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The Honorable Vincent C. Gray

**Executive Director**

Patricia E. Gallagher, AICP

**IN REPLY REFER TO:  
NCPC File No. Z.C. 06-34**

**AUG 09 2007**

**Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> 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 map amendment for 1705-1729 East Capitol Street, SE, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

**Sincerely,**

**Patricia E. Gallagher, AICP  
Executive Director**

**Enclosure**

**ZONING COMMISSION  
District of Columbia**

**CASE NO. 06-34**

**EXHIBIT NO. 56**

**ZONING COMMISSION  
District of Columbia  
CASE NO.06-34  
EXHIBIT NO.56**

**CONSOLIDATED PLANNED UNIT DEVELOPMENT  
AND RELATED MAP AMENDMENT  
1705-1729 East Capitol Street, SE**

Square 1096, Lots 51-55  
Washington, D.C.

**Delegated Action of the Executive Director**

JUL 26 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed planned unit development and map amendment for 1705-1729 East Capitol Street 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 map amendment from R-4 to R-5-B for a four-story 133 unit apartment building that will replace existing apartment buildings that will be demolished. The project includes a mix of unit sizes, a meeting room, a recreation room and 113 underground parking spaces. The site is located across East Capitol Street from Eastern High School between 17<sup>th</sup> and 18<sup>th</sup> Streets, SE, and is within view of RFK Stadium and the District of Columbia Armory. The project is within walking distance of the Stadium-Armory Metrorail station.

The proposed building is compatible in scale and density to the existing buildings on site, those immediately west and east of the project site and to Eastern High School to the north. The project is separated by an alley from the R-4 row dwellings to the south. Identified federal interests include East Capitol Street, RFK Stadium, the District of Columbia Armory and the Stadium-Armory Metrorail station.

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



Patricia E. Gallagher, AICP  
Executive Director