

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



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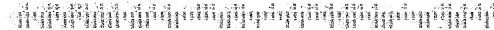
CAPITOL CROSSING V LLC
1101 NEW YORK AVE NW
SUITE 909
WASHINGTON DC 20005-4286

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UNITED STATES OF AMERICA
633 3RD STREET, NW
WASHINGTON, D.C. 20001-2604

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: Thursday, October 21, 2021, @ **4:00 p.m.**
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

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

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

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

Capitol Crossing III, LLC and Capitol Crossing IV, LLC (together, the “Applicant”) filed an application (the “Application”) on April 23, 2021, with the Office of Zoning requesting that Zoning Commission (the “Commission”) grant the following relief from the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all references are made unless otherwise specified) for Lots 862 and 864¹ in Square 566 (together, the “Property”): a Second-Stage Planned Unit Development (“PUD”) pursuant to the First-Stage PUD approved by Z.C. Order No. 08-34 (the “Original Order”) to construct a mixed-use building (the “Project”).

THE PROPERTY

The Property is located in northwest Washington, D.C., with the western portion of the Property in Ward 2 and the eastern portion of the Property in Ward 6.

PRIOR APPROVALS

Original Order, effective July 1, 2011 – Approved (under the 1958 Zoning Regulations then in effect) a First-Stage PUD with a portion granted Second-Stage PUD approval as a Consolidated PUD (Platform and the North Block), together with a related map amendment to the C-4 zone for a three block area above the Center Leg Freeway including the Property to construct:

- A 13-story, 130-foot building with approximately 180,384 of gross floor area (“GFA”) with:
 - 150 residential units, including 50 affordable units at 80% MFI; and
 - Ground floor retail and facilities for the Holy Rosary Church; and
- A 12-story, 120-foot building with approximately 297,311 GFA with office and ground floor retail.

Z.C. Order No. 08-34K², effective Oct. 30, 2020 – Approved a Modification of Significance of the Original Order to add lodging and college/university educational uses to the permitted uses in the approved commercial building in the Center Block.

¹ The Office of Tax and Revenue, on March 31, 2021, created Lot 864 by reducing Lots 861’s land area by approximately 68 square feet but that did not otherwise impact the lot configuration.

² Z.C Order Nos. 08-34A through 08-34H did not affect the Property.