

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Modification of Significance to an approved First-Stage Planned Unit Development (“PUD”) for property located at Lot 861 (part of record lot 50) in Square 566 was mailed to the owners of all property within 200 feet of the perimeter of the overall PUD site (Square 564, Lots 858 and 859, Square 566, Lots 860-863 and 7000, and Square 658, Lots 862-864 and 7000) and to Advisory Neighborhood Commissions 2C and 6C on May 16, 2019. The application will be filed no earlier than forty-five (45) calendar days following May 16, 2019, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.


Jessica Raabe Bloomfield

5/16/2019
Date

May 16, 2019

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission
For a Modification of Significance to a First-Stage PUD**

CAPITOL CROSSING IV, LLC (the “Applicant”) hereby gives notice of its intent to file an application for a modification of significance to an approved first-stage Planned Unit Development (“PUD”) for property located at Lot 861 (part of record lot 50) in Square 566 (the “Property”). Pursuant to Subtitle Z § 300.7 of the District of Columbia Zoning Regulations, 11 DCMR (September, 2016), as amended (“DCMR”), the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11-Z DCMR § 301.8, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commissions during the 45-day notice period to discuss the application. The Applicant is also available to discuss the application with all interested and affected groups and individuals.

The Property is part of the overall Capitol Crossing development project, which includes Square 564, Lots 858 and 859 (the “North Block”), Square 566, Lots 860-863 and 7000 (the “Center Block”), and Square 658, Lots 862-864 and 7000 (the “South Block”). This modification request applies to the Property only (Square 566, Lot 861), which is located within the Center Block and was approved to be developed with a commercial building containing office use with ground floor retail (the “Commercial Building”). The proposed application will request a modification to the Commercial Building to permit hotel and/or college or university educational uses in addition to the already approved office and retail use.

As will be demonstrated in the application materials, the proposed modification is not inconsistent with the Future Land Use and Generalized Policy Maps of the Comprehensive Plan, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the major elements of the Comprehensive Plan. The proposal is also consistent with the goals and objectives of the first-stage PUD.

The developer for this project is Property Group Partners; the owner of the Property is CAPITOL CROSSING IV, LLC; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the application contact Christine Shiker, Esq. of Holland & Knight LLP at (202) 955-3000.

ARCHBISHOP OF WASHINGTON HOLY
595 3RD ST NW
WASHINGTON, DC 20001-2703

CAPITOL CROSSING III LLC
1101 NEW YORK AVE NW STE 909
WASHINGTON, DC 20005-4286

FRATERNAL ORDER POL
J F YOUNG
711 4TH ST NW
WASHINGTON, DC 20001-2607

555 FOURTH STREET ASSOCIATES
16800 WESTGROVE DR STE 200A
ADDISON, TX 75001-5188

CAPITOL CROSSING IV LLC
1101 NEW YORK AVE NW STE 909
WASHINGTON, DC 20005-4286

CAPITOL CROSSING II LLC
1101 NEW YORK AVE NW STE 909
WASHINGTON, DC 20005-4286

RENAISSANCE CENTRO THIRD STREET
7311 ARROWOOD RD
BETHESDA, MD 20817-2812

DISTRICT OF COLUMBIA
2000 14TH ST NW – FL 8
WASHINGTON, DC 20009-4487

CAPITOL CROSSING I LLC
1101 NEW YORK AVE NW STE 909
WASHINGTON, DC 20005-4286

ONIE B CHAMBLISS
PO BOX 8346
ROCKY MOUNT, NC 27804-1346

UNITED STATES OF AMERICA
633 3RD ST NW
WASHINGTON, DC 20001-2604

OMNIPOINT COMMUNICATIONS CAP
4 SYLVAN WAY
PARSIPPANY, NJ 07054-3801

T-C MASS COURT LLC
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262-8500

FOURTH STREET ASSOCIATES LLC
11161 NEW HAMPSHIRE AVE #200
SILVER SPRING, MD 20904-2606

GEORGETOWN UNIVERSITY
37TH & O STS NW
WASHINGTON, DC 20057-0001

TC ASHTON JUDICIARY LLC
730 3RD AVE
NEW YORK, NY 10017-3206

TRINITY LAND HOLDINGS
309 E ST NW
WASHINGTON, DC 20001-2711

GEORGETOWN COLLEGE LAW CENTER
600 NEW JERSEY AVE NW
WASHINGTON, DC 20001-2022

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

TRINITY LANDHOLDING CORP &
309 E ST NW
WASHINGTON, DC 20001-2711

UNITED STATES OF AMERICA
7TH D STS SW
WASHINGTON, DC 20407-0001

JEMAL'S DARTH VADER LLC
702 H ST NW STE 400
WASHINGTON, DC 20001-3875

THE ASHTON
750 3RD STREET, NW
WASHINGTON, DC 20001

COMMUNICATIONS WORKERS UNION
501 3RD ST NW FL 10
WASHINGTON, DC 20001-2750

HAL LLC
10401 CONNECTICUT AVE STE 100
KENSINGTON, MD 20895-3904

FIRST TRINITY LUTHERAN CHURCH
501 4TH ST NW
WASHINGTON, DC 20001-2716

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

T-C ASHTON JUDICIARY LLC
731 3RD AVE
NEW YORK, NY 10017-3203

DISTRICT OF COLUMBIA
1133 N CAPITOL ST NE
WASHINGTON, DC 20002-7549

ADVISORY NEIGHBORHOOD
COMMISSION 6C
P.O. BOX 77876
WASHINGTON, DC 20013-7787

ADVISORY NEIGHBORHOOD
COMMISSION 2C
P.O. BOX 51181
TECHWORLD STATION
WASHINGTON, DC 20091