

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

To: Jennifer Steingasser, Deputy Director
Development Review & Historic Preservation
Office of Planning

From: Sharon S. Schellin /s/
Secretary to the Zoning Commission

Date: November 25, 2025

Re: Request for Processing Z.C. Case No. 08-34O (Capitol Crossing III, LLC & Capitol Crossing IV, LLC – Two Year Time Extension of PUD for Property Located @ Square 566, Lots 862 and 864)

On November 10, 2025, the Office of Zoning received an application from the above-named Applicant. The Applicant is requesting from the Zoning Commission a two-year time extension of Z.C. Order No. 08-34L and later extended by Z.C. Order No. 08-34M. The Applicant cites the reason as not being able to file a building permit due to economic and market conditions beyond the Applicant's reasonable control. A building permit application for the Residential Building and Podium would have to be filed by March 25, 2028, and construction of the Residential Building and Podium would have to begin by March 25, 2029. The Application includes a request for a waiver from Subtitle Z § 705.5, which limits a PUD's second extension to only one year.

In addition, the Applicant requests a related two-year extension of the six-year deadline within which a certificate of occupancy must be issued for the Residential Building or Podium without the approval expiring, such that the certificate of occupancy must be issued by March 25, 2032.

Pursuant to Subtitle Z § 705.2, OZ has reviewed the application and determined that it meets the basic filing requirements. Please proceed with processing. Pursuant to Subtitle Z § 400.6, OP is required to file its report in this office no later than 10 days prior to the meeting. This case will be placed on the January 15, 2025, Public Meeting agenda for consideration by the Commission.

Attachment

cc: Hillary Lovick, Esq.