

Dear Members of the Zoning Commission,

The Capitol Hill Restoration Society (CHRS) supports the D.C. Department of General Services request for zoning relief from the requirements of Subtitle K. While the CHRS supports the proposed future use of the building, we remain concerned about the visual impact of the pair of massive buildings planned for this HE-3 and HE-4 zones.

We appreciate the revisions made to the original the façade treatment plans. However, while the updated plans are step in the right direction, they do not go far enough in improving on the façade treatment.

We recommend further refinements to the façade design, such as incorporating different materials or design variation between the two buildings as well as introducing more pronounced variation within each building. Such changes would help mitigate the imposing visual impact of the buildings' massing given that the façade stretches more than 200 yards along Massachusetts Ave SE. Additionally, these modifications would better align the project with the intended design aesthetics envisioned for HE-3 and HE-4 zones.

Respectfully,

Nicholas Alberti

Capitol Hill Restoration Society

Zoning Committee Chair

Submitted on 3/16/2025 by:
cHRSNick Alberti on behalf of