

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Stephen J. Mordfin, *sjm* AICP
DATE: March 2, 2006
SUBJECT: Case No. ZC-05-25: Supplemental Filing

Attached is Page 2 of Attachment 3, the memorandum from the Department of Housing and Community Development dated January 3, 2006. This page was inadvertently left out of the report when it was filed with the Office of Zoning. Please insert it into your report.

Thank you.

EMc/sjm, AICP

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2006 MAR 2

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
Case No. 05-25
EXHIBIT NO. 21

4. The project density, consisting of a nine story building, is appropriate in the C-3-A zone where the project site is located. The density is compatible and complementary to the uses in the neighboring Rhode Island Avenue Shopping Center and the Edgewood Terrace mid-rise apartment buildings that are located directly behind the Shopping Center. The proposed building is within a short walking distance of the Rhode Avenue Metro Station and will provide residents of the proposed building ready access to the Metro system.
5. The project will provide 128 parking spaces in an underground garage. This exceeds the 85 parking spaces that are required by zoning.
6. The 90 foot height of the proposed building is allowed by the PUD guidelines for a C-3-A zone.
7. The 3,000 square feet of proposed retail space will add more neighborhood shopping opportunities to this existing neighborhood/regional shopping area.
8. The total functional recreational space that the proposed building will provide exceeds the requirement for recreational space and consists of space that meets zoning requirements and additional functional recreation space that consists of sunrooms in most apartments and private gardens in many ground floor apartments.
9. The proposed building will provide a community room that will be useable by the residents, the Advisory Neighborhood Commission and other groups in the neighboring community.