

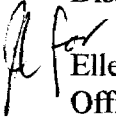
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM:  Ellen McCarthy, Director
Office of Planning

DATE: October 6, 2006

SUBJECT: Supplemental Report #2 for Steuart – H Street LLC - ZC #06-01
Consolidated Planned Unit Development and Map Amendment

Per the instructions of the Zoning Commission, the applicant has modified the building in regards to the center residential wing and the underground parking. The new design shows that the residential wing in the center of the square has been lowered by two stories to a height of 70'. The applicant has replaced a portion of the units on the second level in what was the mezzanine of the grocery store. The net loss of units after this change is four. OP has reviewed this new design and is supportive of the change. The impact of the center wing through shadows and mass on the neighboring properties appears to be significantly diminished. The grocery store is now one level, but still contains over 40,000 square feet of usable area and contains the same amount of double height space. Moreover, the portion under the second story units is higher than it was under the planned mezzanine.

The applicant was also asked to reexamine the amount of parking provided for the store. The applicant has changed the layout of parking spaces in the garage and picked up a number of additional parking spaces for use by the store. OP has no further DDOT information to add to the record, but the provided parking is higher than in the original application and significantly higher than the zoning regulations would otherwise require.

OP recommends approval of the PUD as modified.

EM/tp

ZONING COMMISSION
District of Columbia

CASE NO. 06-C/

EXHIBIT NO. 54

ZONING COMMISSION

District of Columbia