

# Holland & Knight

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April 23, 2021

## **VIA IZIS**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210-S  
Washington, DC 20001

**Re: Application for a Second-Stage PUD  
Capitol Crossing Center Block – Square 566, Lots 861-862 (part of Record Lot 50)  
Z.C. Order No. 08-34**

Dear Members of the Zoning Commission:

On behalf of CAPITOL CROSSING III LLC and CAPITOL CROSSING IV LLC (together, the “Applicant”), we hereby submit an application for a second-stage planned unit development (“PUD”) for property located in the “Center Block” of the Capitol Crossing PUD at Square 566, Lots 861 and 862 (together, the “Property”).<sup>1</sup>

The first-stage PUD for the Property was approved in Z.C. Order No. 08-34, and a Modification of Significance for the commercial building on Lot 861 was approved in Z.C. Order No. 08-34K. As described in the enclosed materials, the Applicant proposes to develop Lot 861 with a hotel tower and Lot 862 with a residential tower, both of which would be constructed above a single podium containing ground floor retail.

Enclosed are the following materials in support of the application:

- A statement in support of the application and associated exhibits, forms, authorization letters, certifications, and architectural drawings required pursuant to 11-Z DCMR § 300.12; and
- A filing fee in the amount of \$650.00 pursuant to 11-Z DCMR § 1600.3.

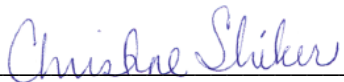
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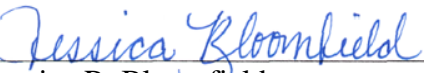
<sup>1</sup> As explained in the attached application, a division of lots application is currently pending before the Office of Tax and Revenue that would resolve an inaccurate lot line location and give Lot 861 a new designation of Lot 864.

The Applicant looks forward to the Commission's review of this application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Christine M. Shiker

By:   
Jessica R. Bloomfield

Attachments

cc: Certificate of Service  
Joel Lawson, Office of Planning (via Email w/ attachments)  
Anne Fothergill, Office of Planning (via Hand Delivery and Email w/ attachments)  
Jonathan Rodgers, DDOT (via Email w/ attachments)  
Emma Blondin, DDOT (via Email w/ attachments)

**CERTIFICATE OF SERVICE**

I hereby certify that on April 23, 2021, electronic copies of the foregoing application for a second-stage PUD for the Capitol Crossing Center Block (Square 566, Lots 861-862) were served on the following:

Jennifer Steingasser  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW – Suite 650 East  
Washington, DC 20024

VIA EMAIL

Advisory Neighborhood Commission 2C  
2C@anc.dc.gov

VIA EMAIL

Commissioner Gigi Nelson  
Advisory Neighborhood Commission 2C03  
2C03@anc.dc.gov

VIA EMAIL

Commissioner Michael Shankle, Chair  
Advisory Neighborhood Commission 2C  
2C01@anc.dc.gov

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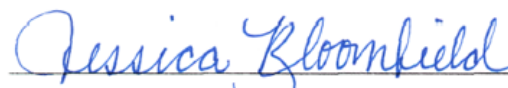
VIA EMAIL

Commissioner Karen Wirt, Chair  
Advisory Neighborhood Commission 6C02  
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VIA EMAIL

Commissioner Mark Eckenwiler  
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