

VIA HAND DELIVERY

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June 16, 2006

**ZONING COMMISSION
District of Columbia**

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

CASE NO. 06-01
EXHIBIT NO. 30

2006 JUN 16 PM 2:50

D.C. OFFICE OF ZONING

RECEIVED

Re: PUD and Map Amendment – 3rd & H Street, N.E.
Zoning Commission Case No. 06-01

Dear Members of the Commission:

Enclosed, please find one original and twenty copies of the Applicant's Supplemental Pre-Hearing Submission for the above-referenced application. Specifically, the Applicant is submitting Revised Architectural Plans/Drawings including revised elevations and material boards, a brief description of the revised Plans/Drawings, and a brief clarification regarding the costs associated with the proposed grocery store.

This supplemental submission represents refinements to the design that have occurred after the pre-hearing statement was filed. In this time frame, the development team met with the Office of Planning as well as representatives from the Capitol Hill Restoration Society (CHRS) and Stanton Park Neighborhood Association. The Applicant has also made presentations to the Zoning and Planning Committee of ANC 6C and to the full ANC and the ANC voted to support the application. The drawings enclosed in this supplemental submission present façade drawings of proposed changes that address comments from the above mentioned groups. Also included are photographs of façade material boards. All of these materials (with the exception of the proposed changes to the north façade), were presented to the CHRS Planning and Zoning Committee and ANC prior to their votes of approval. The proposed changes to the north façade were not completed at that time, but were described conceptually at those presentations. Additionally, the proposed changes to the facades have been presented to Office of Planning.

The following is a brief description of the proposed changes to each façade:

West Façade:

- Omit the roof top belvedere and lower the bay at the corner by two floors to mitigate verticality;
- Articulate the “mezzanine” level at the grocery store frontage to reduce the scale at the pedestrian level;

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- Introduce storefront bays to give scale and texture to the 3rd Street frontage;
- Increase the amounts of precast and light brick detailing to reduce the overall scale of the façade;
- Reduce the loading dock opening height to fourteen feet clear to create a proportion harmonious with the adjacent retail bays;
- Articulate the northern most bay over the garage entry to read as a separate “townhouse” pavilion and reduce the height of the bay by one story to create a more gentle transition to the neighboring town homes to the north; and
- Treat the townhouse pavilion with contrasting blonde brick for further articulation.

South Façade:

- Omit the roof top belvedere and lower the bay at the apartment entry by two floors to mitigate verticality;
- Articulate the “mezzanine” level at the grocery store frontage to reduce scale at the pedestrian level;
- Increase the amounts of precast and light brick detailing to reduce the overall scale of the façade; and
- Articulate the lower “east wing” in a contrasting blond brick to further accentuate the step down in scale on the eastern side of the building.

East Façade:

- Articulate the lower “east wing” in a contrasting blond brick to further accentuate the step down in scale on the eastern side of the building;
- Introduce greater amounts of precast and light brick detailing in the red brick portion to visually lighten the façade; and
- Lower the parapet walls in roof areas not containing residential recreation space by approximately two feet.

North Façade:

- Introduce greater amounts of precast and light brick detailing in the red brick portion to visually lighten the façade;
- Lower the parapet walls in roof areas not containing residential recreation space by approximately two feet; and
- Reconfigure the façade of the “townhouse” bay on 3rd Street to lower it one floor and treat it in a contrasting blonde brick color.

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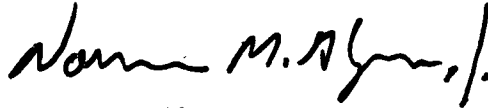
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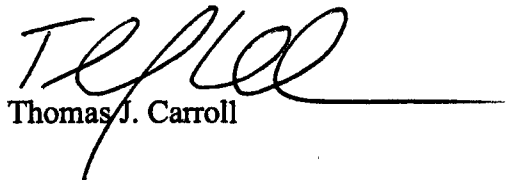
In addition, to the above description of the design changes, the Applicant wishes to give further clarification regarding the costs associated with the proposed grocery store. Discussions with a major grocery store operator are currently in process and the Applicant has been informed that the operator will not pay for any parking to be provided. Therefore, the full expense of providing 121 parking spaces in the underground garage falls upon the Applicant. The Applicant estimates that the cost to construct each space of underground parking in the garage is approximately \$35,000. For the 121 spaces, this equals a total of approximately \$4.2 million. Despite providing a true benefit to the community by bringing a major grocery store to the area, this project will not receive any tax credit or subsidy from the District government. All costs of the project are born by the Applicant and providing parking for the grocery store is a major expense as explained above.

The Applicant will present the revised design in detail at the public hearing and will be prepared to respond to any questions the Commission may have.

Sincerely,



Norman M. Glasgow, Jr.



Thomas J. Carroll

Enclosures

cc: Travis Parker, Office of Planning
ANC 6C

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