



**F STREET N.W.**



# Return to L'Enfant

1.8 First-Stage PUD Application

December 31, 2008

# Aerial from White House to Union Station

**SOM** Louis Dreyfus Property Group

ZONING COMMISSION  
 District of Columbia  
 CASE NO. 08-34  
 EXHIBIT NO. 542

A. East Elevation of I-395 Corridor



B. West Elevation of I-395 Corridor



Land Use Diagram



**LEGEND:**

OCTO: Office of the Chief Technology Office

JHS: Jewish Historical Society

HOLY ROSARY: From left to right: Casa Italiana, Holy Rosary Church, Rectory and Annex.

- 5 NUMBER OF STORIES
- RESIDENTIAL
- OFFICE
- INSTITUTIONAL
- HOSPITALITY



1



1



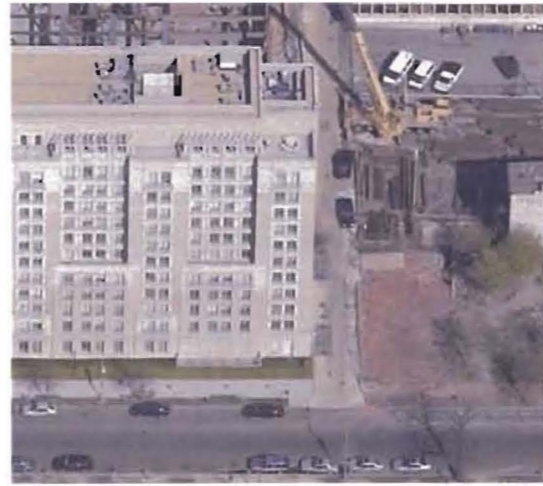
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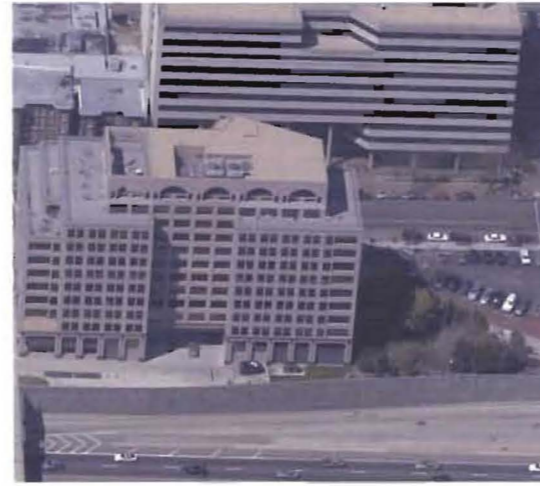
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11



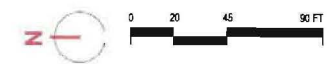
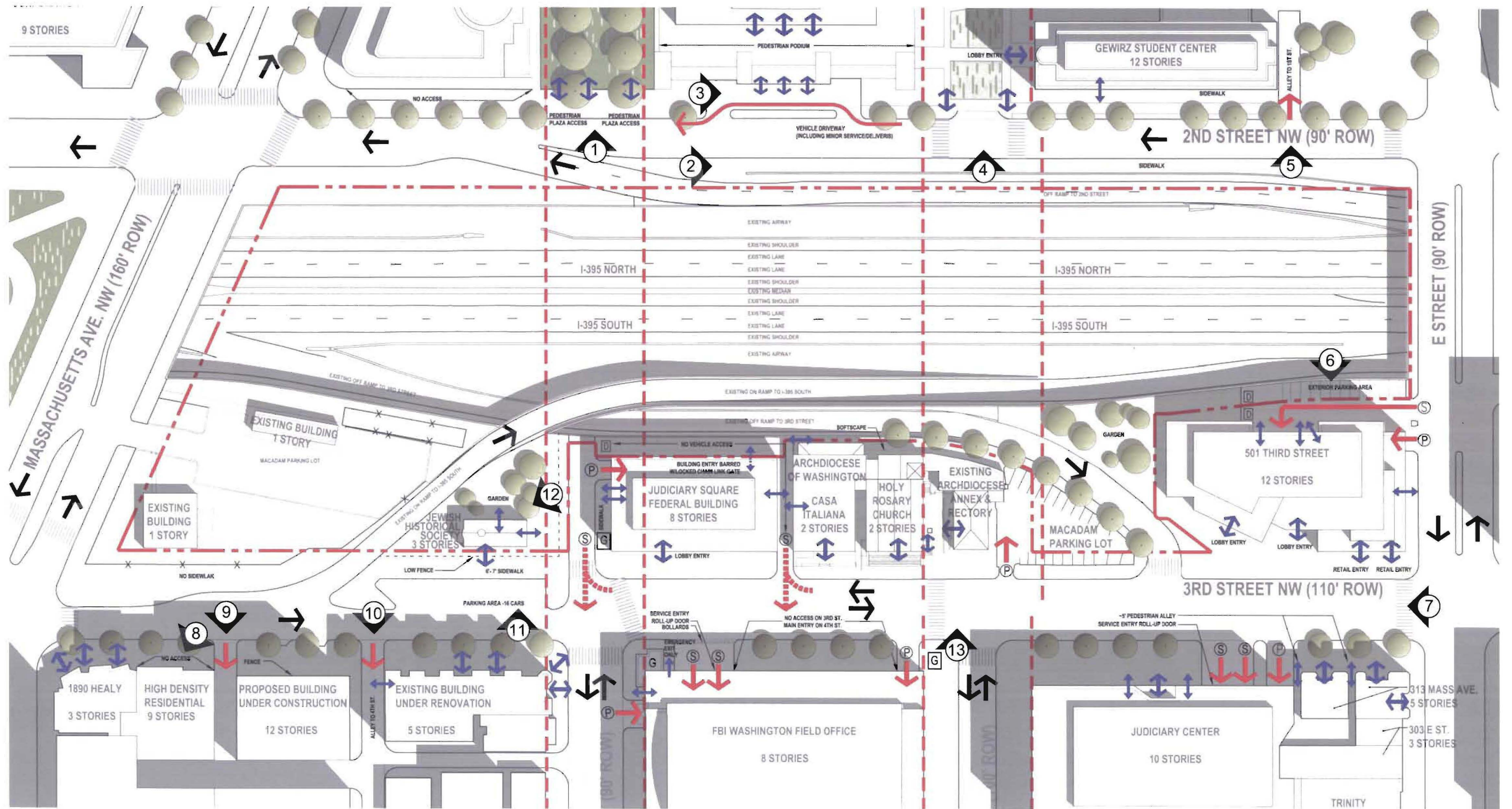
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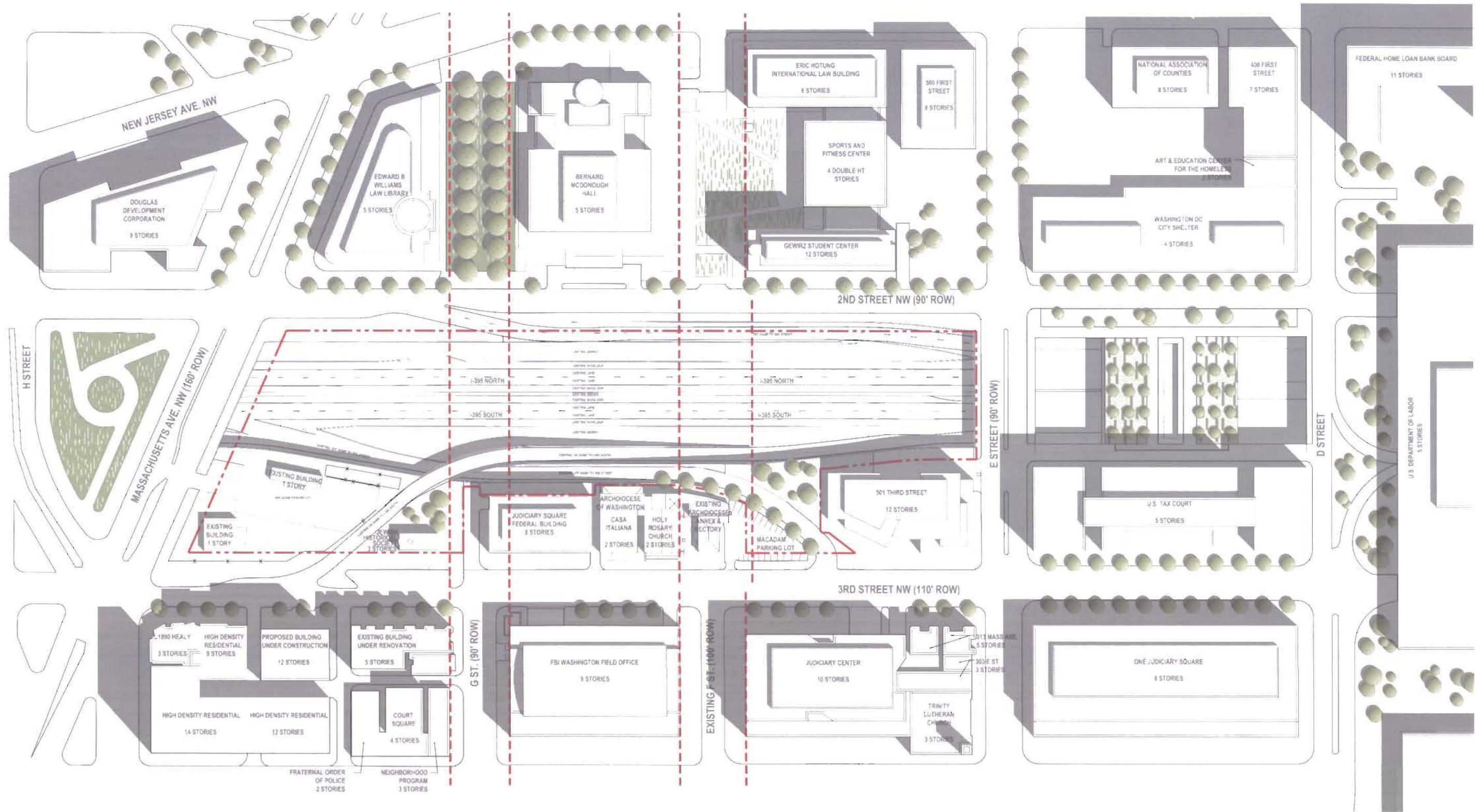
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# Existing Access - 1 of 2



**LEGEND:**

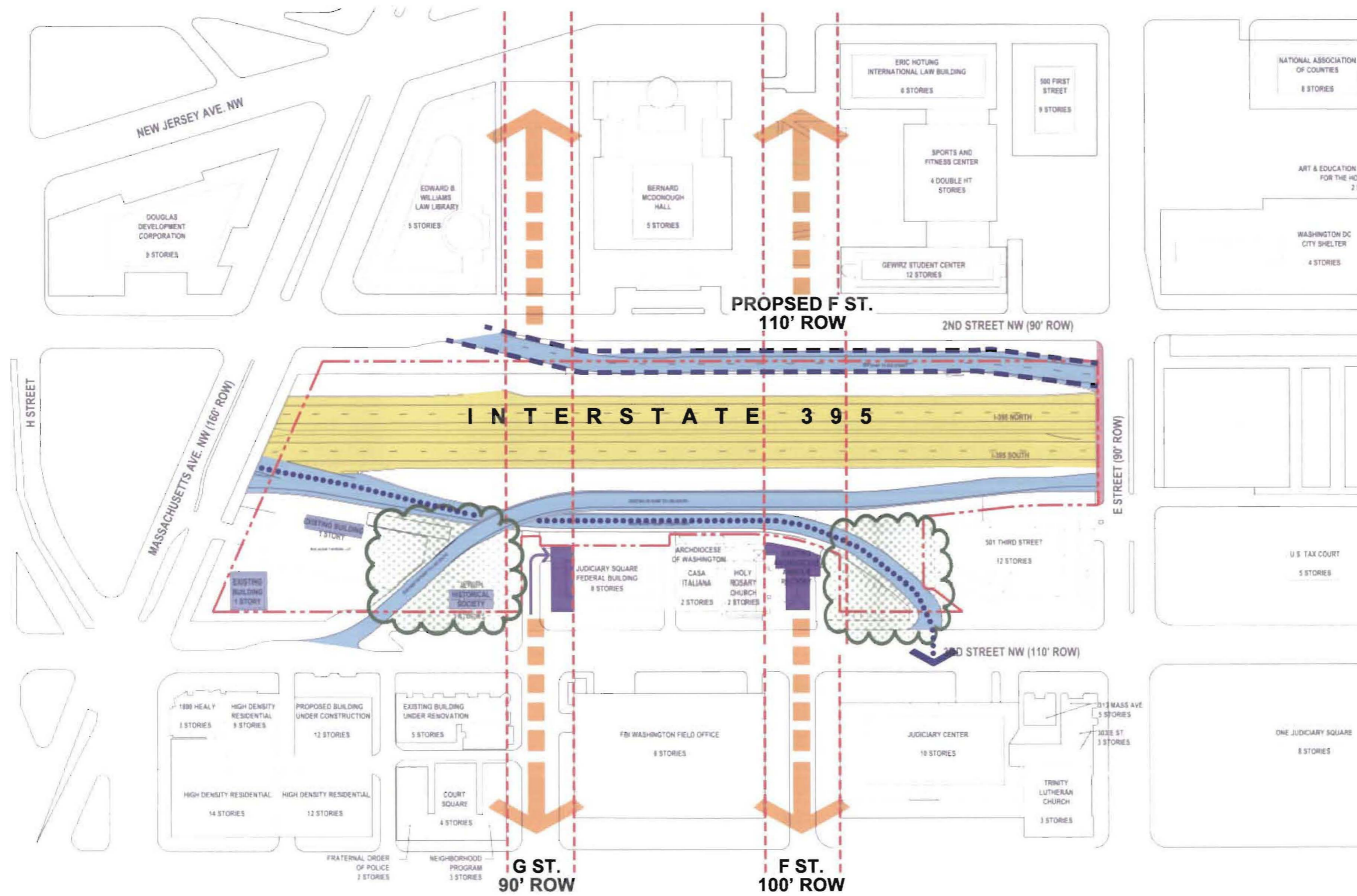
---	PROPERTY LINE	←	DRIVEWAY	←	ROAD TRAVEL LANE
- - -	RIGHT OF WAY	←	TRUCKS BACK IN ONLY	↔	MAIN ACCESS
G	GUARD BOOTH	S	SERVICE	↔	SECONDARY ACCESS
D	DUMPSTER	P	PARKING		PEDESTRIAN CROSSING



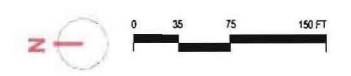
**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY

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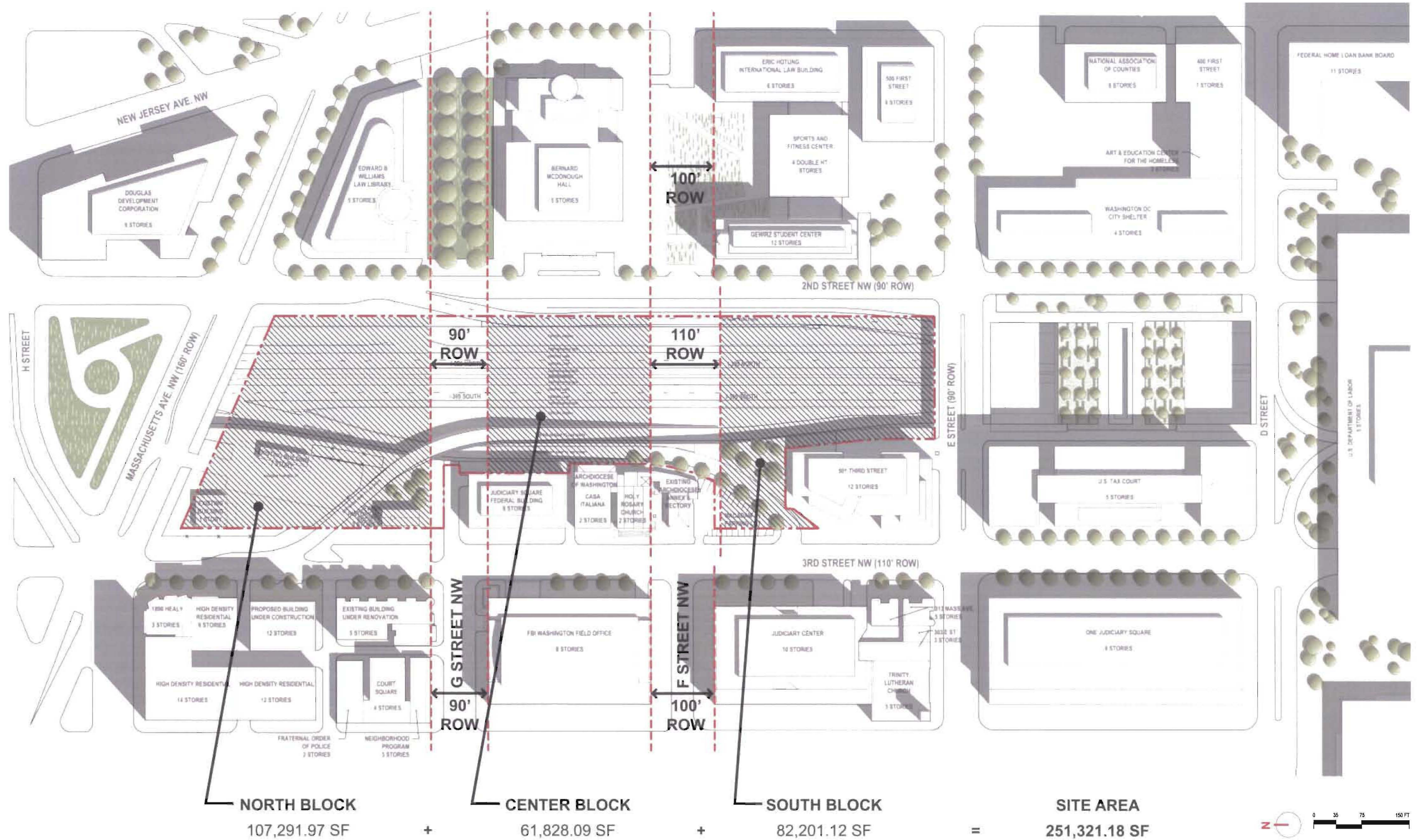
# Existing Site Plan



- CONSTRAINTS:**
- I-395 FREEWAY
  - I-395 ACCESS RAMP
  - NARROW SIDEWALK
  - BUILDING IN PROPERTY
  - BUILDING IN ROW
  - EXISTING PARKING ACCESS
- ISSUES:**
- I-395 ENTRANCE RAMP INSIDE PROPERTY WOULD PREVENT STREET FRONTS AND ACCESS TO FUTURE BUILDINGS ON 2ND STREET
  - I-395 EXIT RAMP CURRENTLY UNDERUSED
  - SUBURBAN RAMP CONFIGURATION LIMITS THE REAL ESTATE POTENTIAL OF THE TERRA FIRMA PIECES IN THE PROPERTY
  - CROSS-CITY CONNECTIVITY INTERRUPTED BY THE FREEWAY



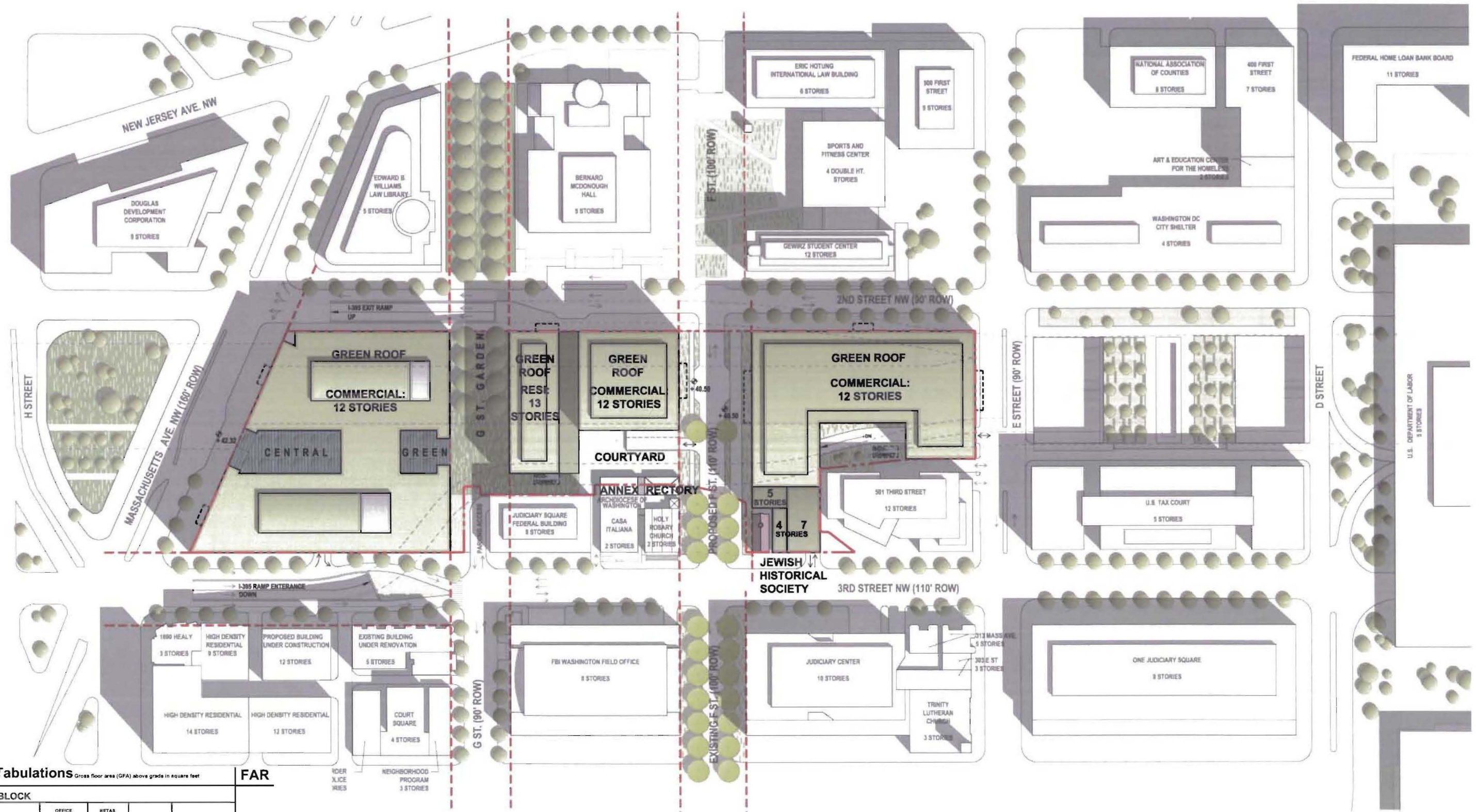
- LEGEND:**
- PROPERTY LINE
  - RIGHT OF WAY



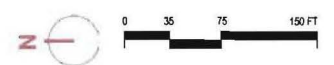
**LEGEND:**  
 - - - - - SITE PROPERTY  
 - - - - - RIGHT OF WAY

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# Site Area



FAR Tabulations					Gross floor area (GFA) above grade in square feet		FAR	
<b>NORTH BLOCK</b>								
	OFFICE	RETAIL						
<b>TOTAL</b>	1,006,348	34,968			<b>1,041,316</b>			<b>9.71</b>
<b>CENTER BLOCK</b>								
	COMMERCIAL	RESIDENTIAL	ANNEX	RECTORY				
<b>TOTAL</b>	280,891	180,384	2,310	2,378	<b>465,961</b>			<b>7.54</b>
<b>SOUTH BLOCK</b>								
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING					
<b>TOTAL</b>	587,533	45,785	4,449		<b>737,747</b>			<b>8.97</b>
<b>TOTAL FAR AREA</b>					<b>2,245,024</b>			<b>8.93</b>



- LEGEND:**
- PROPERTY LINE
  - RIGHT OF WAY
  - I-395 HWY BELOW
  - MEASURING POINT ELEVATION
  - SERVICE / PARKING GARAGE ACCESS

