

Capitol Crossing South Block

Two Year Time Extension of Approved Second-Stage PUD
Z.C. Case Nos. 08-34A and 08-34F



Holland & Knight

**ANC 6E PRESENTATION
APRIL 30, 2025**

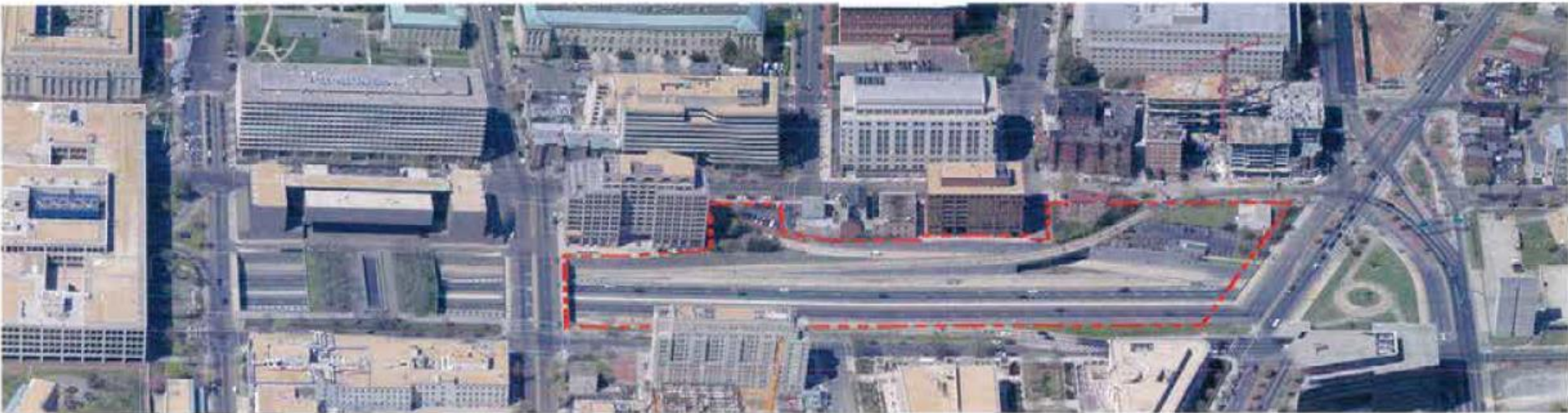
Context – Aerial Photograph



Photo by Anita Lambert, February 2008

Excerpt From Approved PUD (08-34)

Context – Aerial Photographs

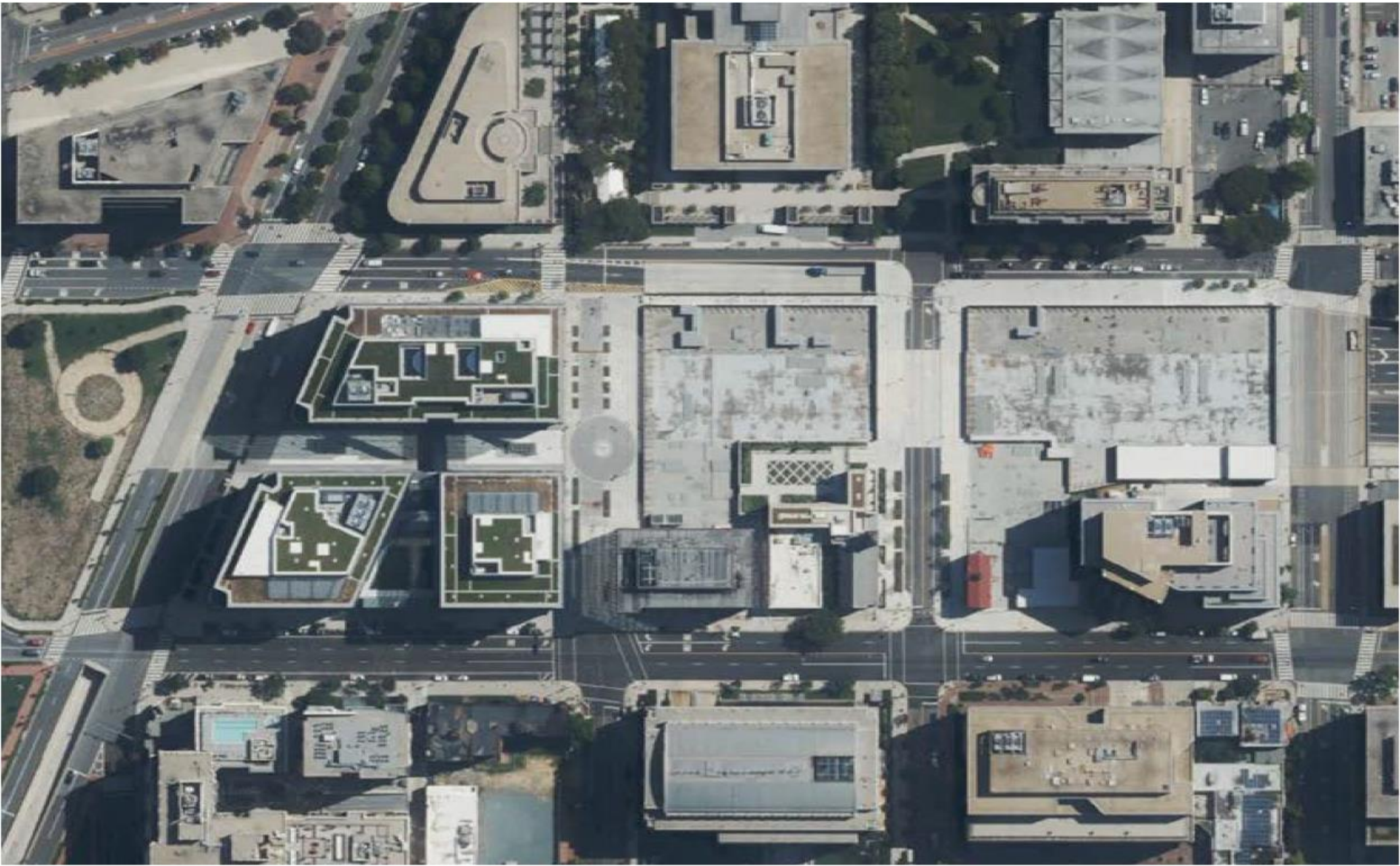


VIEW FROM EAST

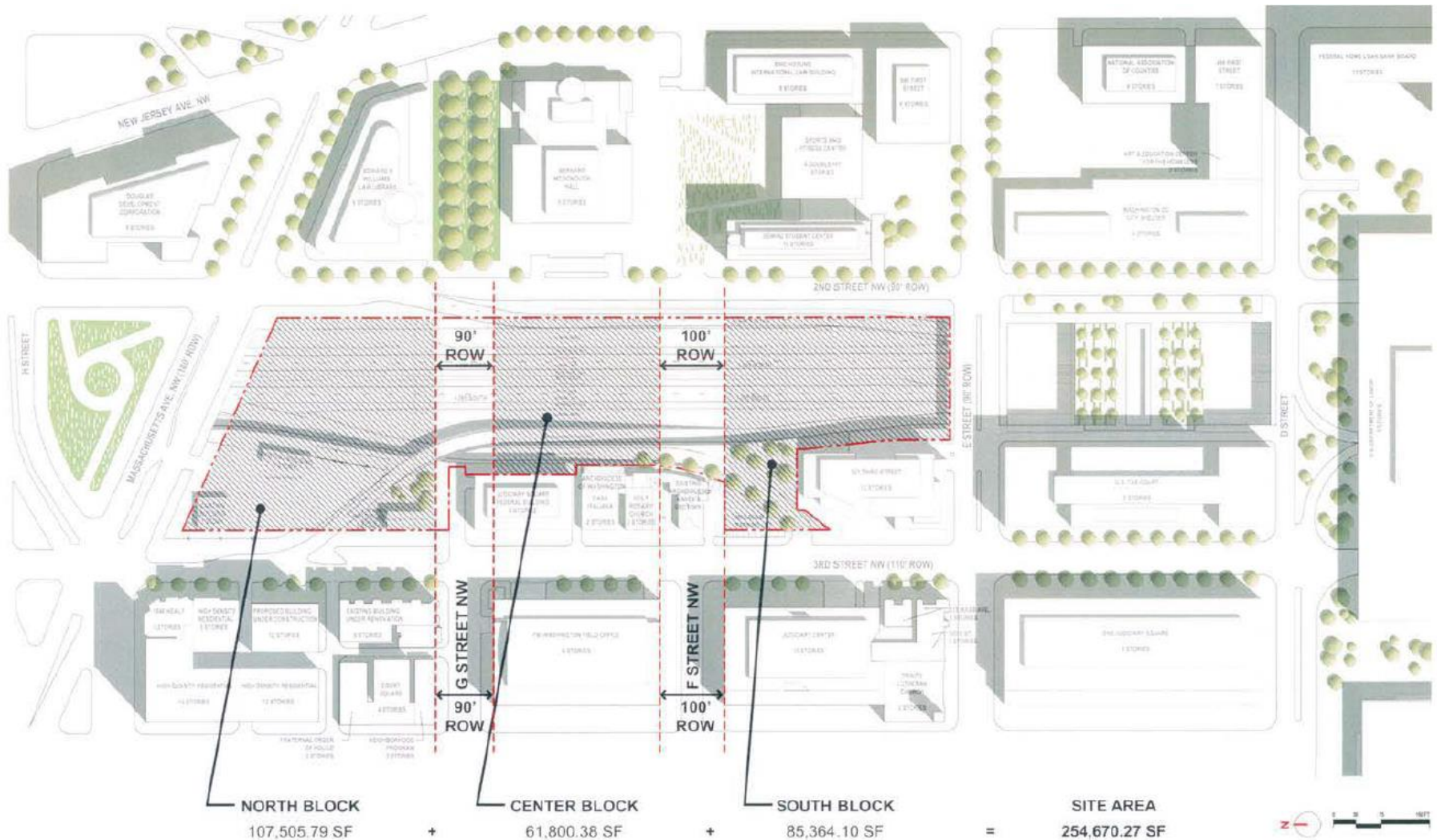


VIEW FROM WEST

Aerial View

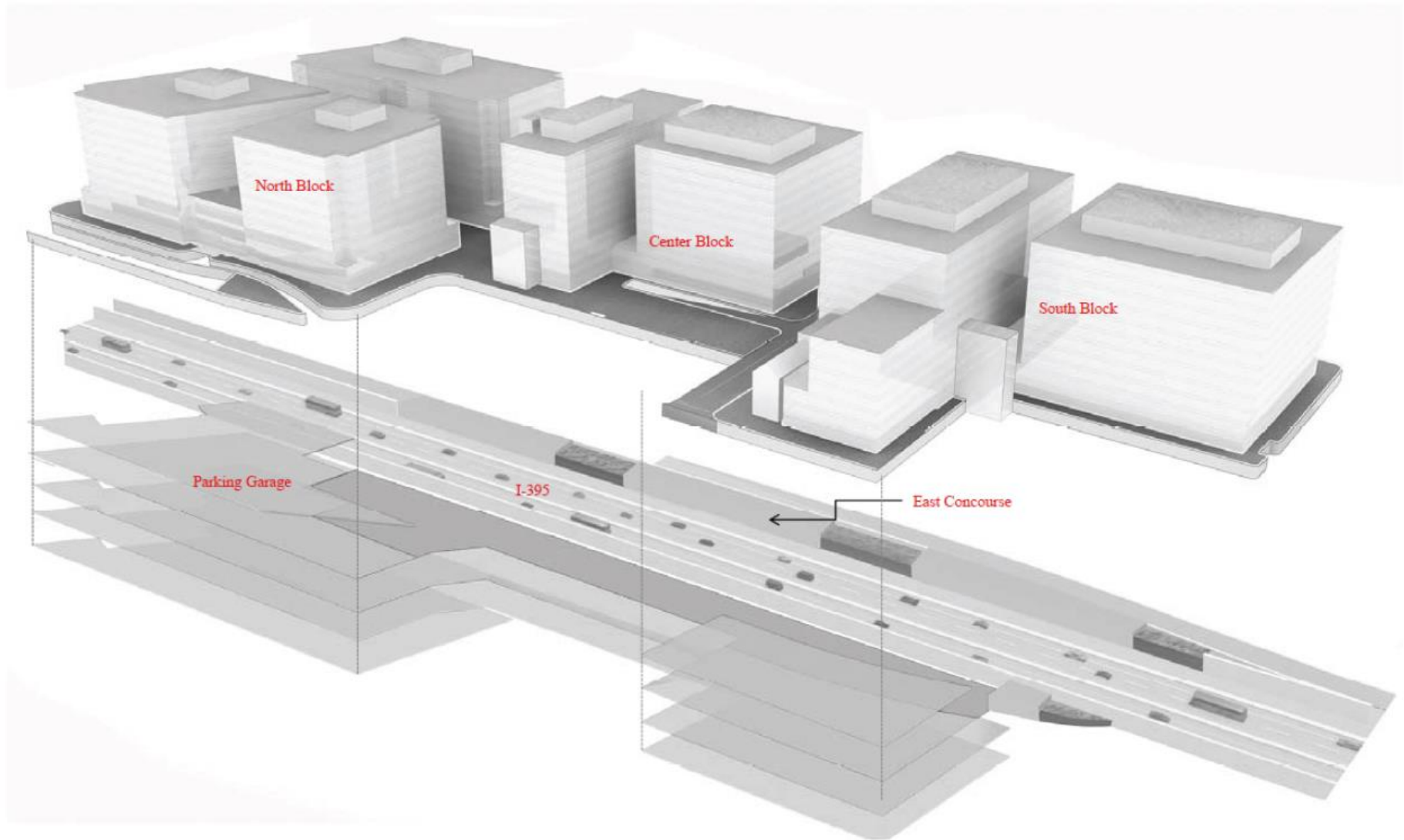


Overall PUD Site

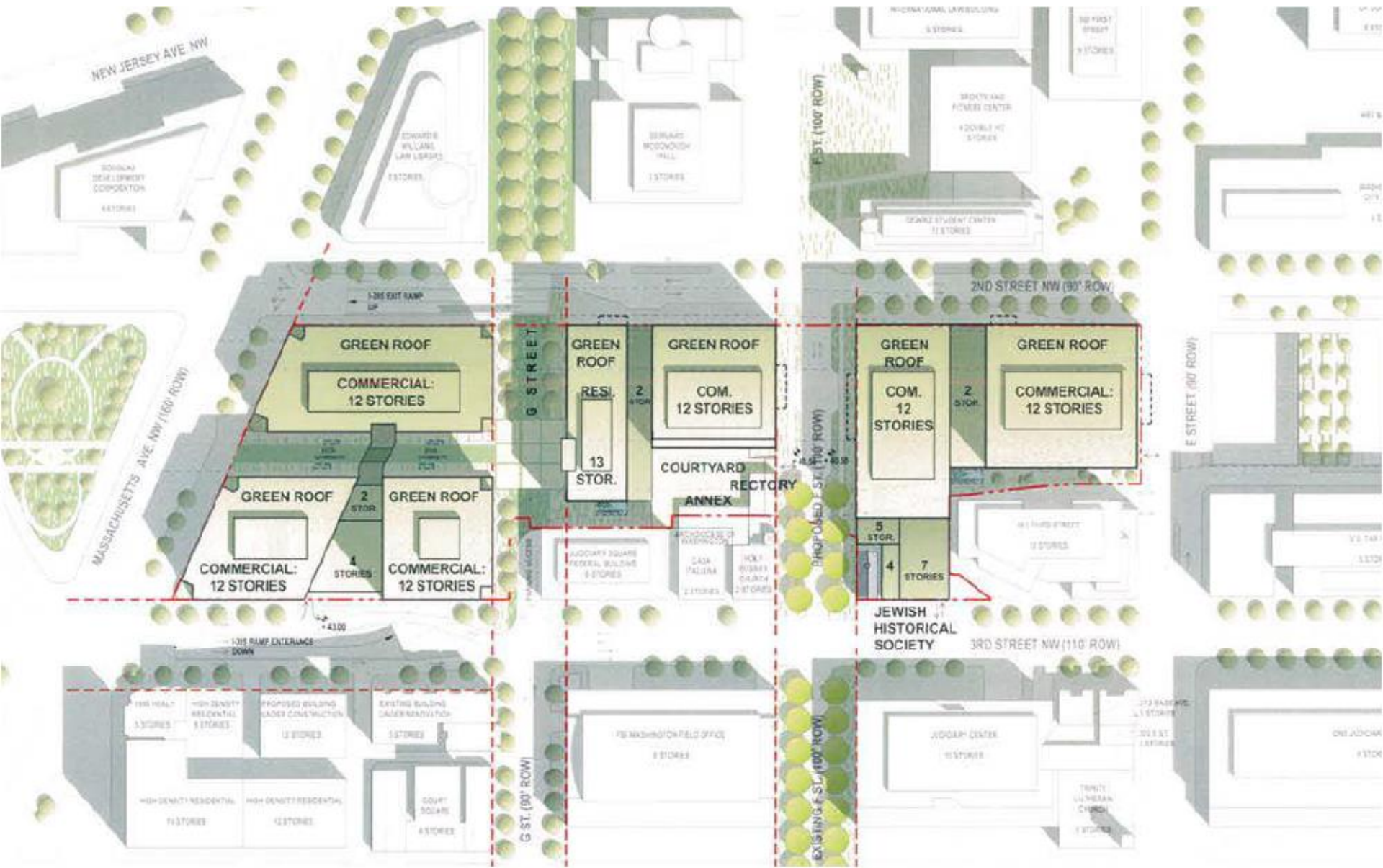


LEGEND:
 --- SITE PROPERTY
 --- RIGHT OF WAY

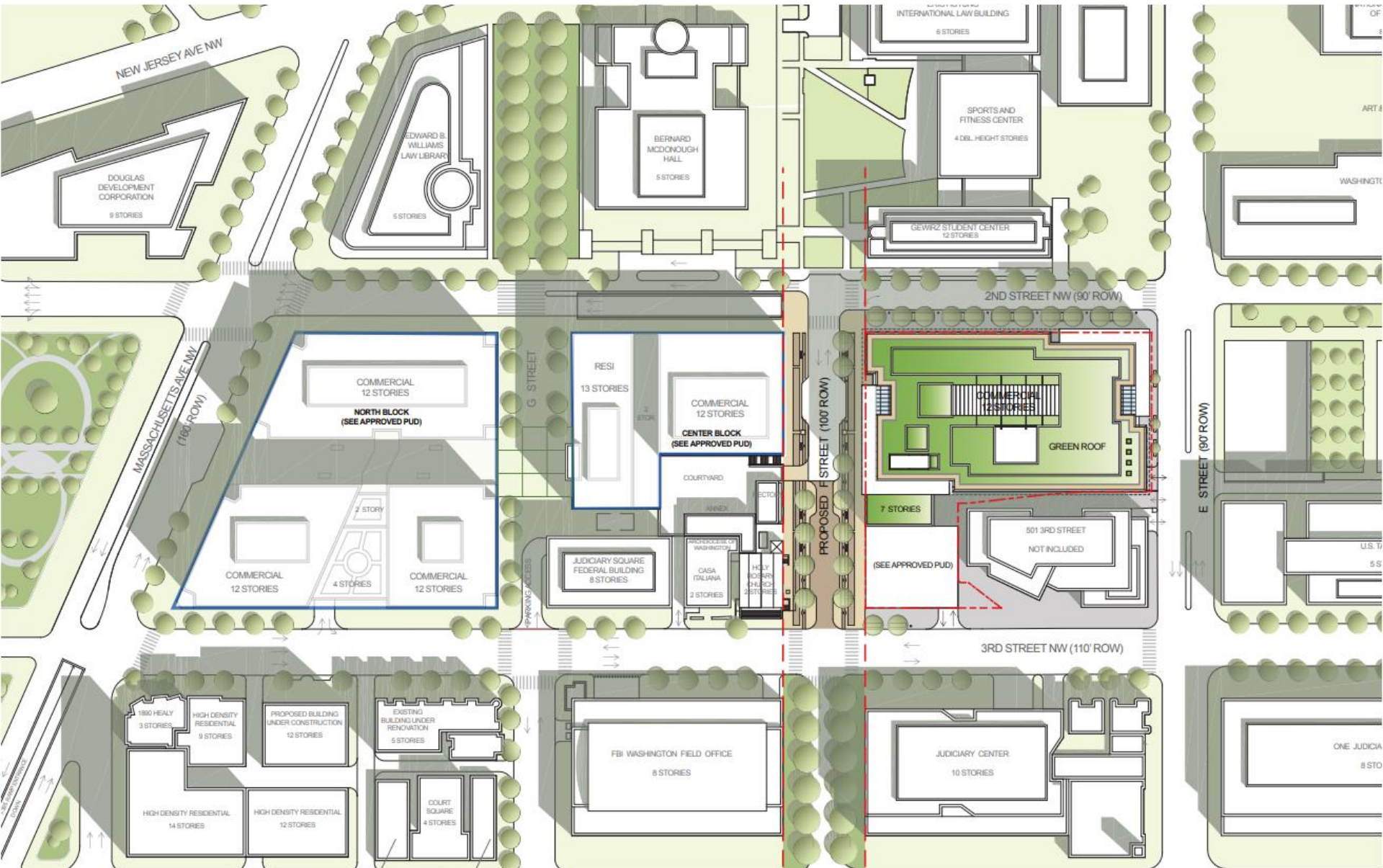
Podium Concept



Illustrative Site Plan



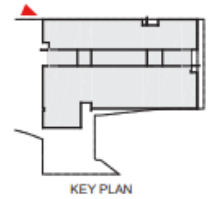
Illustrative Site Plan – South Block



Approved South Block Office Building



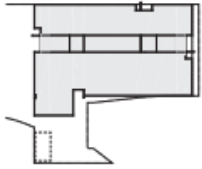
Approved South Block Office Building



Approved South Block Office Building



Approved South Block Office Building



Legal Standard of Review for PUD Time Extension

The Zoning Commission may extend the time period for an approved PUD for good cause, provided the following conditions are met:

1. The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond;
2. There is no substantial change in any of the material facts upon which the Commission based its original approval of the application that would undermine the Commission's justification for approving the original application; and
3. The applicant demonstrates with substantial evidence that there is good cause for such extension, as provided in 11-Z DCMR § 705.2(c).

11-Z DCMR § 705.2

Application Meets the Legal Standard

1. The Applicant will serve all parties with a copy of the application at the time it is filed, and the parties will be given 30 days or more to respond. The only parties to the underlying case were ANC 2C and 6C (boundaries have changed; property is now within ANC 6E);
2. The Applicant does not propose any changes to the approved project and is fully committed to moving forward and complying with all conditions and obligations imposed by the order; and
3. The Applicant will demonstrate with substantial evidence that it has been unable to move forward with the project due to a variety of factors beyond its reasonable control.

Application Meets the Legal Standard

The Applicant has been unable to move forward with development of the office building on the South Block for the following reasons:

1. Unprecedented office vacancy rates following Covid-19, including at Capitol Crossing;
2. No market for new office development;
3. High construction costs;
4. Supply chain issues;
5. Labor shortages;
6. High interest rates;
7. Tightened credit.

Application Meets the Legal Standard

Despite the challenging market, the Applicant has made considerable progress in moving the project forward as follows:

1. Constructed the platform and base infrastructure, including below-grade parking and loading facilities;
2. Constructed two office buildings on North Block; the rectory and annex for HRC on Center Block; and relocated synagogue from South Block;
3. Constructed F and G Streets, roadway bridges, and highway portals;
4. Installed traffic signals, streetlights, water and sewer lines, curb inlets, etc. (\$200 million spent on public space infrastructure);
5. On the South Block – Received approvals from DDOT and installed public space improvements; obtained approvals from DOEE, DC Water, Pepco, Washington Gas, Verizon, and installed utility infrastructure.
6. Recorded required covenants.

Revised Deadlines

Current deadlines established by ZC Order Nos. 08-34 *et seq.*:

1. File building permit application by August 28, 2025 ; and
2. Start construction by August 28, 2027.

Proposed deadlines if two-year extension is approved:

1. File building permit application by August 28, 2027 ; and
2. Start construction by August 28, 2029.

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