

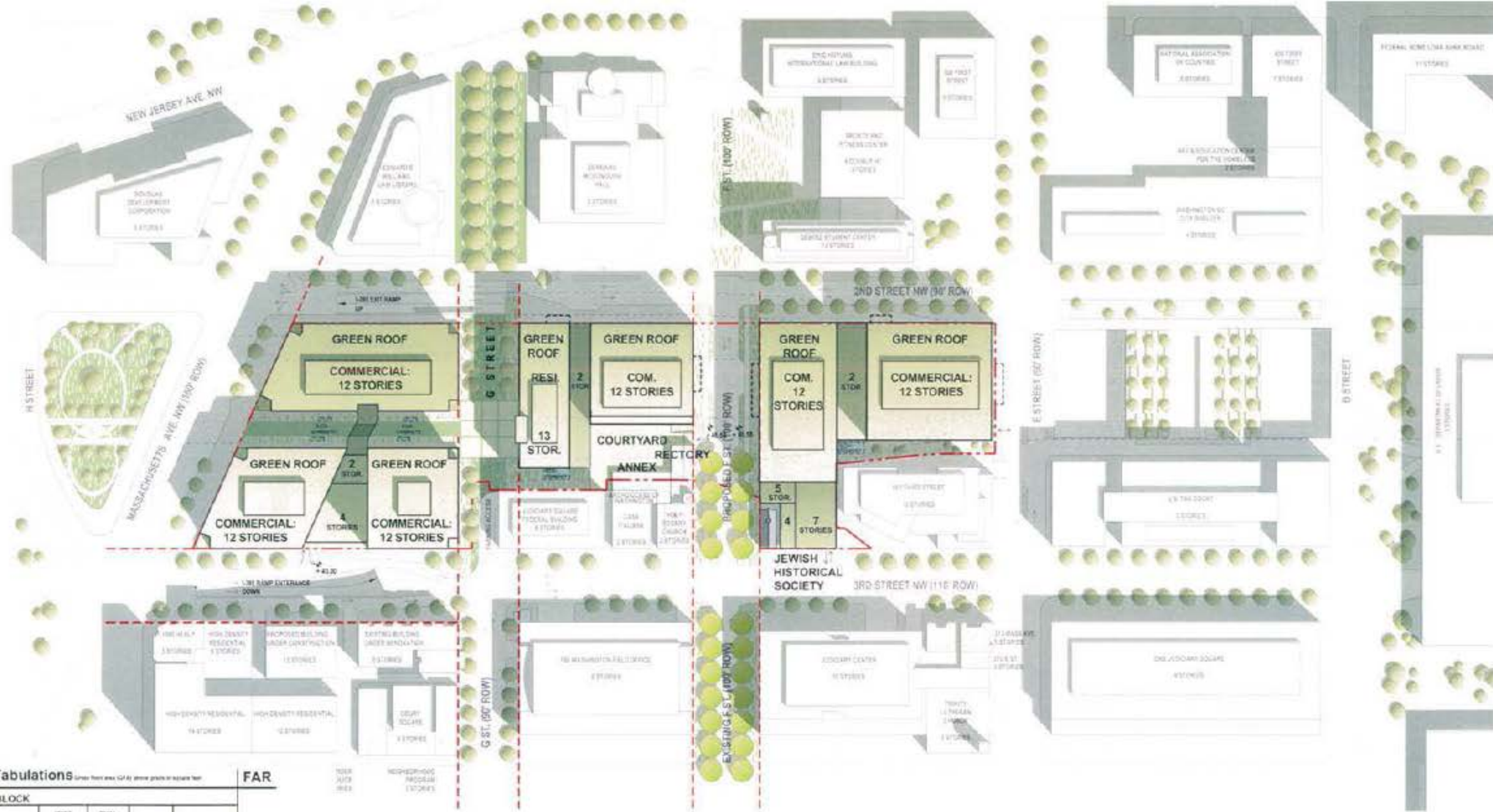
# Zoning Commission Public Hearing



Z.C. Case No. 08-34K

Capitol Crossing Center Block  
Modification of Significance

October 24, 2019



**FAR Tabulations** Green roof area (GFA) shown in light green

				FAR
<b>NORTH BLOCK</b>				
	OFFICE	RETAIL		
<b>TOTAL</b>	462,000	20,000		957,700 8.91
<b>CENTER BLOCK</b>				
	COMMERCIAL	RESIDENTIAL	ANNEX	RECTORY
<b>TOTAL</b>	261,011	168,000	4,000	18,000
				500,049 8.10
<b>SOUTH BLOCK</b>				
	COMMERCIAL	PRE-NEW BUILDINGS	PRE-EXISTING	
<b>TOTAL</b>	111,000	45,000	4,000	
				766,276 9.00
<b>TOTAL FAR AREA</b>				2,226,625 8.74

**LEGEND:**

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

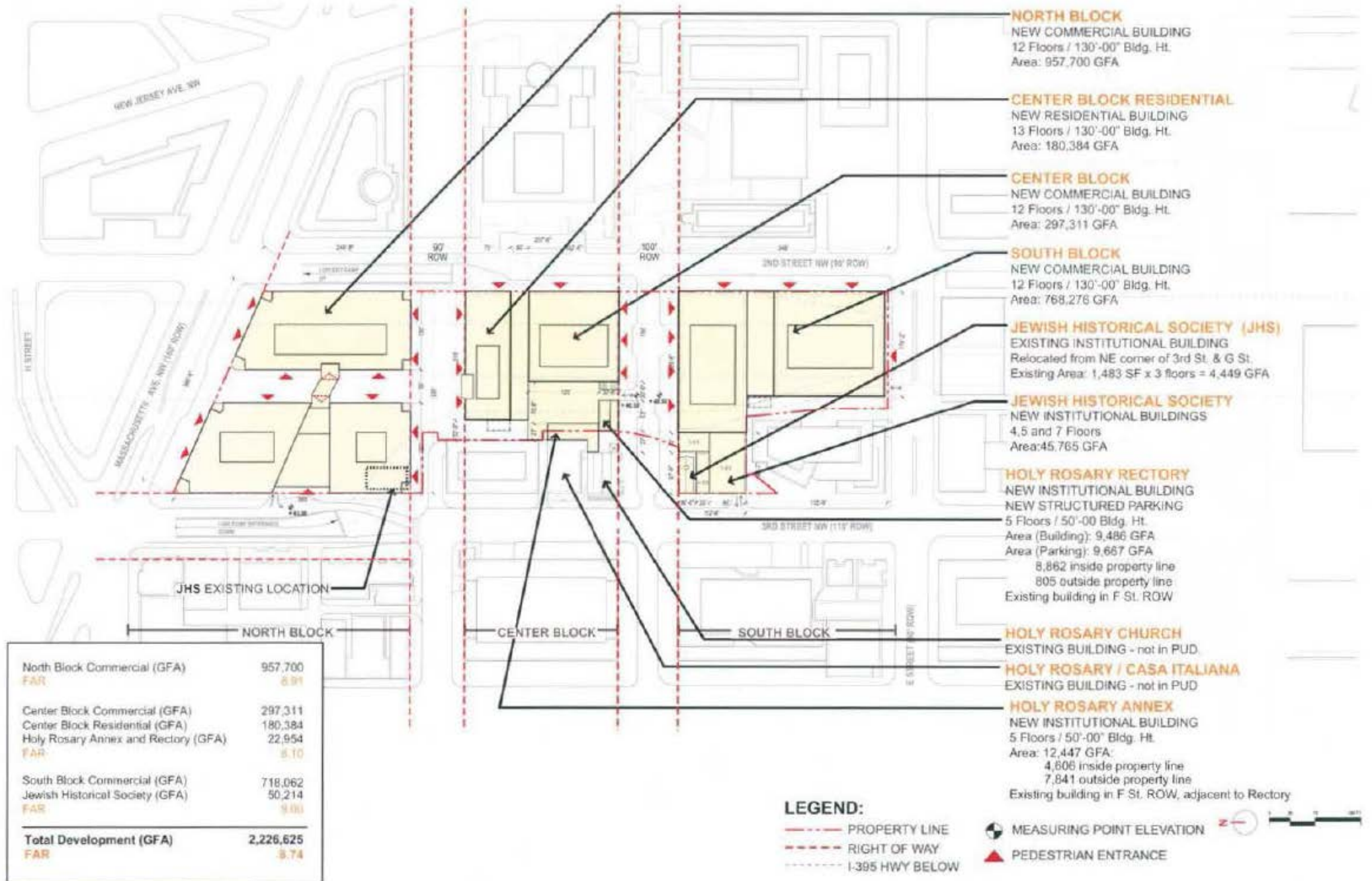


## Return to L'Enfant

Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

Model Photograph

SOM Louis Dreyfus Property Group



**NORTH BLOCK**  
 NEW COMMERCIAL BUILDING  
 12 Floors / 130'-00" Bldg. Ht.  
 Area: 957,700 GFA

**CENTER BLOCK RESIDENTIAL**  
 NEW RESIDENTIAL BUILDING  
 13 Floors / 130'-00" Bldg. Ht.  
 Area: 180,384 GFA

**CENTER BLOCK**  
 NEW COMMERCIAL BUILDING  
 12 Floors / 130'-00" Bldg. Ht.  
 Area: 297,311 GFA

**SOUTH BLOCK**  
 NEW COMMERCIAL BUILDING  
 12 Floors / 130'-00" Bldg. Ht.  
 Area: 768,276 GFA

**JEWISH HISTORICAL SOCIETY (JHS)**  
 EXISTING INSTITUTIONAL BUILDING  
 Relocated from NE corner of 3rd St. & G St.  
 Existing Area: 1,483 SF x 3 floors = 4,449 GFA

**JEWISH HISTORICAL SOCIETY**  
 NEW INSTITUTIONAL BUILDINGS  
 4.5 and 7 Floors  
 Area: 45,765 GFA

**HOLY ROSARY RECTORY**  
 NEW INSTITUTIONAL BUILDING  
 NEW STRUCTURED PARKING  
 5 Floors / 50'-00" Bldg. Ht.  
 Area (Building): 9,486 GFA  
 Area (Parking): 9,667 GFA  
 8,862 inside property line  
 805 outside property line  
 Existing building in F St. ROW

**HOLY ROSARY CHURCH**  
 EXISTING BUILDING - not in PUD

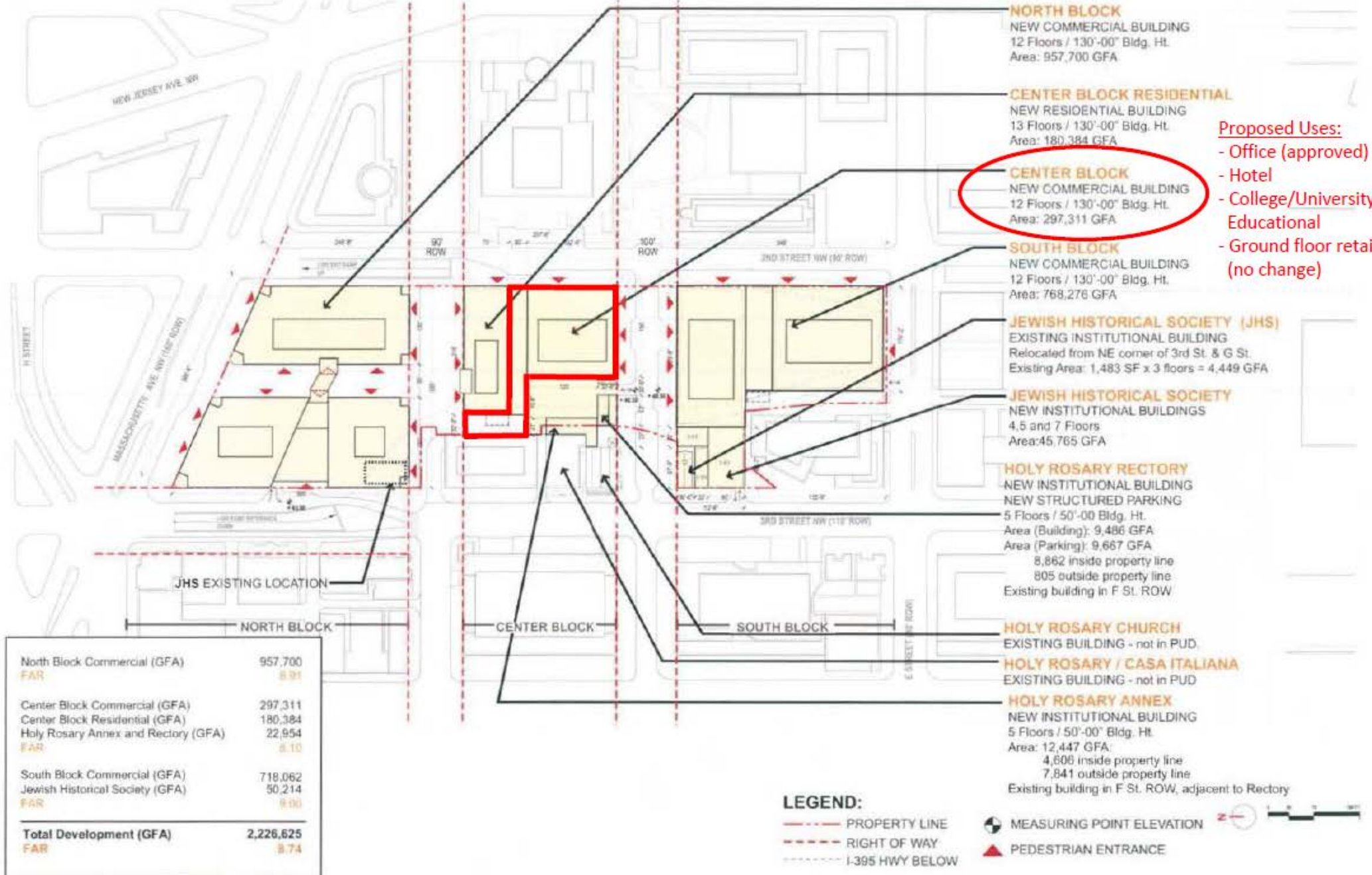
**HOLY ROSARY / CASA ITALIANA**  
 EXISTING BUILDING - not in PUD

**HOLY ROSARY ANNEX**  
 NEW INSTITUTIONAL BUILDING  
 5 Floors / 50'-00" Bldg. Ht.  
 Area: 12,447 GFA:  
 4,606 inside property line  
 7,841 outside property line  
 Existing building in F St. ROW, adjacent to Rectory

North Block Commercial (GFA)	957,700
FAR	6.91
Center Block Commercial (GFA)	297,311
Center Block Residential (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	22,954
FAR	6.10
South Block Commercial (GFA)	718,062
Jewish Historical Society (GFA)	50,214
FAR	9.03
<b>Total Development (GFA)</b>	<b>2,226,625</b>
<b>FAR</b>	<b>8.74</b>

**LEGEND:**

- PROPERTY LINE
- - - RIGHT OF WAY
- ..... I-395 HWY BELOW
- ⊙ MEASURING POINT ELEVATION
- ▲ PEDESTRIAN ENTRANCE



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  - Hotel
  - College/University Educational
  - Ground floor retail (no change)

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- PEDESTRIAN ENTRANCE



Photo by Anita Lambert, February 2008

## Return to L'Enfant

First-Stage PUD Application

Final First-Stage PUD Plans - May 23, 2011

## Context Aerial Photograph - View from North

SOM Louis Dreyfus Property Group



VIEW FROM EAST



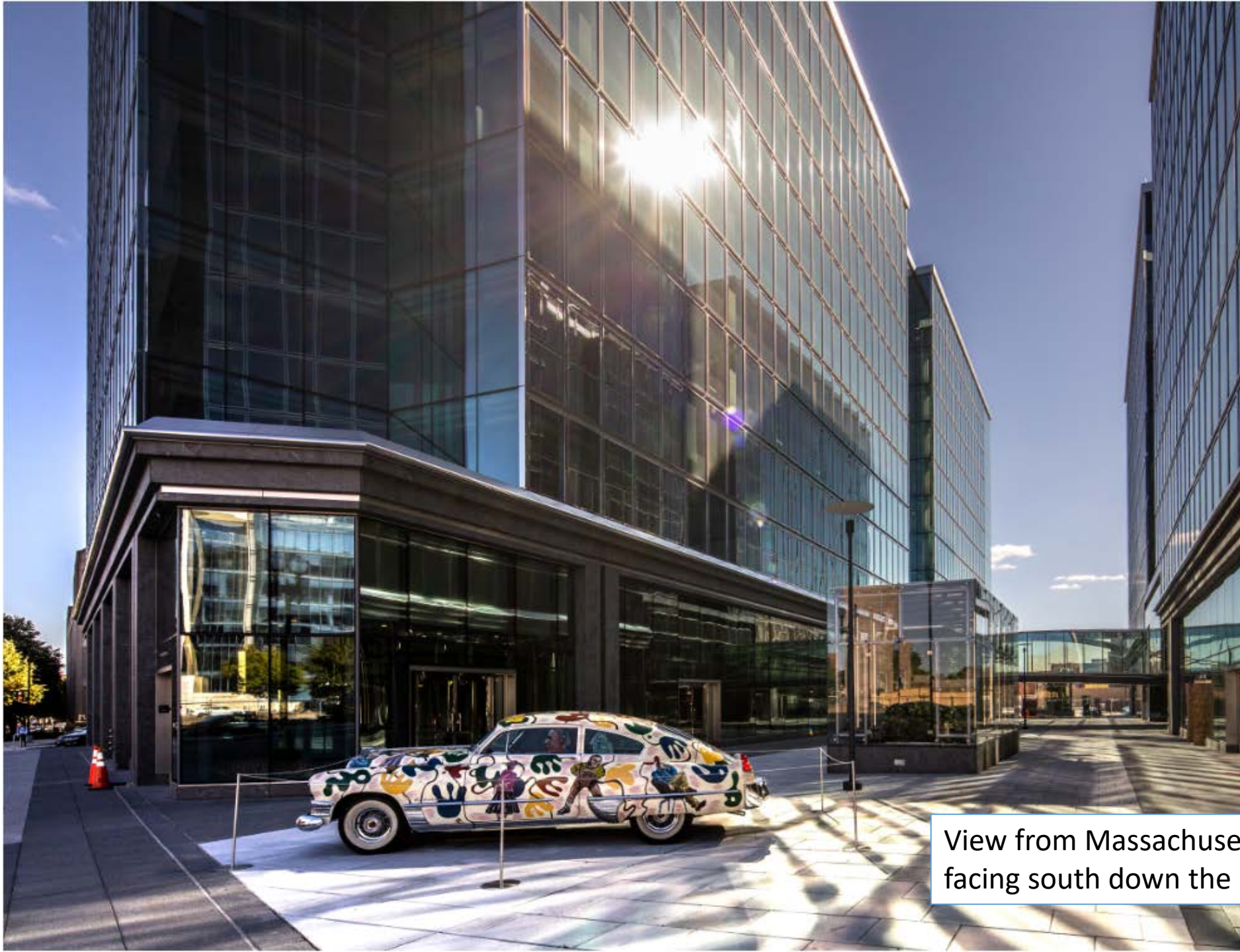
VIEW FROM WEST





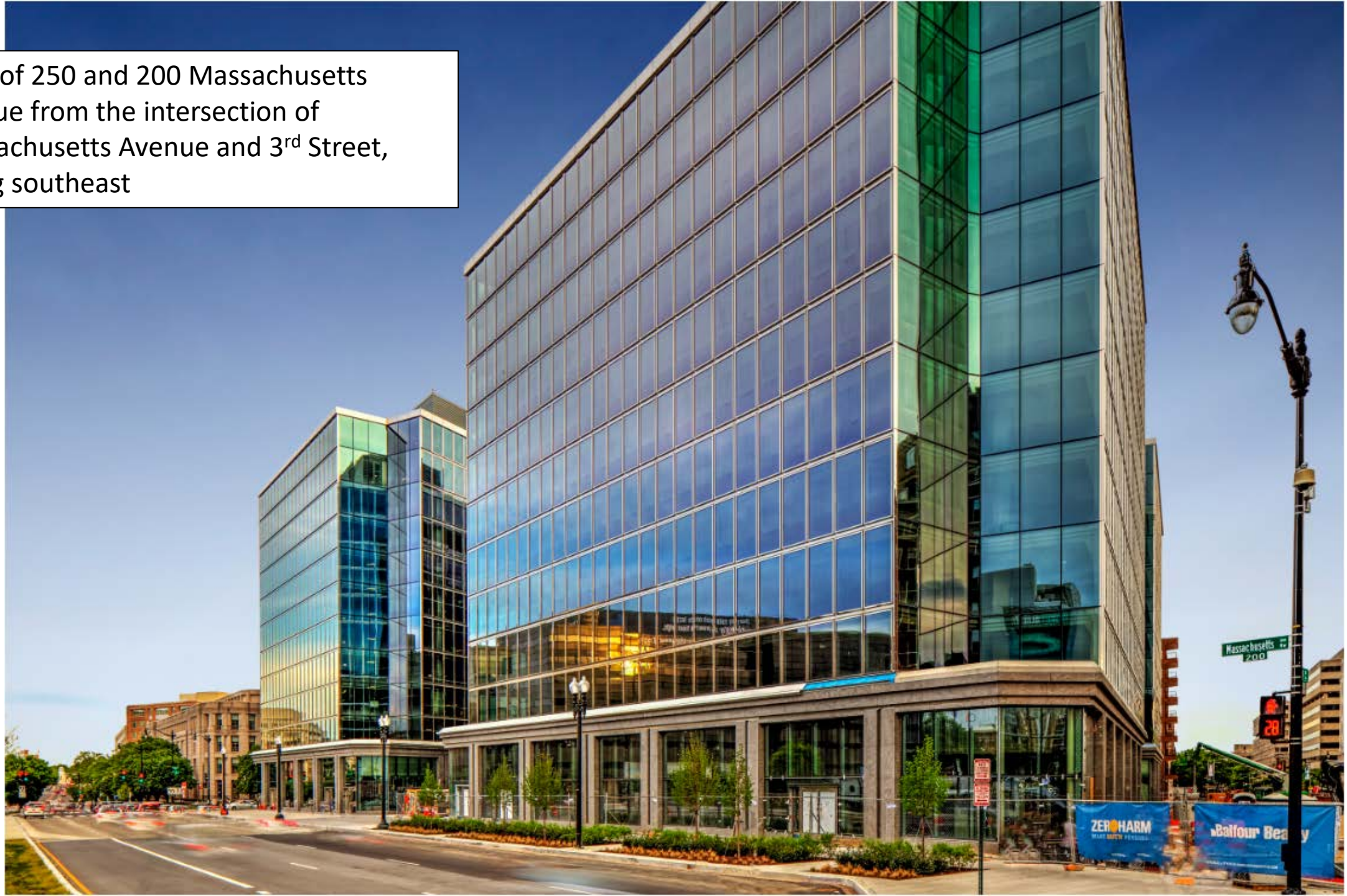


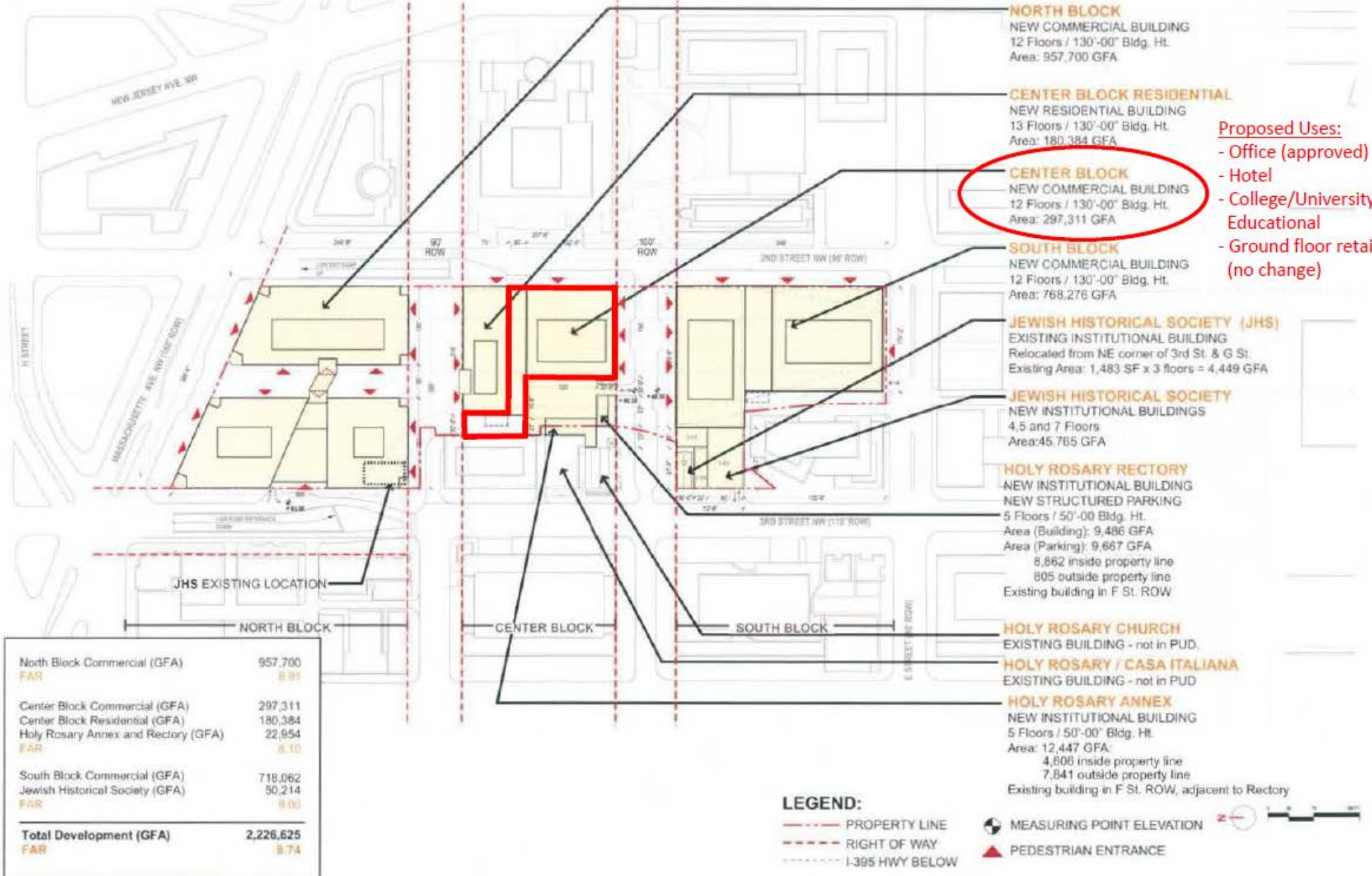
View from the intersection of  
3<sup>rd</sup> and F Streets, facing east



View from Massachusetts Avenue,  
facing south down the pedestrian way

View of 250 and 200 Massachusetts Avenue from the intersection of Massachusetts Avenue and 3<sup>rd</sup> Street, facing southeast





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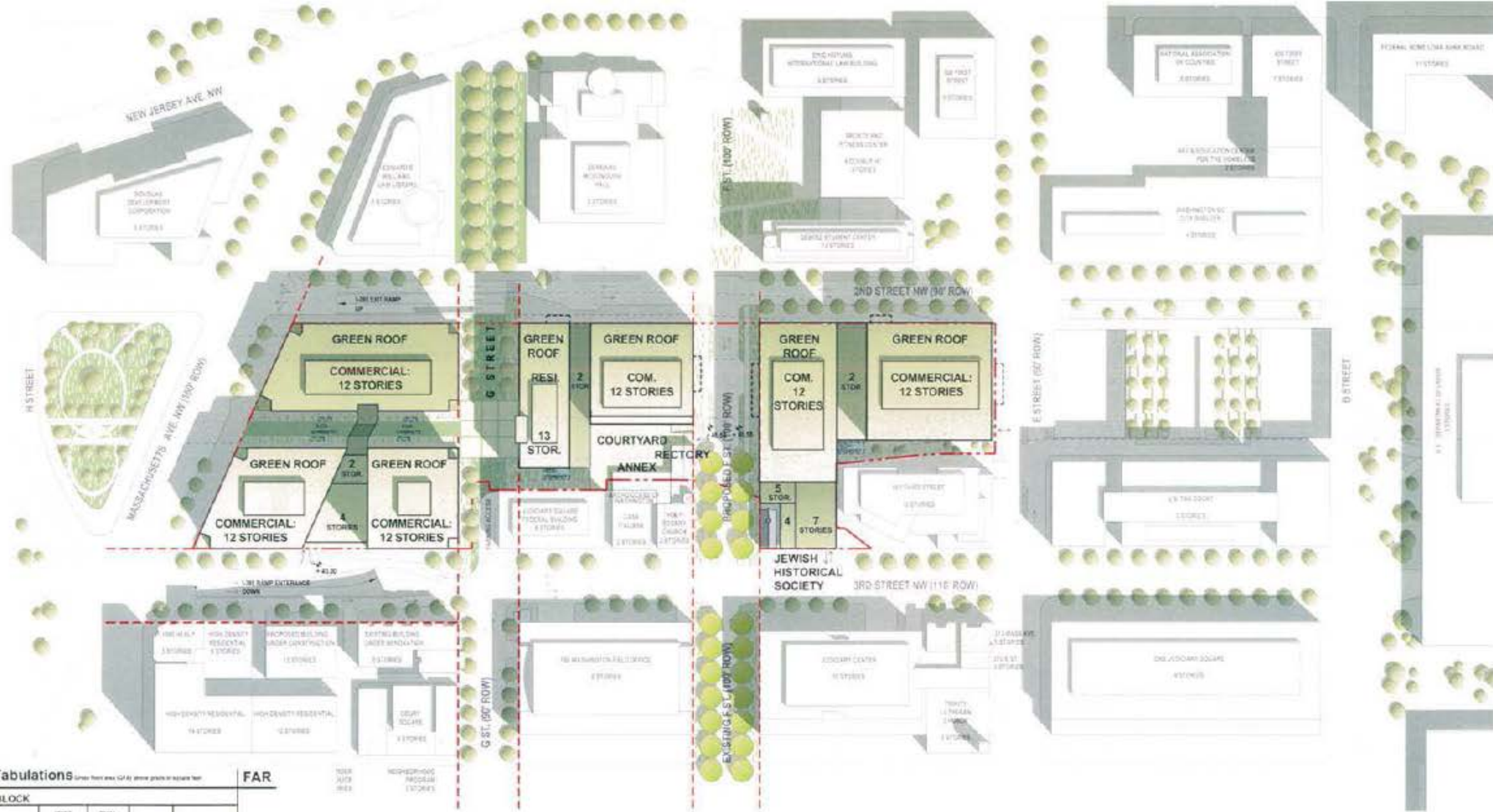
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<b>NORTH BLOCK</b>				
	OFFICE	RETAIL		
<b>TOTAL</b>	46,000	20,000		957,700 8.91
<b>CENTER BLOCK</b>				
	COMMERCIAL	RESIDENTIAL	ANNEX	RECYCLING
<b>TOTAL</b>	20,000	160,000	4,000	10,000
				500,049 8.10
<b>SOUTH BLOCK</b>				
	COMMERCIAL	PRE-NEW BUILDINGS	PRE-EXISTING	
<b>TOTAL</b>	11,000	40,000	4,000	
				768,276 9.00
<b>TOTAL FAR AREA</b>				2,226,625 8.74

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