


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-34L

As Secretary to the Commission, I hereby certify that on April 26, 2021, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

- | | | | |
|----|---|-----|---|
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| 8. | Commissioner Mark Eckenwiler
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| | | 17. | At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• Christina Henderson• Anita Bonds• Robert White, Jr. |

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

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.