



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

Application of
Station Holdings LLC)

ZC Case No. 05-37

UPDATED STATEMENT OF POSITION OF ADVISORY NEIGHBORHOOD COMMISSION 6A

October 22, 2007

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At the October 1, 2007 hearing before the Zoning Commission, ANC 6A offered its conditional support for the proposed Capitol Place development and outlined the outstanding design issues that needed to be resolved before our ANC could fully support the development. Unfortunately, the record for ANC 6A closes on the same day that the developer will submit updated renderings to the Zoning Commission. As a result, ANC 6A's updated position is based on a circulated draft of the updated renderings and not on the final submission.

Based on the circulated draft of the updated renderings, the project does not fully comply with the architectural standards of the H Street Design Guidelines nor does it address the three design issues outlined in ANC 6A's October 1 testimony. ANC 6A therefore opposes the project in its current form and asks the Zoning Commission to withhold approval of the project until the H Street façade meets the architectural standards of H Street Design Guidelines and addresses the ANC 6A's 3 remaining design concerns.¹

The three remaining design issues are:

1. **The Corner of 3rd and H.** The community groups asked Cook+Fox to develop a more traditional treatment of this corner rather than the proposed wide expanse of glass. This corner is of particular importance because it will provide the design reference point for eventual development of the south side of the 300 block of H Street. The draft renderings show that the 3rd and H corner hasn't changed since the October 1st submission. However, the architect claims that this corner will be changed in the final submission to draw upon the architectural context of the 400

¹ If ANC 6A's 3 design concerns were addressed in the final submission, we would support the project.

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2. **block of H Street.** ANC 6A conceptually supports this change and entrusts SPNA to decide whether it has been properly implemented.
3. **The 2nd and H Tower.** The community groups asked Cook+Fox to further refine the 2nd and H Street tower, while eliminating the green "screen" element and protruding glass on the façade because both did not fit into the architectural context of H Street. The tower is of particular importance because it stands as the "gateway" into the H Street corridor.

At the hearing Commissioner Turnbull thought that the proposed design wasn't sufficiently inspired to communicate the gateway concept. ANC 6A agrees with Commissioner Turnbull and asks that the Zoning Commission require further design changes to the 2nd and H tower.

Furthermore, draft renderings of the tower show elements that do not comply with the H Street Design Guidelines. The areas of non-compliance on the 2nd and H Tower include:

- a) the windows do not conform to the guideline "Brick facades shall have openings with lintels and sills made of brick, stone or concrete at all windows and doors except the storefront" -- except for the metal sills at the top, windows do not appear to have sills or lintels.
- b) the projecting windows do not conform to the guideline "Windows should be operable and be set into window openings a minimum of 2 inches to provide a shadow line and express the depth of the building." -- these windows clearly are not set into the brick.
- c) the notch taken out of the top of the masonry on the H Street facade does not follow this standard "Transitions from body to top shall be made ... vertically through a change in building materials or the use of trim along a level line" or "Transitions in wall materials ... shall always follow a horizontal and level line" The change to glass in the notch does not conform to the principal that the transition should be along a level line.
- d) the cornice doesn't appear to conform to the guideline "Cornices shall be made of brick, stone, precast concrete, wood or synthetic material (Fypon or equal) meant to appear like wood." A detailed brick cornice would be better suited for H Street.

ANC 6A asks the Zoning Commission to require the applicant to come into compliance with these specific design guidelines.

ANC 6A's final issue with respect to the 2nd and H tower is that the reduction in height of the cornice in response to Commissioner Parsons concern about excess rooftop embellishments has exposed the cooling tower. The exposed cooling

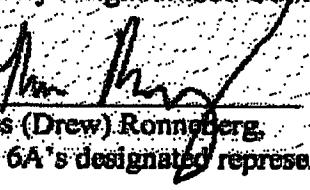
tower gives the building a look more akin to an office building than a residential building. ANC 6A asks the commission to require the applicant to either 1) implement a cooling tower design that is well integrated into the rest of the building (Senate Square is a very good example of how this can be accomplished) or 2) reduce the height of the tower by 1 floor to allow a larger cornice which does not push the limits of the Height Act.

4. **Top of the H Street facade.** In its October 1, 2007 testimony, ANC 6A requested the applicant consider alternative materials for the top of the H Street façade rather than the horizontal expanse of glass in order to better fit into the architectural context of H Street and limit the light emanating from the building at night. In addition, ANC 6A believes that the horizontal glass top does not meet the guideline "All window and door openings shall be vertical in proportion." We ask the Zoning Commission to require the applicant replace the expanse of glass at the top of the H Street façade with masonry construction.

In conclusion, Station Holding LLC has asked for over 150,000 square feet of floor area above what would be granted to a matter-of-right development. ANC 6A believes that in return, the community deserves an exemplary design that fits into the architectural context of H Street NE and fully complies with the architectural standards of the H Street Design Guidelines. We are especially interested in seeing further changes to the 3rd and H corner and 2nd and H tower because the 3rd and H corner will serve as the design reference point for future development on the 300 block of H Street and the 2nd and H tower will act as transitional "gateway" from the downtown office district to commercial and residential districts of H Street and the greater Capitol Hill community.

Respectfully submitted,

Advisory Neighborhood Commission 6A

By: 

Teres (Drew) Ronnberg,

ANC 6A's designated representative for ZC Case No. 05-37

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Please Include this in the record

for ZU #05-37

Thanks

Drew Ronneberg

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Dear Ms. Schellin,

Please include this in the record for ZC 05-37.

Best regards,

Drew Ronneberg

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