



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



February 14, 2007

Zoning Commission
c/o Office of Zoning
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

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Re: ZC Case #05-37 (Capitol Place, Station Holdings LLC — PUD & Related Map Amendment @ Third & H Streets, NE)

Dear Zoning Commissioners,

At a regularly scheduled and properly noticed public meeting on February 8, 2007, our Commission voted 7-0 (with 5 Commissioners required for a quorum) to provide this letter to seek party status in ZC Case #05-37.

Our Commission is seeking party status in this case because it will determine whether Planned Unit Developments along H Street NE will be required to comply with the zoning and architectural requirements contained the H Street Strategic Plan and H Street Neighborhood Commercial Zoning Overlay District.

ANC 6A is concerned with the following three issues in ZC Case No. 05-37:

- The applicant is proposing that a portion of the property be upzoned to C-3-C, even though much of the property was upzoned from C-2-A to C-2-B as part of the H Street Zoning Overlay. ANC 6A can think of no compelling reason why the property should be further upzoned — especially this soon after the original upzoning. In addition, the Commission is concerned that this case could create a precedent for further upzonings along the H Street Corridor that will detract from the historic character of the Corridor.
- The current renderings show an uninspired modernist facade that is inconsistent with the architectural vocabulary of H Street NE. Furthermore, the architectural details violate many of the design requirements and guidelines referenced in the Zoning Overlay.

ANC 6A
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strongly believes that a PUD should be held to a higher standard than a matter-of-right development. However, in this case, the architectural quality is inferior to the matter-of-right development recently approved in BZA Case #17521 along the 600 block of H Street NE.

- The value of community amenities is meager compared to value of the approximately 175,000 square footage that the developer is seeking from the upzoning and PUD. ANC 6A estimates that the value to the developer is over 50 million dollars, while the value of the community amenities is under 500,000 dollars. The developer could easily increase the amenities package by moving the most significant historic buildings that would otherwise be razed under the current plan.

Please be advised that Mr. Jeff Fletcher, 202-546-0817, is authorized to act on behalf of ANC 6A for the purposes of this case.

On behalf of the Commission,



David Holmes
Vice Chair

cc: Esther Bushman, Esq., General Counsel, Office of Zoning
Travis Parker, Office of Planning
Karen Wirt, Chair, ANC 6C
Ryan Velasco, ANC 6C Zoning Chair
Alan Kimber, ANC 6C05
Anwar Saleem, H Street Main Street
Monte Edwards, Stanton Park Neighborhood Association
Gary Peterson, Capitol Hill Restoration Society, Zoning Chair
Christy Moseley Shiker, Holland & Knight, LLP