

Capitol Crossing

200 F Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

Supplemental Prehearing Submission ZONING COMMISSION CASE NO. 08-34A

November 08 2012



OWNER

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

APPLICANT

CENTER PLACE HOLDINGS LLC



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LANDSCAPE ARCHITECTS
AECOM / KPF

CIVIL ENGINEERS AND SURVEYORS
WILES MENSCH CORPORATION

SUSTAINABILITY CONSULTANTS
GREENSHAPE LLC

No.	Title	Filing Requirement DCMR 11, Section
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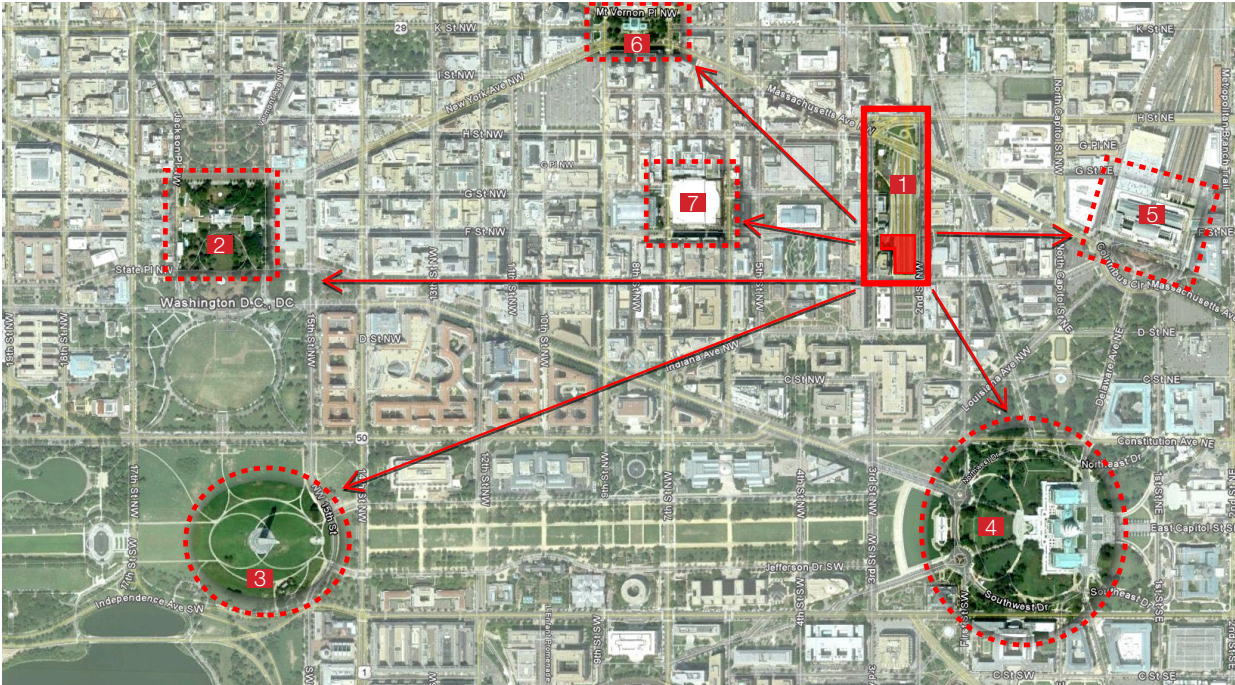
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LANDSCAPE

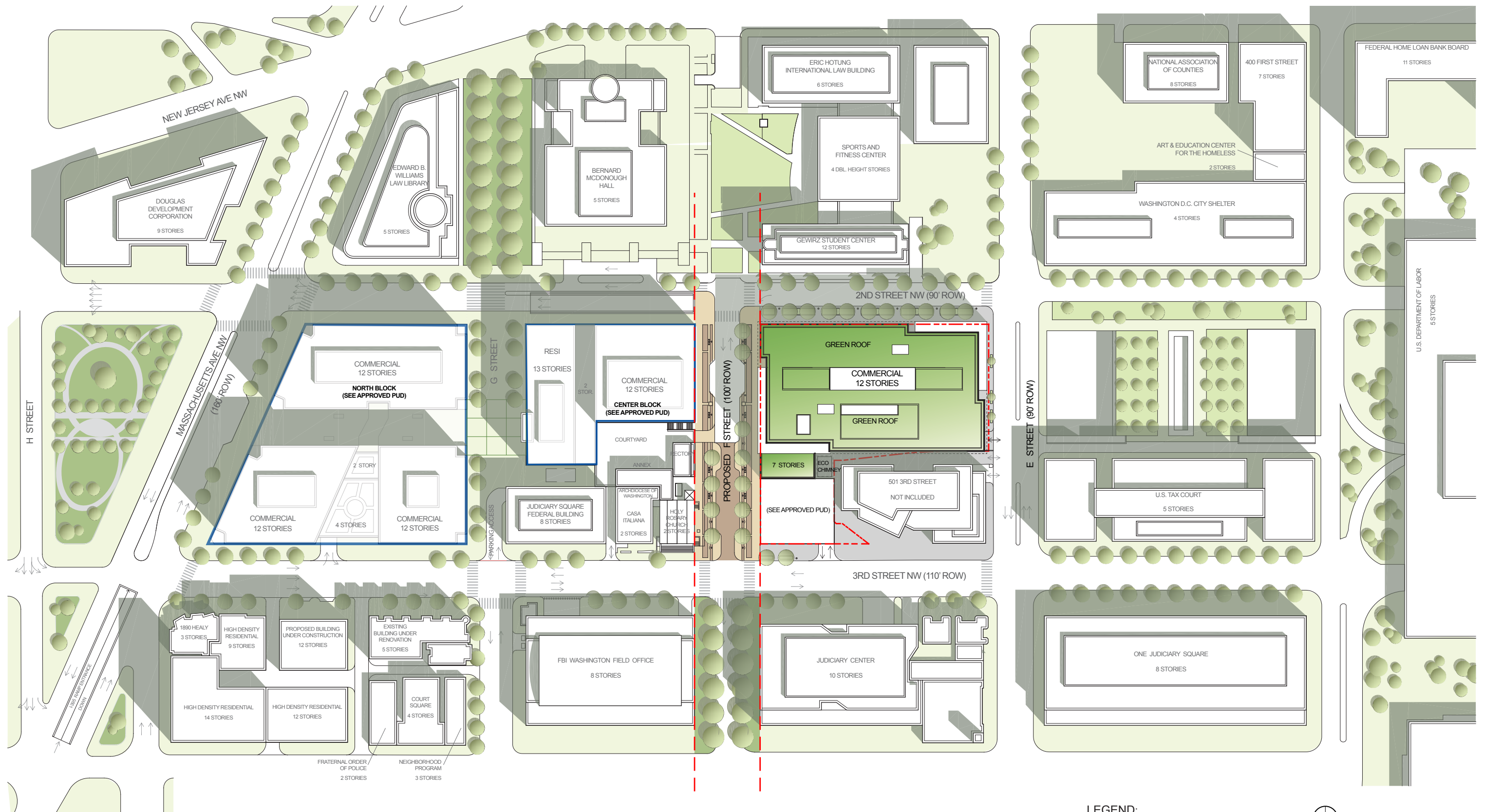
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SITE

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CONTEXT PLAN



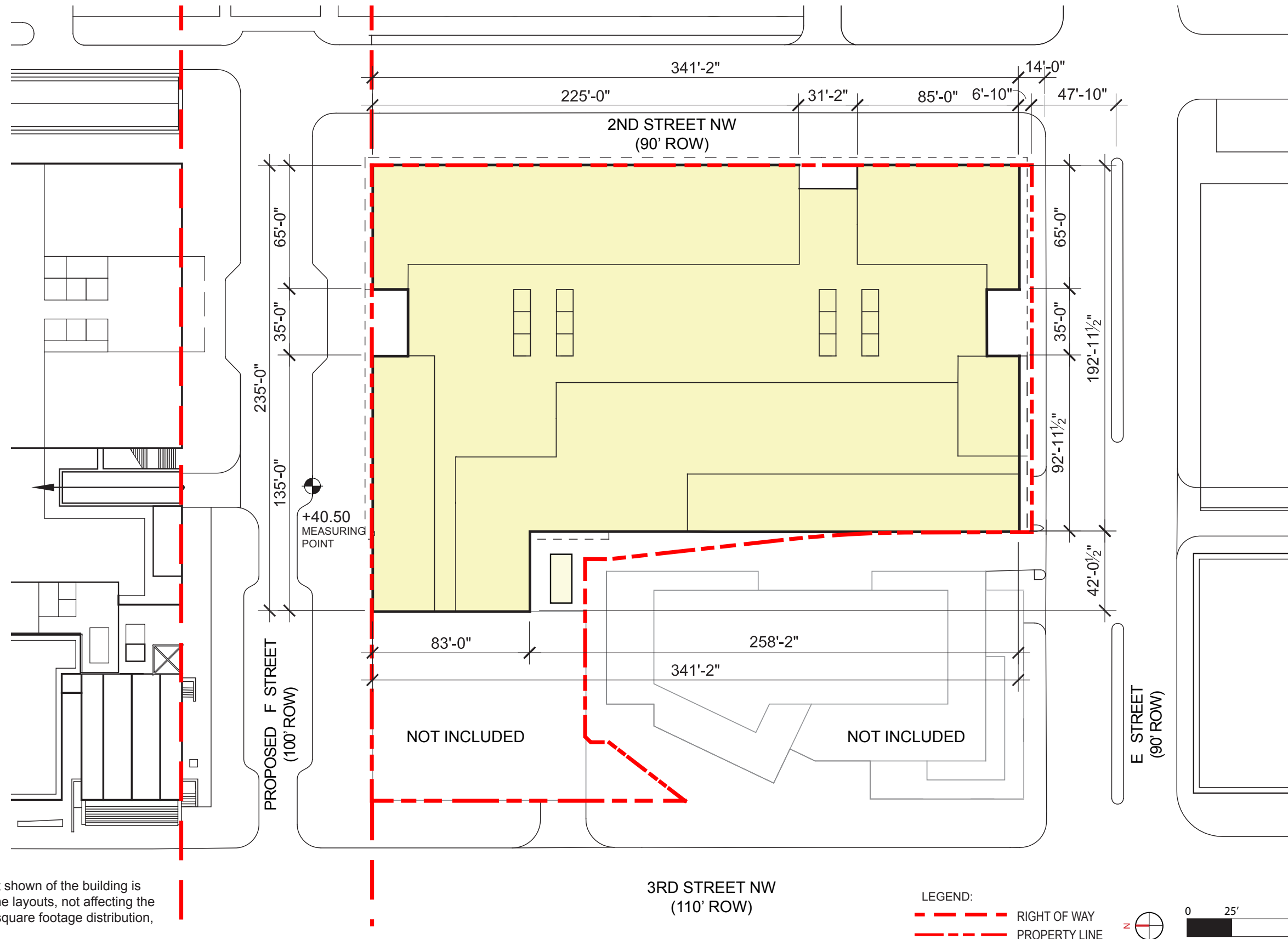
LEGEND:

- RIGHT OF WAY
- ... PROPERTY LINE



Illustrative Site Plan

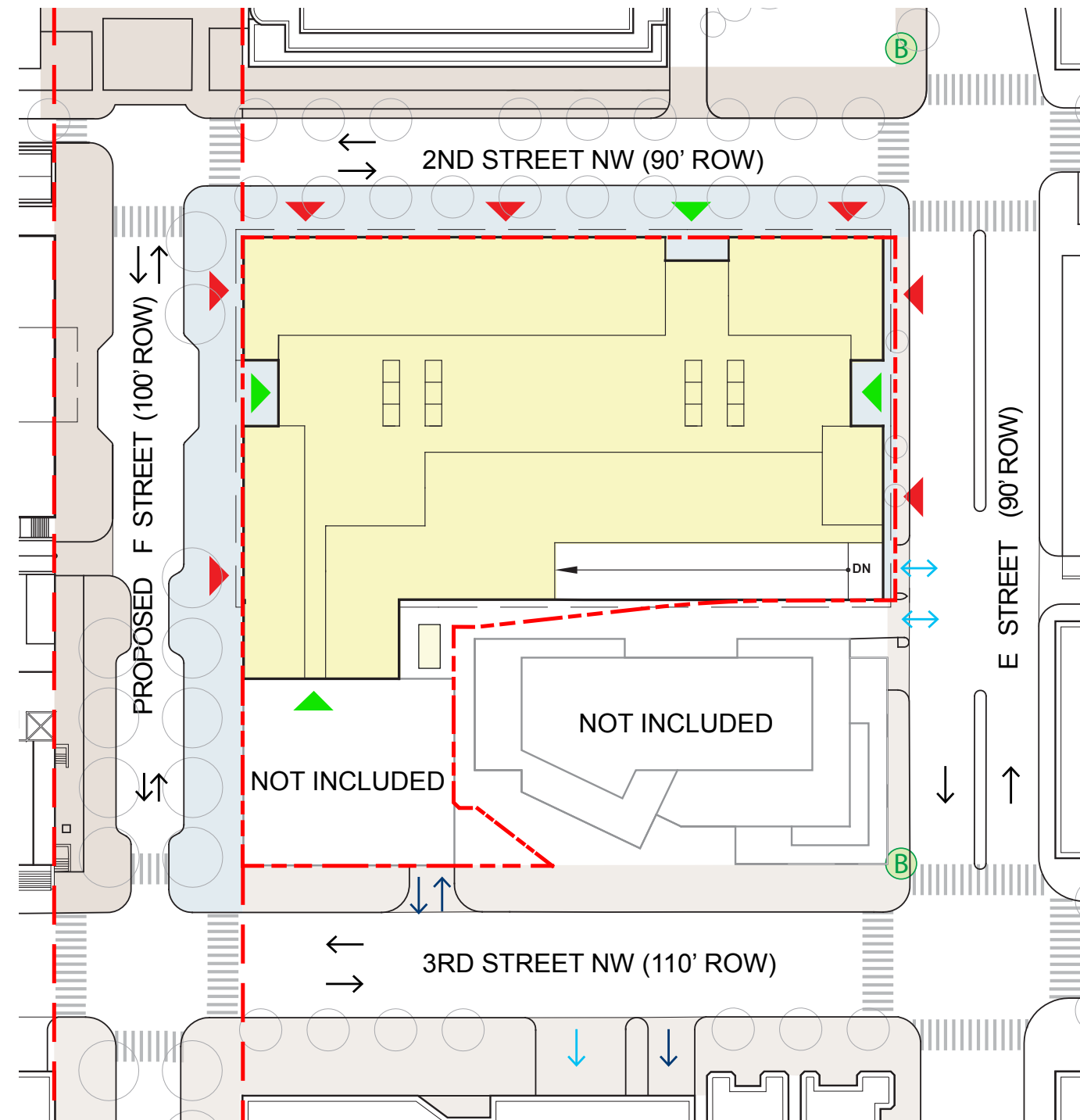




NOTE: The interior layout shown of the building is schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Capitol Crossing

Second Stage PUD Application - November 08, 2012



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

The location and quantity of the retail entrances are subject to change depending on final tenant requirements.

LEGEND:

--- RIGHT OF WAY
--- PROPERTY LINE



METRO BUS STATION

||||| PEDESTRIAN CROSSING

← ROAD TRAVEL DIRECTION

↔ SERVICE ENTRANCE

↔ PARKING ENTRANCE

▲ COMMERCIAL ENTRANCE

▲ RETAIL ENTRANCE

PEDESTRIAN CORRIDOR - PROPOSED

PEDESTRIAN CORRIDOR - EXISTING

Detailed Site Circulation

KPF

PROPERTY
GROUP
PARTNERS

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	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	670,251	19,101	45,765	4,449	739,566	8.66