



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

TOMMY WELLS
Councilmember - Ward 6
Chairperson
Committee on Human Services

Committee Member
Health
Public Services and Consumer Affairs
Economic Development

#0537

October 22, 2007

Zoning Commission of the District of Columbia
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

Dear Commission Members,

I am very pleased that after a long and collaborative community-driven process, the application for Capitol Place at the 200 block of H Street, NE by the Dreyfus Corporation stands before you.

It is to the credit of the DC Office of Planning that they mediated the Planned Unit Development (PUD) negotiations between representatives from Dreyfus, ANC 6C, ANC 6A, Capitol Hill Restoration Society, Stanton Park Neighborhood Association, and the residents surrounding the proposed development. I think that this process has created a better proposal and one in which the entire community can take pride.

In particular, I am pleased that the proposal allows for the upzoning required to provide for height and density needs, while also respecting and preserving the H Street Overlay and Design Guidelines. I fully support the purpose of the Overlay and Guidelines to encourage the retention of, and appropriate additions to, buildings that contribute to the neighborhood's architectural character. Section 1305.1 of the Zoning Regulations protects that purpose and provides harmony with the zoning process by indicating that the height and density limitations of the Overlay control, rather than the greater height and density that would be possible under an upzoning or a PUD, unless there is a clear demonstration of unique characteristics and special circumstances. The Office of Planning Final Report cites the special circumstances and unique characteristics of this project that allows for the increased height and density, yet does not create a precedent for future projects that threatens the integrity of the H Street Overlay.

I look forward to a favorable decision by the Zoning Commission and am proud to lend my support to this exciting project and my continuing support to the H Street Overlay and Design Guidelines.

Sincerely,

Tommy Wells
Councilmember, Ward 6

Cc: Ms. Harriet Tregoning, Director, DC Office of Planning

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ZONING COMMISSION
District of Columbia

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