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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 08-34A

JAN 15 2013

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Second-Stage Planned Unit Development at Square 568, and proposed by the Center Place Holdings LLC, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

Second Stage Planned Unit Development at Square 568 (Center Place Holdings LLC—Capitol Crossings)
Washington, DC

NCPC FILE NUMBER

Z.C. 08-34A

NCPC MAP FILE NUMBER

21.00(06.00)43706

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a second-stage Planned Unit Development (PUD) for an office development with ground floor retail; the PUD is part of the larger Capitol Crossing project. The site for the PUD is generally bound by 2nd Street NW (east), E Street NW (south), 3rd Street NW (west), and the extension of F Street NW (north); the site is also known as the South Block of the Capitol Crossing project.

The Applicant, Center Place Holdings LLC, proposes a 130-foot tall, 12-story office building, with roof structures that rise to 18'6" in height. The proposed building will contain approximately 693,000 square feet, with approximately 660,000 square feet for office use, 19,000 square feet for retail use, and another 14,000 square feet of either office or retail uses. The proposed building will constitute an approximate 8.1 Floor Area Ratio, or 93 percent of the projected South Block density.

The proposed building features horizontal solar shades on the building's roof which connect to vertical trellises extending down to second-level pedestrian canopies, and an extensive green roof, as well as paved pathways and seating on the rooftop. The proposed building is designed to obtain a Leadership in Energy and Environmental Design (LEED) Platinum certification for the core and shell of the building.

In 2011 NCPC reviewed, and the Zoning Commission approved, Case No. 08-34, which included a first-stage PUD, a consolidated PUD, and a related map amendment to C-4 zoning for the entire three block Capitol Crossing development site—which is above the I-395 Center Leg Freeway in central Washington. The following elements were approved as part of this previous review: (1) the construction of the entire platform and base infrastructure over the I-395 Center Leg Freeway; (2) the mix of uses, the height, and the density of each block of the Capitol Crossing development site; (3) the design of the North Block; (4) the construction of all below-grade parking, concourse, and service levels; and (5) the proposed landscaping and streetscape design for the overall project. This proposed second-stage PUD is not inconsistent with the Zoning Commission's approval of Case No. 08-34.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the Second-Stage Planned Unit Development at Square 568, as proposed by Center Place Holdings LLC, is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]