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ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

November 25, 2003

2003 NOV 25 PM 1:54

BY HAND DELIVERY

Mr. Alberto Bastida, AICP
Secretary to the Zoning Commission
Office of Zoning
441 Fourth Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: St. Coletta of Greater Washington, Inc.; Zoning Commission Case No. 03-21

Dear Mr. Bastida:

Enclosed please find one (1) original (full size prints) and four (4) copies (reduced size prints) of the exhibits requested by the Zoning Commission at the public hearing held on November 3, 2003. For the benefit of the Commission, we also enclose a list of all such items with exhibit numbers.

Please note, in particular, the following:

(A) In response to concerns expressed by ANC 6-B and nearby neighbors, the revised site plan attached as Exhibit "2(a)" reflects a reconfiguration of the exit driveway onto 19th Street, S.E. This reconfigured driveway will require exiting buses to turn right onto 19th Street, thus precluding bus traffic from going west on Burke Street, S.E. In addition, as indicated in the Transportation Management Plan (TMP) attached as Exhibit "5", St. Coletta has agreed to install "right turn only" signs at this location.

(B) In response to concerns expressed by ANC 6-B and nearby neighbors, the revised elevations attached as Exhibit "2(a)" reflect a change of materials from stucco to brick of the western, southern and eastern facades of the building and the base of the northern facade. Although the use of brick will cost an additional $150,000 above the cost of stucco, St. Coletta is willing to construct such facades from brick in order to use a building material generally

ZONING COMMISSION
District of Columbia
Case 03-21
Exhibit 37

ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.37

regarded as more compatible with the surrounding neighborhood. [Also note that photographs of the brick materials are included in the revised plans attached as Exhibit "2(f)".]

(C) Arrangements have been and will be made to accommodate all special event parking without any "spillover" into the nearby residential neighborhood. See the TMP attached as Exhibit "5", including the attached letter from the D.C. Sports and Entertainment Commission indicating that parking will be available for such special events at stadium and armory parking lots.

Should you have any questions regarding the enclosed exhibits, please contact me.

Thank you very much.

Sincerely yours,



Stephanie A. Baldwin

220499
Enclosures

cc: Mr. Kenan Jarboe
Ms. Sharon Raimo
Ms. Kathy Padian
Jacques B. DePuy, Esquire
Office of Planning (Attn: Ms. Brown-Roberts)

bcc: John Diebboll, AIA (w/o encls.)
Susan Goltsman, ASLAF (w/o encls)
Osborne George, P.E. (w/o encls)
Mr. Jude McKenna, (w/o encls)
Mr. Michael Catlett (w/o encls)

Post-Hearing Items Requested by the Zoning Commission

Exhibit No.	Item
1	Lease
2	O.P Requests:
	a. Revised Floor and Site Plans and Elevations (full size)
	b. Roof Plans (full size)
	c. Plans showing location of mechanical equipment and loading berth (for mechanical equipment see Exhibit 2.b. Roof Plans)
	d. Updated Landscape Plans (full size)
	e. Elevation and description of 19th Street Fence (full size)
	f. Description of how brick and concrete building materials are incorporated into the Building
	g. Information supporting 40% staff/teacher Metro use
	h. Details of employment and training opportunities to D.C. residents during construction
	i. Facility-Use Agreement
	j. Cost estimate of amenities to be provided.
3	Plan for parking for large functions (See Exhibit 5 TMP)
4	Bike parking (See Exhibit 2.d. Landscape Plan)
5	Formalization of Transportation Management Plan
6	Rendering of Retaining Wall at Burke Street extended
7	List of Jobs to be provided during construction and at new facility