ANC 6B
Capitol Hill / Southeast
Advisory Neighborhood Commission 6B
921 Pennsylvania Avenue SE
Washington, DC 20003

December 10, 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:

After reviewing the post-hearing submission by the applicants, ANC 6B has voted 9-0 (6 being a quorum for the conduct of business) to modify the conditions attached to its earlier recommendation to the Zoning Committee on this application. The vote took place at its regularly scheduled and properly noticed meeting on December 9, 2003.

The applicant has made a couple of minor modifications to the project. One change was to replace the glazed tile on the exterior of the building with brick on both the 19th Street and Independence Avenue side. The second was to modify the intersection of their driveway and 19th Street at Burke Street by angling the driveway so that buses must turn right and can not proceed straight across the intersection on to Burke Street.

While the ANC appreciates the change of the facade, we note that no action has been taken to address the ANC's recommendation that the applicant contribute to the future construction of Burke Street nor on the ANC's recommendation that the applicant set aside funds for the planting of trees on Burke Street.

In addition, the ANC reviewed the additional drawings by the applicant showing the extent of the retaining wall that will be built on the east side of the property. If build as shown, the ANC is extremely concerned that the retaining wall will completely isolate the project from the rest of Reservation 13 and thereby undermine the unified development vision for the entire site, as envisioned in the Master Plan for Reservation 13. This retaining wall will also prohibit any future expansion of Burke Street due to the height differential.

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Exhibit 40

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District of Columbia
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EXHIBIT NO.40

However, the ANC understands that the applicant may be willing to modify its submission concerning the driveway. This change would allow the applicant to utilize the existing driveway south of the applicant's property which empties onto 19th Street between C & Burke Streets, rather than build a new driveway at this time. With St. Coletta's use of the additional property it would not be necessary to build up the retaining wall.

The ANC would support the use of this property to the south of St. Coletta if it is subject to the same conditions as the area being used for parking to the east of their leased property where the future 20th Street will be located. That is, that the area to the south of the leased property is available for use until such time as the District of Columbia will need the property to build out Burke Street extended. St. Coletta's will surrender the area south of their leased property at that time to the District government. A signed copy of this agreement would be retained by whatever appropriate government authority.

The ANC also notes that the Office of Planning is developing design guidelines for the all of Reservation 13, and questions whether the current design of St. Coletta's would meet these guidelines. We believe that St. Coletta should be required to follow the same set of design guidelines as all other developments on Reservation 13.

Therefore, the ANC agrees to modify its original position on this PUD application in the following way:

1. **We reiterate that the applicant must place funds in escrow for the future construction of Burke Street.**

2. **We reiterate that the applicant must place funds in escrow for the planting of trees on the existing portion of Burke & 19th Streets.**

3. **We support a modification of the design to allow the applicant temporary use of the existing driveway to the south of their leased property and make changes so as to make a retaining wall unnecessary, but only under the condition that the applicant acknowledge in writing that they will turn that portion of land back over to the city at the city's request (and that the Zoning Commission make such actions part of the PUD order and therefore part of the requirement for a valid Certificate of Occupancy).**

4. **We would require, that with the use of the driveway south of the leased property, St. Coletta's will install and maintain signs on the residential streets prohibiting the use of those streets by buses for entrance to or egress from the school grounds. Such residential streets will include Bay Street, Burke Street, C Street, and A Streets SE.**

5. **We recommend that the Zoning Commission withhold final approval of the design of the facade of the building until the approval of the Design Guidelines for Reservation 13 and then apply those guidelines to the facade of the St. Coletta project.**

Very truly yours,

Julie S. Olson

Julie Olson
Chairperson

cc: St. Coletta of Greater Washington