

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Second-Stage Planned Unit Development (“PUD”) for property located at Square 566, Lots 861-862 (part of Record Lot 50) (the “Property”) was mailed to the owners of all property within 200 feet of the perimeter of the Property and to the affected Advisory Neighborhood Commissions on February 26, 2021. The application will be filed no earlier than forty-five (45) calendar days following February 26, 2021, 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 Property are attached hereto.



Jessica Raabe Bloomfield

2/26/2021

Date

February 26, 2021

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission
For a Second-Stage PUD**

Capitol Crossing III LLC and Capitol Crossing IV LLC (together, the “Developer”) hereby gives notice of its intent to file an application for a second-stage Planned Unit Development (“PUD”) for property located at Square 566, Lots 861-862 (part of Record Lot 50).

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 Developer is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission(s) during the 45-day notice period to discuss the project. The Developer is also available to discuss the proposed development with all interested and affected groups and individuals.

Pursuant to Z.C. Order No. 08-34, the Zoning Commission approved a PUD for the overall Capitol Crossing development project, which included approval of a first-stage PUD to develop (i) Lot 861 with a commercial building containing office use and ground floor retail; and (ii) Lot 862 with a residential building with ground floor retail. Pursuant to Z.C. Order No. 08-34K, the Zoning Commission approved a Modification of Significance for Lot 861 to add lodging and college/university educational uses to the permitted uses in the commercial building on Lot 861.

The first-stage PUD approved the commercial building on Lot 861 with approximately 297,311 square feet of GFA devoted to office and ground-floor retail uses, and a maximum building height of 130 feet. The first-stage PUD approved the residential building on Lot 862 with approximately 180,384 square feet of GFA devoted to residential use (approximately 150 units) and a maximum building height of 130 feet.

As part of the second-stage PUD application, the Developer proposes to develop the commercial building as a hotel comprised of approximately 238,600 square feet of hotel use that includes approximately 222 hotel units. The Developer proposes to develop the residential building with approximately 180,282 square feet of residential use devoted to approximately 166 units, including 50 affordable housing units. At the base of the building is a podium that connects the two buildings, which will include approximately 20,000 square feet of retail space.

The developer for this proposal is Capitol Crossing III LLC and Capitol Crossing IV LLC. The architect is Ennead Architects. The land use counsel is Holland & Knight LLP. Should you need any additional information regarding the application contact Christine M. Shiker of Holland & Knight LLP at (202) 457-7167.

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