



COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

June 30, 2006

Carol Mitten, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

July 3, 06
[Signature]

Re: Steuart Project, 3rd and H Streets, NE - Zoning Commission Case No. 06-01

Dear Chairperson Mitten and Members of the Zoning Commission:

As the Ward Councilmember representing the area in which this project is located, I am pleased to offer my support for this development, as it represents a truly unique opportunity to enhance the H Street corridor.

The design of the project is consistent with the H Street NE Strategic Development Plan, which references a six to eight story on this site, which is what is proposed by the developers. In addition, the recently enacted H Street Overlay provides specific reference for locating a grocery store in this square, which the proposal provides. The project also provides a needed setback along H Street to facilitate a wider sidewalk while at the same time providing a continuous retail frontage between the grocery store at 3rd and H, the entrance to the residential project and, to the east, smaller retail opportunities leading to 4th Street.

This is the second project in which I have been involved that provides a sorely needed grocery store to a community while at the same time allowing a substantial residential component. The first such project was at Pennsylvania and Potomac Avenues, S.E., where I was responsible for securing passage of tax abatement legislation to fund the parking necessary to be constructed below-grade for a grocery store. In this case, we do not have the ability to provide funding through that mechanism. Therefore, the developer needs to provide that component of the project from its own resources. Fortunately, we have the PUD process and a development which is consistent with the H Street Plan that can provide the density appropriate and necessary to leverage the funding so that the parking necessary for the grocery store is available and the project can proceed.

Thank you for your attention to my comments.

Sincerely,

Sharon Ambrose

Sharon Ambrose, Chair
Committee on Economic Development

ZONING COMMISSION
District of Columbia

Case NO. ZONING COMMISSION
District of Columbia
EXHIBIT NO. CASE NO. 06-01
EXHIBIT NO. 00