



Government of the District of Columbia

Advisory Neighborhood Commission 2C

February 22, 2019

Zoning Commission for the District of Columbia

441 4th Street, N.W., Suite 210S

Washington, D.C. 20001

Re: Support for Modification of Consequence

Z.C. Case No. 08-34I

Capitol Crossing Center Block – Square 566, Lot 862

Dear Members of the Zoning Commission:

On January 22, 2019, at the regularly scheduled, duly noticed public meeting of ANC 2C, with a quorum of 3 of 3 commissioners present, the above-referenced item came before us.

At that meeting Christine Shiker and Sean Cahill, on behalf of the Applicant, described the proposed modification to convert the residential building at Capitol Crossing (Square 566, Lot 862) to hotel use. Based on the presentation and response to questions from the commissioners and the public, ANC 2C believes that the proposed modification will be an overall benefit to the PUD and the surrounding area. The hotel use will activate the neighborhood 24-hours a day and will help to meet the demand for overnight lodging in the downtown core. The hotel will complement the mix of uses within the PUD and support the commercial and institutional uses in the surrounding neighborhood. The ANC also supports the hotel's commitment to generate significant numbers of new hospitality jobs for DC residents. Thus, we fully support the conversion to hotel use for the site.

In addition, the Applicant proposed to fund the production of 100 affordable housing units in a new development at 1530 First Street, SW. The units will be dedicated to households earning up to 30% and 50% of the median family income, and will be provided in a variety of unit types to accommodate diverse household types and sizes. The proposed affordable housing at 1530 First Street will be provided sooner than the units previously proposed at Capitol Crossing due to expected demand. Furthermore, the Applicant commits that the certificate of occupancy for this affordable housing will be a prerequisite to obtaining a certificate of occupancy for the hotel use.

Finally, should residential use be approved for any building within the Capitol Crossing project, the Applicant commits to build the affordable housing units previously approved.

Based on the above, ANC 2C voted 3-0-0 to support the Applicant's modification of consequence application. Thank you for giving great weight to the recommendation of the ANC.

On behalf of ANC 2C,

A handwritten signature in black ink, appearing to read 'Kevin Wilsey', written in a cursive style.

Kevin Wilsey
ANC 2C Chairman