

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM:  Ellen McCarthy, Director
Office of Planning

DATE: August 7, 2006

SUBJECT: Supplemental Report for Steuart – H Street LLC - ZC #06-01
Consolidated Planned Unit Development and Map Amendment

At the request of the Zoning Commission, OP has reviewed the submitted shadow studies on page A24 of the Applicant's submission dated July 6, 2006. The study shows mid-morning and mid-afternoon shadow locations for May 8 and November 8. The building is removed from the neighboring properties enough so that much of the year, the shadow impacts will be minimal. The largest effects of shadows will be in the fall and winter, especially in the afternoon. During these times it appears that residential rear yards on the north and east sides of the square will be completely in shadow. While this is a major change from the existing situation on the square, the shadows from the proposed building do not appear to be significantly different from what would be allowed as a matter-of-right on the property. The exception to this is the middle residential wing in the center of the square. At 90', this wing is 40' higher than the matter-of-right for C-2-A and casts a proportionally larger shadow on properties to the north and east.

In general, OP finds that the shadows cast by the proposed building will not be significantly more adverse than shadows cast by a matter-of-right building on the site with the exception of the center residential wing. OP does, therefore, continue to recommend reexamination of the height of the residential wing in the center of the square.

EM/tp

ZONING COMMISSION
District of Columbia

CASE NO. 06-01
EXHIBIT NO. 51