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The Honorable Vincent C. Gray

**Executive Director**

Patricia E. Gallagher, AICP

IN REPLY REFER TO:  
NCPC File No. Z.C. 03-12C/03-13C

**JUN 19 2007**

Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

**Members of the Commission:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed application for a second stage review for Square 769, Lots 18, 20 & 21 for the Arthur Capper/Carrollsborg Hope VI Redevelopment Project at 250 M Street, SE, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP  
Executive Director

Enclosure

ZONING COMMISSION 3-  
District of Columbia  
CASE NO. 03-12C/E  
43  
EXHIBIT NO. 43  
ZONING COMMISSION  
District of Columbia  
CASE NO. 03-12C/03-13C  
EXHIBIT NO. 43



**ARTHUR CAPPER/CARROLLSBURG HOPE VI REDEVELOPMENT PROJECT  
APPLICATION FOR A SECOND STAGE REVIEW  
SQUARE 769 LOTS 18, 20 & 21  
250 M Street, SE, Washington, D.C.**

**Delegated Action of the Executive Director**

**MAY 3 1 2007**

Pursuant to delegation of authority adopted by the Commission on August 6, 1999, I find that application for a second stage review for Square 769, Lots 18, 20 & 21 for the Arthur Capper/Carrollsborg Hope VI Redevelopment Project at 250 M Street, SE, in Washington, DC would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other identified federal interests.

\* \* \*

The District of Columbia Office of Zoning has taken a proposed action to approve a second stage PUD for Square 769 for Lots 18, 20 & 21 for the Arthur Capper/Carrollsborg Hope VI Redevelopment Project at 250 M Street, SE, Washington, D.C. The first stage PUD for this project was approved by the Zoning Commission in February 2004, following this Commission's comments in January and February 2004 that the proposed action would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other identified federal interests with one exception. NCPC was concerned about a blank wall on Senior Housing Building 2 that faced M Street, SE an identified Special Street.

At the request of the Zoning Commission, the revised design at 250 M Street, SE now incorporates:

- A pre-cast concert and glass curtain wall with more visual transparency and a lighter color of pre-cast concrete. In addition, the applicants have increased the glazing along the M Street and 2<sup>nd</sup> Street facades.
- The addition of a metal cornice along 2<sup>nd</sup> Street.
- The relocation of PEPCO vaults to the service drive at the north end of the site to accommodate greater retail use at the corner of 2<sup>nd</sup> and M Streets, SE. The retail storefronts have been brought to the Build-to- line.

The D.C. Office of Planning recommends approval of this modification. The identified federal interests are M Street, SE, the Navy Yard Metrorail station, Canal Park, and Federal Center SE. I find that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital and the Height of Buildings Act of 1910 nor adversely affect any other identified federal interests.

  
Patricia E. Gallagher, AICP  
Executive Director