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Acting Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 05-37

JAN 10 2008

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th 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 Planned Unit Development and related map amendment for Capitol Place in Square 752, 2nd Street, NE, and found that the proposal as modified would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Acting Executive Director

Enclosure

ZONING COMMISSION
District of Columbia

CASE NO. 05-37
EXHIBIT NO. 126

ZONING COMMISSION
District of Columbia
CASE NO.05-37
EXHIBIT NO.126

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT

Capitol Place, Square 752

2nd Street, NE
Washington, D.C.

Delegated Action of the Executive Director

DEC 28 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development and related map amendment for Capitol Place in Square 752 would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Planned Unit Development and related map amendment. The project consists of 363,300 SF of residential space and 25,800 SF of ground floor retail. Three hundred eighteen parking spaces are proposed to be built underground. The site is bounded by H, G, 3rd and 2nd Streets, NE. An existing north-south alley bisecting the project will be widened from 10 to 20 feet. The project includes a map amendment that would re-zone the northwest corner of the site from C-2-B and C-2-A to C-3-C.

Identified federal interests include the Comprehensive Plan and the Height of Buildings Act of 1910. The proposed project is compatible in scale and density to the neighborhood plan, and in particular, to the recently approved H Street Overlay. Capitol Place is designed as a gateway from the NoMa commercial district to the lower-scale H Street corridor. Lots directly to the west and north are zoned C-3-C.

This action is based on a revised submission received on December 19, 2007. Original submission materials proposed a mechanical penthouse reaching a height of 118'6" that would have been inadequately set back from the building wall on the project's northwestern corner, based on the proposed building height of 108'2". Under the revised submission, the exterior building wall and roof would rise to 108'6" on the project's northwest corner. Measured from

this elevated roof, the identified mechanical penthouse would meet the required 1:1 setback ratio for penthouse structures under the Height of Buildings Act.

The proposal is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.



Marcel C. Acosta
Marcel C. Acosta
Acting Executive Director