

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE RITNEY BOWES



ZIP 20001 \$ 000.50<sup>00</sup>  
02 4N  
0000347716 AUG 08 2019

T-C ASHTON JUDICIARY LLC  
PO BOX 06408  
CHICAGO, IL 60606-0408

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NIXIE 601 PS 1 0008/17/19

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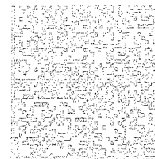
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PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>00</sup>  
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T-CASHTON JUDICIARY LLC  
731 3RD AVE  
NEW YORK, NY 10017-3203

NSN

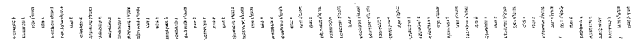
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RECEIVED  
D.C. OFFICE OF ZONING  
ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING  
2019 AUG 26 PM 1:16

**TIME AND PLACE:** Thursday, October 24, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. CASE NO. 08-34K (Capitol Crossing IV, LLC – Modification of Significance for First-Stage PUD @ Square 566, Lot 861 [2<sup>nd</sup> Street, N.W.]**

**THIS CASE IS OF INTEREST TO ANCS 2C & 6C**

On July 1, 2019, the Office of Zoning received an application (the “Application”) from Capitol Crossing IV, LLC (the “Applicant”) requesting approval of a modification of significance to a previously approved first-stage planned unit development (the “08-34 PUD”) to add “lodging” and “education, college/university” uses to the already approved office and retail uses in the commercial building on Lot 861 (part of Record Lot 50) in Square 566 (the “Property”).

The Property is bounded by 2<sup>nd</sup> Street, N.W., on the east, the extension of F Street, N.W., on the south, and private property on the west and north. The Property is part of the larger Capitol Crossing project being developed above the Center Leg Freeway. The Property is currently zoned C-4 through a previously approved map amendment for the 08-34 PUD. The Property is located in Wards 2 and 6 and is within the boundaries of Advisory Neighborhood Commissions (“ANCs”) 2C and ANC 6C, which are the “affected ANCs” per Subtitle Z §101.8 of Title 11 DCMR (the “Zoning Regulations,” to which all references herein are made unless otherwise specified).

The Office of Planning submitted a report dated July 19, 2019 recommending that the Commission set down the Application. At its July 29, 2019, public meeting, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on July 30, 2019.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, Chapter 4 of Subtitle Z.

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties