

**CONSOLIDATED PLANNED UNIT DEVELOPMENT  
AND RELATED MAP AMENDMENT**

Capital Place, Square 752

2<sup>nd</sup> Street, NE  
Washington, D.C.

**Delegated Action of the Executive Director**

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 Capital 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.

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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, 3<sup>rd</sup> and 2<sup>nd</sup> 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. Capital 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.

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Marcel C. Acosta  
Acting Executive Director