

BEFORE THE

ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA

PREHEARING SUBMISSION

CAPTIOL CROSSING
NORTHWEST WASHINGTON, D.C.

APPLICATION FOR
A SECOND-STAGE PUD FOR THE
SOUTH BLOCK

ZONING COMMISSION CASE NO. 08-34A

August 31, 2012

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CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this application, which was submitted electronically and ten copies of which were filed with the Zoning Commission on August 31, 2012, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, and that the application is complete.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Commission	Prehearing Statement
3013.1(b)	List of Witnesses	Exhibit B
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record:	
	Robert H. Braunohler Property Group Partners	Exhibit C
	Matt Troy Office of the Deputy Mayor for Planning and Economic Development	Exhibit C
	William Pedersen Kohn Pedersen Fox Associates PC	Exhibit C
	Steven E. Sher, Urban Planner, Holland & Knight LLP	Exhibit C
3013.1(d)	Additional Information	Submitted herewith
3013.1(e)	Reduced Plans	Submitted herewith
3013.1(f)	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence	Exhibit D
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Exhibit B
3013.6(a)	List of Names and Addresses of All Owners of Property Within 200 Feet of the Site	Exhibit F

3013.6(b)

List of Names and Addresses of Each
Person having a Lease with the Owner for
All or Part of Any Building Located on the
Property Involved in the Application

None

The undersigned HEREBY CERTIFIES that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

By: Christine Moseley Shiker
Christine Moseley Shiker

LIST OF EXHIBITS

Description

Exhibit

Updated Second-Stage PUD Plans

Submitted Separately

Subdivision Plat for Square 568

A

List of Witnesses and Estimated Time Required
For Presentation of Applicant's Case

B

Outlines of Testimony for Witnesses

C

Resumes of Expert Witnesses

D

List of Maps, Plan or Other Documents Readily Available
Which Will Be Offered Into Evidence

E

List of Names and Addresses of All Owners of Property
Within 200 feet of the Site

F

I.
INTRODUCTION

This Prehearing Statement and accompanying documents (the "Prehearing Submission") are submitted by Center Place Holdings, LLC, on behalf of the District of Columbia, through the Office of the Deputy Mayor for Planning and Economic Development, the current owner of the property (collectively, the "Applicant"), in support of the application to the Zoning Commission for the District of Columbia for approval of a second-stage Planned Unit Development ("Second-Stage PUD") for development of the South Block over the Center Leg Freeway in accordance with the Zoning Commission's approval in Zoning Commission Case No. 08-34 ("Order No. 08-34"). This application is submitted in accordance with Chapters 24 and 30 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003), as amended ("Zoning Regulations").

The subject property is now known as Lot 44 in Square 568¹, generally bounded by 2nd Street, N.W., to the east, E Street, N.W., to the south, and 3rd Street, N.W., to the west and the extension of F Street, N.W., to the north (the "Site"). The subdivision plat creating Lot 44 was recorded in Book 206, Page 136 in the records of the Office of the Surveyor for the District of Columbia on July 12, 2012. The Site contains approximately 85,429 square feet of land area and is known as the South Block in Order No. 08-34.

The Zoning Commission considered this case for set down at its July 9, 2012, public meeting and voted to set the case for hearing. At that meeting, the Zoning Commission requested additional information regarding the height and design of the canopy element as well as the connection to 3rd Street for purposes of determining height. This Prehearing Submission provides updated information in response to that request for additional information. As is set forth below, this Prehearing Submission meets the filing requirements under Chapters 24 and 30

¹ In the Second-Stage PUD application, the Site was identified as all land located in Square 568, excluding Lot 43, and the air rights above the I-395 Freeway.

of the Zoning Regulations for approval of a Second-Stage PUD. Accordingly, the Applicant requests the scheduling of a public hearing for consideration of this application.

II. REVISIONS TO ARCHITCTURAL DESIGN

The Second-Stage PUD includes a 12-story office building with ground floor retail. The building's design creates an appropriate massing for the very large South Block. The overall building has been organized into two parallel bars with a full-height, glass atrium in the center to provide daylight for the deep floor plates. The bulk of the massing has been placed along 2nd and F Streets, and the building steps down on the west side, closer to F and 3rd Streets. Entrances on E, F and 2nd Streets were recessed from the main street wall to further articulate the building. The original design also included horizontal and vertical solar shading devices above the roof and adjacent to the building entrances. These solar shading devices were intended to enhance the building's sustainability strategy by absorbing radiant heat above the roof and controlling glare within the atrium and offices and to provide a unique and distinctive architectural characteristic to the building.

Members of the Zoning Commission raised concerns relating to the height of the horizontal solar shade, which originally extended 18 feet, 6 inches above the height of the building. Based on those concerns, the Applicant has lowered the overall height of the solar shades to the maximum height of the building at 130 feet. No changes have been made to the vertical elements, which project approximately four feet from the building.

The canopy element maintains the same structure and design as proposed in the original applications. Specifically, the canopy has been designed to be lightweight and slim without additional cladding to hide the structure. It will consist of an open-grate brise-soleil spanning

between cantilevered structural members and will likely be fabricated out of aluminum or stainless steel rods or thin bars.

While the material and design of the canopy is the same, the Applicant has incorporated a series of other massing refinements to maintain the architectural expression in keeping with the original design intent of the building. These changes include providing an approximately 13-foot setback at levels 11 and 12 at the southeast corner of the building and at level 12 at the northwest corner. These setbacks help define the separation between the building and the "canopy" above, which was the intent of the original design and an important element of the architectural composition of the building. The setbacks also create terraces at level 11 at the southeast corner and at level 12 at the northwest, which will provide outdoor space with vistas to the U.S. Capitol Building and other nearby public buildings.

In addition, to maintain the geometry of the building, the revised design shifts the atrium "end walls" out closer to the sidewalk to become coplanar with the proposed setbacks at the upper levels. This change brings the entrances closer to the street, increases the area of the ground floor, and allows for more sunlight to enter the atrium on the south façade.

These modifications have resulted in a slightly reduced overall gross floor area for the building. The original Second-Stage PUD application included 693,587 square feet of gross floor area. With the setbacks at the upper levels and the reduced setbacks at the ground floor level, the total gross floor area is now proposed to be 689,802 square feet, or approximately 3,785 square feet lower.

Finally, the Applicant has also reconfigured the roof structure as a result of the lowered canopy. Specifically, because the eastern penthouse would become more visible with the elimination of the higher canopy, it has been split into two spaces and relocated to either side of

the penthouse that is centrally located on each side of the atrium. While this reconfiguration reduces the total number of mechanical penthouses on the roof, the Applicant still must request flexibility to have multiple roof structures. Each roof structure achieves a minimum 1:1 setback based on its height above the roof. The penthouse structures have been designed to harmonize with the overall design intent of the building.

III. CONNECTION TO 3RD STREET, N.W.

The Zoning Commission requested clarification as to the connection of the building to 3rd Street. The Site, which is now known as Lot 44 in Square 568, fronts on all four streets which define the boundaries of the Square: 3rd Street, F Street, 2nd Street, and E Street. The width of the right-of-way of 3rd Street is 110 feet, which permits a maximum height of 130 feet under the Act of 1910. The building fronts on all four streets, and there are entrances to the building on all four streets. For purposes of the width of the street to determine the permitted height and for purposes of determining the point of measurement, the applicant may choose the street or streets which give the greatest advantage.

Accordingly, the Applicant has elected to use 3rd Street as the street to determine the permitted height. A portion of the Site between the west façade and 3rd Street is not proposed to be developed as part of this application. There is no requirement that a building must be constructed to the property line in order to front on that street. Thus, the building has frontage on 3rd Street and is permitted a maximum height of 130 feet by the Act of 1910.

The approved PUD ultimately includes construction of facilities for the Jewish Historical Society ("JHS"), including relocation to the site of the historic Adas Israel Synagogue. That development will be connected to the proposed office building to form a single building under the Zoning Regulations and will be considered as an addition to the subject building. The

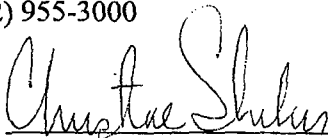
connection will be made through the doors provided in the west façade of the subject building, which lead to a public corridor that opens onto the ground floor level of the central atrium in the building. When presented to the Commission for approval, the plans for the JHS facilities will include a connection to a public area in the addition, so that the building will meet the criteria for consideration as a single building and the entire building will continue to have frontage on 3rd Street.

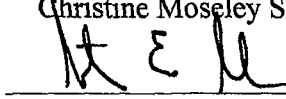
IV. **CONCLUSION**

This Prehearing Submission along with the original application meets the filing requirements for a Second-Stage PUD, as required by Chapters 24 and 30 of the Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission schedule a hearing for this application and approve the requested modifications.

Respectfully submitted,

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