

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



April 26, 2021

ANC 2C
2C@anc.dc.gov

Commissioner Michael D. Shankle
2C01@anc.dc.gov

Commissioner Gigi Nelson
2C03@anc.dc.gov

ANC 6C
6C@anc.dc.gov

Commissioner Karen Wirt
6C02@anc.dc.gov

Commissioner Mark Eckenwiler
6C04@anc.dc.gov

Re: Z.C. Case No. 08-34L (Capitol Crossing III, LLC & Capitol Crossing IV, LLC – 2nd-Stage PUD, Center Block (Sq. 566, Lots 861 & 862))

Dear ANC Chair & ANC/SMD Commissioners:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Capitol Crossing III, LLC and Capitol Crossing IV, LLC (together, the “Applicant”) for a second-stage planned unit development (“PUD”) for property located in the northwest quadrant of the District, generally bounded by G Street (north), 2nd Street (east), F Street (south), and private property (west), also known as Square 566, Lots 861 and 862. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 400.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 400.8).

Further, you will also receive notice of the hearing date at least 40 calendar days in advance. Pursuant to Subtitle Z § 406.3, if your ANC wishes to participate in the hearing, then its written report must be received at least seven days in advance of the public hearing. The report must contain the information required by Subtitle Z § 406.2, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference

ZONING COMMISSION
District of Columbia
CASE NO.08-34L
EXHIBIT NO.7

to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

Subtitle Z § 406.2

- 406.2 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:
- (a) The case name and number;
 - (b) The date the public meeting of the ANC to consider the application occurred;
 - (c) A statement that proper notice of that public meeting was given by the ANC;
 - (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
 - (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
 - (f) The recommendation, if any, of the ANC as to the disposition of the application;
 - (g) The outcome of the vote on the motion to adopt the report to the Commission;
 - (h) The name of the person who is authorized by the ANC to present the report; and
 - (i) The signature of the ANC Chairperson or Vice-Chairperson.



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 130 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) SETDOWN FORM

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z §§ 400.7 and 400.8 of Title 11 DCMR Zoning Regulations, the ANC Setdown Form shall contain the following information:

IDENTIFICATION OF PETITION OR APPLICATION:

Case No.:		Applicant Name:	
ANC (ex. 1A):		Date Referred to ANC:	
Date Setdown Form Due:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:		Number of members present at the meeting:											
Does the ANC recommend the application/petition to be set down for public hearing?:										Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Recorded vote on the motion to adopt the report (i.e. 4-1-1):													

MATERIAL SUBSTANCE

Please provide feedback below on whether the above case should be set down for hearing or not (*a separate sheet of paper may be used*):

AUTHORIZATION

Name of the Chairperson or Vice-Chairperson authorized to sign the form:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

INSTRUCTIONS

1. The ANC Setdown Form shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadline is as follows; the ANC must file the ANC Setdown form no later than thirty (30 days) after the date the application is referred. No late filings or waivers requesting acceptance of late filings of this form will be accepted.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

1-800-521-1639 | 202-724-TIPS (8477) | Email: hotline.oig.dc.gov | Web Page: www.oig.dc.gov



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 08-34L
(Capitol Crossing III, LLC & Capitol Crossing IV, LLC –
2nd-Stage PUD, Center Block (Sq. 566, Lots 861 & 862)
April 27, 2021

THIS CASE IS OF INTEREST TO ANCs 2C & 6C

On April 23, 2021, the Office of Zoning received an application from the Capitol Crossing III, LLC and Capitol Crossing IV, LLC (together, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this application consists of Lots 861 and 862 in Square 566 in northwest Washington, D.C. (Ward 2), and is generally bounded by G Street (north), 2nd Street (east), F Street (south), and private property (west). The property is currently zoned to the C-4 Zone District¹, through a previously approved PUD-related amendment to the Zoning Map.

The Applicant proposes to develop Lot 861 with a hotel tower and Lot 862 with a residential tower, both of which would be constructed above a single podium containing ground floor retail. The Residential Building will contain approximately 178,627 square feet of GFA devoted to residential use with 7,120 square feet in the penthouse related to residential amenity space. There will be a total of 166 residential units, with 50 units being affordable per the original order. The Hotel Building will be developed with approximately 234,837 square feet devoted to hotel use and 8,945 square feet of penthouse space devoted to bar/restaurant use. There will be a total of approximately 221 rooms in the Hotel.

The garage has already been constructed and serves development on the North, South, and Center Blocks. The garage includes a total of 1,146 parking spaces as well as a shared below-grade loading facility that includes eight loading berths, and four service/delivery spaces.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

¹ The C-4 zoning designation was under the 1958 Regulations.