



Capitol Crossing

200 F Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

Request for a Minor Modification to the Second Stage PUD for Capitol Crossing South Block

April 20 2016

OWNER
CAPITOL CROSSING V LLC.

APPLICANT
CENTER PLACE HOLDINGS LLC



LAND USE COUNSEL
HOLLAND & KNIGHT LLP

MASTER PLANNER
SKIDMORE, OWINGS & MERRILL LLP

ARCHITECT
KOHN PEDERSEN FOX ASSOCIATES PC

LANDSCAPE ARCHITECTS
LEE AND ASSOCIATES

CIVIL ENGINEERS AND SURVEYORS
WILES MENSCH CORPORATION

SUSTAINABILITY CONSULTANTS
GREENSHAPE LLC

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No. Title

Filing Requirement
DCMR 11, Section

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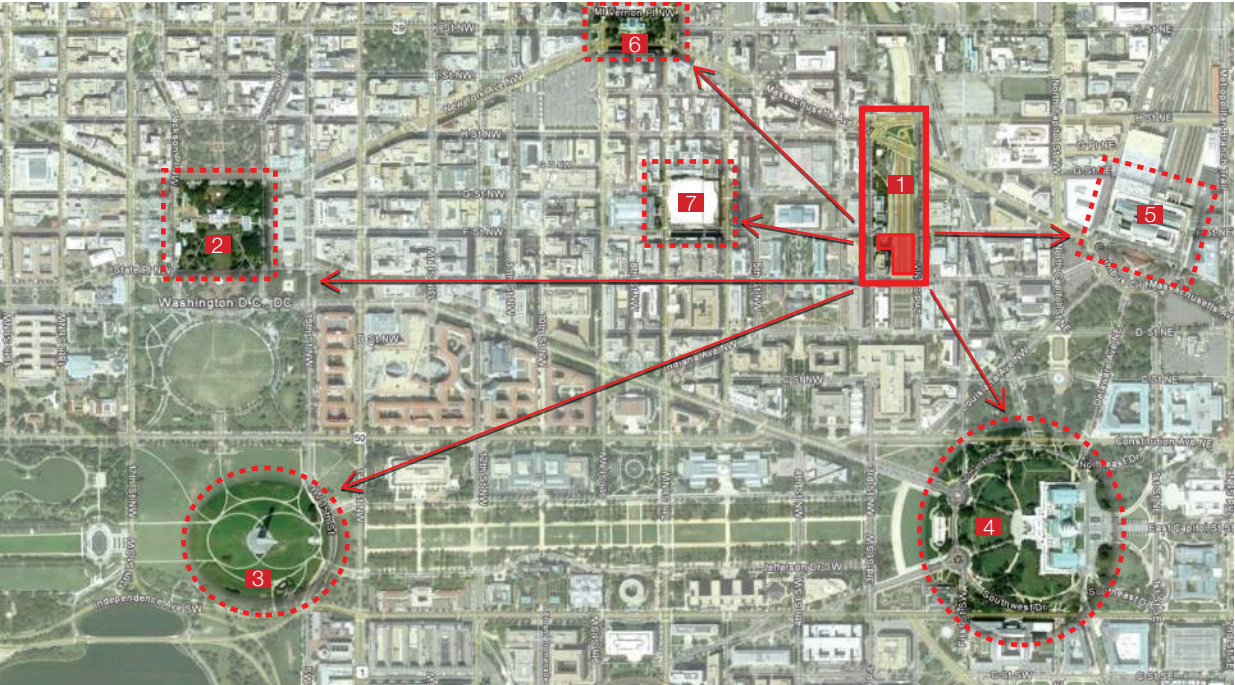
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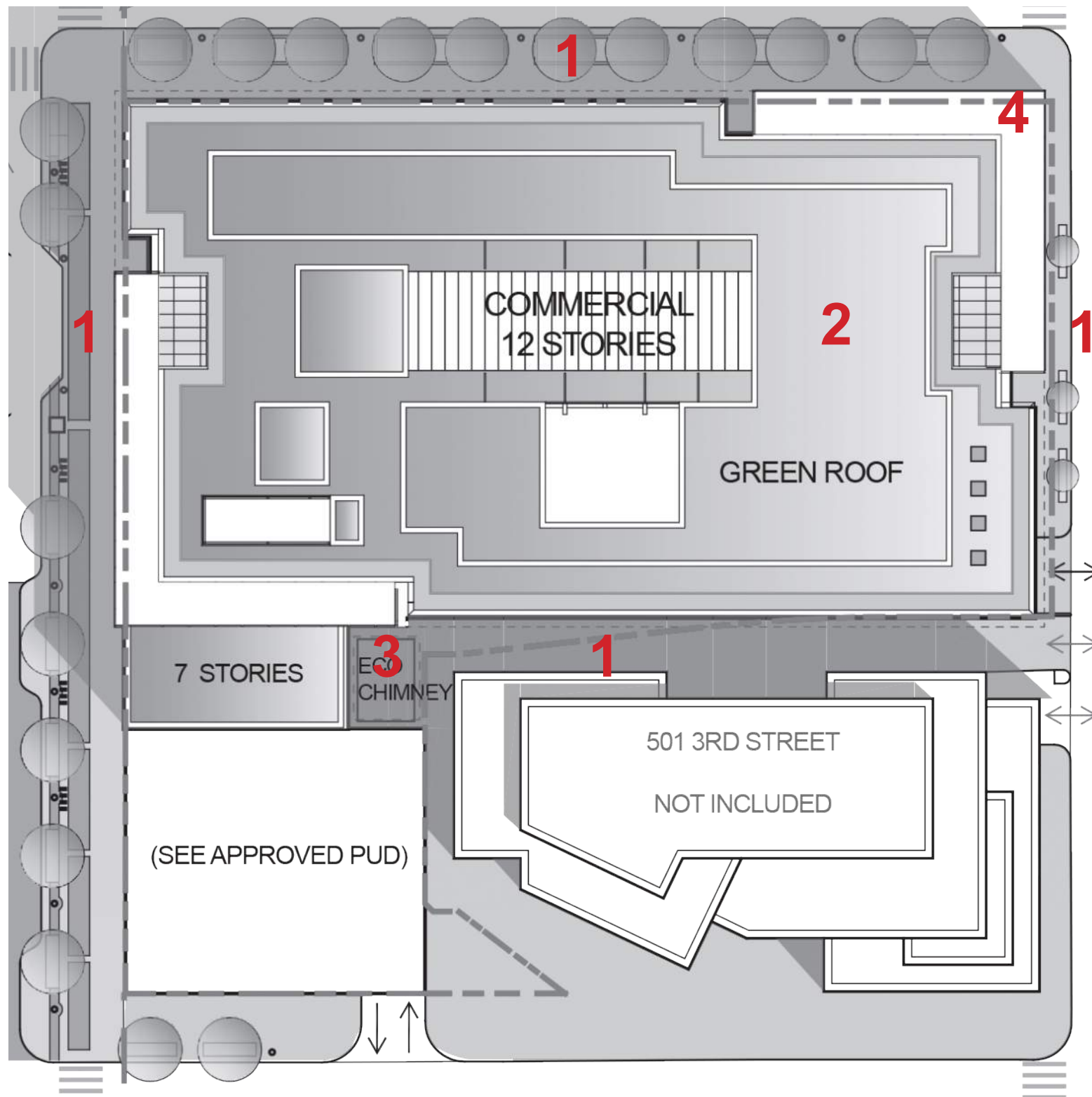
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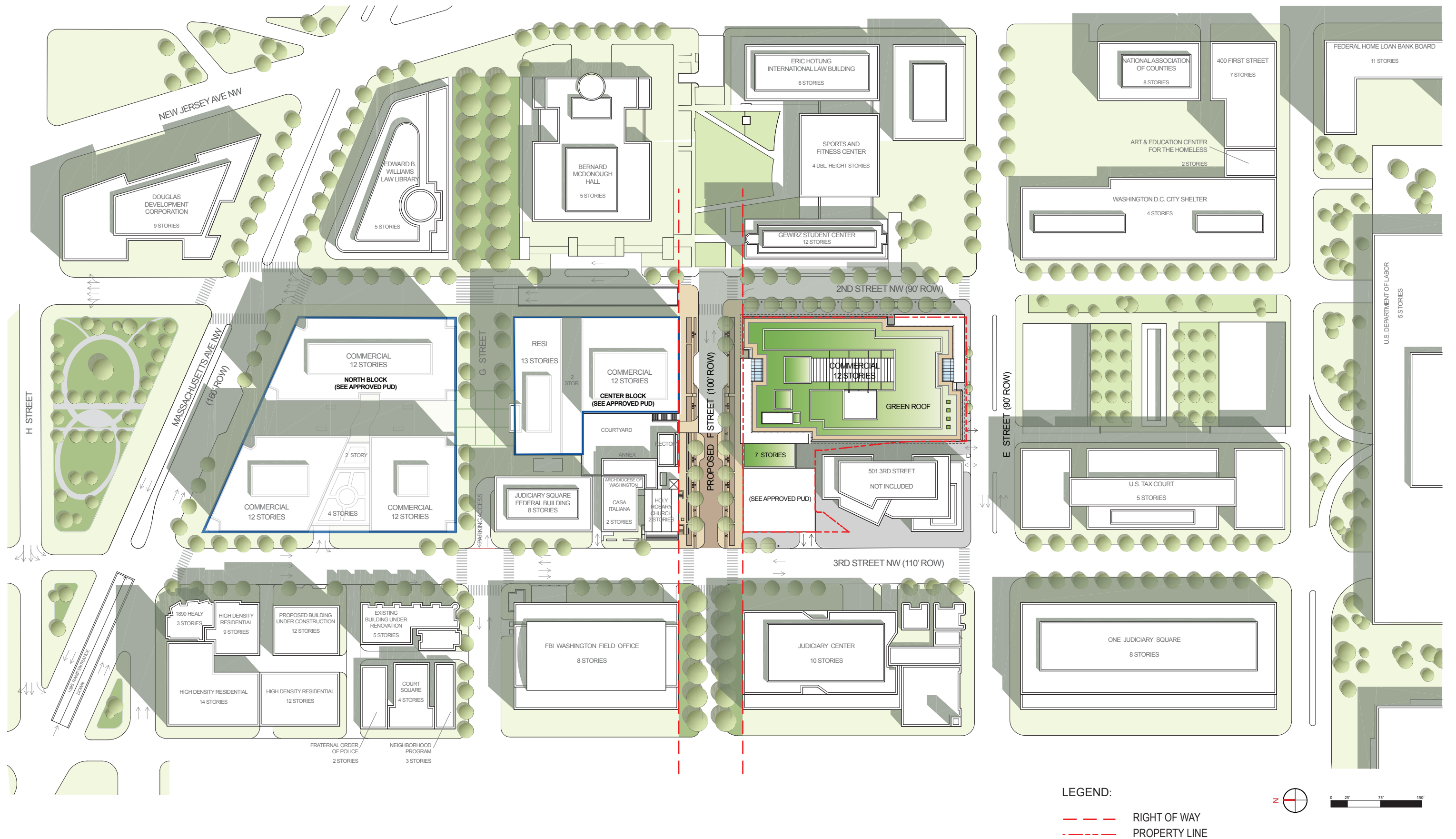


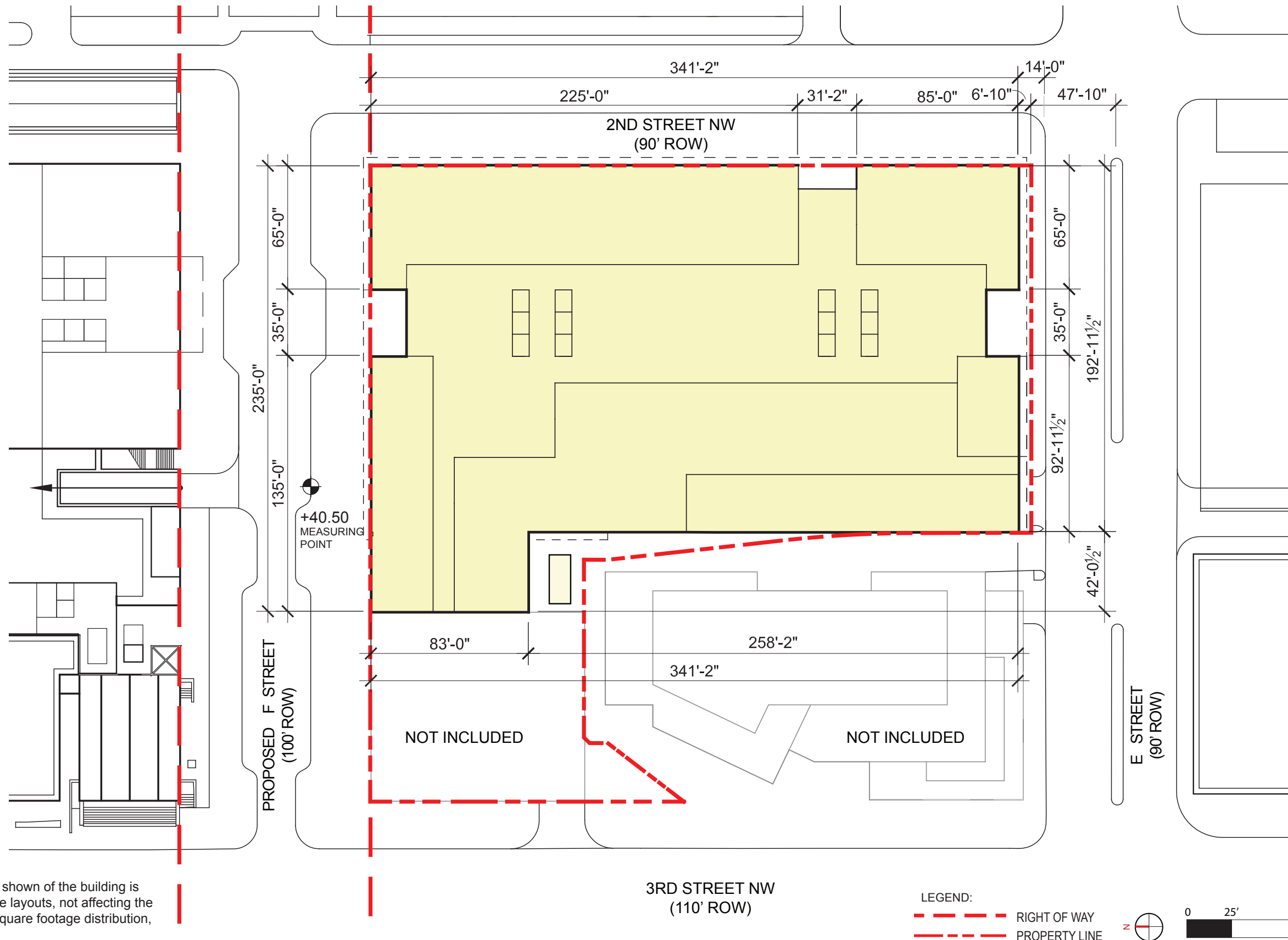
CONTEXT PLAN



List of Modifications to November 08 2012 Approved PUD

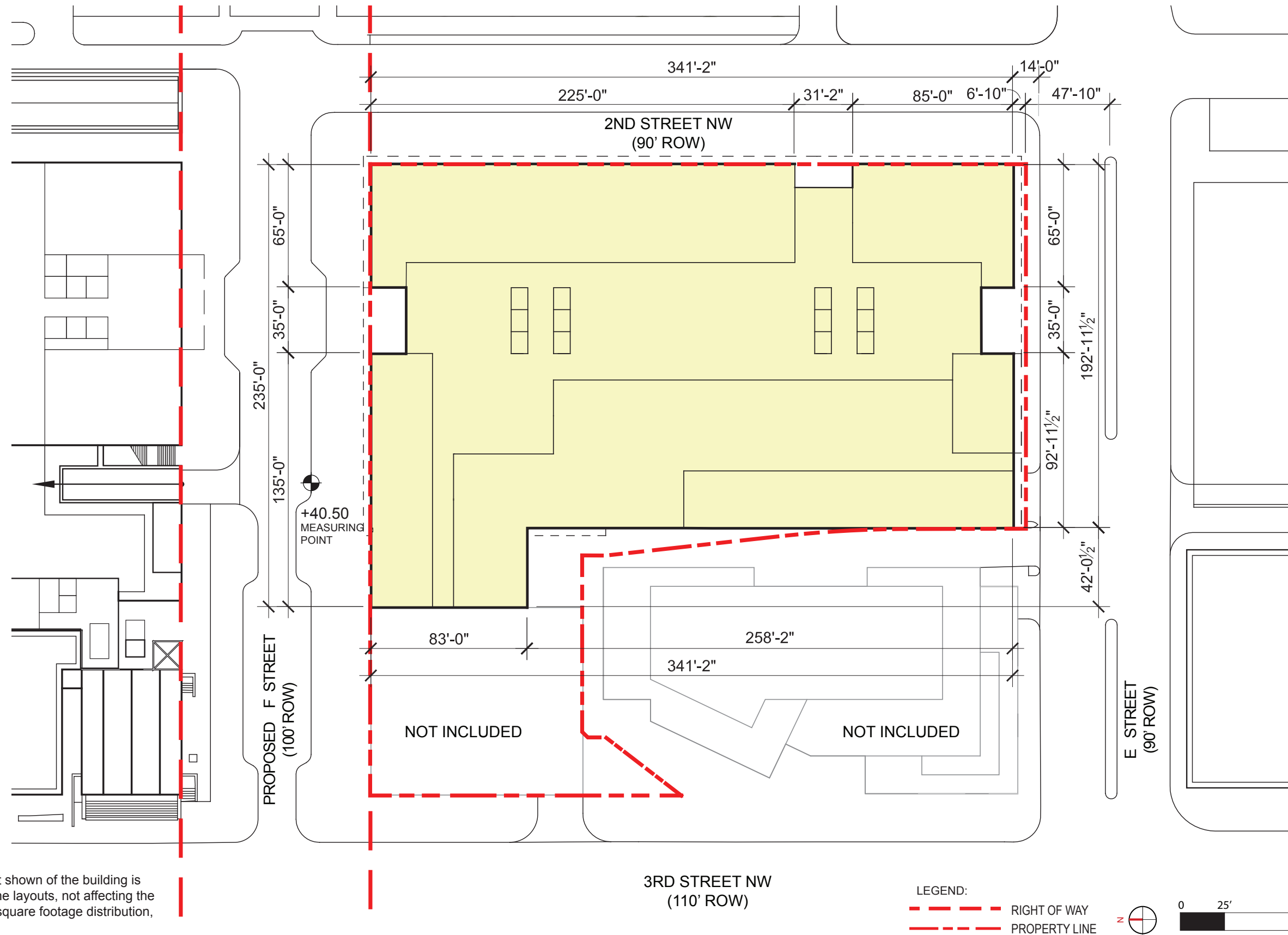
1. Facade and Wall Type Modifications
2. Penthouse Plan - Modified penthouse footprints, and landscape plan compliant with height and setback requirements.
3. Removal of Eco-Chimney
4. L11 Terrace Modification





Capitol Crossing

Approved Second Stage PUD - ZC Order No. 08-34A - November 08, 2012



Dimensioned Site Plan

SITE AREA:		ZONING DISTRICT: PUD/C-4	
NORTH BLOCK	107,505.79	Per Zoning Commission Order No. 08-34	
CENTER BLOCK	61,800.38		
SOUTH BLOCK	85,364.10		
TOTAL SITE AREA		254,670.27	
REQUIRED / ALLOWED:		PUD - PROPOSED	
LOT OCCUPANCY:			
11 DCMR 772.1	South Block	100%	92.38%
REAR YARD:			
11 DCMR 774.11	2.5" wide per foot of height measured from the finish grade at the rear of the structure to the highest point of the roof or parapet. 130.0' x 2.5" / 12" = 27'-1"	47'-10" Measured from centerline of E Street NW	
USES:			
11 DCMR 750	Office, Retail	Office, Retail	
FLOOR AREA RATIO (FAR)			
11 DCMR 750	9.0	8.66 Per Zoning Commission Order No. 08-34	
BUILDING HEIGHT			
11 DCMR 2405.1	130'	130' from measuring point	
PENTHOUSE HEIGHT			
11 DCMR 770.6 d	18'-6"	18'-6"	
PARKING:			
11 DCMR 2101.1	Parking Required & Provided Approved Per Zoning Commission Order No. 08-34.	Parking Quantities Indicated Are Provided For The Entire PUD.	
Offices:		1,088 spaces	1,088 spaces
Retail:		20 spaces	20 spaces
Residential:		38 spaces	38 spaces
TOTAL:		1,146 spaces	1,146 spaces
BICYCLE SPACES			
11 DCMR 2119.2	57 bicycles	440 bicycles	
LOADING:			
11 DCMR 2201.1	TOTAL:	4 berths @ 30-ft, 2 berth @ 55-ft deep 4 platforms @ 100-sf, 2 platform @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

NOTE: Parking, Loading, and Bicycle Parking are provided for the entire PUD.

FAR Tabulations: Gross floor area (GFA) above grade in square feet						FAR	
SOUTH BLOCK							
	OFFICE	RETAIL	JHS - NEW BUILDINGS	JHS - EXISTING			
LEVEL 12	51,051	0					
LEVEL 11	53,541	0					
LEVEL 10	55,226	0					
LEVEL 9	55,226	0					
LEVEL 8	55,226	0					
LEVEL 7	58,681	0					
LEVEL 6	58,681	0					
LEVEL 5	58,681	0					
LEVEL 4	58,681	0					
LEVEL 3	58,681	0					600
LEVEL 2	57,331	0					1,925
LEVEL 1	49,245	19,101					1,925
TOTAL	670,251	19,101	45,765	4,449	739,566		
					8.66		

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LOADING:			
11 DCMR 2201.1	4 berths @ 30-ft, 2 berth @ 55-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep	
TOTAL:	4 platforms @ 100-sf, 2 platform @ 200-sf	8 platforms @ 100-sf, 1 platform @ 200-sf	
	3 service/delivery spaces @ 20-ft deep	4 service/delivery spaces @ 20-ft deep	
NOTE: Parking, Loading, and Bicycle Parking are provided for the entire PUD.			

FAR Tabulations: Gross floor area (GFA) above grade in square feet					FAR
SOUTH BLOCK					
	OFFICE	RETAIL	JHS - NEW BUILDINGS	JHS - EXISTING	
Penthouse Mechanical*	13,230				
Penthouse Habitable**	15,000				
LEVEL 12	50,817	0			
LEVEL 11	54,557	0			
LEVEL 10	54,557	0			
LEVEL 9	54,557	0			
LEVEL 8	54,557	0			
LEVEL 7	58,001	0			
LEVEL 6	58,001	0			
LEVEL 5	58,001	0			
LEVEL 4	58,001	0			
LEVEL 3	58,001	0			
LEVEL 2	56,843	0			
LEVEL 1	43,029	20,284			
TOTAL	658,922	20,284	45,765	4,449	
729,420					8.54
TOTAL OFFICE AND RETAIL		679,206			*Penthouse mechanical space is not included in calculating FAR for a building per 11 DCMR § 411.13(a). **Penthouse habitable space less than 0.4 FAR is not included in calculating FAR for a building per 11 DCMR § 411.13(c).