

## MEMORANDUM

**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup> Jennifer Steingasser, Deputy Director  
**DATE:** July 19, 2019  
**SUBJECT:** **ZC Case No. 08-34K** Modification of Significance to the approved Capitol Crossing Stage One PUD Center Block Square 566, Lot 861 (ZC Case No. 08-34)

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### **I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (“OP”) recommends that the Zoning Commission (“Commission”) set down for a public hearing the proposed Modification of Significance to the approved first stage PUD in ZC Order No. 08-34.

The Applicant is proposing a modification to the approved order to include lodging and/or college or university educational uses within the center block commercial building. The building would continue to have the approved ground floor retail use and there would be no change to the building’s approved overall height, bulk and density.

The Office of Planning has no objection to the Applicant’s request for a waiver from Subtitle Z Section 400.9 to allow the case to be considered for set down less than 35 days from the date the application was filed.

### **II. OVERVIEW AND BACKGROUND**

Zoning Commission Case No. 08-34 approved a first-stage PUD and a consolidated PUD with a related map amendment to C-4 zone (MU-30) in 2011 for a three-block site to be constructed above the Center Leg Freeway located in Squares 564, 566, and 568 (excluding Lots 849 and 850 in Square 566 and Lot 43 in Square 568). The overall PUD site is bounded by Massachusetts Avenue, N.W. to the north, Second Street, N.W. to the east, E Street, N.W. to the west, and Third Street, N.W. to the west.

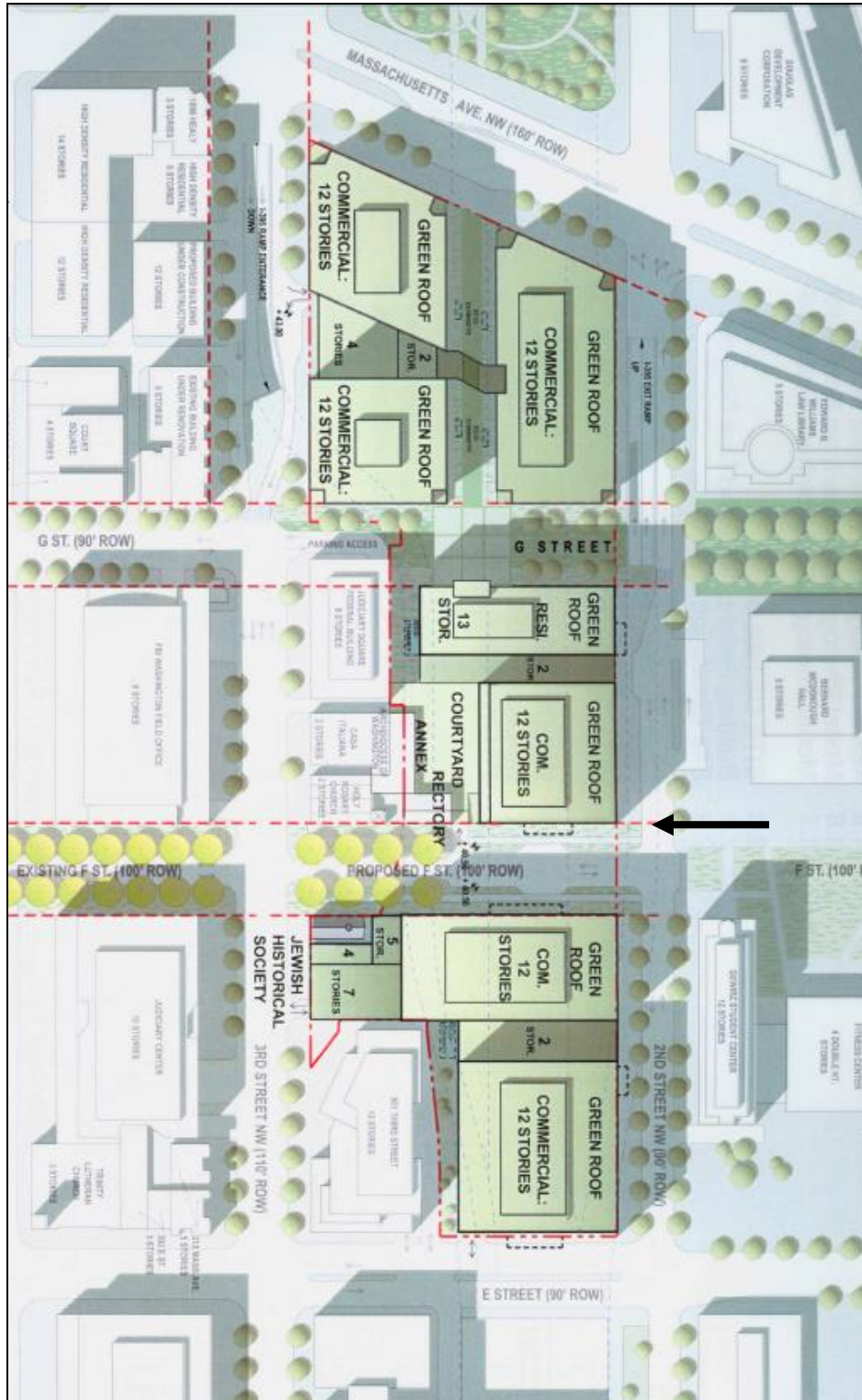
The following elements were approved as part of the Consolidated PUD: (1) construction of the entire platform and base infrastructure; (2) the mix of uses, the height and density of each block; (3) the North Block; (4) the construction of all below-grade parking, concourse, and service levels; and (5) the proposed landscaping and streetscape design for the Overall Project.

Subsequent Commission consideration of project components include:

- 1) Case No. 08-34A second-stage approval for development of a portion of the South Block;
- 2) Case No. 08-34B approved an extension of the timeframe for a portion of the consolidated PUD in ZC Order No. 08-34;
- 3) Case No. 08-34C second-stage PUD approval for a portion of the Center Block;
- 4) Case No. 08-34E approved modifications to the consolidated PUD for the North Block;
- 5) Case No. 08-34F approved minor modification to the plans approved in ZC Order 08-34A;

- 6) Case No. 08-34G approved minor modifications to the plans for the North Block approved in ZC Orders 08-34 and 08-34E.
- 7) Case No. 08-34H second stage approval for development of a portion of the South Block

### III. PUD SITE



#### **IV. MODIFICATION REQUEST**

The approved first stage PUD for the Center Block includes a commercial building, a residential building, and facilities for the Holy Rosary Church. The Applicant is proposing to modify Decision A. 4. of Order 08-34 for the Stage One approval of a commercial building with office and ground floor retail uses on the Center Block of the subject site.

The Applicant is requesting flexibility for the center block commercial building to also allow lodging and/or college or university educational uses. The building would continue to have the approved ground floor retail use and there would be no change to the building's approved overall height, bulk and density.

Lodging and college or university educational uses are permitted use in the C-4 zone. The Applicant would confirm the use and provide detailed plans for the new building as part of a future second stage PUD application, which must be filed prior to July 1, 2021 per the original Order.

The Applicant proposes to modify the Original Order as noted below:

Decision A. 4. The Overall Project shall have an approximate gross floor area of 2,226,625 square feet, or 8.74 FAR based on the Site Area. As shown on the Final First-Stage PUD Plans, the Overall Project shall include approximately 1,910,386 square feet of gross floor area devoted to office uses, **of which up to 276,688 square feet of gross floor area may be devoted to "lodging" and/or "education, college/university" uses within the Center Block,** a minimum of 62,687 square feet of gross floor area devoted to retail uses, approximately 180,384 square feet of gross floor area devoted to residential uses, and approximately 73,168 square feet of gross floor area devoted to institutional uses related to the Holy Rosary Church and the Jewish Historical Society.

The Applicant does not request any additional flexibility at this time. If needed, the Applicant will request it as part of the second stage PUD application.

#### **V. OTHER AGENCIES**

If the case is set down for a public hearing, the modification will be circulated to relevant agencies for review and comment.

#### **VI. COMMUNITY COMMENTS**

ANC 2C filed a letter in support of the modification in Exhibit 4. ANC 6C filed a letter in support of the modification in Exhibit 12.