



## **SUPPLEMENTAL REPORT**

**TO:** D.C. Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historical Preservation

**DATE:** April 22, 2013

**SUBJECT:** Zoning Commission Case No. 12-20, 13<sup>th</sup> & U Street NW PUD - Supplemental Report

---

### **I. Rite Aid storefront guidelines**

At the April 8, 2013 Public meeting regarding this case, the Zoning Commission took Proposed Action to approve the proposal, but requested that OP continue to work with the Applicant regarding the depth of the Rite Aid storefront art display windows. The Applicant proposes transparent clear glass for the entry doors and the side-lights and for five of the store's nine storefront windows along U Street; and public art displays for the remaining four storefront windows.

OP continues to support transparent windows allowing complete visual access to activated interior retail space through all of the storefront windows. In this case, with the proper conditions and certainty, the proposal may be relevant to the particular streetscape and not contrary to the intent of the zoning regulations for the ARTS Overlay.

OP noted concerns about the depth of the windows displays, which should have sufficient depth to allow for two-dimensional, three-dimensional or new media artwork, and should read as more than the wall cavity. The Applicant has agreed to work with Washington Project for the Arts (WPA), an independent, nonprofit organization that would serve as curator for the art displays. WPA indicated to the Applicant that 12 inches of clear interior depth should be sufficient to allow for the display of a variety of forms of artwork.

While OP does not feel that a 12 inch depth is optimal, and encourages the developer to continue discussions with the retail tenant to increase this depth, even if nominally, OP recommends that in addition to the conditions included in OP's Supplemental Report dated April 5, 2013, the following be included in the Order:

Art Exhibit windows shall be transparent, or:

- Shall provide a clear interior depth of 12 inches minimum, to allow display of two-dimensional, three-dimensional or new media artwork.

### **II. Bike Room Shower**

At the March 4, 2013 Public Hearing on this case, the Office of Planning (OP) suggested that the Applicant consider converting some existing bike parking on the ground floor of the proposed building into space for a bike shower. According to the Applicant, both the Applicant and the District Department of Transportation (DDOT) support this request for flexibility.

JLS/sg

