Memorandum of Understanding – as submitted to ANC 1-C April 28, 2005

(unexecuted)

Memorandum of Understanding Concerning Redevelopment at "The Citadel"
1631 Kalorama Road, NW -- Washington, DC 20009 (Lot 36, Square 2572)

Row		Memorandum of Understanding Pertaining to "The Citadel"	
1		as that Property Would be Redeveloped under a Planned Unit Development (PUD)	
2		Located at 1631 Kalorama Road, NW -- Washington, D.C. 20009 (Lot 36, Square 2572) -- Street address and lot number subject to change	
3	Pt.	Organization of this Memorandum of Understanding:	
4	A.	Roster of Parties	
5	B.	Characteristics of the Property -- Existing and Proposed	
6	C.	Characteristics of the Surrounding and Nearby Properties -- Existing and Projected	
7	D.	Impact of PUD on the Surrounding and Nearby Properties -- Projected	
8	E.	Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties	
9	F.	Attributes of the Projected Corner Retail or Service Use and Its Operation; Impact on Surrounding and Nearby Properties	
10	G.	Attributes of the Projected Added Floor as General Offices and Its Operation; Impact on Surrounding and Nearby Properties	
11	H.	Project Construction	
12	I.	Project Amenities Not Discussed Above -- Those Recommended and Accepted, with or without Modification	

Memorandum of Understanding Concerning Redevelopment at "The Citadel"
1631 Kalorama Road, NW -- Washington, DC 20009 (Lot 36, Square 2572)

13	A.	**The Parties to this Memorandum Are:**				
14		**The Property Owner, Developer, and Grocer Tenant, collectively and distinctly (hereafter, collectively, "the Applicant")**				
15		Owner	**Douglas Development, Inc.**	702 H Street, NW, Suite 400	Washington, DC 20001	
16		Developer	**Faison Associates**	121 West Trade Street, 27th Floor	Charlotte, NC 28202	
17		Grocer	**Harris Teeter, Inc.**	701 Crestdale Road	Matthews, NC 28105	
18		Other Tenants?				
19		**Organizations Representing the Surrounding Community's Residents (hereafter collectively the "Supporting Parties")**				
20		ANC	**Advisory Neighborhood Commission ("ANC") 1-C *(Projected)***		Washington, DC	
21		Other?	**To be determined**			
22		Other Persons?	**To be determined**			
23		Other Entities?	**To be determined**			

24	B.	Legal and Development Characteristics of the Property -- Restrictions / Requirements, Existing and Proposed	
25		Development ("PUD");	
26		Part B (highlighted);	

27	B.	**Legal and Development Characteristics of the Property -- Restrictions / Requirements, Existing and Proposed (Continued)**				
28		**Attributes Not Changing**				
29			**Min. Required / Max. Allowed**	**Existing / Prior**	**Proposed**	
30		Address		1631 Kalorama Road, NW, DC 20009	USPS / DC could Add / Change Numbers	
31		Property's Municipal Reference		Lot 36, Square 2572	DC could Add / Change Numbers	
32		Maximum Height	40 ft. (50 ft. under some circumstances)	55 ft. (60 ft. allowed when built 1946-47)	no change	
33		Lot Occupancy (Pct.)				
34		Residential uses	80.0%	0.0%	no change	
35		Other allowed uses	100.0%	95.7%	no change	
36		Rear Yard (ft.)	15.0 ft.	0	no change	
37		Side Yard (ft.)	0.0 ft.	0	no change	
38		Lot Area (sq. ft.)	none specified	42,490	no change	
39		Zone District		RC/C-2-B (CM-1 from 1958 to 1987)	no change	
40		Year Built / This PUD		1946 and 1947	Renovation and Minor Addition: 2005	
41		**Attributes Changing**				
42		**Use**	**Min. Required / Max. Allowed**	**Existing / Prior**	**Proposed**	
43			As allowed byC-2-B	**Various Commercial / Industrial**	**Residential Use: None**	65
44			except as limited by §1401.1	Current: Vacant	**Mixed Commercial Proposed**	
45				Former Film Studio	Grocery Store	
46				Former Sound Stage	Retail / Service	
47				Former Arena	General Offices	
48				Former Roller Skating Rink		
49				Former Warehouse	Note: All **uses** allowed by right	
50				Former Gasoline Station		
51				Former Public Parking Garage	Provide flexibility to allow accessory self-parking (but not valet parking) for uses located within 800' of site at a later time if experience shows such spaces can be provided without unduly limiting parking for the uses established in the premises.	

52	B.	**Legal and Development Characteristics of the Property -- Restrictions / Requirements, Existing and Proposed (Continued)**				
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62		**RESTRICTIONS on DENSITY** (**Bulk** is Distinct from **Density**; *see, below*)				
63		**"Gross Floor Area"**	**By Right / PUD / PUD Allowable Inc.**	**Existing / Prior**	**Proposed**	
64		Proposed Upper Level		(does not exist; does not apply)	26,700	
65		Existing / Proposed Mezzanines		7,836	1,136	
66		Main Floor Area		33,649	33,649	
67		*Loading Dock*		*2,164*	*2,164*	
68		Ground Floor (P1)		15,311	*13,905*	
69		*Parking, excluding Ramps*		*0*	*6,367*	
70		*Principal Uses or Accessory Thereto*		*13,630*	*7,537*	
71		Floor All Below Grade (P2)		0	0	
72		**Total Gross Square Feet**	**63,735 / 84,980 / 89,229**	**56,796**	***75,390***	
73		**Floor Area Ratio**	**By Right / PUD / PUD Allowable Inc.**	**Existing / Prior**	**Proposed**	
74		**Residential Uses**	3.5 / 6.0 / 6.3 (6.0 * 1.05)	0.00	0.00	
75		**Commercial Uses**	**1.5 / 2.0 / 2.1** (2.0 * 1.05)	**1.34**	***1.77***	
76		**Dedicated to Parking and Loading**	none specified	0.05	**0.20**	
77		**Net of Parking and Loading**	none specified	1.29	**1.57**	

78	B.	**Legal and Development Characteristics of the Property -- Restrictions / Requirements, Existing and Proposed (Continued)**				
79		**BULK RESTRICTIONS and RELATED INFORMATION**	**Min. Required / Max. Allowed**	**Existing / Prior**	**Proposed**	
80		**Maximum Height**				
81		Crest of Existing Dome	50' (60' when built)	55'	55' (unchanged)	
82		Ceiling of Perimeter Windows and Lobby	40'	(not applicable; does not exist)	40'	
83		Attic allowance (unoccupied)	Headroom less than 6' 6"	(not applicable; does not exist)	just + 4' 10" at *exterior* ridge line	
84		**Maximum Lot Occupancy (Percent)**				
85		Residential Uses	80.0%	(not applicable; does not exist)	(not applicable; will not exist)	
86		Other Permitted Uses	100.0%	95.7%	95.7%	
87		**Yard Requirements**				
88		Minimum Rear Yard	15'	0'	0' (none provided)	
89		Minimum Side Yard	0' (if provided, 9' 2" by building height)	0'	0' (none provided)	
90		**Open Court Requirements**				
91		Minimum Width	at least 13' 9" by building height	both open courts wider than this	both open courts' widths are unchanged	
92		Minimum Area	none specified	(not applicable)	(not applicable)	
93		**Closed Court Requirements**				
94		Minimum Width		None provided	(not applicable)	
95		Minimum Area	Larger of 250 $ft.^2$ or width of court ($ft.^2$)	None provided	(not applicable)	
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109	B.	**Legal and Development Characteristics of the Property -- Restrictions / Requirements, Existing and Proposed (Continued)**				
110		**OTHER ZONING REQUIREMENTS**	**Min. Required / Max. Allowed**	**Existing / Prior**	**Proposed**	
111		**Parking Spaces (PS), Aisles/Ramps**				
112		Min. Size of Regular Required PS	9 x 19 x 6' 6"	unknown exactly (unmarked)	66 spaces: 9 x 19 x 7' 2" or more	3
113		Min. Size of Allowed Compact PS	8 x 18 x 6' 6"	unknown exactly (unmarked)	60 other spaces	3
114		Retail/Service: Grocer and Corner				
115		Minimum Required PS's	43 (incl. 5 corner ret/svc)		53	1, 60
116		Max. Allowed 8 x 18 PS's (<= 40%)	17		27	1,3
117		Other PS's provided	none specified		21	1,3
118		Total Grocer and Corner R/S	**43**		**101**	1
119		Upper Level (as general office)	16		25	1
120		Min. Required 9 x 19 PS's	9		13	1,3
121		Max. Allowed 8 x 18 PS's (<= 40%)	7		12	1,3
122		Other PS's provided	none specified		0	1
123		Total Upper Level (Offices)	**16**		**25**	1
124		**Total Parking Spaces**	**63**		**66 full size provided, total of 126**	1
125		Minimum Aisle Width/Height	20' wide / 7' 8" high	(aisles not marked) / 7' 8"	At least 20' into Regular PSs / 7' 8"	
126		**Loading Berths (LB)**				
127		Minimum Height	14'	2, neither as much as 12'	at least 15' 3"	15
128		Minimum Width	12'	1 about 9', 1 at 10' 10"	at least 10' 5"	15
129		Min. Depth (Large)	1 at 55'	2 at most 31' 6" (built when no LB reqs.)	2 at 41' 3";	15, 40
130		Min. Depth (Smaller)	1 at 30'		1 at 33' (trash compactor)	
131		Credit under §2200.4				
132		Net Number LBs Required				
133		**Loading Platforms**				
134		Min. Width	1 at 8'; 1 at 12'	1 about 9', 1 at 10' 10"	at least 10' 5"	
135		Min. Area	1 at 100 ft.^{2}; 1 at 200 ft.^{2}	2 totaling 500 ft.^{2} combined	2 exceeding 500 ft.^{2} combined	
136		**Service Delivery Spaces (SDS)**				
137		Min. Dimensions	20' x 10' x 10'		Allow service delivery vehicles to utilize	
138		Min. Number	1	0 (built prior to requirement)	17th Street curbside loading zone (as	
139		Adjacent Loading Zones (LZs) at Curbs	(none required)	(along 17th, north of Kalorama)	(17th LZ relocated; new at office ent.)	
140		**Bicycle Parking Spaces**				
141		Min. Number	none	none	12 spaces inside, with separate entrance	75

142	C.	**Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary**				
143		**Direction from Site and Zoning**	**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
144		Facing, Abutting, or Direct Diagonal				
145		North (R-5-B, small area may be RC/C-2-B)	Dorchester Apartment's Parking Lot		Dorchester PUD (to R-5-D, 145 units)	23, 33
146		Northeast (R-5-D)	Dorchester Apartment House	(ZC Case 04-36)	Parking Garage Replaces Open Lot	23, 33
147		East (R-5-D)	Apt. Bldg.; Accessory Pkg. Lot		(no known change in offing)	23, 33
148		Southeast (D/R-5-B)	16 Row Homes; 1 Store (Corner)		(no known change in offing)	23, 33
149		Southwest (RC/C-2-B)	Preexisting commercial building	Apartment Building and Sitar Center	Occupancy Projected 2005	23, 33
150		West (RC/C-2-B for 1701; RC/R-5-B for Colortone)	Former commercial or light industrial buildings	1701 Kalorama Road Apartments Colortone Press conversion	Occupancy Projected 2005 (Both)	23, 33
151		Northwest (R-5-B)	Walkup Apartments (4 addresses)		Occupancy Projected 2006?	23, 33
152		Land Uses Past Those Mentioned Above				
153		All Directions	Row houses and apartment buildings	Apartment buildings and conversions	Apartment buildings and conversions	23, 33
154			Several non-profit organizations	Several non-profit organizations	Several non-profit organizations	23, 33
155						
156		Arterial Streets Surrounding Area				
157			North: Columbia Road	(no change)	(no change)	
158			East: Sixteenth Street	(no change)	(no change)	
159			South: Florida Avenue and U Street	(no change)	(no change)	
160			West: 18th Street	(no change)	(no change)	
161		Census 2000				
162		Population within Above Arterials	4,718		(no change arising from PUD)	
163		Living Units within Above Arterials	2,554	348	(no change arising from PUD)	
164		Area (all uses, including rights of way)	0.14 square miles	(no change arising within PUD)	(no change arising from PUD)	
165		Population per Square Mile	35,134		(no change arising from PUD)	

166	C.	**Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary (Continued)**				
167		**Direction from Site and Zoning**	**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
168		Local Streets (Widths of R.O.W. and Roadways, one- or two-way operation, parking and hours restrictions are/would be in place)				13
169		Kalorama Road and Seventeenth Street (for portions abutting The Citadel or directly across the street)	Both 50' r.o.w. with 30' curb-to-curb -- both currently bi-directional. Along Kalorama Road, RPP parking along both sides of Kalorama adjacent to or facing The Citadel (unmarked, about 25 RPP spaces). Along 17th Street, 2-hour limit weekdays each side south of southernmost alley to west (about 9 spaces); east side along Citadel has 75' loading zone; RPP north of said alley (about 4 RPP spaces directly west of the Citadel); mechanical sweeping restriction 9:30 to 11:30 Thursday and Friday mornings (winter months excluded). See Pre-Hearing Filing, Tab D, Page 34 (Figure 14)	(no change arising within PUD)	Along Kalorama Road: Relocate 4 RPP spaces to 17th Street in lieu of some of its existing 2-hour commercial spaces thereby creating code-required opening at grocer's pedestrian entrance and weekday-only loading zone in front of office entrance (become RPP weekdays 6:30 - 8:30 pm). Along 17th Street: Switch parking/loading east side (moving loading zone northward, parking southward); convert 9 2-hour spaces to RPP; provide more RPP parking weekdays 4:00-8:30 pm after loading hours; remove 2 existing RPP west side directly across from loading zone to allow turns required to enter and depart loading berths. Propose owner assumption of street/curb cleaning along Citadel's property line at all times in order to end Friday mechanical sweeping restrictions along that portion of that side only. See Pre-Hearing Filing, Tab D, Page 35 (Figure 15)	9, 10, 11, 13, 95

170	C.	Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary (Continued)				
171		Kalorama Road and Seventeenth Street (RPP Summary for portions abutting The Citadel or directly across the street)		(no change arising within PUD)	Net addition 3 RPP nearly full-time spaces (save for Thursday cleaning west side of 17th many months; no curbside area set aside for customer loading of purchases; provide 5 more part-time RPP spaces as loading zone restrictions end weekdays. (This RPP tally omits 1 RPP space north of site east side also needed for turns if travel to be northbound -- where Dorchester PUD would have curb cut in any event.)	9, 10, 11, 13, 95

172	C.	Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary (Continued)				
173		Direction from Site and Zoning	Existing	Under Development (Others)	Proposed / Projected (This PUD)	
174		Changes to local street network and patterns	(not applicable)	(no change arising within PUD)	Applicant has suggested changes that could improve flow of vehicles to DC-DoT; DC-DoT has engaged independent consultants to advise them and community of options. Applicant can operate successfully with existing pattern and any one-way system that allows traffic from a west-bound Kalorama (1600 block) to a north-bound 17th or a southbound 17th to an east-bound Kalorama (1600 block). Other restrictions to be studied by DC-DoT and others. Need for additional measures, including "traffic calming" ones, not yet established.	21, 22, 28b, 77
175		Establish traffic signal at 16th and Kalorama Road, NW; equip same with pedestrian "count down" display timers.	(not applicable)	("Warranted" from developments now in progress alone.)	Applicant will donate sum to DC-DoT (amount under negotiation with them) for traffic signal or other improvements; if traffic signal, will recommend "count down" timer for crossing pedestrians (all directions).	22, 28

176	C.	**Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary (Continued)**				
177			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
178		Improving Exterior Conditions of The Citadel	Exterior now dull and unattractive, finish oxidized or worn; some missing finish; steel roll down security doors	(not applicable)	Entire surface to be restored and repainted thereafter; marquee to be added; hose cocks to be provided along both streets; one tree box and maple tree to be moved if feasible or replaced along 17th if underground utility ducts and Dc-DoT so permit. Owner prepared to "adopt" trees in adjacent public space if so allowed by DC-DoT and any existing "adopters."	34, 66, 79
179		Illumination	(none)	(not applicable)	Public street lights generally adequate, but wall-washing no bounce lights to be added along 17th for safety at exits. Where perimeter lighting is added, each fixture will "wash" the wall below it with soft light in manner meeting International Dark Skies Association standards. Marquee and other signs will dim at 10 pm and lights in unoccupied perimeter offices will be turned off.	
180		Signage	(not applicable)	(not applicable)	Marquee to be added but "low key." Illuminated signs will be provided with variable (but never glaring), controllable levels of brightness per Pre-Hearing Statement. No sign will flash. Will dim mid-evening (Standard Time) and be very subdued or off when closed.	34, 37, 83
181		Sun Light and Air	Shadows only very early or late in day (dome's crest near centerline of property)	Dorchester PUD's height adds some shadow north & west	Dorchester driveway in shadow slightly earlier afternoon/evening.	

182	C.	**Characteristics of the Surrounding and Nearby Properties -- Existing and Projected -- Identification and Summary (Continued)**				
183		Noise	Vacant building essentially silent	(unknown)	Baffle mechanical equipment to meet or exceed DC Code standards; contain automotive sounds within garage; baffle and insulate loading dock doorways; utilize 17th Street curb for unloading lighter deliveries to reduce/eliminate use of reverse gear and its mandated warning sounds; limit hours of delivery during construction and thereafter; provide signage reminding exiting patrons they are entering residential area.	10, 27, 63, 93

184	D.	Impact of PUD on the Surrounding and Nearby Properties -- Projected (Continued)				
185			Existing	Under Development (Others)	Proposed / Projected (This PUD)	
186		Overall Vehicular Traffic				
187		Existing	Vacant building has traffic almost none	(not applicable)	(not applicable)	
188		Emerging (Future Background)	(not applicable)	Pushes Kalorama & 16th to "F" level	(not applicable)	
189		Proposed by The Citadel	(not applicable)	(not applicable)	Conditionally recommended signal mitigates projected service level "F" from others (not PUD); garage provides adequate parking for uses at no charge, thus no incentive to park on adjacent streets in RPP spaces or otherwise. Parcels will move by elevator to garage levels for transfer to customer vehicles where parked or at "lay by" near exit. Analysis includes delivery vehicles in overall totals. See separate discussions below in rows 228-245, 263, and 271	22, 28, 38, R(a-g)
190		Delivery Vehicles	(not applicable)	(not applicable)	About 20 trucks each weekday; HT vehicles will not exceed 40' length; audible alarm when in reverse; delivery hours limited by PUD. See, also, row 233 about doorways being shut and delivery hours.	15
191		Pedestrian Traffic	Minor peak of pedestrians weekday mornings	Minor addition to peak of pedestrians weekday mornings	Retail uses will add pedestrians throughout day and evening (desirable)	

192	D.	**Impact of PUD on the Surrounding and Nearby Properties -- Projected (Continued)**				
193		Sweep of exiting automobile/personal vehicle headlights on three row homes facing historic exit location	**Existing:** Beams of headlights of vehicles exiting lower level by single ramp sweep vertically across part of face of one row house; they are also, visible but nearly un-discernable from/at immediately adjacent residences.	(not applicable)	**Projected / Proposed (This PUD):** The long abandoned second ramp will be restored and vehicles exiting the lower level will be required to use it to reach the upper parking level prior to exiting the building, eliminating nearly all of the vertical sweep across Kalorama Road from exiting vehicles that now use the single ramp. ***Owner has now requested permission from DC-DoT to lower the level of existing driveway across the sidewalk below its existing plane to further reduce headlights' cones' illuminating facing homes' lower window. While DC-DoT has not approved any detailed plans, it has indicated that it is not unalterably opposed to such a concept. Applicant will keep ANC and community advised.*** If any part of the central cone of properly aligned headlights on low beam (high beam not being allowed under DC Code) regularly reaches any facing dwelling's lower windows, Project will provide allowance to owners to screen from same.	62

194	D.	**Impact of PUD on the Surrounding and Nearby Properties -- Projected (Continued)**				
195			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
196		Public Utilities	(Fully adequate)	(Fully adequate)	(Fully adequate)	
197		Environment				
198		Removal of snow and ice	Owner fully responsible	(unknown)	Owner fully responsible	98
199		Solid waste (litter)	Vacant building essentially nil	(not applicable)	Owner to clean perimeter sidewalks daily; anti-loiter/litter design. Not having trash receptacles outdoors will also thwart accumulation of debris. (Tenants may place trash receptacles within their respective leased areas, lobbies, or garage areas without restriction.)	43, 44, 64, 81
200		Organic waste (Garbage)	Vacant building essentially nil	(not applicable)	No outdoor eating area; no sitting area to be provided.	81
201		Public telephones	(not applicable)	(not applicable)	No public telephones outside building	82
202		Vending machines	(not applicable)	(not applicable)	No vending machines outside building	
203		Loiter Control and Management	(not applicable)	(not applicable)	Private open space will be signed and monitored by owner and tenant representatives; loiterers will be asked to move noting police can/will be called.	81

204	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties**				9
205			Existing	Under Development (Others)	Proposed / Projected (This PUD)	
206		Number of employees (FTE/Persons)	(not applicable)	(not applicable)	Estimate: 128 FTE / 180 persons	48
207		MetroChek	(not applicable)	(not applicable)	Payroll system to include MetroChek	8
208		Transit Subsidies	(not applicable)	(not applicable)	Potential to launch if situation warrants	8
209		Recruit, Train, Hire and Retain Area Residents for HT Positions and Career Potential				
210		Partner with Jubilee Jobs to select and train potential Associates	(not applicable)	(not applicable)	Identify about 20 persons for initial training and posting to area stores to develop experience; encourage their transfer to Reed Cooke when it opens as experienced HT associates.	49, 52, 63, 68, 76
211		Consider establishing ongoing relationships with other organizations within Adams Morgan Reed-Cooke to identify, recruit, and/or train potential employees	(not applicable)	(not applicable)	Grocer will contact organizations identified by the ANC for these purposes prior to its opening and annually thereafter upon request of the ANC.	49, 52, 63, 68, 76

212	E.	Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties				9
213		Projected Wages and Benefits	Existing (not applicable)	Under Development (Others)	Proposed / Projected (This PUD)	50, 51
				(not applicable)	In addition to a competitive base salary for each Metropolitan area served and the opportunity to participate in an attractive incentive program, Harris Teeter currently offers the following benefits: ***Profit Sharing*** Medical Dental Employee Term Life Insurance Employee Accidental Death and Dismemberment (AD&D) Dependent Life Insurance Supplemental Life Insurance Supplemental AD&D Insurance Short Term Disability Long Term Disability Employee Assistance Program Vision Health and Dependent Day Care Accounts (pre-tax) Retirement Plan 401(k) plan with matching company contributions Employee Stock Ownership Plan (ESOP) Educational Assistance Time Off Benefits Stock Purchase Plan (ESSP) ***Harris Teeter is also preparing to offer:*** ***MetroChek (pretax)***	

214	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties**				9
215		Establish HT Community Programs for DC				
216		Extend HT's "Second Harvest" Program to DC	(not applicable)	(not applicable)		63
217		Extend "Together in Education" ("TIE") Program to DC and public and charter schools in Adams Morgan / Reed-Cooke area	(not applicable)	(not applicable)	Invite area public and charter schools serving the Reed Cooke community to join TIE program; enroll on showing of 501(c)(3) status; provide initial "seed" grant of up to $100/classroom or $5/enrolled student to those enrolled elementary and middle schools whose boundaries include the Reed-Cooke area.	63
218		Serve/support other Organizations in the Community	(not applicable)	(not applicable)	Advise immediate area non-profits (Reed-Cooke area, as provided by ANC) of HT's overall policies and application process	63, 67

219	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
220			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
221		Number of parking spaces				
222		Customer (individual)	(not applicable)	(not applicable)	During store's public hours, 93; slightly less any area for stacking employee vehicles; up to 118 when offices are closed	1, 2
223		Managers	(not applicable)	(not applicable)	7 spaces at all times	7
224		Stacked parking for non-management employees	(not applicable)	(not applicable)	20-30 maximum when stacked, more likely not to exceed 14 stacked spaces instead of 8 directly accessible compact space -- mostly for those with mobility handicaps or whose hours start before or end after hours during which public transportation is available or who have non-recurring off-site appointments.	7
225		Hours of Store Operation (open to public)	(not applicable)	(not applicable)	**Earliest Daily Opening, Initially and for at Least the First Year after Date of First Grocery Sales:** No earlier than 7 a.m. **Latest Daily Closing, Initially and for At Least Two Labor Days after Date of First Grocery Sales:** No later than 11 p.m between Labor Day and Memorial Day, midnight from Memorial Day through Labor Day. **Thereafter:** Same limits, but with right to either (a) match hours of other grocers over 30,000 square feet within one mile radius exceeding the hours as limited when opening or (b) apply for extended hours as a modification to the PUD if hours of grocery store operation become limited by the PUD in the first place.	35
226		Taxi Management	(not applicable)	(not applicable)	Allow courtesy phones in store only to firms agreeing to pickups inside garage.	24

227	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
228		Delivery of Grocer's Goods and Handling of Compacted Solid Waste				D, 78
229		Where Grocer Deliveries Made	(not applicable)	(not applicable)	Solely within 17th Street loading dock or its side door; never through Kalorama Road pedestrian or vehicular entrances	D
230		Number of truck deliveries	(not applicable)	(not applicable)	Normally: about 20 weekdays; about 10 Saturdays; Sunday newspapers	14
231		Size of Trucks Delivering to Grocer	(not applicable)	(not applicable)	HT vehicles will not exceed 40' length	15
232		Size of Others' Trucks Delivering to Grocer	(not applicable)	(not applicable)	Nearly all vehicles used by those supplying the grocer directly will range from panel vans (e.g., for newspapers, chips and breads) to single unit trucks up to 35 feet in length. Dock manager will (a) advise outside vendors of the limitations of the streets, **any municipal restrictions in place at that loading zone or within the Reed Cooke area,** hours when deliveries can be made, loads requiring space within the loading dock due to weight or size, dimensional limits within the dock, **and municipal restrictions on idling** and (b) monitor vendors for compliance with same. Deliveries made within the loading dock will be from vehicles no longer than 40 feet in length, as will recurring deliveries using the side door subject to its limits on size and weight set forth elsewhere (row 237). **Project will propose that the loading zone be limited to vehicles not exeeding 40 feet in length.**	15
233		Hours Overhead Door to Operate at Loading Dock	(not applicable)	(not applicable)	Normally, M-F 8 am - 3:00 pm, Sat 8-2; overhead door to be closed except when vehicles to enter or exit; provide exterior sign denoting same and more.	16, 17
234		Hours Loading Dock Side Door to Be Accessible	(not applicable)	(not applicable)	Normally, M-F 7 am - 4 pm; Sat 8-2; Sun (newspapers); include on sign (row 233).	16, 17

235	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
236		Hours Dock Manager on Duty	(not applicable)	(not applicable)	Dock manager to be on duty whenever exterior unloading underway or vehicles moving in or out of dock area as well as from 6:30 am to 9:00 am school days *(DC elementary schools start no later than 8:45 am and discharge at 3:15 pm).* Sign (row 233) to note dock manager's direct phone number.	25, 86
237		Size and Weight Limit (Side Door Use)	(not applicable)	(not applicable)	Hand cart only, goods not to exceed 42" wide	16, 17
238		Restrict routes of trucks using loading berths and loading zones	(not applicable)	(not applicable)	Applicant fully supports potential changes of regulations of local streets that could channel or restrict routes of and delivery vehicles or hours they could be present within limits that loading dock and loading zones provide, emergencies excepted.	19
239		Truck delivery management plan	(not applicable)	(not applicable)	As grocer approaches full operation, it will provide details to allow TMP to be established for employees and truck management plan for deliveries and waste removal	14
240		Compactor Removal and Replacement	(not applicable)	(not applicable)	Weekdays 9 a.m.-3 p.m.	39

241	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
242		Recycling of Other Materials	(not applicable)	(not applicable)	Plastics and other recyclables will be stored in loading area or within emptied trailers to return to NC and grocer's recycling center (trailer exchange)	40, 41
243		Hours for 17th Street loading zone	(not applicable)	(not applicable)	Mon-Fri 7 am - 4 pm Saturday 7 am - 3 pm	17, 18
244		[Issue Removed]	(not applicable)	(not applicable)	(not applicable)	

245	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
246			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
247		Sales of Wine and Beer (as accessory use to grocery store)	(not applicable)	(not applicable)	Class B License to be sought	47
248		Hours of accessory Wine and Beer Sales	(not applicable)	(not applicable)	9 am -- 10 pm, unless grocer applies and is approved to extend hours as allowed by DC Code until midnight, which application would be reviewed by the ABC Board under its authority and its providing great weight to any views conveyed to it by the ANC and consider all others' views.	45
249		Interior area for sitting to consume purchased pre-prepared food (Tables) [Second issue removed]	(not applicable)	(not applicable)	No eating area provided initially [no longer applicable]	46
250		Keeping grocer's carts inside; curtailing curbside loading when items exceed one bag or require grocery cart inside	(not applicable)	(not applicable)	Grocer carts will not be allowed outside and will be restrained by bollards or other system and monitoring	12, 36
251		Promote walk-in customer base	(not applicable)	(not applicable)	Sell or provide granny carts in opening months; logo at HT's option. Management of store will work with community to promote same as operations commence and continue.	26
252		Policing of garage parking areas (carts, trash, vehicular squatters)	(not applicable)	(not applicable)	Grocer staff will police as circumstances warrant; overnight by cleaning staff or contractor. See, also, Commissioner-added issue below.	5, 6, 36, 80

253	E.	**Attributes of the Projected Grocery Store and Its Operation; Impact on Surrounding and Nearby Properties (Continued)**				
254		Grocer security systems	(not applicable)	(not applicable)	Grocer may install security systems or personnel as warranted; notice of same to be posted	92
255		Extermination Plan	(not applicable)	(not applicable)	Present building has no vermin; none expected during construction. Grocer will contract for full preventive services and aggressive monitoring to ensure no problem arises.	42

256	F.	**Attributes of the Projected Corner Retail or Service Use and Its Operation; Impact on Surrounding and Nearby Properties**				
257			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
258		Uses Allowed and Precluded	(vacant; not applicable)	(not applicable)	RC/C-2-B limits (see Prehearing Tab C)	56, 57
259		Number of employees (FTE/Persons)	(not applicable)	(not applicable)	Tenant determined	58
260		Employee parking	(not applicable)	(not applicable)	Tenant determined; would likely favor managers, visitors, and carpools	59, 60
261		Number of garage parking spaces for employees, customers, or both	(not applicable)	(not applicable)	8	54
262		Hours of Operation	(not applicable)	(not applicable)	Tenant determined	
263		Loading (deliveries to/from tenant)	(not applicable)	(not applicable)	Proposed 30' curbside loading area along Seventeenth Street 7 am - 4 pm weekdays and Saturdays 7 am - 2 pm and along Kalorama Road at office entrance 7 am-6:30 pm weekdays	97
264		Customer loading	(not applicable)	(not applicable)	Customers expected to use garage	60, 61

265	G.	**Attributes of the Projected Added Floor as General Offices and Its Operation; Impact on Surrounding and Nearby Properties**				
266			**Existing**	**Under Development (Others)**	**Proposed / Projected (This PUD)**	
267		Uses Allowed and Precluded	(not applicable)	(not applicable)	No use other than "general offices"	
268		Number of employees (FTE/Persons)	(not applicable)	(not applicable)	Tenant determined, estimate 100 FTE	53
269		Number of garage parking spaces	(not applicable)	(not applicable)	25, when in non-stacking operation (27 stacked); for grocer customers at other times. See next row (270)	55
270		Hours of Operation	(not applicable)	(not applicable)	Tenant determined, likely weekdays 9-5	
271		Loading	(not applicable)	(not applicable)	Proposed 30' curbside loading area at Kalorama Road entrance 7 am-6:30 pm weekdays	96

272	H.	**Project Construction**				
273		"First Source" agreement	(not applicable)	(not applicable)	Implement "First Source" program	32
274		Stage most construction from within shell	(not applicable)	(not applicable)	Nearly all work will be from within shell	29
275		Hours of Construction except roof **jack hammering** and **crane operation**	(not applicable)	(not applicable)	M-F 7-5, Sat 9-4, not Sun or scheduled DC holidays	74, 84
276		Hours of exterior **jack hammering**	(not applicable)	(not applicable)	M-F 8-3, not Sat, Sun or scheduled DC holidays	74
277		Hours Public Sidewalks To Be Fully Open	(not applicable)	(not applicable)	M-F 3:30 pm to 7 am, Sat, Sun, and scheduled DC holidays	74
278		Clean sidewalks for public use if / when closed all or part of any day	(not applicable)	(not applicable)	Clean each day closed just prior to reopening; clean weekly even if not closed during that week	30
279		Parking of construction crew's private vehicles (cars) and supervision of employee behavior	(not applicable)		All of P-2 level (60+ cars) and P-1 when ready (60 more); none on local streets; requirement to be imposed on General Contractor and all subcontractors; employees must comport themselves to standards for residential area.	31, 85
280		Restore up ramp for exiting vehicles (cars)	(not applicable)	(not applicable)	Within 90 days from start of work if at all possible; will illuminate ramp fully and instruct those exiting while single ramp to turn off headlights if their vehicles so permit.	62
281		Parking of contractors' vehicles (trucks)	(not applicable)	(not applicable)	On 17th Street construction hours only when staying 2 hours or more.	
282		Hours of construction delivery (M-F only)	(not applicable)	(not applicable)	Weekdays only, with trucks scheduled to arrive at or after 8 am.	
283		Hours of any **truck cranes**	(not applicable)	(not applicable)	Same as **jack hammer** hours; (row 276).	74
284		Placement of demolition dumpsters	(not applicable)	(not applicable)	Alternate within existing loading dock on 17th Street (none on or along streets or sidewalks)	30

285	H.	**Project Construction, continued**				
286		Suppress dust from demolition (dome perimeter) and clean up of any exterior debris	(not applicable)	(not applicable)	Means of dust suppression to be determined once demolition is underway; immediately adjacent street/sidewalk areas closed for removal of lowest arc of dome sections will be cleaned prior to reopening each afternoon	30
287		No concurrent closing of flanking sidewalks	(not applicable)	(not applicable)	At least one sidewalk/street always open	30

288	I.	**Project Amenities Not Discussed Above -- Those Recommended and Accepted, with or without Modification**				
289		Use of garage for valet parking	(not applicable)	(not applicable)	Not proposed; precluded; see, also, "proposed use" statement (row 50)	72, 91
290		Ban on "street vendors"	(not applicable)	(not applicable)	Owner will not allow non-tenant vendors to occupy open courtyards on site's lot along Kalorama Road; will request ban on same in all adjacent public space along Kalorama Road and 17th Street.	94

291		**Project Amenities Not Discussed Above -- Those Recommended and Not Yet Incorporated**			
292		MOU Administration			(Under development -- to be determined)	69, 70, 71
293		Construction Administration			(Under development -- to be determined)	87, 88, 89, 90

294	**Project Amenities Not Discussed Above -- Those Recommended and Not Being Incorporated**				
295	Routes of Grocer Customer Travel				20
296	Status of "Class 'A'" liquor license			Side letter (email) to ANC provided by beverage attorney April 21, 2005	47
297	Internet Club Room				73
298	Resident Parking in Garage			Not projected, but see "Proposed Use" allowing (but not requiring) accessory parking -- also bans valet parking (rows 50 and ***289***)	4
299	Feasibility of Changing Interior Ramps and Garage Entrance/Exit Locations			See Separate Letter to ANC on This Topic	

300	**Project Amenities Not Discussed Above -- Newly Suggested by the Community**				
301	Securing Off-Duty DC Police When Congestion Occurs at Site of Nearby From Site's Uses			Grocer will arrange of off-duty police to be at site or nearby weekday afternoons first month of opening and the first four weekends as well during the respective projected peak hours; thereafter, grocer will request assistance if congestion continues and police assistance will cure or greatly reduce same.	80

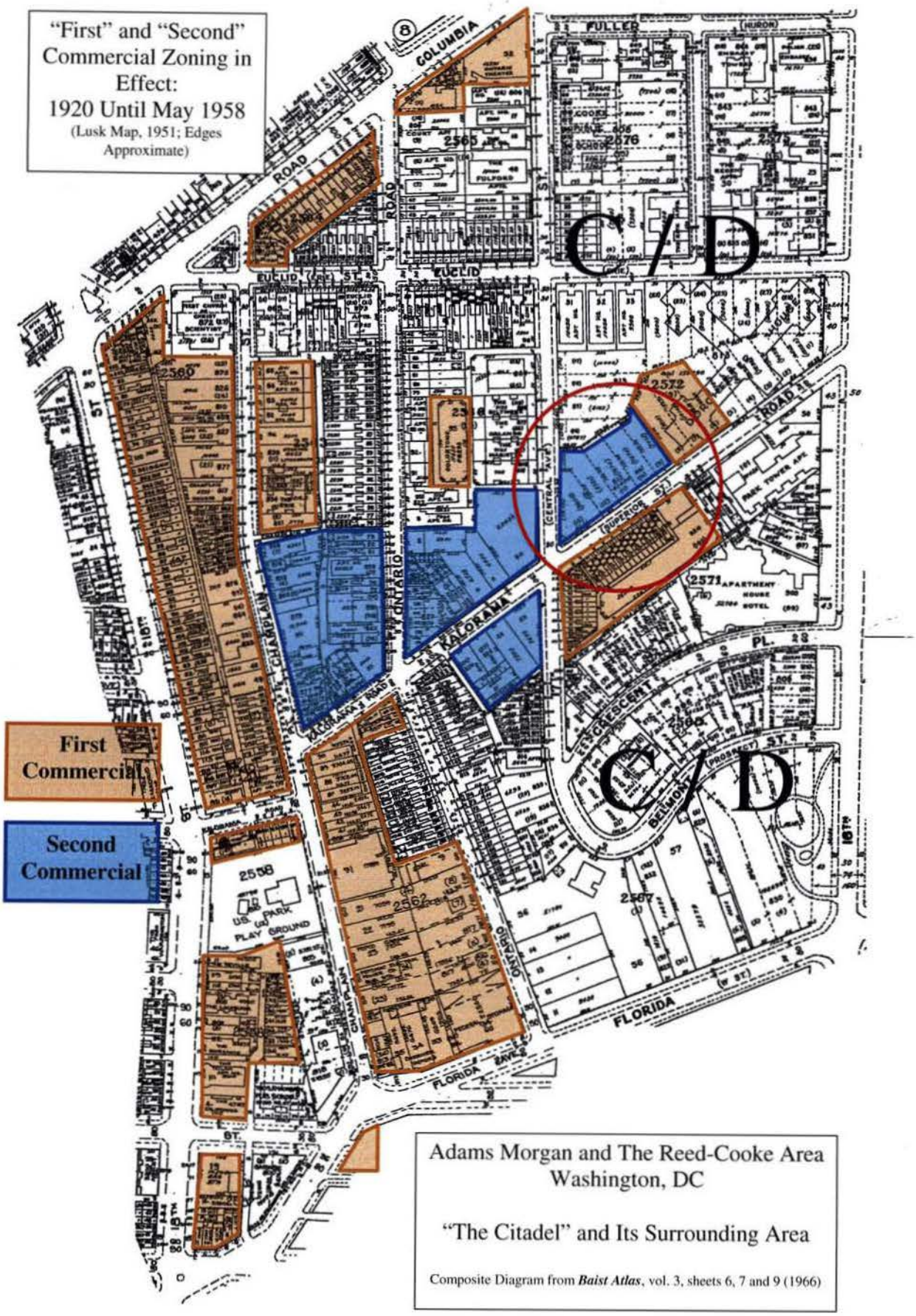
Aerial View of Adams Morgan Reed-Cooke Area (2002) Including "The Citadel" Property



ZONING COMMISSION
District of Columbia
CASE NO. 04-30
EXHIBIT NO. 26

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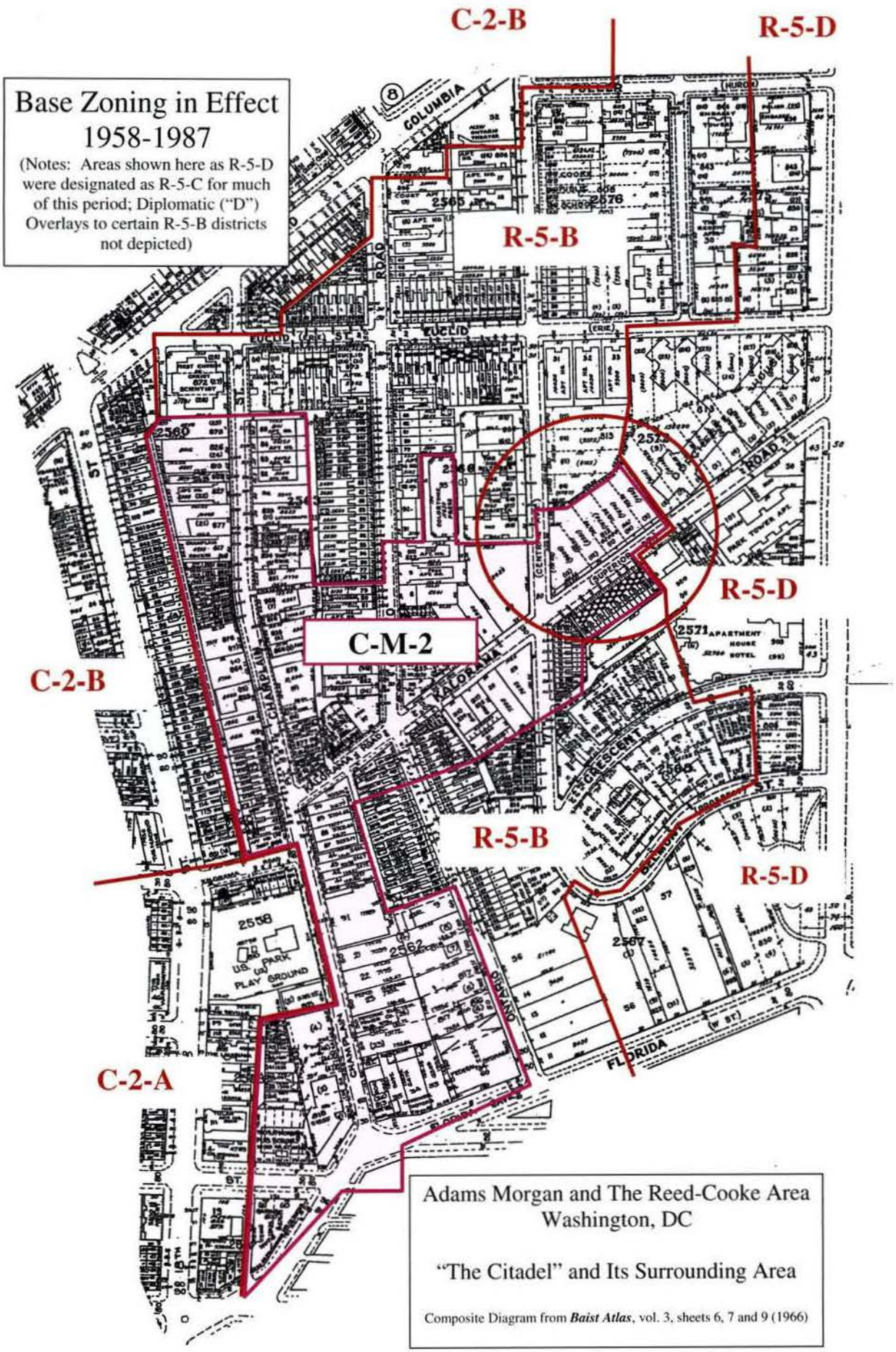
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Adams Morgan and The Reed-Cooke Area
Washington, DC

"The Citadel" and Its Surrounding Area

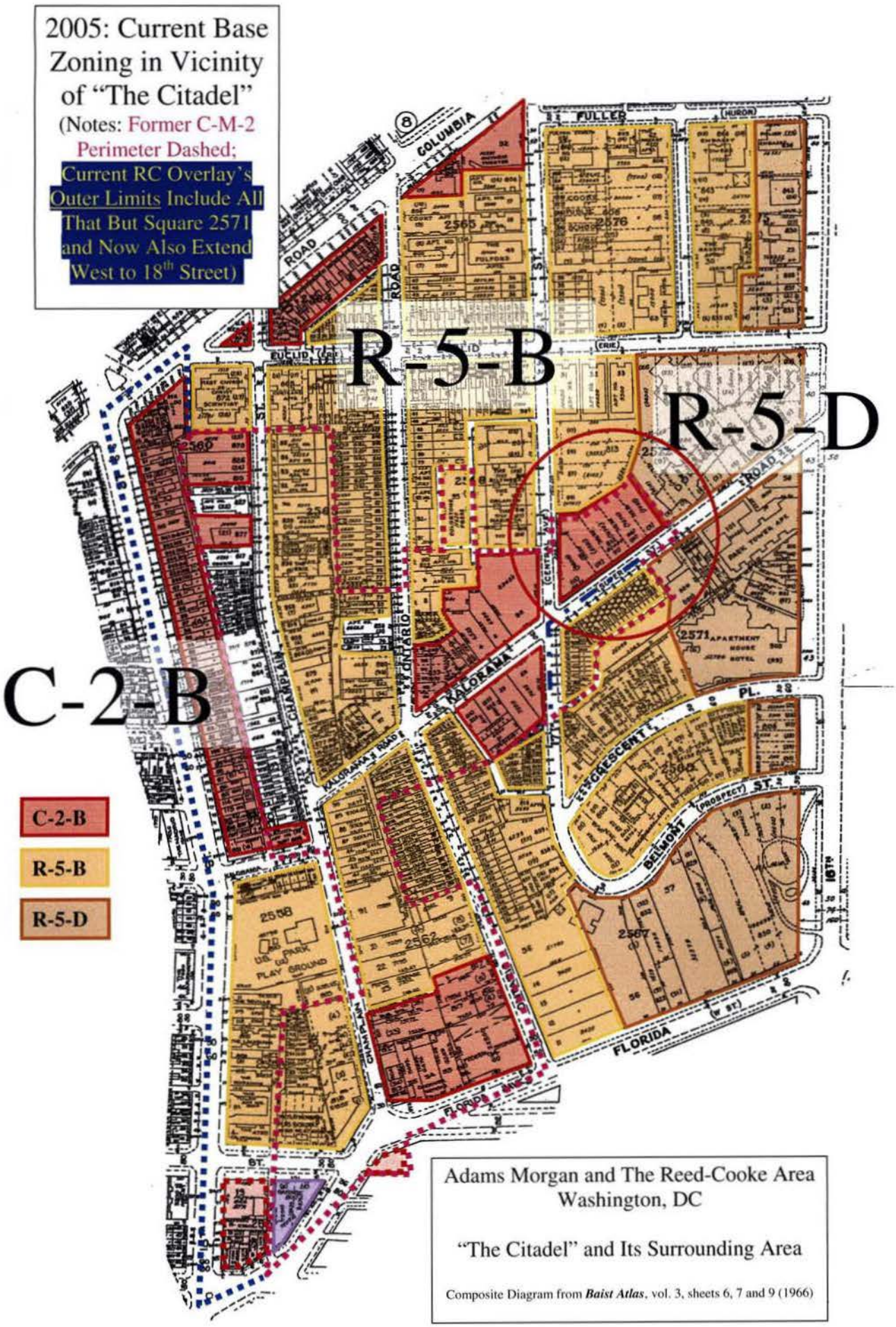
Composite Diagram from ***Baist Atlas***, vol. 3, sheets 6, 7 and 9 (1966)



Adams Morgan and The Reed-Cooke Area
Washington, DC

"The Citadel" and Its Surrounding Area

Composite Diagram from ***Baist Atlas***, vol. 3, sheets 6, 7 and 9 (1966)


2005: Current Base Zoning in Vicinity of "The Citadel"
(Notes: Former C-M-2 Perimeter Dashed; Current RC Overlay's Outer Limits Include All That But Square 2571 and Now Also Extend West to 18th Street)
R-5-B
R-5-D
C-2-B
C-2-B
R-5-B
R-5-D
COLUMBIA
FULLER
(HURON)
EUCLID
(ERIE)
CHAMPLAIN
ONTARIO
KALORAMA
KALORAMA ROAD
PL.
BELMONT
(PROSPECT)
ST.
16TH
FLORIDA
2560
2565
2576
2571
APARTMENT HOUSE HOTEL
2558
USE (a) PARK PLAY GROUND
2562
2567
Adams Morgan and The Reed-Cooke Area
Washington, DC
"The Citadel" and Its Surrounding Area
Composite Diagram from Baist Atlas, vol. 3, sheets 6, 7 and 9 (1966)