

Capitol Crossing

200 F Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

Second Stage PUD Application Presubmission Hearing

August 31, 2012

OWNER

DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR
PLANNING AND ECONOMIC DEVELOPEMENT

APPLICANT

CENTER PLACE HOLDINGS LLC



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WILES MENSCH CORPORATION

SUSTAINABILITY CONSULTANTS
GREENSHAPE LLC



ZONING COMMISSION
District of Columbia
CASE NO.08-34A
EXHIBIT NO.16A1

No.	Title	Filing Requirement DCMR 11, Section
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LANDSCAPE

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SITE

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- 1

SITE
- 2

WHITE HOUSE
- 3

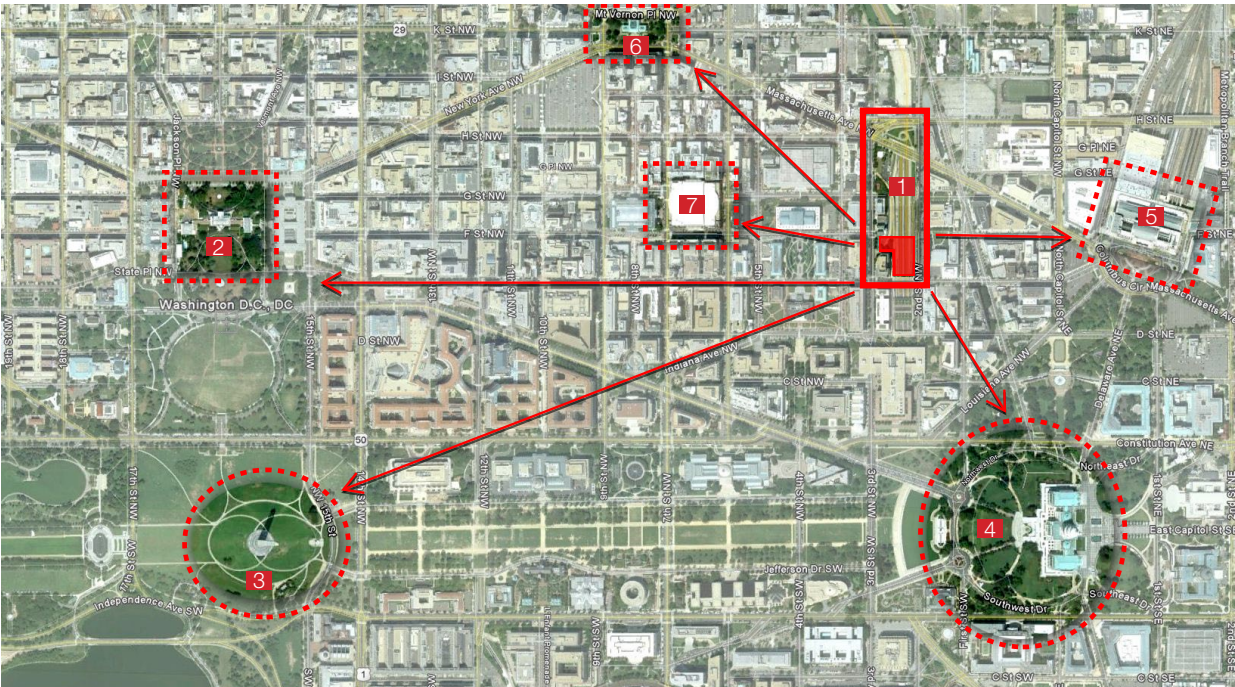
WASHINGTON MONUMENT
- 4

U.S. CAPITOL
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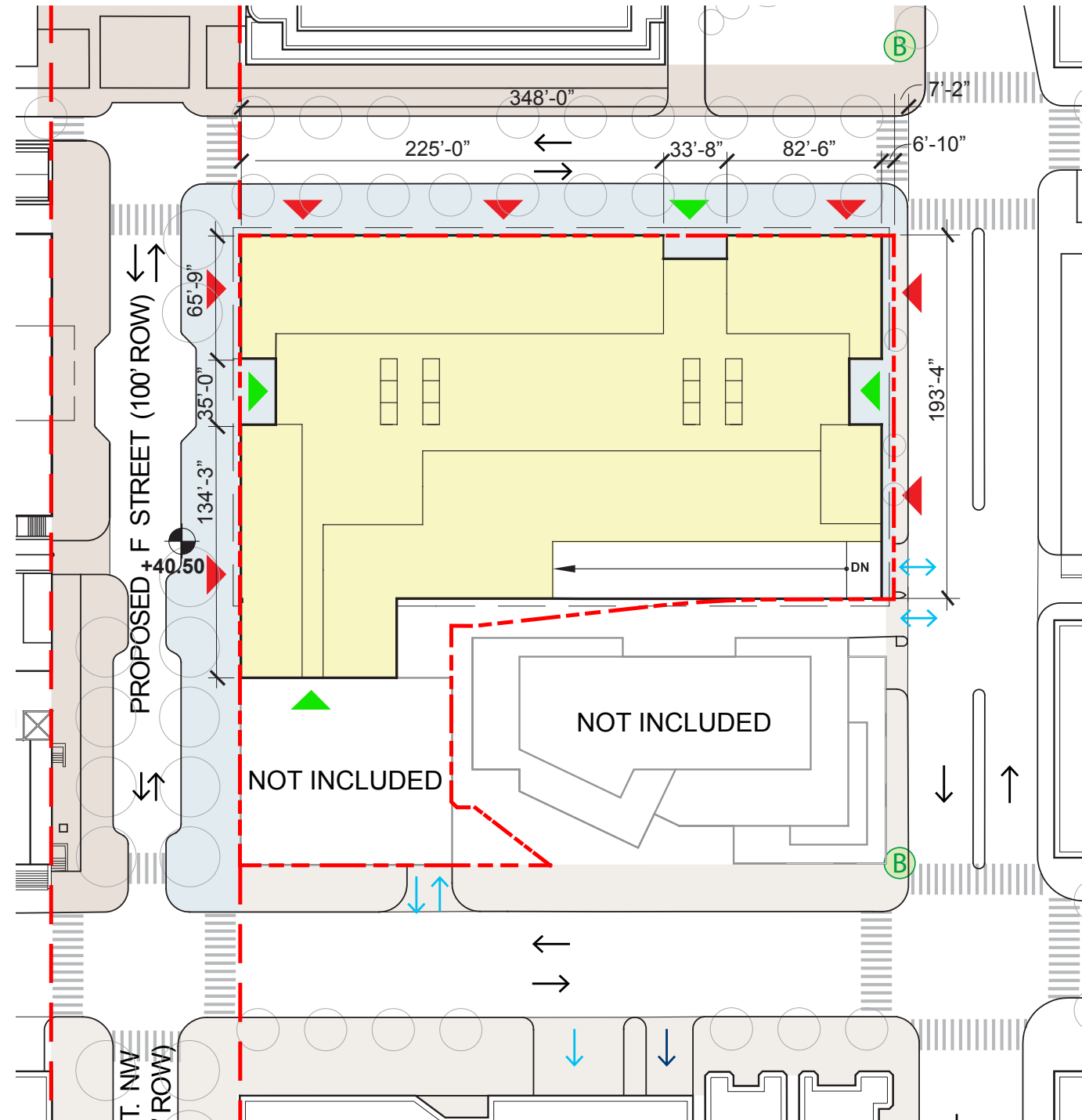
UNION STATION
- 6

MT. VERNON SQUARE
- 7

VERIZON CENTER



CONTEXT PLAN



NOTE: The interior layout shown of the buildings is schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

- LEGEND:
- RIGHT OF WAY
 - PROPERTY LINE
 - B METRO BUS STATION

- PEDESTRIAN CROSSING
- ← ROAD TRAVEL DIRECTION
- ↔ SERVICE ENTRANCE
- ↔ PARKING ENTRANCE

- ▲ COMMERCIAL ENTRANCE
- ▲ RETAIL ENTRANCE
- PEDESTRIAN CORRIDOR
- PEDESTRIAN CORRIDOR - EXISTING

Detailed Site Circulation

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"	
USES:	11 DCMR 750	Office, Retail	
FLOOR AREA RATIO (FAR)	9.0	8.66	
	11 DCMR 750	Per Zoning Commission Order No. 08-34	
BUILDING HEIGHT	11 DCMR 2405.1	130' from measuring point	
PENTHOUSE HEIGHT	11 DCMR 770.6 d	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:	20 spaces	38 spaces	
TOTAL:	1,146 spaces	1,146 spaces	
BICYCLE SPACES	11 DCMR 2119.2	440 bicycles	
LOADING:	11 DCMR 2201.1		
TOTAL:	4 berths @ 30-ft, 2 berth @ 55-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep	
	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		
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	670,701	19,101	45,765	4,449	740,025	
						8.66

Capitol Crossing
31 August 2012

LEED 2009 - Core and Shell Development										Pts.
86	5	1	18	Total Proposed Project Score						110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 points and above										
26	1	1	0	Sustainable Sites						28
Y	M+	M-	N							
Y				SSp1	Construction Activity Pollution Prevention					0
1				SSc1	Site Selection					1
5				SSc2	Development Density & Community Connectivity					5
		1		SSc3	Brownfield Redevelopment					1
6				SSc4.1	Alternative Transportation, Public Transportation Access					6
2				SSc4.2	Alternative Transportation, Bicycle Storage & Changing Rooms					2
3				SSc4.3	Alternative Transportation, Low-Emitting and Fuel Eff. Vehicles					3
2				SSc4.4	Alternative Transportation, Parking Capacity					2
1				SSc5.1	Site Development, Protect or Restore Habitat					1
1				SSc5.2	Site Development, Maximize Open Space					1
1				SSc6.1	Stormwater Design, Quantity Control					1
1				SSc6.2	Stormwater Design, Quality Control					1
1				SSc7.1	Heat Island Effect, Non-Roof					1
1				SSc7.2	Heat Island Effect, Roof					1
	1			SSc8	Light Pollution Reduction					1
1				SSc9	Tenant Design & Construction Guidelines					1
7	3	0	0	Water Efficiency						10
Y	M+	M-	N							
Y				WEp1	Water Use Reduction, 20% reduction					0
4				WEc1	Water Efficient Landscaping, Reduce by 50% , No Potable Water Use					4
	2			WEc2	Innovative Wastewater Technologies					2
3	1			WEc3	Water Use Reduction, 30%, 35%, or 40% Reduction					4
25	0	0	12	Energy & Atmosphere						37
Y	M+	M-	N							
Y				EAp1	Fundamental Commissioning of Building Energy Systems					0
Y				EAp2	Minimum Energy Performance					0
Y				EAp3	Fundamental Refrigerant Management					0
9			12	EAc1	Optimize Energy Performance					21
4				EAc2	On-Site Renewable Energy					4
2				EAc3	Enhanced Commissioning					2
2				EAc4	Enhanced Refrigerant Management					2
3				EAc5.1	Measurement & Verification, Base Building					3
3				EAc5.2	Measurement & Verification, Tenant Sub metering					3
2				EAc6	Green Power, 35% for 2 years					2

LEED 2009 - Core and Shell Development										Pts.
86	5	1	18	Total Proposed Project Score						110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 points and above										
7	0	0	6	Materials & Resources						13
Y	M+	M-	N							
Y				MRp1	Storage & Collection of Recyclables				0	
			5	MRc1	Building Reuse, Maintain Existing Walls, Floors & Roof: 25, 33, 42, 50, 75%				5	
2				MRc2	Construction Waste Management, Divert 50-75%				2	
			1	MRc3	Materials Reuse, 5%				1	
2				MRc4	Recycled Content, 10%-20% (p.c. + 1/2 p.i.)				2	
2				MRc5	Regional Materials, 10% - 20% manufactured, harvested regionally				2	
1				MRc6	Certified Wood				1	
11	1	0	0	Indoor Environmental Quality						12
Y	M+	M-	N							
Y				EQp1	Minimum IAQ Performance				0	
Y				EQp2	Environmental Tobacco Smoke (ETS) Control				0	
1				EQc1	Outdoor Air Delivery Monitoring				1	
1				EQc2	Increased Ventilation				1	
1				EQc3	Construction IAQ Management Plan, During Construction				1	
1				EQc4.1	Low-Emitting Materials, Adhesives & Sealants				1	
1				EQc4.2	Low-Emitting Materials, Paints & Coatings				1	
1				EQc4.3	Low-Emitting Materials, Flooring Systems				1	
1				EQc4.4	Low-Emitting Materials, Composite Wood & Agrifiber				1	
1				EQc5	Indoor Chemical & Pollutant Source Control				1	
1				EQc6	Controllability of Systems, Thermal Comfort				1	
1				EQc7	Thermal Comfort, Design (ASHRAE 55-2004)				1	
	1			EQc8.1	Daylight & Views, Daylight 75% of Spaces				1	
1				EQc8.2	Daylight & Views, Views for 90% of Spaces				1	
6	0	0	0	Innovation in Design						6
Y	M+	M-	N							
1				IDc1.1	Innovation in Design, Green Cleaning Program				1	
1				IDc1.2	Innovation in Design, Low Emitting Ceiling & Wall Systems				1	
1				IDc1.3	Innovation in Design, Education and Outreach Program				1	
1				IDc1.4	Innovation in Design, Exemplary Performance SS6.1				1	
1				IDc1.5	Innovation in Design, Exemplary Performance SS7.1				1	
				BACKUP	Innovation in Design: Exemplary Performance EA6- Green Power 70%				0	
				BACKUP	Innovation in Design				0	
				BACKUP	Innovation in Design				0	
				BACKUP	Innovation in Design				0	
1				IDc2	LEED Accredited Professional				1	
4	0	0	0	Regional Priority Credits: DC						4
Y	M+	M-	N							
1				RPc1.1	Region Specific Environmental Priority: SS5.1				1	
1				RPc1.2	Region Specific Environmental Priority: SS6.1				1	
1				RPc1.3	Region Specific Environmental Priority: WEc2				1	
1				RPc1.4	Region Specific Environmental Priority: EAc2				1	
	M+			BACKUP	Region Specific Environmental Priority: EAc1 (40%/36%)				0	
			N	BACKUP	Region Specific Environmental Priority: MRc1 (75%)				0	

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