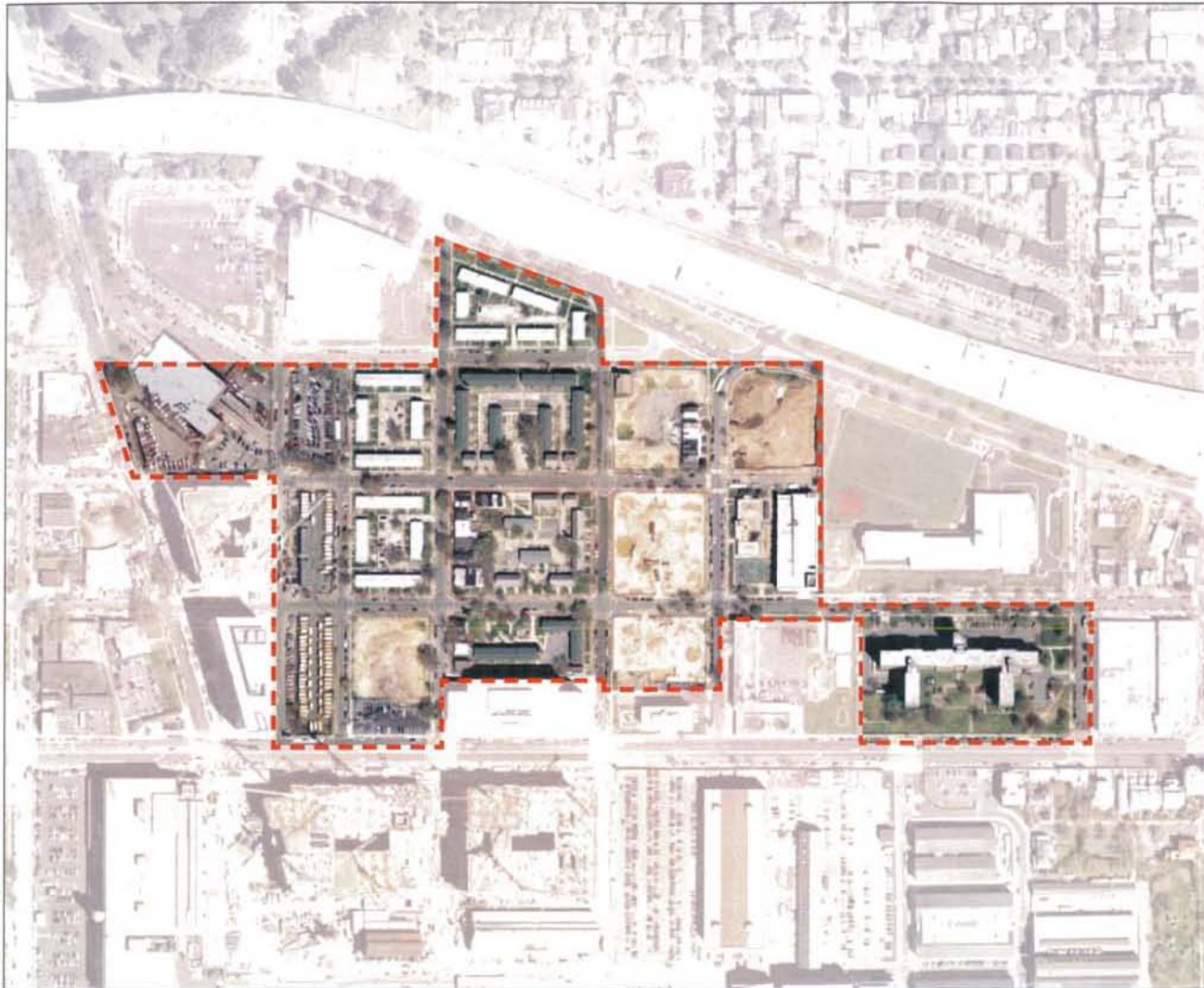




ARTHUR CAPPER CARROLLSBURG

PLANNED UNIT DEVELOPMENT

WASHINGTON, DC

**PREHEARING STATEMENT
REQUEST FOR MODIFICATIONS OF
CONDITIONS OF
ORDER NO. 03-12/03-13 &
ORDER NO. 03-12D/03-13D**

01 DECEMBER 2008

APPLICANT

CAPPER CARROLLSBURG VENTURE, LLC
DISTRICT OF COLUMBIA HOUSING AUTHORITY

DEVELOPER

FOREST CITY | WASHINGTON
MID-CITY URBAN LLC

ARCHITECTS

SHALOM BARANES ASSOCIATES
LESSARD GROUP

LANDSCAPE ARCHITECT

EDAW | AECOM

TRAFFIC CONSULTANT

GOROVE / SLADE ASSOCIATES, INC.

CIVIL ENGINEER

VIKA INCORPORATED

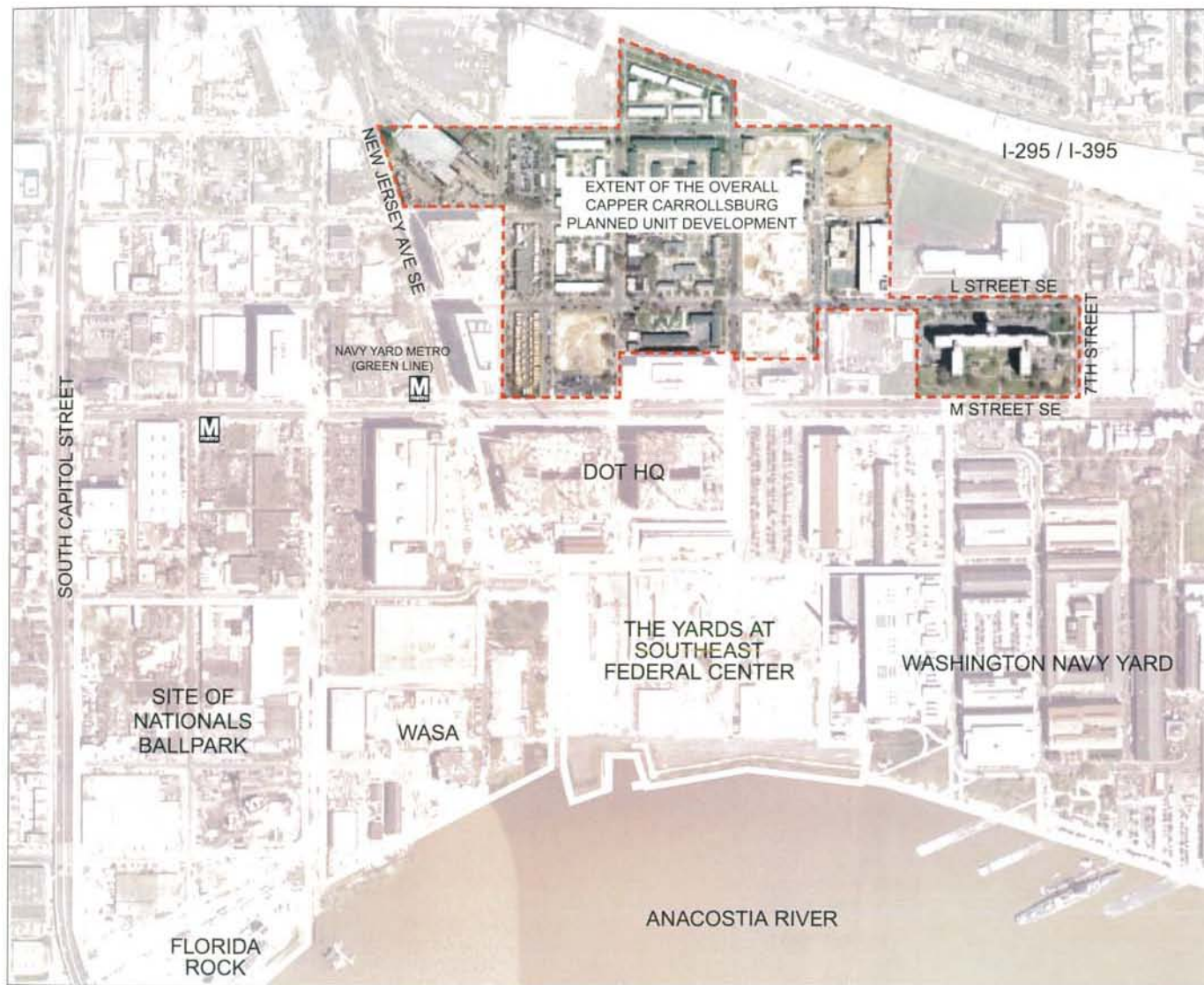
LAND USE COUNSEL

HOLLAND & KNIGHT, LLP

2008 DEC - 2:48 PM
CASE: 03-12/03-13-17
EXHIBIT 4

VICINITY MAP

2406.11(b)



CAPPER / CARROLLSBURG PUD

WASHINGTON, DC

01 DECEMBER 2008 copyright: ©2008 L&R, PC

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates

architects

PUD PRE-HEARING STATEMENT SUBMISSION

1.1

CAPPER/CARROLLSBURG OVERALL ANALYSIS

SITE PLAN DEVELOPMENT DATA APRIL 18, 2005

Square	Proposed Use	Number of Stories	Blkg Height (Feet)	Number of Units	SF of Office Retail	Square Dimensions	Building Area (Footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	85 to 130	322	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
767 (1)	Residential Apartments	8	88	147	0	203' 0" x 231' 0"	46,893	0.34	1,837.02	46,893	0.34
768 (1)	Residential Apartments	11	110	295	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
769 - A (1)	Residential Apartments	10	110	111	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
769 - B (1)	Office	11	110	0	222,522	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
769 total (1)											
797 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
798 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
799 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
800 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
824 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
825 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
S-825-A (1)	Residential Senior Apartments	8	88	147	0	203' 0" x 231' 0"	46,893	0.34	1,837.02	46,893	0.34
S-825-B (1)	Residential Senior Apartments	8	88	147	0	203' 0" x 231' 0"	46,893	0.34	1,837.02	46,893	0.34
S-825 total											
N-853 (Part)	School	4	50	162	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
880 (1)	Residential Senior Apartments	8	88	147	0	203' 0" x 231' 0"	46,893	0.34	1,837.02	46,893	0.34
881 West (1)	Community Center	2	35	0	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
882-A	Residential Apartments	4 to 9	66	189	0	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
882-B	Office	8 to 10	62	0	484,793	106' 0" x 106' 0"	11,236	0.73	10,707.5	11,236	0.73
882 total											
Total											

- Revisions to data from 5-27-03 Preliminary PUD submission due to DDOF request to make 2nd Street a public street.
- Revisions to data from 5-27-03 Preliminary PUD submission due to refinement of unit designs and adjustments of unit types throughout the project.
- Revisions to data from 5-27-03 Preliminary PUD submission due to DDOF request to make a 3rd Place a public street and the zoning Commission's instruction to retain existing lots in private ownership.
- Revisions to data from 5-27-03 Preliminary PUD submission due to refinement of Senior Building design.
- Revisions to data from 5-27-03 Preliminary PUD submission due to enlargement of Community Center to accommodate potential future program expansion for community offices.

SITE PLAN DEVELOPMENT DATA DECEMBER 1, 2008

Square	Proposed Use	Number of Stories	Blkg Height (Feet)	Total Number of Units	ACC Rental Units	SF of Office	SF of Retail	SF of Residential	SF of Civic	Building Area (Footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR	Resid Parking	Office Retail Parking
739	Residential Apartments	6 to 13	85 to 130	322	96	0	920	420,763	0	51,735	0.73	4,800.13	70,732.79	6.08	290	
767	Residential Apartments	8	88	147	96	0	4,000	178,210	0	30,368	0.78	18,221.0	38,813.00	4.58	132	
768	Residential Apartments	11	110	295	73	0	6,000	388,052	0	38,368	0.76	39,405.2	39,813.00	6.90	265	
769 - A	Residential Apartments	10	110	111	34	0	4,000	177,330	0	30,410	0.73	18,142.0				
769 - B	Office	10	130	0	0	222,522	10,660	0	0	23,600	0.74	23,600.0			152	
769 total																150
797	Residential Townhomes / Stacked Units	3 to 4	30-45	48	11	0	0	85,305	0	25,831	0.83	85,305	42,505.38	1.34	45	
798	Residential Townhomes / Stacked Units	3 to 4	30-45	70	17	0	0	102,354	0	38,822	0.80	102,354	77,413.70	1.32	63	
799	Residential Townhomes / Stacked Units	3 to 4	30-45	47	9	0	0	70,581	0	26,731	0.48	70,581	58,628.70	1.21	41	
800	Residential Townhomes / Stacked Units	3 to 4	30-45	46	21	0	0	83,088	0	23,458	0.53	83,088	44,247.68	1.43	28	
824	Residential Townhomes / Stacked Units	3 to 4	30-45	42	11	0	0	86,750	0	21,924	0.56	86,750	38,363.53	1.44	34	
825	Residential Townhomes / Stacked Units	3 to 4	30-45	58	14	0	0	78,484	0	30,479	0.82	78,484	48,345.28	1.58	49	
S-825-A	Residential Senior Apartments	3 to 4	30-45	12	3	0	0	19,426	0	6,945	0.84	19,426			15	
S-825-B	Residential Senior Apartments	4	45	136	136	0	0	112,269	0	23,715	0.73	112,269			33	
S-825 total																
N-853 (Part)	School	4	50	162	162	0	0	49,400	0	22,580	0.36	49,400	58,417.20	0.61		
880	Residential Senior Apartments	8	88	147	147	0	0	133,285	0	32,968	0.73	133,285	44,917.35	2.67	27	
881 West	Community Center	2	35	0	0	0	0	28,000	0	17,400	0.48	28,000	35,566.78	0.78		
882-A	Residential Apartments	4 to 9	66	189	38	0	0	189,188	0	47,524	0.68	189,188			172	
882-B	Office	8 to 10	62	0	0	484,793	15,000	0	0	55,741	0.68	428,793	158,215.82	4.35		294
882 total																
Totals				1747	695	708,302	51,000	2,052,315	77,900	534,024	0.61	2,889,517	870,871	3.32	1346	434



CAPPER / CARROLLSBURG PUD

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

WASHINGTON, DC 01 DECEMBER 2008 0024/RIGHT, 03059 / AKK / PG.

PUD PRE-HEARING STATEMENT SUBMISSION 1.2

CAPPER/CARROLLSBURG OVERALL PLAN



CAPPER / CARROLLSBURG PUD

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects