, feeding tubes and tracheotomies.







St. Coletta of Greater Washington













Background

St. Coletta is committed to serving the most severely disabled and underserved children and adults in the DC Metro area.

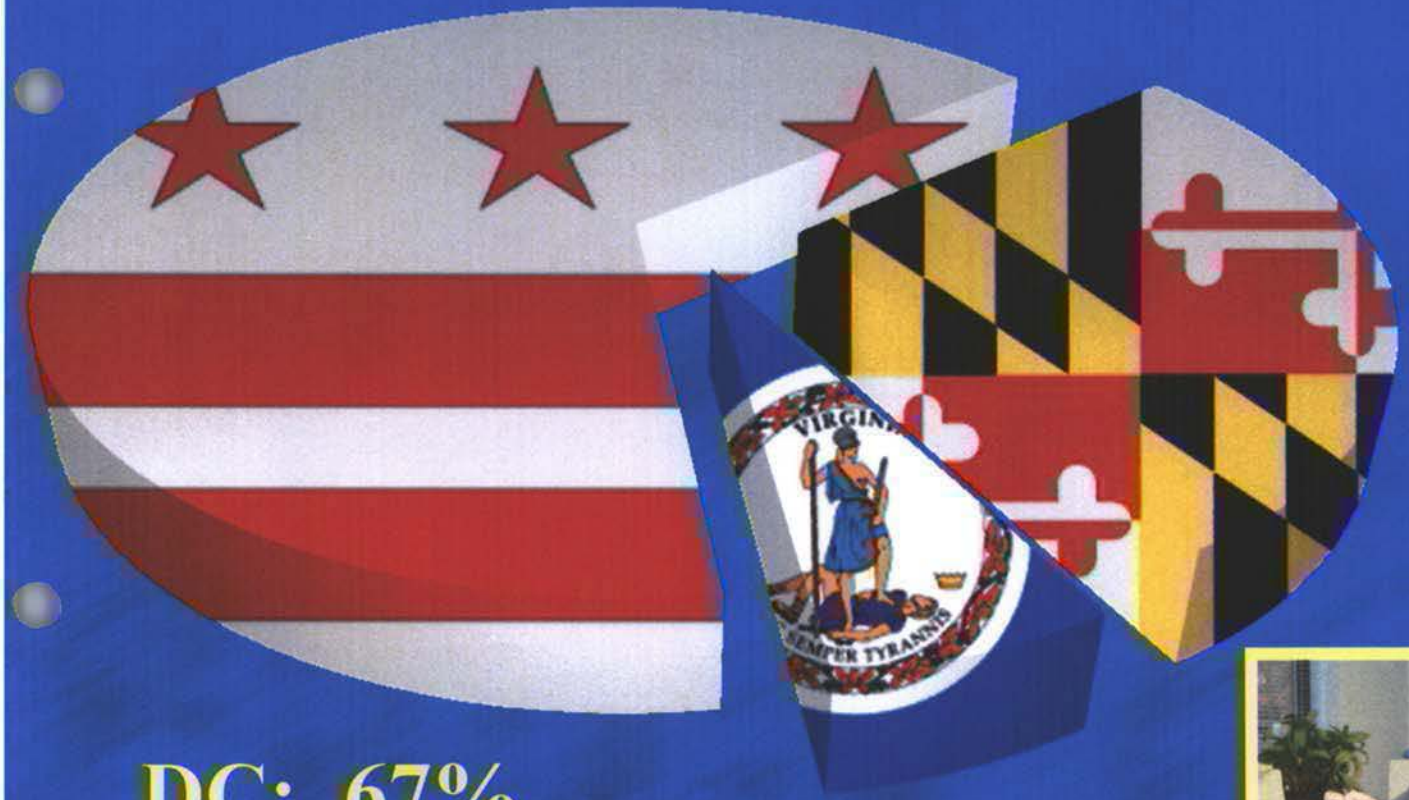
- 80% are minorities
- 25% live in foster care, group homes, or with extended family members
- Many families rely on public assistance as a primary source of income



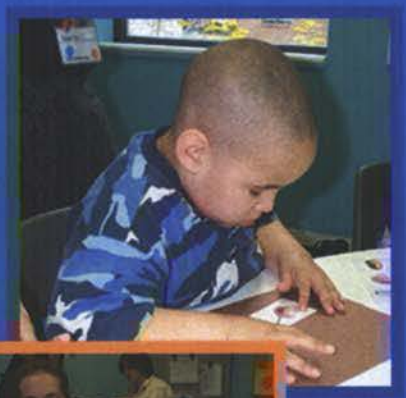




Student Residence



DC: 67%







Funding/Services





St. Coletta School

- St. Coletta receives tuition for each student from the referring jurisdiction, which includes:
  - Speech/Language Therapy
  - Behavior Services
  - Music Therapy
  - Assistive Technology Evaluation and Services
  - Adaptive Physical Education
  - Nursing Services
  - Assistive Technology Services
  - Social Work Services
  - Hot lunch and snack
- Occupational Therapy, Physical Therapy and 1:1 Attendants are billed separately when required for a particular child.

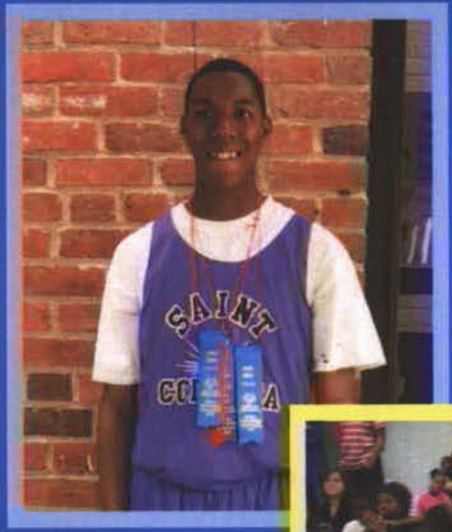
St. Coletta Day Support Program

- Daily compensation varies by jurisdiction, and is billable to Medicaid

The St. Coletta **Development Department** supplements tuition income to cover additional services that are provided to our students and their families – at least $500,000 per year is needed to cover annual budget.

St. Coletta of Greater Washington

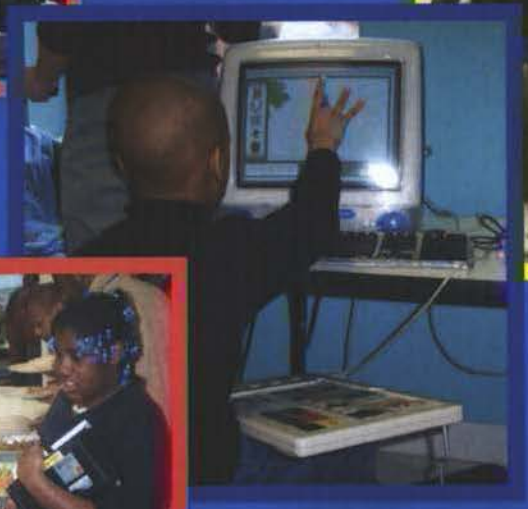
















Current Site





St. Coletta's Road to DC: The Planning Process

•June 2001: DCPS Superintendent Paul Vance releases a five-year plan that includes a proposal to bring private special education providers to open new schools in the District. St. Coletta is the first school invited to participate.

•November 26, 2001: St. Coletta attends meeting with DC government officials to discuss the school's desire to build a new school in DC and to lease land on Public Reservation 13.

•December 21, 2001: City Council requires the Mayor/Office of Planning to present a plan for the development of Reservation 13.

•January 23, 2002: DC Office of Planning introduces overview of Draft Master Plan with St. Coletta site included. Community members are invited to comment.

•March 1-3, 2002: Office of Planning holds a community charette over three days seeking community input on draft master plan.

•May 13, 2002: St. Coletta gives a presentation outlining plans for its new facility at a local ANC meeting.

•July 2, 2002: Mayor requests transfer of jurisdiction for Reservation 13 to GSA.

•October 25, 200: Transfer of Reservation 13 completed.

•October 30, 200: Mayor requests waiver of 15-year term for St. Coletta's ground lease.

•November 18, 2002: GSA allows 99-year lease for St. Coletta

•January 7, 2003: Mayor, City Council approve a Master Plan for Reservation 13 that includes St. Coletta on the site.

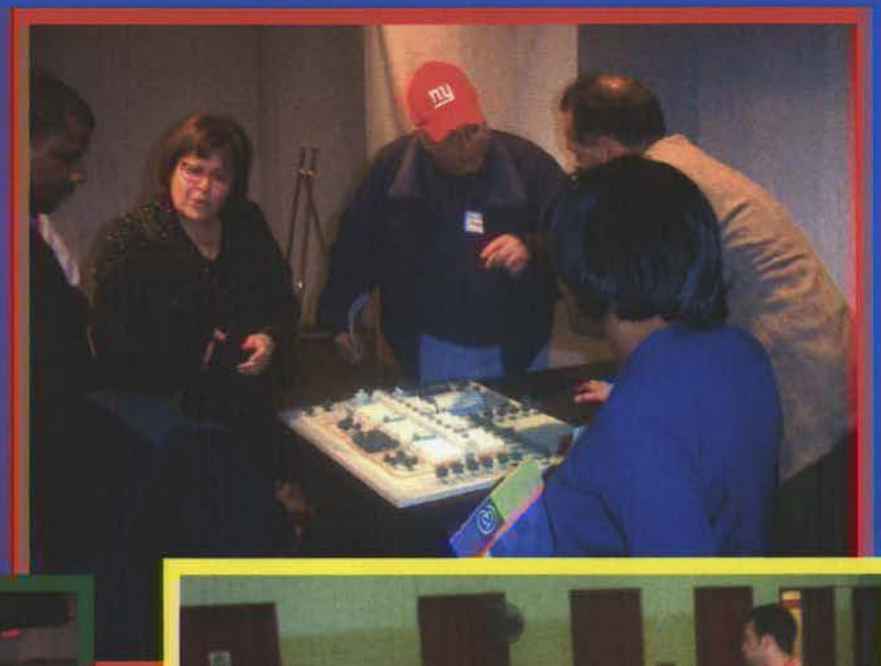
•May 13, 2003: St. Coletta presents updated plans at meeting of ANC6B.

St. Coletta of Greater Washington

- June 3, 2003: St. Coletta attends zoning meeting for ANC6B.
- June 19, 2003: St. Coletta attends Office of Planning meeting concerning Reservation 13 Zoning.
- June 27, 2003: St. Coletta files PUD/Map Amendment Zoning Application
- July 8, 2003: DC City Council approves St. Coletta's 99-year Ground Lease at the corner of 19th and Independence.
- July 21, 2003: St. Coletta meets with DCPS to discuss contract.
- August 2003: City and St. Coletta sign ground lease.
- August 21, 2003: St. Coletta meets with Office of Planning and DDOT.
- September 2, 2003: St. Coletta meets with WMATA to review Metro impacts.
- September 5, 2003: St. Coletta meets with DDOT.
- September 30, 2003: Archeological Report submitted to Office of Historic Preservation.
- September 29, 2003: St. Coletta holds first meeting of Community Advisory Council, inviting representatives from ANC6B, Council member Sharon Ambrose's Office, CHAMPS, Capitol Hill Group Ministry, DC Special Olympics, Sports on the Hill and other neighborhood representatives.
- October 7, 2003: St. Coletta presents to the ANC6B Planning and Zoning Committee
- October 9, 2003: St. Coletta attends Capitol Hill Restoration Society Zoning Committee Meeting
- October 14, 2003: St. Coletta attends ANC6B Meeting.
- October 27, 2003: St. Coletta holds second Community Advisory Committee Meeting.

Community Meetings









Community Involvement

•**January 23, February 21, 25, 2002: DC Office of Planning** introduces overview of Draft Master Plan with **St. Coletta site** included. Community members are invited to comment. Hard copy information is made available, and a web site is launched, www.publicspace.justicesustainability.com, detailing the Reservation 13 planning process.

•**February 26, 2002: St. Coletta** gives community stakeholders a tour of its Alexandria facility and discusses the school's plans for Reservation 13. Stakeholders were selected by Council member Sharon Ambrose, and included Ken Jarboe, Chair of ANC 6B, Rob Nevitt, President of the Capital Hill Restoration Society, and Ward 6 neighborhood leaders, Frank Zampatori and Sia Mullen.

•**March 1-3, 2002: Office of Planning** holds a community charette over three days seeking community input on draft master plan. The meetings are well attended by neighbors and community leaders and include a presentation by **St. Coletta** administrators.

•**May 5, 2003: St. Coletta** invites neighbors, community leaders to see architectural plans for the new school.

•**May 9th, 2003: St. Coletta** responds to questions as follow-up to community meeting.

•**May 13th, 2003**: **St. Coletta** presents updated plans at meeting of ANC6B.

•**June 3rd, 2003: St. Coletta** attends zoning meeting for ANC6B.

•**June 18th, 2003: St. Coletta** invites community members to 19th and Independence for a site walk, and follow-up discussion regarding site landscaping.

•**June 19th, 2003: St. Coletta** attends Office of Planning meeting concerning Reservation 13 Zoning.

•**Sept 29th, 2003: St. Coletta** holds first meeting of Community Advisory Council, inviting representatives from ANC6B, Council member Sharon Ambrose's Office, CHAMPS, Capitol Hill Group Ministry, DC Special Olympics, Sports on the Hill and other neighborhood representatives.

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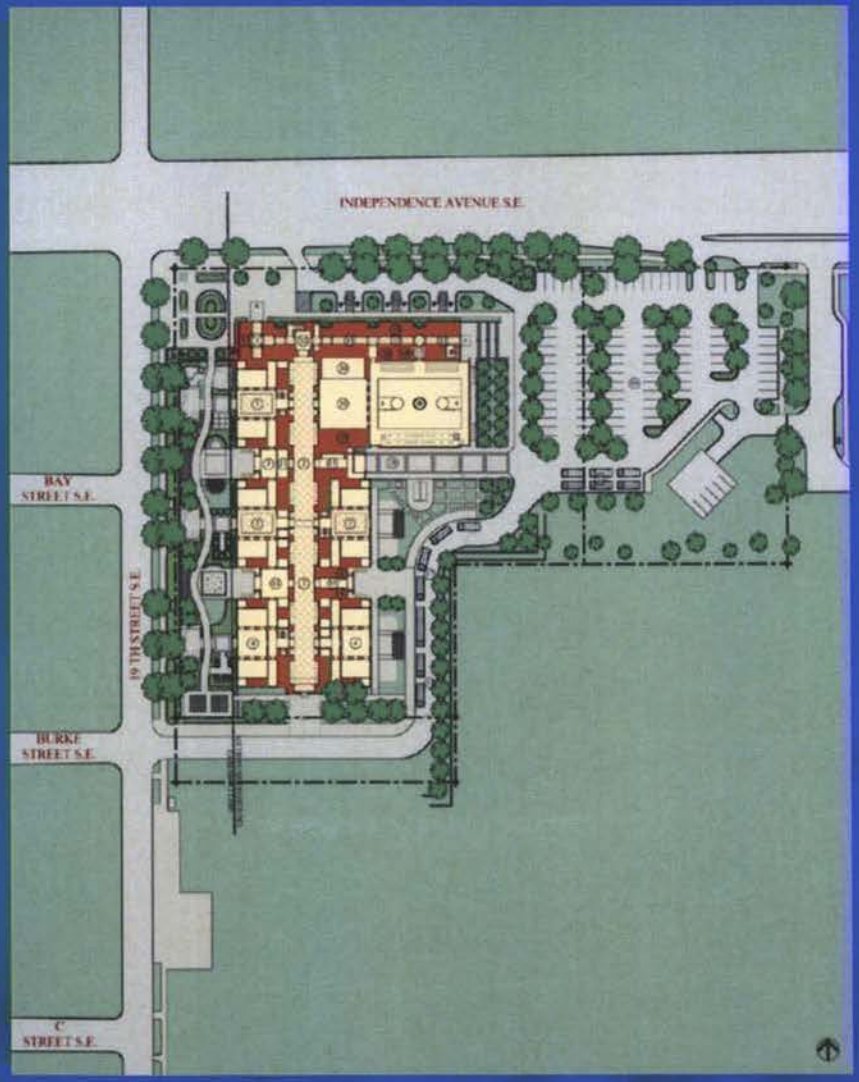
•**October 9th, 2003: St. Coletta** attends Capitol Hill Restoration Society Zoning Committee Meeting

•**October 14th, 2003: St. Coletta** attends ANC6B Meeting.

•**October 27th, 2003: St. Coletta** holds second Community Advisory Committee Meeting.

•**November 3rd, 2003: St. Coletta** attends Zoning Commission Hearing

St. Coletta of Greater Washington



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St. Coletta's Response to Community Concerns

Land for Expansion?	Revised plans to use property farther down 19th Street; this land was removed from the ground lease.
What is planned for the land around the school?	- 50 ft. Metro easement on 19th St. will allow us to extend learning spaces outdoors. - 6.18.03 - St. Coletta hosted a site walk and community meeting. - Members of MIG (landscape team) & Michael Graves & Assoc. (architectural team) attended to answer questions and provide clarification to all interested parties.
Follow the Master Plan for Reservation 13	Existing design fits within the Reservation 13 master plan and allows for the construction of both Burke St. and 20th St. in the future.
How will increased traffic and parking be handled?	- St. Coletta commissioned a **traffic study** (Osborne George and Associates) and **consulted with DDOT**. - Students transported on buses operated by individual jurisdictions. - Arrival 8:15– 9:00 a.m., **Departure** 3:00 and 3:45 p.m., **well before peak rush hour**. - **Buses will queue behind building**, obscured from view of surrounding neighborhood. - Staff arrival 7:30 and 8:00 a.m. Majority leave work between 3:30 and 4:30 p.m. - Anticipate **50% of St. Coletta's 200 staff members will use Metro or walk** to work. - Staff parking accommodated in adjacent lot (St. Coletta retains until 20th St. is constructed). Then city promised us 100 spaces on (an undetermined area of) Reservation 13.
The southern façade, near Metro looks like a "back door" entry.	**Rear of building now mirrors main entrance.** Door & windows changed, awning added, materials upgraded to match main entrance. Added pedestrian gate along 19th St. & path to strengthen connection to the south door.
Fence is too imposing and not transparent. Offers potential hiding places.	**Fence has been redesigned:** - No right angles to provide hiding places - Altered the materials –3 ft. of masonry with another 3 ft of open metal work. - Transpareney allows for visibility of garden, landscaping no longer provides "cover".

St. Coletta of Greater Washington

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The community opposes benches along 19th St.	**Benches were eliminated** from the plans.
Security will need to be provided - what about lighting?	**St. Coletta is hiring a security consultant** and will consider providing **optimum lighting**, **outdoor cameras** and **24-hour personnel** at this site.
How will access to the community amenities be handled?	Established a Neighborhood Advisory Committee to identify community groups in need of spaces that we have to offer. Group will meet throughout construction. - First meeting - September 29th. - Members represent: CHAMPS, the Capitol Hill Group Ministry, ANC 6B, Sports on the Hill, Burke and Bay St. neighbors and DC Special Olympics. There is also a representative from Councilmember Ambrose's Office.

Benefits and Amenities

St. Coletta will provide a quality Special Education and Day Support program for the District of Columbia that will help to serve the over 400 students in the DCPS systems that are currently waiting for evaluation or placement in a program like ours that offers continual care.

Our new facility will make the following spaces available for community use outside of school hours:

- Full-court gymnasium
- 2,500 sq. ft. Community Room
- Full Service Kitchen
- 9,000 sq. ft. Village Green

St. Coletta is willing to sign a First Source Agreement with a goal of hiring 51% of staff to be District Residents to fill job opportunities such as:

- Paraprofessionals (One-to-one aides), classroom assistants
- Job coaches
- Special Education teachers
- Physical, Occupational and Speech/Language therapists
- Facility maintenance workers and administrators
- Administrative assistants

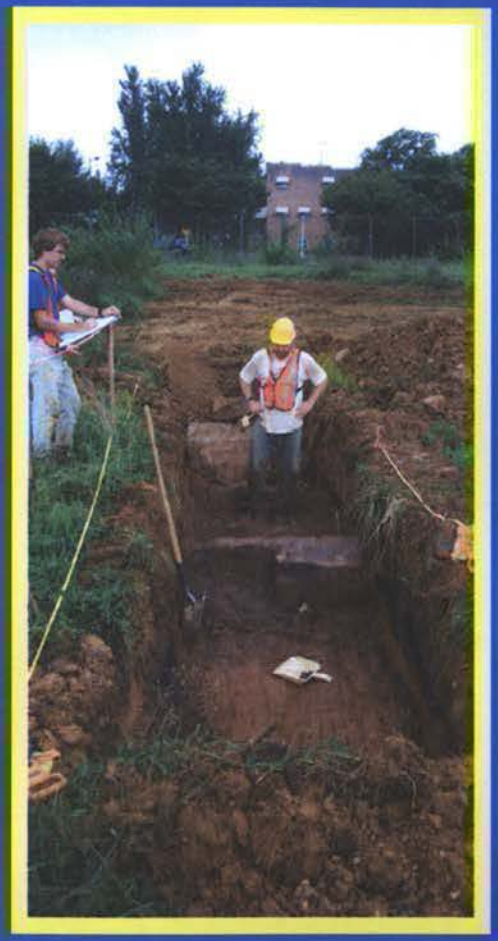
St. Coletta will provide training and staff development for teachers, therapists and aides employed by DCPS.

St. Coletta plans to continue to offer parent training opportunities which we hope can be extended to include members of the wider community as well.

Mayor Williams with Students



Exhibit B



GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING

October 28, 2003

Ms. Kathleen Padian
Director of Development
St. Coletta of Greater Washington
207 South Peyton Street
Alexandria, VA 22314

Dear Ms. Padian:

This letter is to notify you that we have completed our review of the Draft Phase I Archaeological Investigations for the Proposed St. Coletta of Greater Washington Facility and we agree with the findings that, although some parts of the foundation of the historic D.C. Jail were uncovered, it is no longer intact and there are no resources related to it that remain. Any additional excavation of this foundation will not reveal information concerning the characteristics of a "type, period, or method of construction" or "likely to yield information to contribute to our understanding of human history or prehistory". These are the National Register Criteria C and D, under which we evaluated the significance of this archaeological resource. Therefore your responsibilities under Section 106 of the National Historic Preservation Act have been concluded.

We will be sending you, under separate cover, our comments on the report. These comments are mainly editorial and should be incorporated into the final report.

If you have any further questions, or comments, please talk with Nancy Kassner of my staff. She can be reached at (202) 442 – 8843, or, nancy.kassner@dc.gov.

Sincerely,

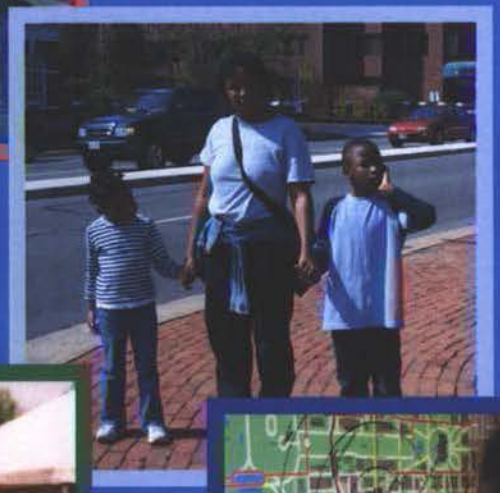
Lisa Burcham,
State Historic Preservation Officer

801 North Capitol Street, N.E., Suite 3000, Washington, D.C. 20002
202-442-8800, fax 202-442-7637 or 7638

St. Coletta of Greater Washington

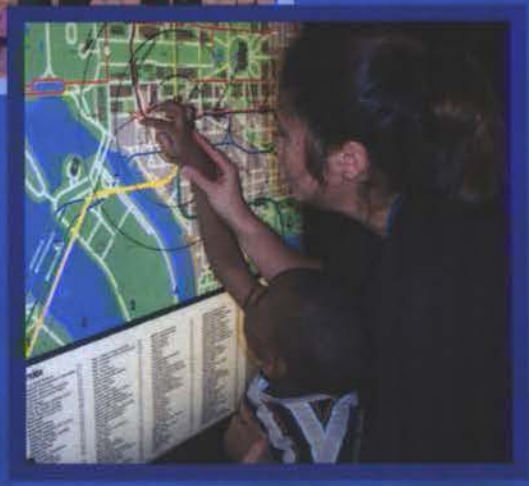














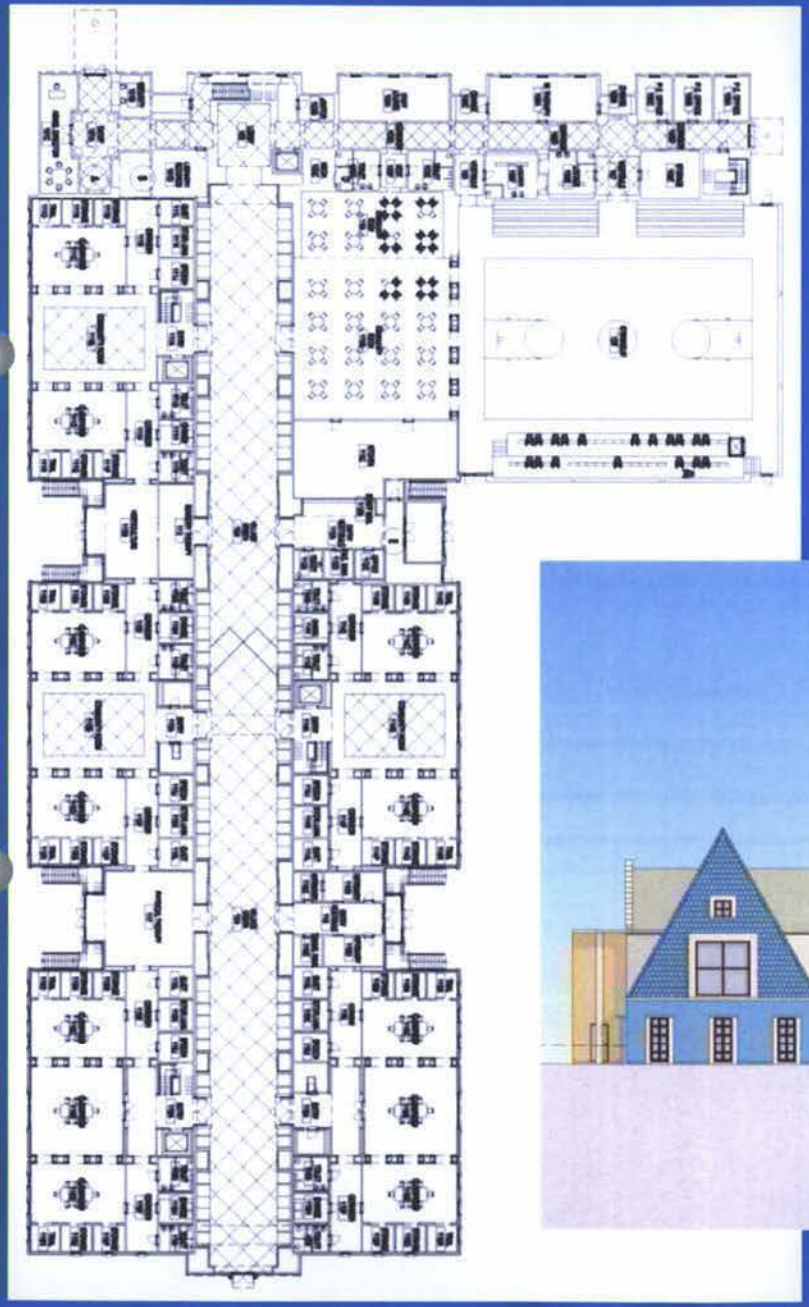
John Diebboll
Architect

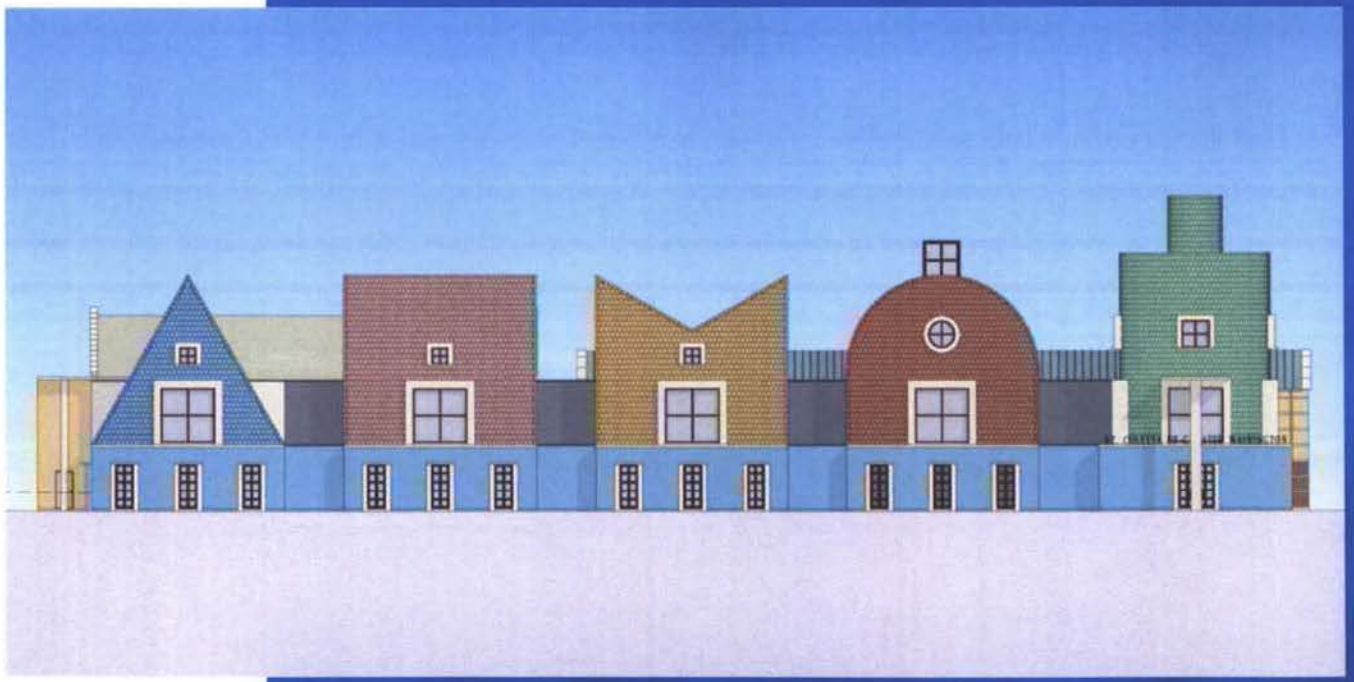
St. Coletta of Greater Washington



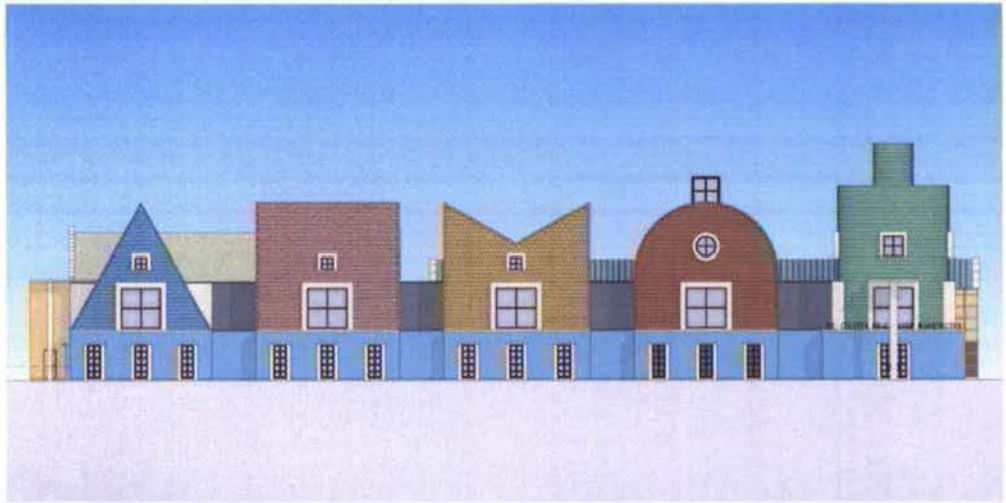


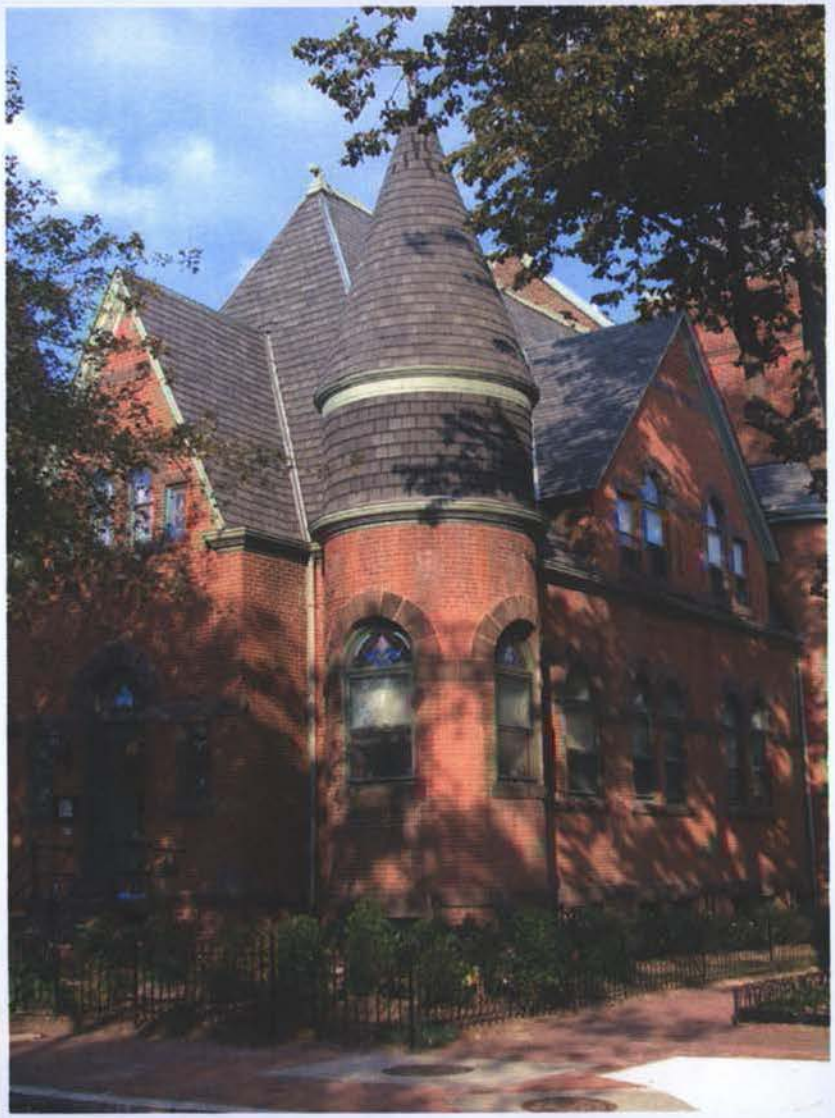
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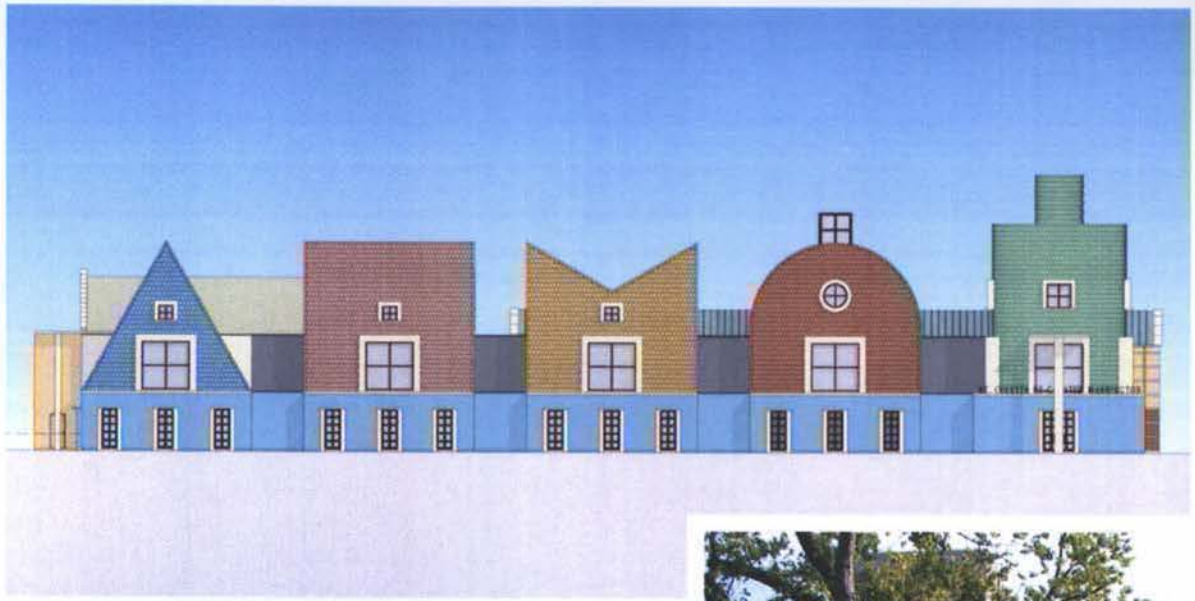


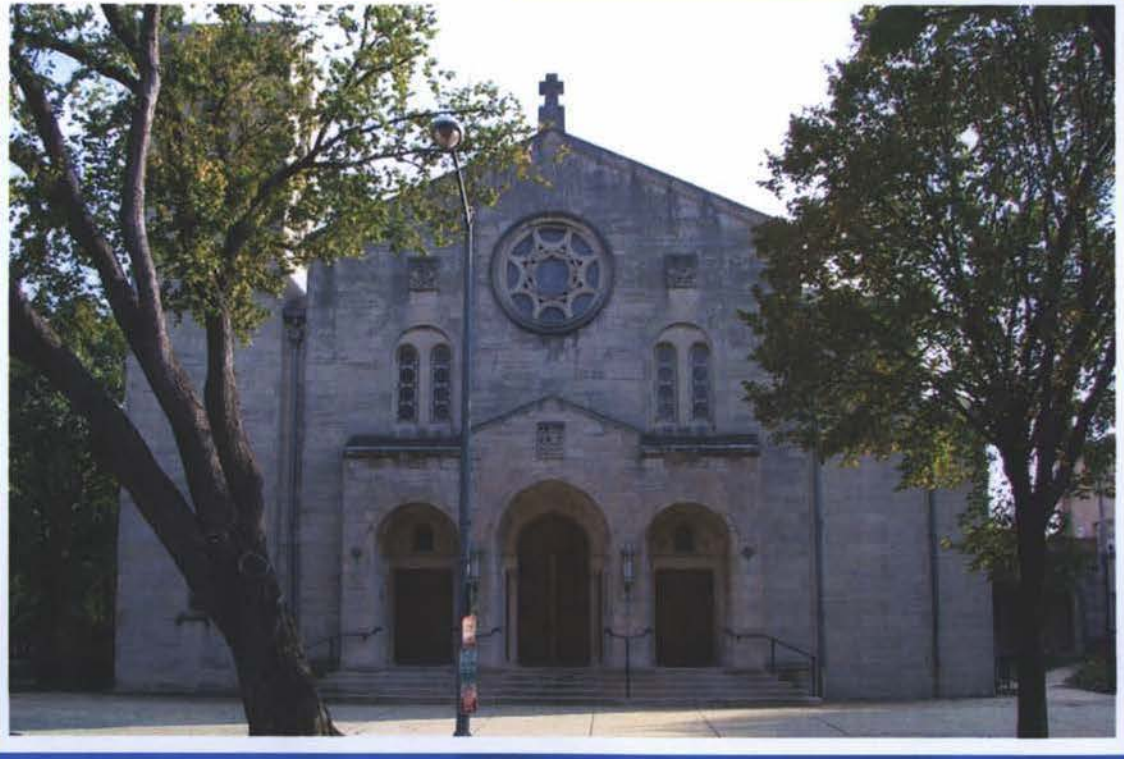
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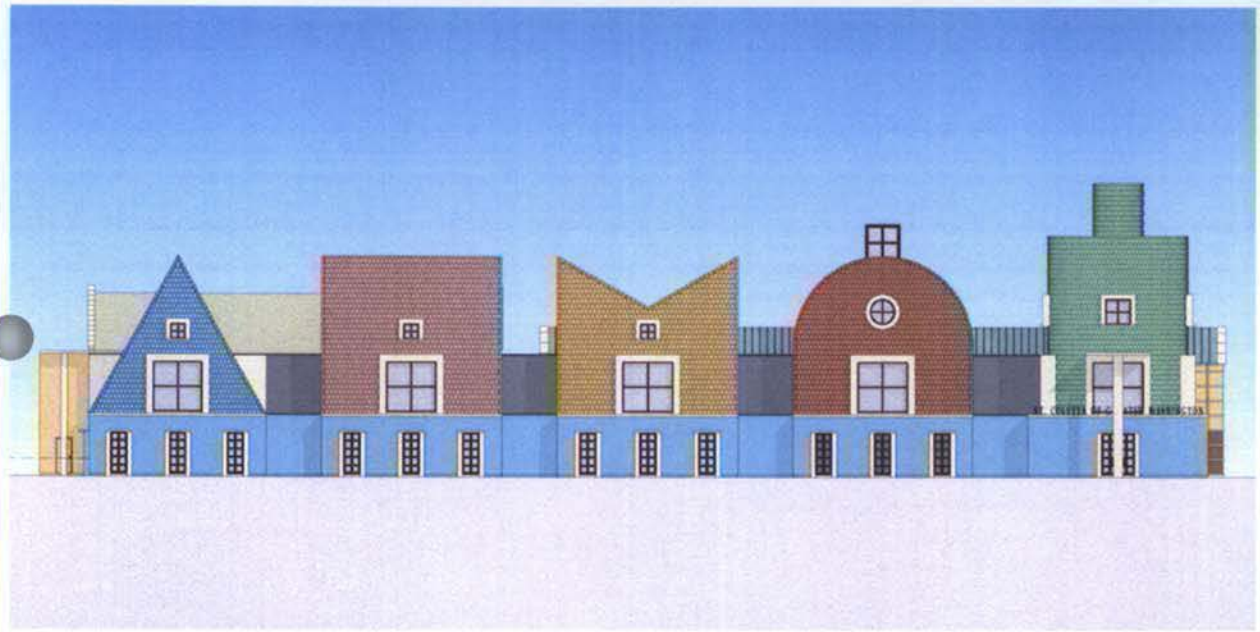


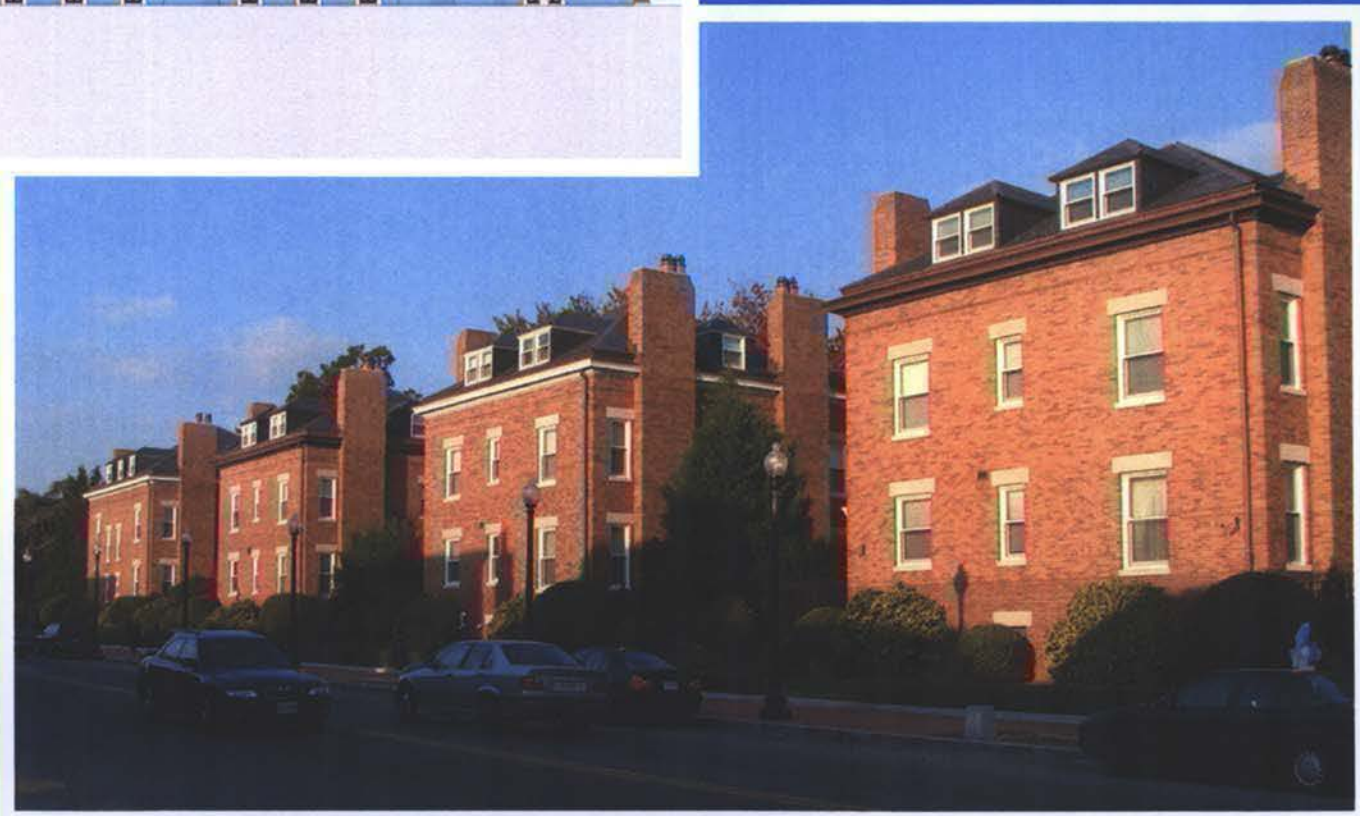
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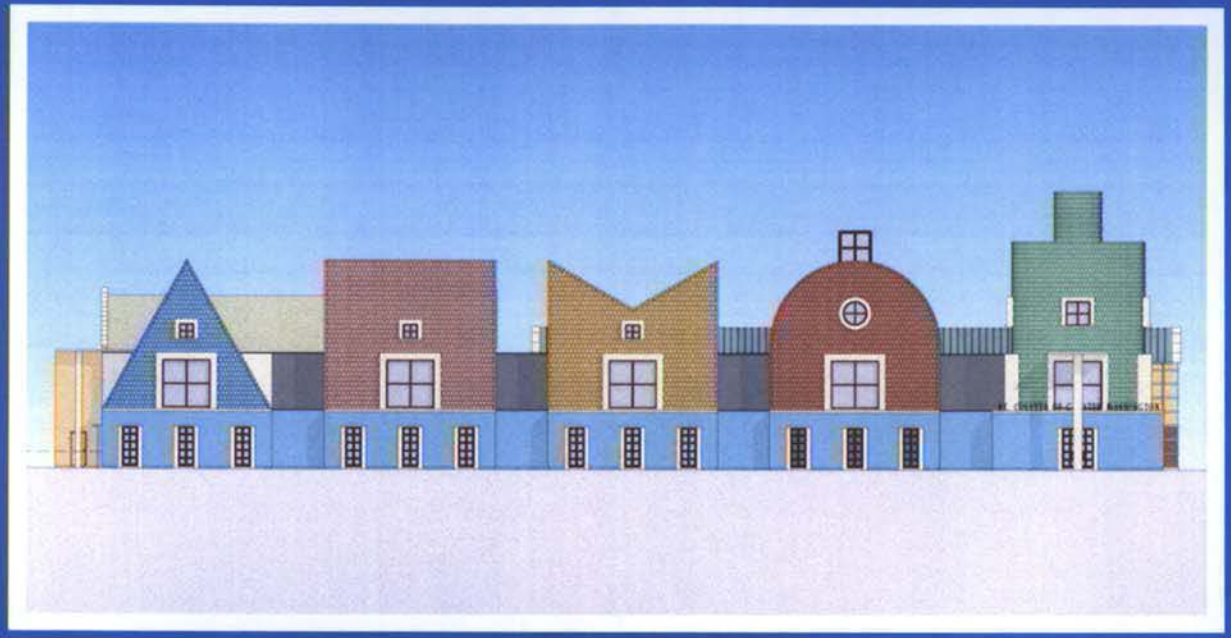


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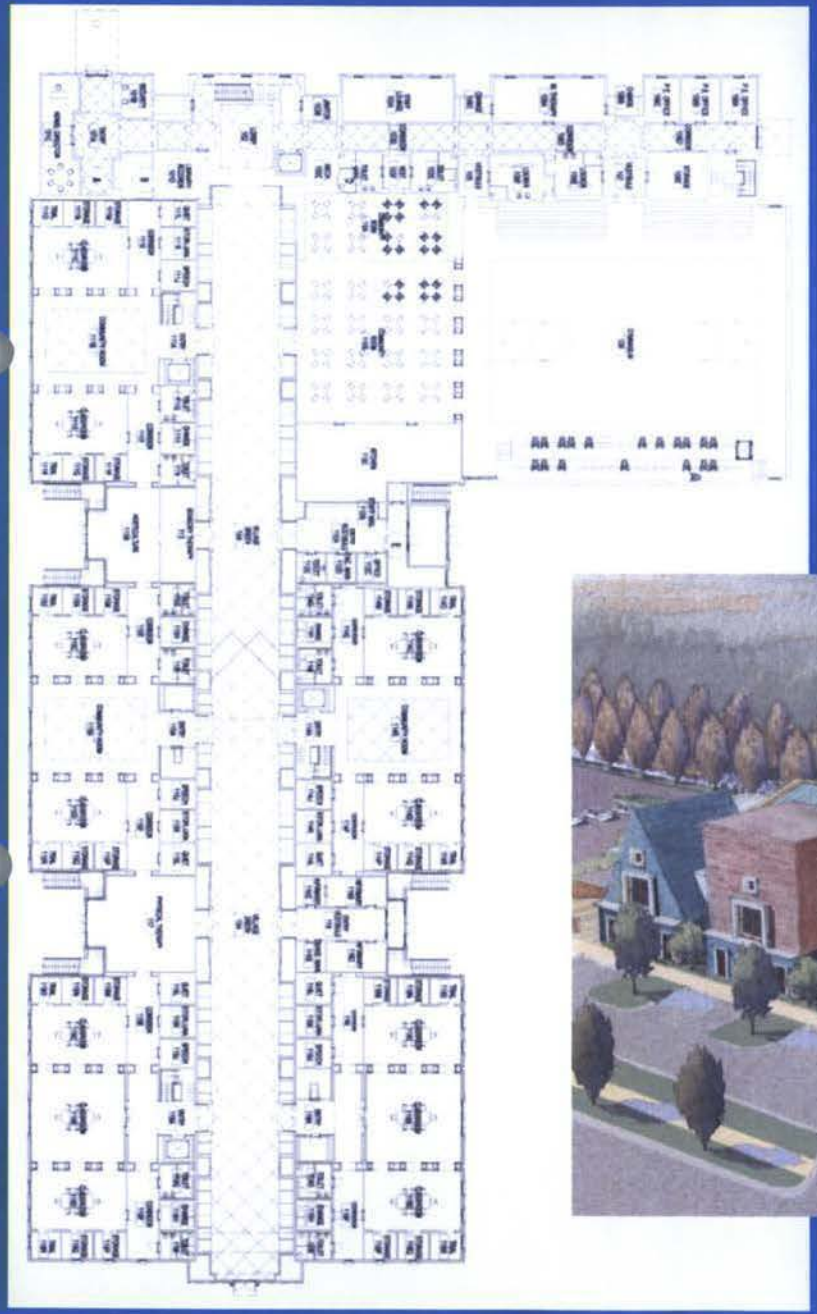


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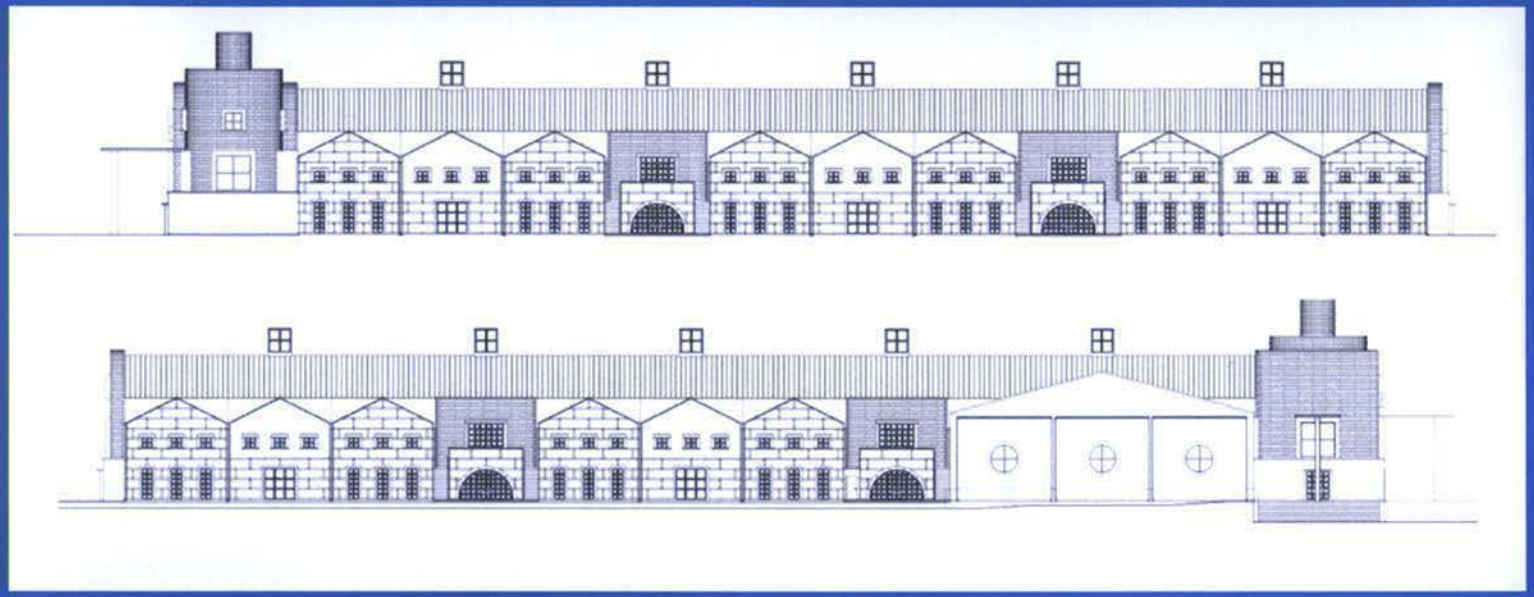


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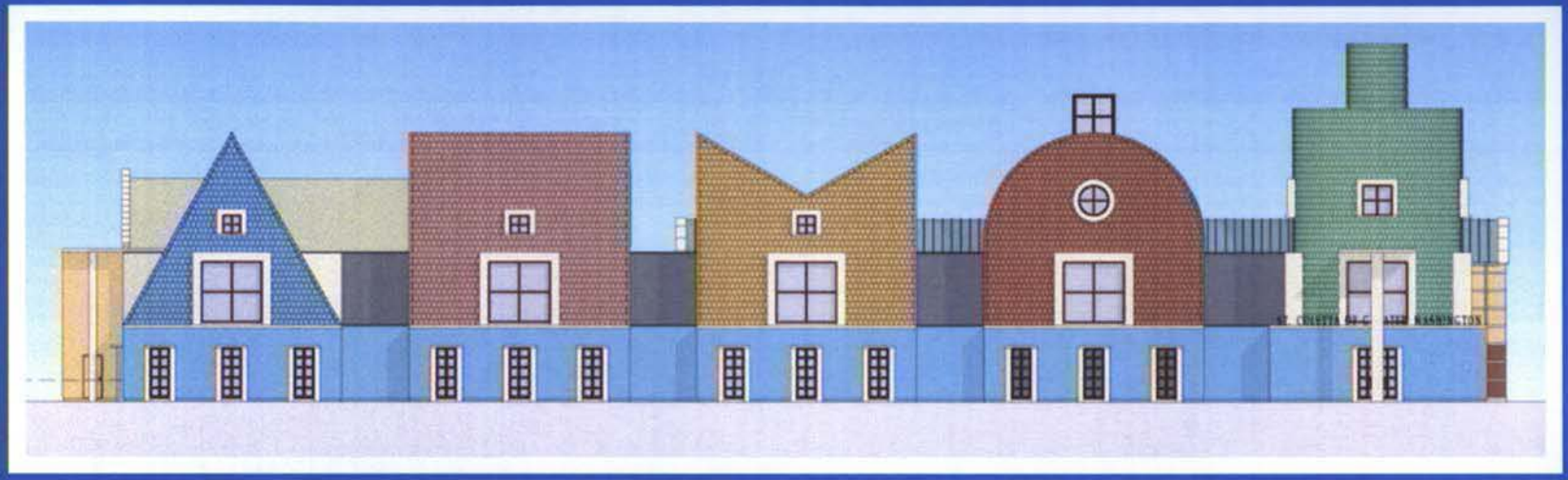


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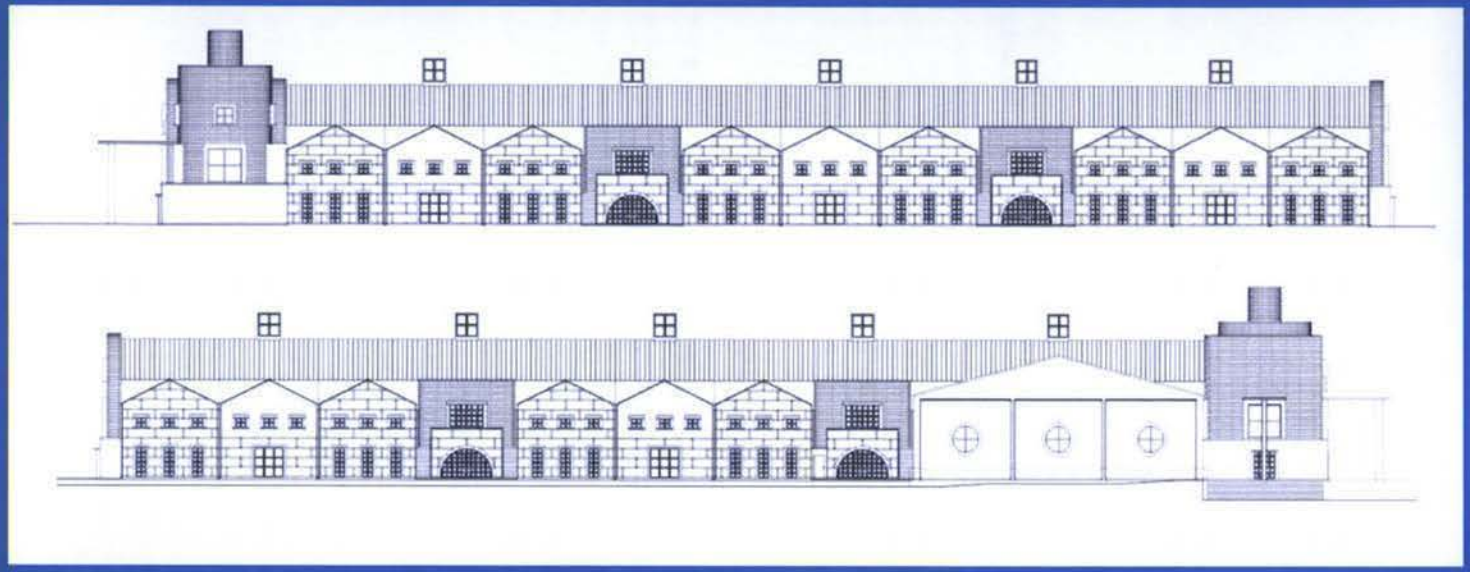


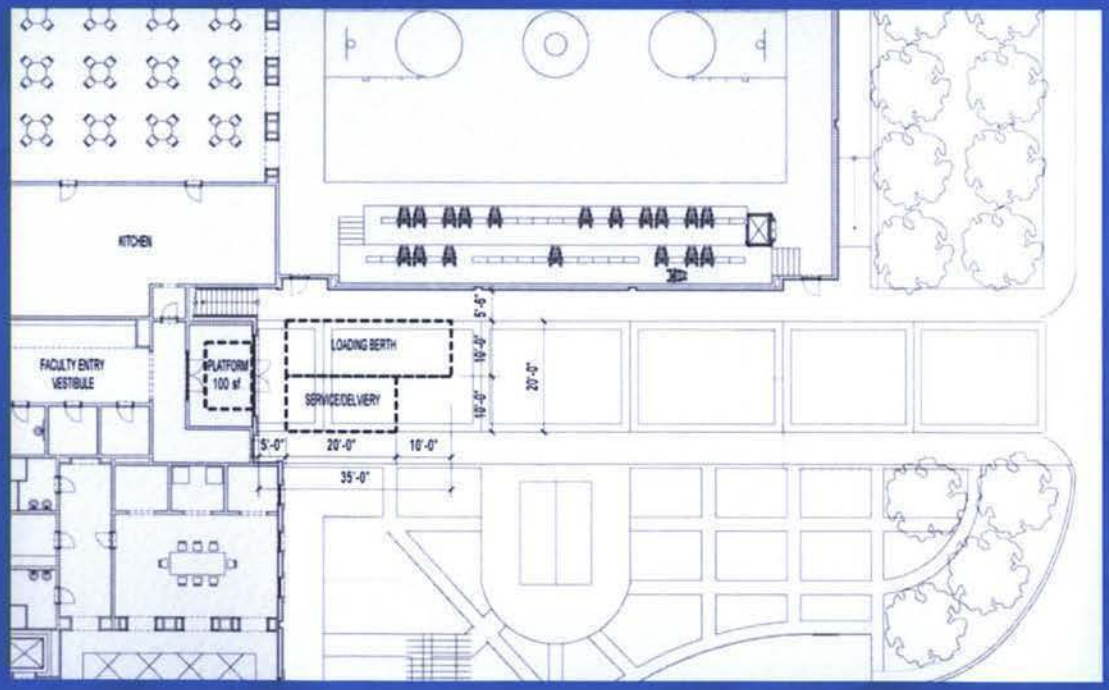
St. Coletta of Greater Washington





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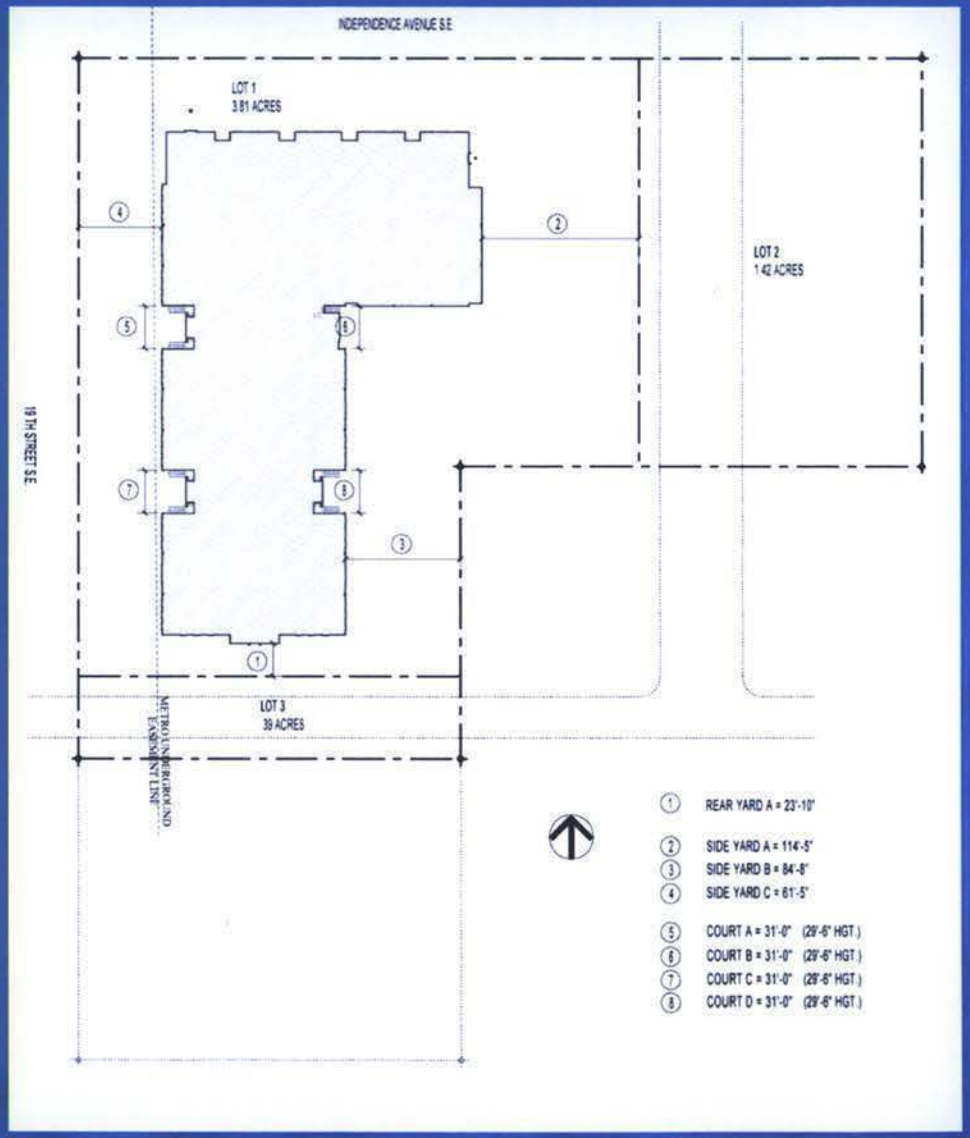
ZONING DEVELOPMENT STANDARDS
St. Coletta School; Reservation 13
Lots 1 and 2

11/03/03

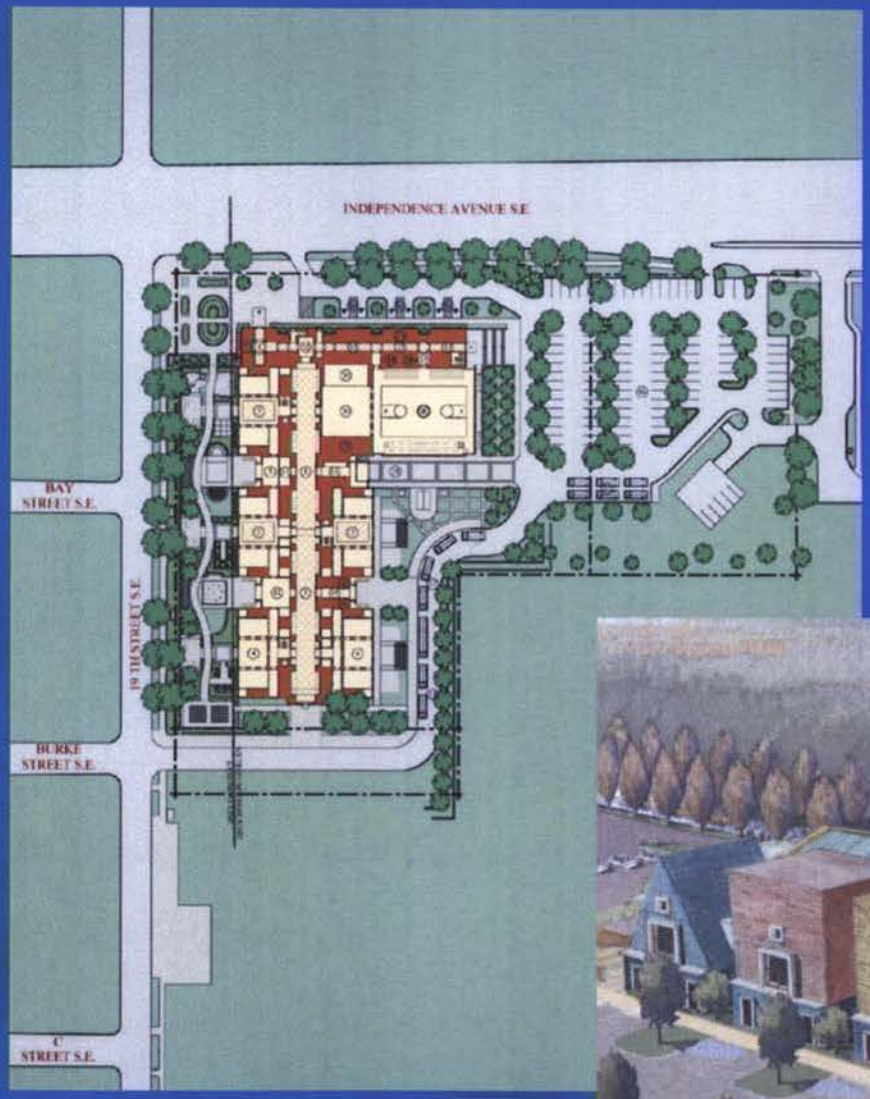
	Matter-of-Right		P.U.D.		PROVIDED
	R-4	SP-1	R-4	SP-1	
Height	40 ft.	65ft.	60 ft.	75 ft.	57'-11"
F.A.R.	---	2.5 comr 4.0 total	1.0	3.5 comr 4.5 total	0.43
Lot Occupancy	60% - public school 40% -all other structures	No requirement	---	---	26.20%
Rear Yard	20 ft	2½ in. per ft. of bldg. ht; no less than 12 ft.	---	---	1) 23'-10" See Attached Diagram A
Side Yard	None required	None required	---	---	2) 114'-5" 3) 84'-8" 4) 61'-5" See Attached Diagram A
Court (open)	4 in. per ft. of ht. of court; no less than 10 ft.	3 in. per ft. of ht. of court; no less than 12 ft.	---	---	(5-8) 31'-0" See Attached Diagram A
Courts (closed)	4 in. per ft. of ht. of court; no less than 15 feet (width); twice the square of required width; no less than 350 sf (area)	SAME AS ABOVE (width); twice the square of the width; no less than 250 sf (area)	---	---	NOT APPLICABLE
Parking	2 for 3 each teachers and other employees (elem. & junior high)	2 for each 3 teachers and other employees (elem. & junior high)	---	---	Required: 103 Provided: 106
Loading	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.	---	---	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.

Note: When Burke Street, S.E. and 20th Street, S.E. are extended through the site, the area of the site will be reduced. At such time, the zoning development standards for the St. Coletta project on such site [also referred to as Lot 1 on the survey dated October 4, 2002 prepared by A. Morton Thomas] would be as follows: (A) FAR: 0.60 ; (B) lot occupancy: 35.96% ; and (C) rear yard: 23'-10". All other standards would be unaffected by a revision in the area of the site.

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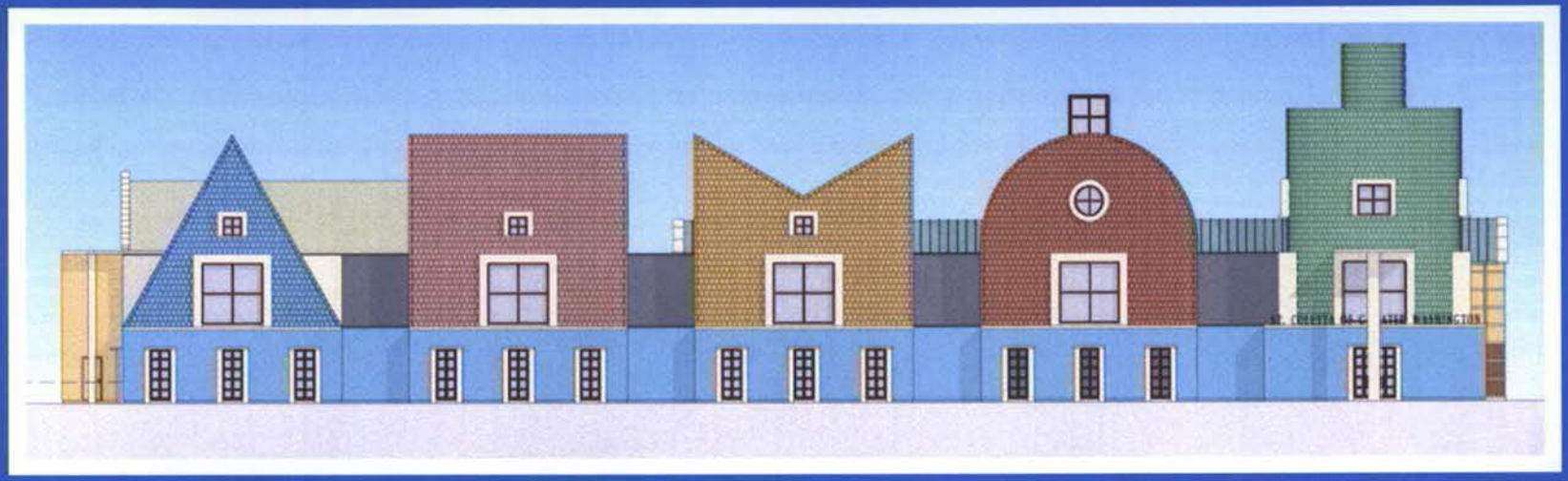
St. Coletta of Greater Washington

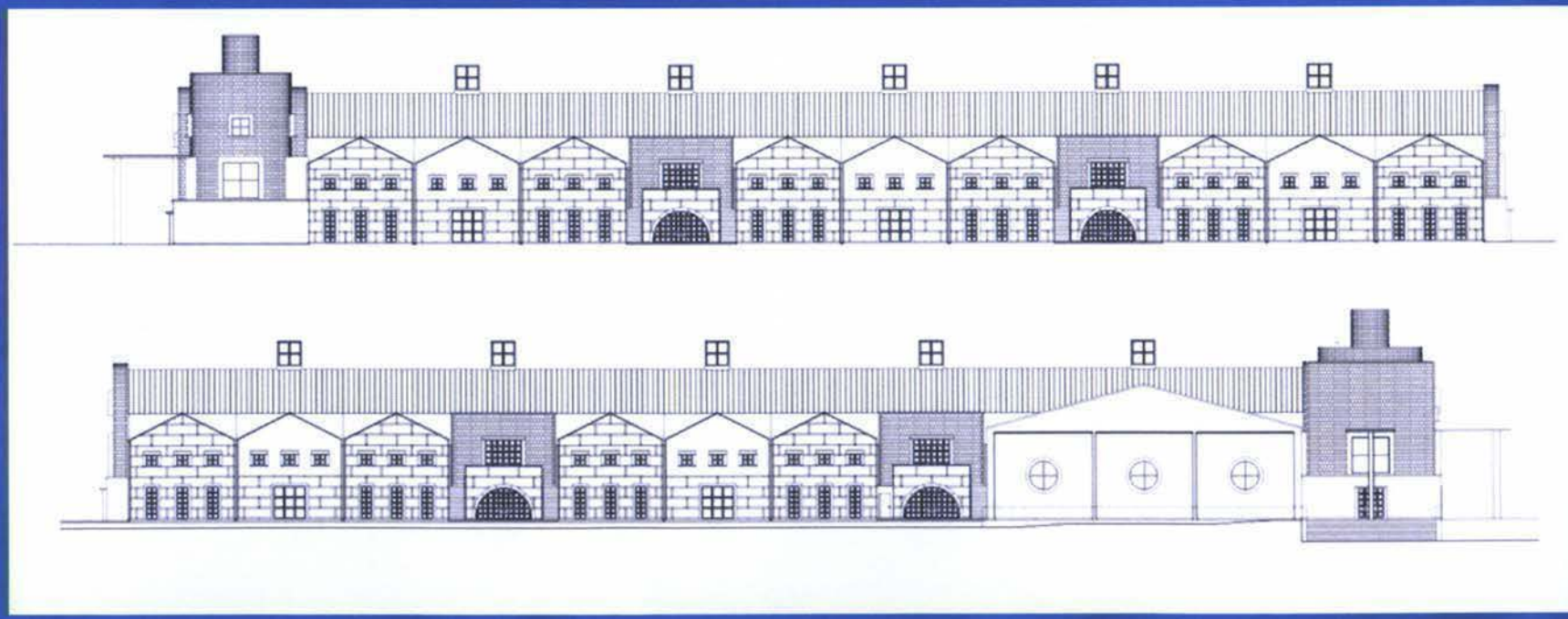




- To "utilize the site to meet a diversity of public needs including health care, education, employment, government services and administration, recreation and housing."
- To "maintain a human-scale of building heights that match existing neighborhood buildings and increase height as the site slopes downward to the Anacostia waterfront."
- To "demonstrate environmental stewardship through environmentally sensitive design, ample open spaces…that serve as public amenities and benefit the neighborhood and the city."
- To "create attractive 'places' of unique and complementary character including: …(a) district for city-wide uses and services, such as health-care, education, and recreation along Independence Avenue."

St. Coletta of Greater Washington





Materials



PAINTED METAL ROOF
CLASSROOM PAVILIONS AND CENTRAL BARREL VAULT



GLAZED CLAY TILE
PAVILIONS ON INDEPENDENCE AVENUE, SOUTH ENTRY, AND STUDIO BETWEEN CLASSROOM PAVILIONS



STUCCO
ALL FACADES INCLUDING BLUE BASE ON INDEPENDENCE AVENUE



CAST STONE
COURSING ON EAST, WEST, AND SOUTH FACADES AND SURROUNDING ALL WINDOWS AND DOORS

St. Coletta of Greater Washington





St. Coletta of Greater Washington





St. Coletta of Greater Washington

