

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

FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated.

Holland Knight Freda Kobar (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On Aug 30 - 2021 (date) at 8:45 (time) I caused 4 (number of notices)

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

2nd street G street F street NW (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 4 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
<u>1 & 2</u>	<u>2nd street NW</u>
<u>3</u>	<u>F street NW</u>
<u>4</u>	<u>G street NW</u>

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

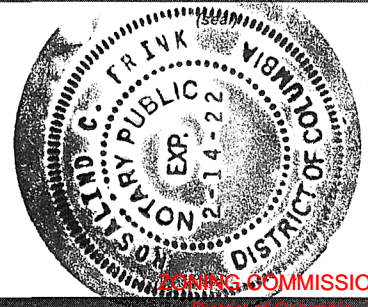
(D.C. Official Code § 22 2405)

Date: Aug 30 - 2021 Signature: Freda Kobar

Subscribed and sworn to before me this 30th (date) day of August (month) 2021 (year)

Rosalind Frink (Signature)
Notary Public, D.C.

My commission expires on: 02/14/2022 (date)



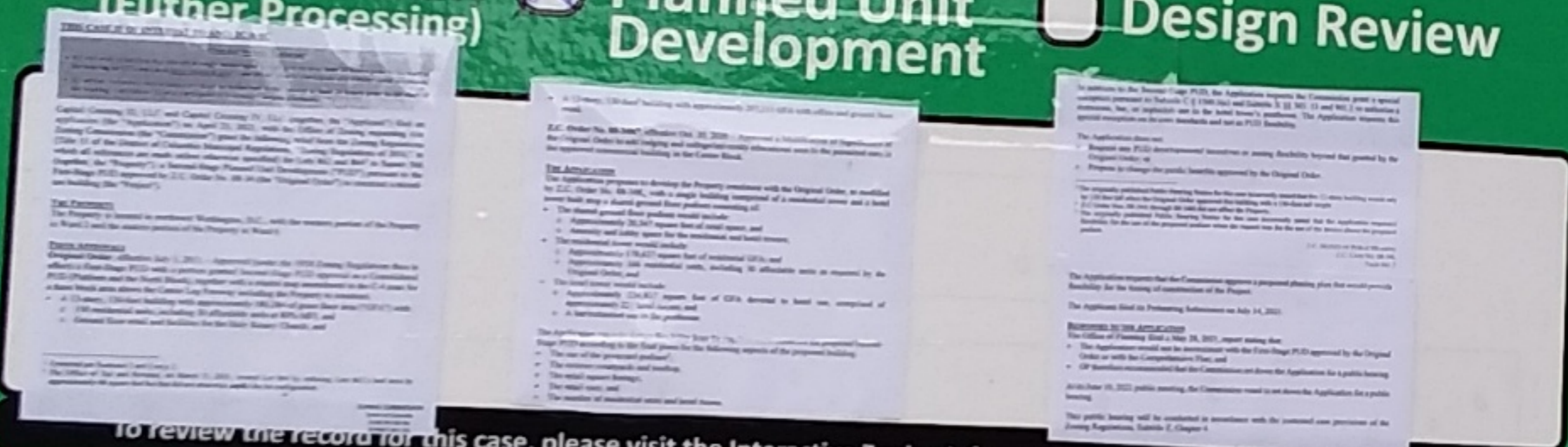
ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO: **ZC 08-34 L**

APPLICANT: **Capital Crossing III, LLC & Capital Crossing IV, LLC**

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Either Processing)
- Planned Unit Development
- Design Review



To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC: **ANC 2C + 6C**

Public Hearing Date/Time: **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**

Location: **VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)**

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

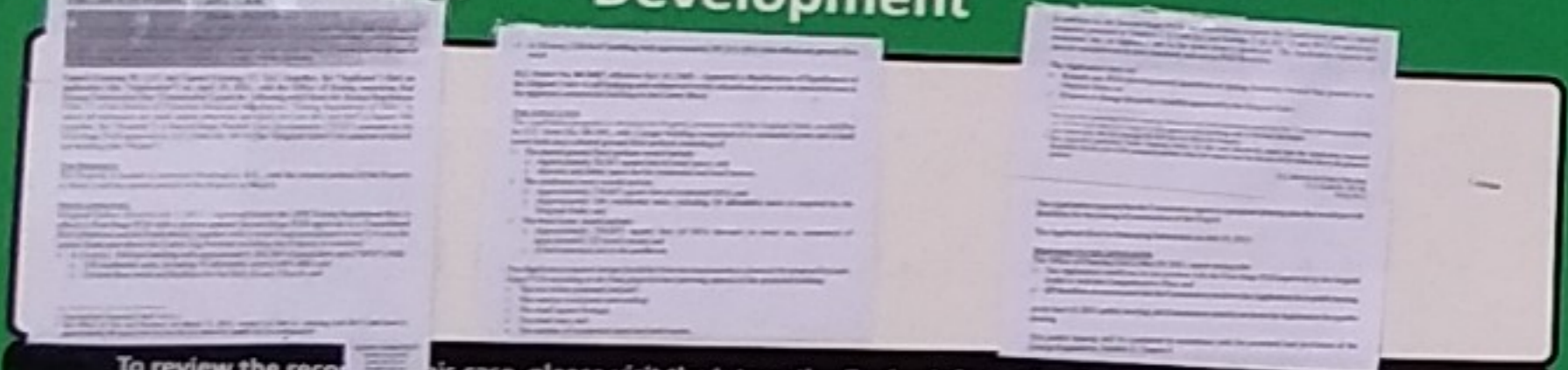
**ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

APPLICATION NO: ZC 08-342

APPLICANT: Capitol Crossing III, LLC + Capitol Crossing IV, LLC

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Further Processing)
- Planned Unit Development
- Design Review



To review the records for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC: ANC ZC+6C

Public Hearing Date/Time: Thursday, October 23, 2008, 10:00 AM

Location: VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

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Capitol Crossing

Capitol Crossing

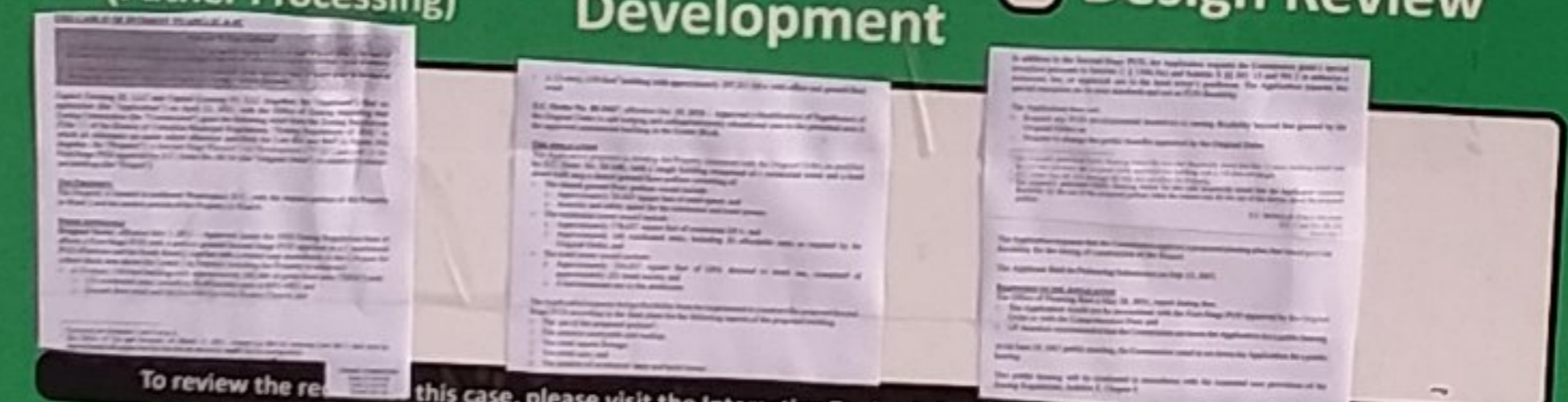
ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO: ZC 08-34L

APPLICANT: Capitol Crossing III, LLC & Crossing TV, LLC

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Further Processing)
- Planned Unit Development
- Design Review



To review the real details for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC: ANC 2C+6C

Public Hearing Date/Time: [Redacted]

Location: VIRTUALLY VIA WEBEX
(SEE DCOZ.DC.GOV FOR
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ZONING COMMISSION

NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 08-342

APPLICANT:

Capital Crossing III LLC & Capital Crossing IV, LLC

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Further Processing)
- Planned Unit Development
- Design Review

THE CASE IS OF INTEREST TO ANC 6C

OFFICIAL WRITING TABLE

Capital Crossing III, LLC and Capital Crossing IV, LLC (together, the "Applicants") filed an application (the "Application") on April 21, 2021, with the Office of Zoning Reporting and Zoning Commission (the "Commission") for the following relief from the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, "Zoning Regulations of 2014," as amended, the "Regulations"): 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 PROJECTS

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.

EXISTING REGULATIONS

Original Order, effective July 1, 2011. Approved (under the 1992 Zoning Regulations then in effect) a First Stage PUD with a portion ground second stage PUD approved as a Consolidated PUD (Flatiron 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, 130,000 square foot building with approximately 100,000 of gross floor area ("GFA") with:
- 150 residential units, including 50 affordable units at 80% AMI, and
- Ground floor retail and facilities for the Holy Rosary Church, and

Consistent with Sections 1 and 3 on p. 3.
The Office of the Auditor General, on March 10, 2021, issued an Order for Review No. 2019-01, dated on approximately 68 pages but has not yet been fully resolved for the respondents.

• A 13-story, 130,000 square foot building with approximately 200,311 GFA with office and ground floor retail.

Z.C. Order No. 08-34L, effective Oct. 26, 2020. Approved a Modification of Significance of the Original Order to add lodging and independent educational uses to the permitted uses in the approved commercial building in the Center Block.

RELIEF REQUESTED

The Applicants propose to develop the Property consistent with the Original Order, as modified by Z.C. Order No. 08-34L, with a single building comprised of a residential tower and a hotel tower built with a shared ground floor podium consisting of:

- Approximately 20,567 square feet of retail space and
- Assembly and lobby space for the residential and hotel towers.

The residential tower would include:

- Approximately 179,627 square feet of residential GFA, and
- Approximately 104 residential units, including 50 affordable units as required by the Original Order, and
- 2 hotel tower "core" "pod" "s"

• Approximately 134,837 square feet of GFA devoted to hotel use, comprised of approximately 211 hotel rooms, and
- A hotel tower use in the podium.

The Applicants request design flexibility from the requirements to construct the proposed Second Stage PUD in order to be the final plans for the following aspects of the proposed building:

- The use of the proposed podium,
- The tower structure and roofline,
- The "pod" square footage,
- The "C" zone, and,
- The number of residential units and hotel rooms.

In addition to the Second Stage PUD, the Applicants request the Commission grant a special exception pursuant to Subtitle C (§ 1102.04) and Subtitle C (§§ 302.11 and 302.1) to authorize a special exception to the same standards and use as PUD standards.

The Applicants does not:

- Request any PUD development incentives or zoning flexibility beyond that granted by the Original Order, or
- Propose to change the public benefits approved by the Original Order.

The Applicant requests that the Commission approve a proposed phasing plan that would provide flexibility for the timing of construction of the Project.

The Applicant filed its Preliminary Submittal on July 14, 2021.

PREVIOUS DECISIONS

The Office of Planning filed a Staff Report on May 28, 2021, report stating that:

- The Application would not be inconsistent with the First Stage PUD approved by the Original Order or with the Comprehensive Plan, and
- OP therefore recommended that the Commission set down the Applicants for a public hearing.

At its June 16, 2021 public meeting, the Commission voted to set down the Applicants for a public hearing.

This public hearing will be conducted in accordance with the existing case provisions of the Zoning Regulations, Subtitle C, Chapter 4.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC:

ANC ZC + 6C

Public Hearing Date/Time:

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
CORRECTED 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 (Capital Crossing III, LLC & Capital Crossing IV, LLC - 2nd-Stage PUD, Center Block (Sq. 566, Lots 861 & 862))

Location:

VIRTUALLY VIA WEBEX
(SEE DCOZ.DC.GOV FOR DETAILS)

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