

3RD AND H STREETS NE-SQUARE 776

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

Supplemental Partial Submission



ZONING COMMISSION
District of Columbia

June 16, 2006

CASE NO. 06-01 ZONING COMMISSION
EXHIBIT NO. 31 District of Columbia
CASE NO.06-01
EXHIBIT NO.31

06-01-01
06-01-01
06-01-01

3rd and H Supplemental Submission

This supplemental submission represents refinements to the design that have occurred after the pre-hearing statement was filled. 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 drawings 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 I Street façade), were presented to CHRS Planning and Zoning Committee and ANC prior to their votes of approval. The proposed changes to I Street 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:

3rd Street

- Omit roof top belvedere and lower bay at corner by two floors to mitigate verticality.
- Articulate "mezzanine" level at Grocery store frontage to reduce scale at pedestrian level.
- Introduce storefront bays to give scale and texture to 3rd Street frontage.
- Increase amounts of precast and light brick detailing to reduce overall scale of façade.
- Reduce loading dock opening height to 14' clear to create a proportion harmonious with adjacent retail bays.
- Articulate northern most bay over garage entry as separate "townhouse" pavilion and reduce height of bay by one story to create a more gentle transition to neighboring town homes to the north. Treat townhouse pavilion with contrasting blonde brick for further articulation.

H Street

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

4th Street

- Articulate the lower "east wing" in a contrasting blond brick to further accentuate the step down in scale as the building moves to the east.
- Introduce greater amounts of precast and light brick detailing in the red brick portion to visually lighten the façade. Parapet walls in roof areas not containing residential recreation space have been lowered by approximately 2'-0".

I Street

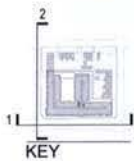
- Introduce greater amounts of precast and light brick detailing in the red brick portion to visually lighten the façade. Parapet walls in roof areas not containing residential recreation space have been lowered by approximately 2'-0".
- Reconfigure the north façade of the "townhouse" bay on 3rd Street to lower one floor and treat in contrasting blonde brick color.



South Elevation (H Street) As Filed



South Elevation (H Street) Proposed Changes



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Building Elevations

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West Elevation (3rd Street) As Filed



West Elevation (3rd Street) Proposed Changes



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East Elevation from 4th Street As Filed



East Elevation from Alley Proposed Changes



KEY

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Building Elevations



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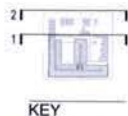
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North Elevation from Eye Street As Filed



North Elevation from Eye Street Proposed Changes



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3RD AND H STREETS NE-SQUARE 776



GRANITE BASE

SPANDREL
PANELS



WINDOWS



CANOPY/RAILINGS

STOREFRONT



PRECAST

ACCENT BRICK



BRICK

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Exterior Palette-Main Block

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WINDOWS



CANOPY/RAILINGS

STOREFRONT



PRECAST



GRANITE BASE

ACCENT BRICK



BRICK

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Exterior Palette-East Wing

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