

# Capitol Crossing Center Block

SECOND STAGE PUD APPLICATION  
SUPPLEMENTAL PREHEARING SUBMISSION

DATE  
September 29, 2021

OWNER  
Capitol Crossing III LLC and Capitol Crossing IV LLC

LAND USE COUNSEL  
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ARCHITECT  
**ennead**

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TERRAIN WORK

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## 1-0: Context & Development Data





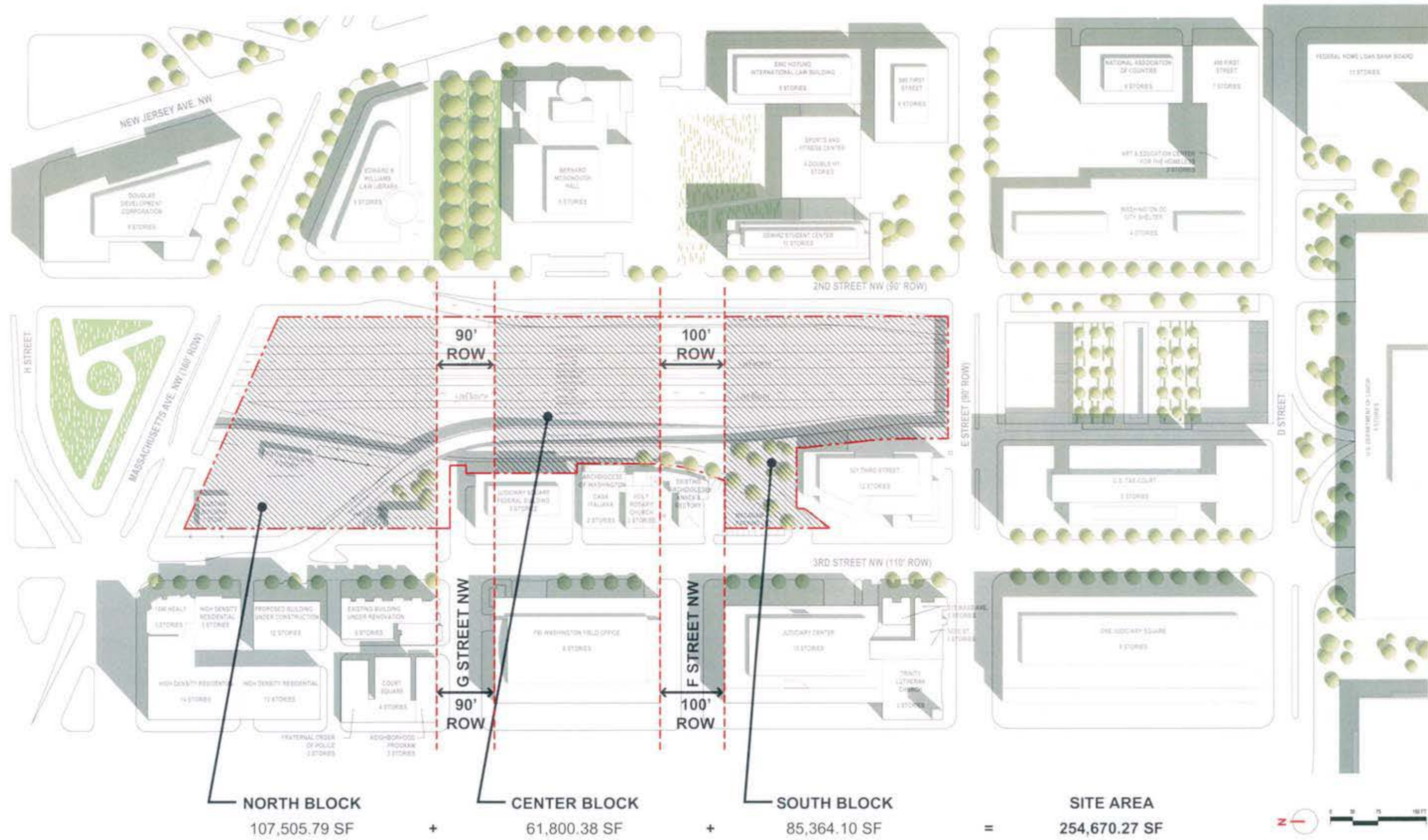
Photo by Anita Lambert, February 2008

Excerpt From Approved PUD (08-34)

## Context and Aerial Photo View from North

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)





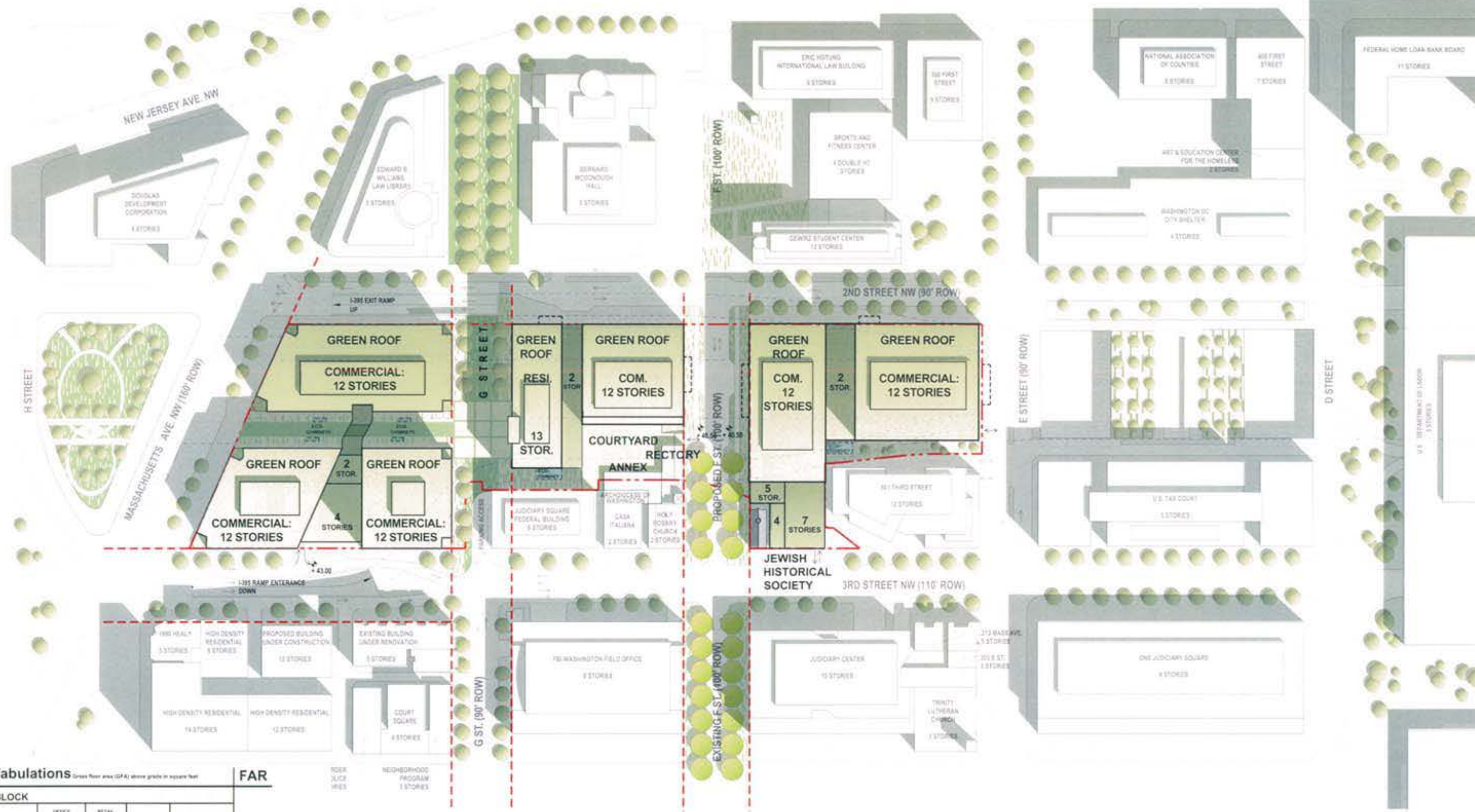
**LEGEND:**  
 - - - - - SITE PROPERTY  
 - - - - - RIGHT OF WAY

Excerpt From Approved PUD (08-34)

**Overall PUD Site Area**

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)





FAR Tabulations					Green Floor Area (GFA) above grade in square feet		FAR	
<b>NORTH BLOCK</b>								
	OFFICE	RETAIL						
<b>TOTAL</b>	515,616	22,884			<b>957,700</b>	<b>8.91</b>		
<b>CENTER BLOCK</b>								
	COMMERCIAL	RESIDENTIAL	ANNEX	RECTORY				
<b>TOTAL</b>	281,211	198,884	4,808	15,349	<b>500,649</b>	<b>8.10</b>		
<b>SOUTH BLOCK</b>								
	COMMERCIAL	JHS NEW BUILDINGS	JHS EXISTING					
<b>TOTAL</b>	114,352	64,768	4,449		<b>768,276</b>	<b>9.00</b>		
<b>TOTAL FAR AREA</b>					<b>2,226,625</b>	<b>8.74</b>		

ROOF SUITE VINES NEIGHBORHOOD PROGRAM 1 STORIES



**LEGEND:**

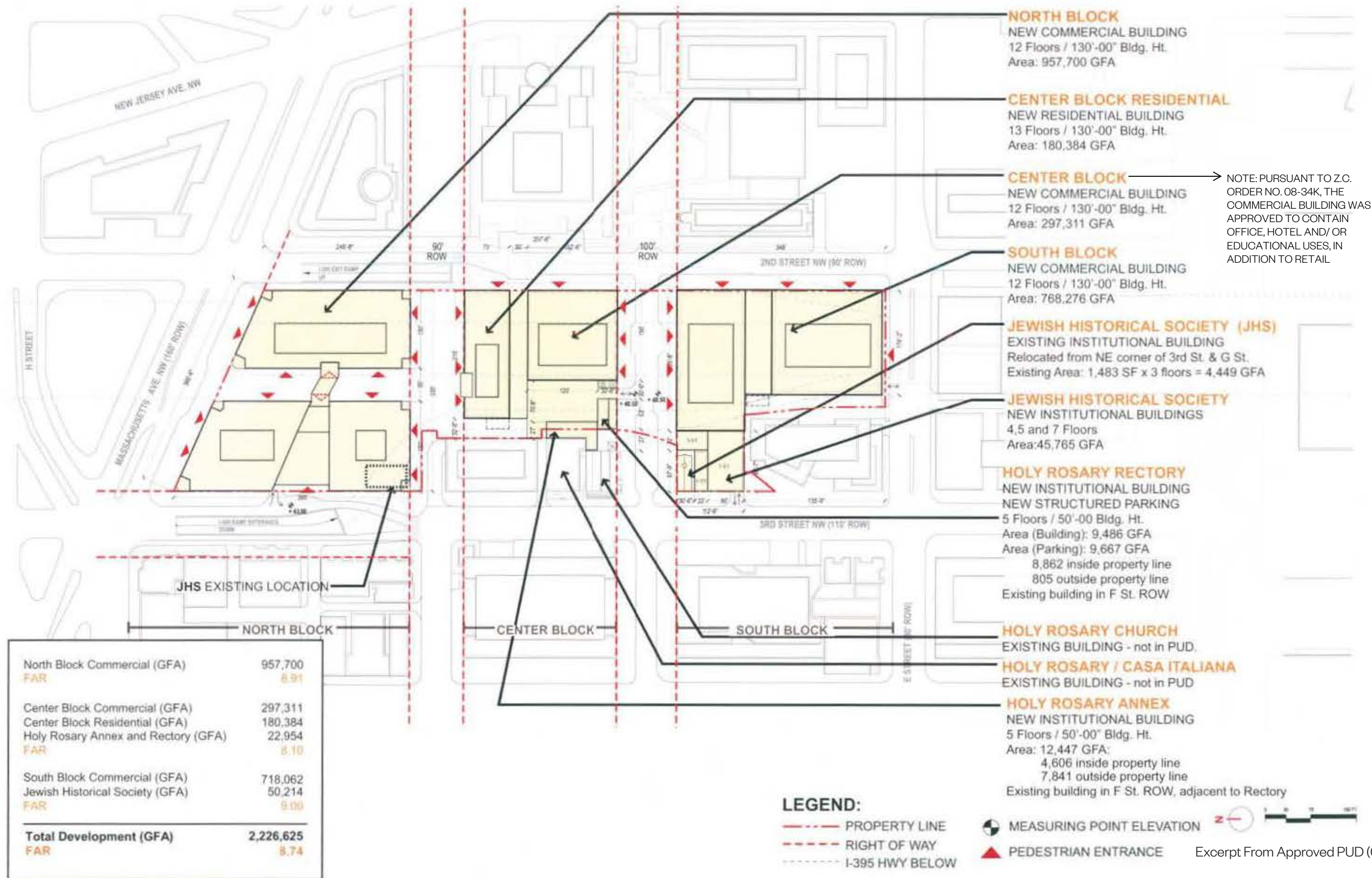
- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- SERVICE / PARKING GARAGE ACCESS

Excerpt From Approved PUD (08-34)

**Illustrative Site Plan**

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

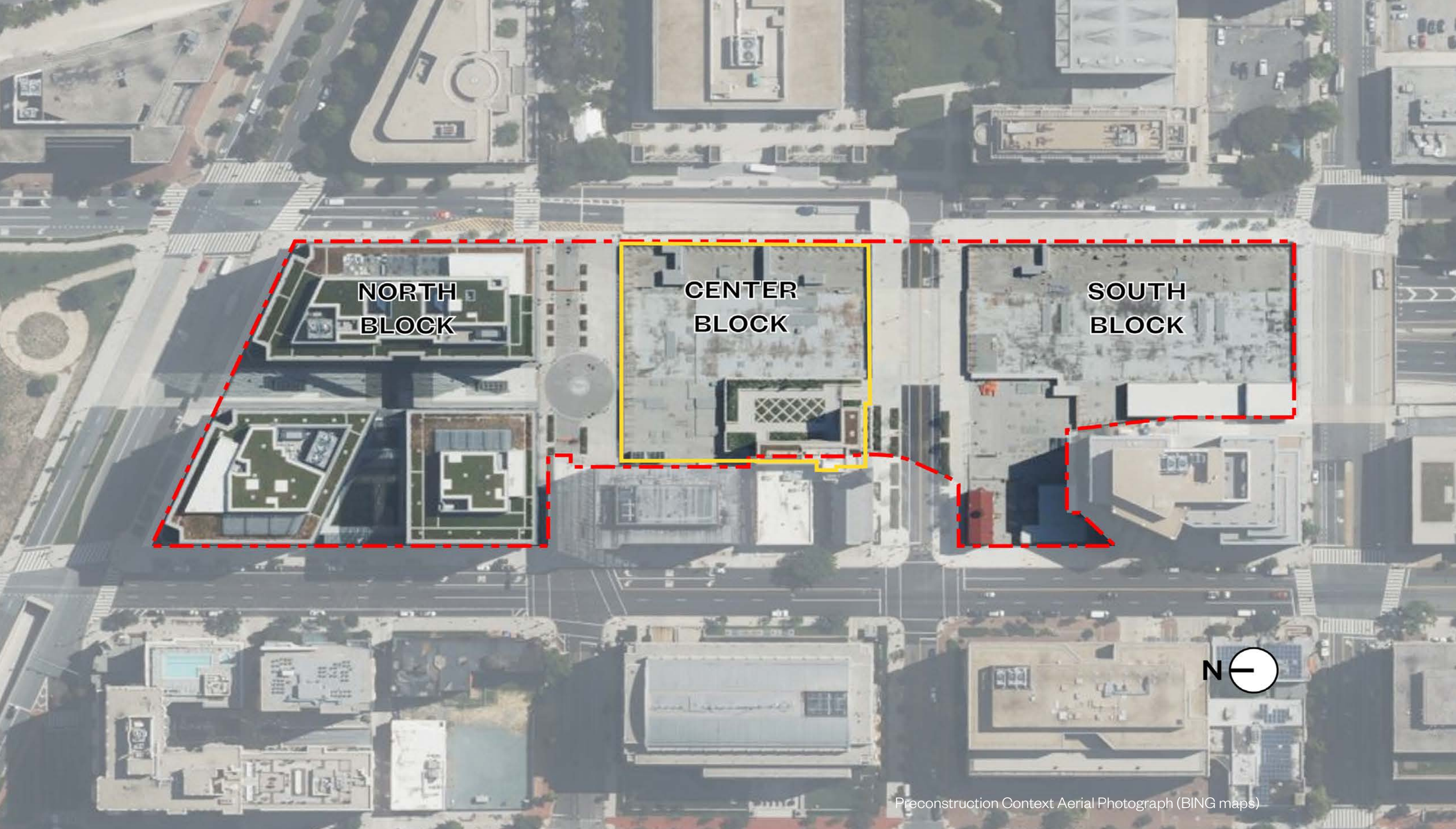




# Building Height, Area, and Use Diagram

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)





**NORTH  
BLOCK**

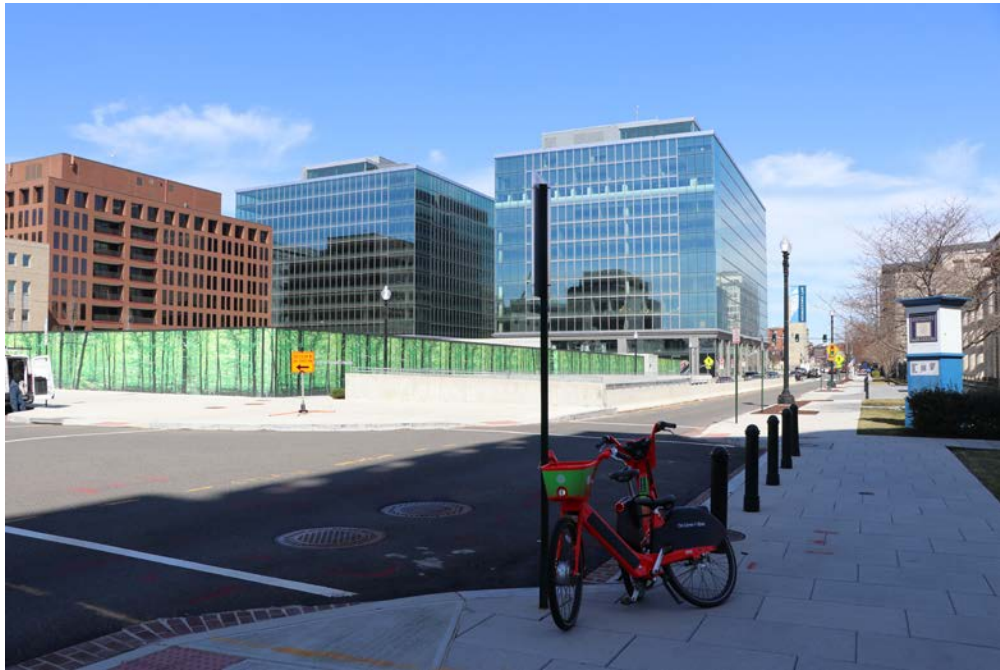
**CENTER  
BLOCK**

**SOUTH  
BLOCK**



Preconstruction Context Aerial Photograph (BING maps)





CONTEXT IMAGE 1: FROM SE CORNER OF 2ND AND F LOOKING NORTHWEST



CONTEXT IMAGE 2: FROM G STREET LOOKING WEST



CONTEXT IMAGE 3: FROM NORTH BLOCK LOOKING SOUTH



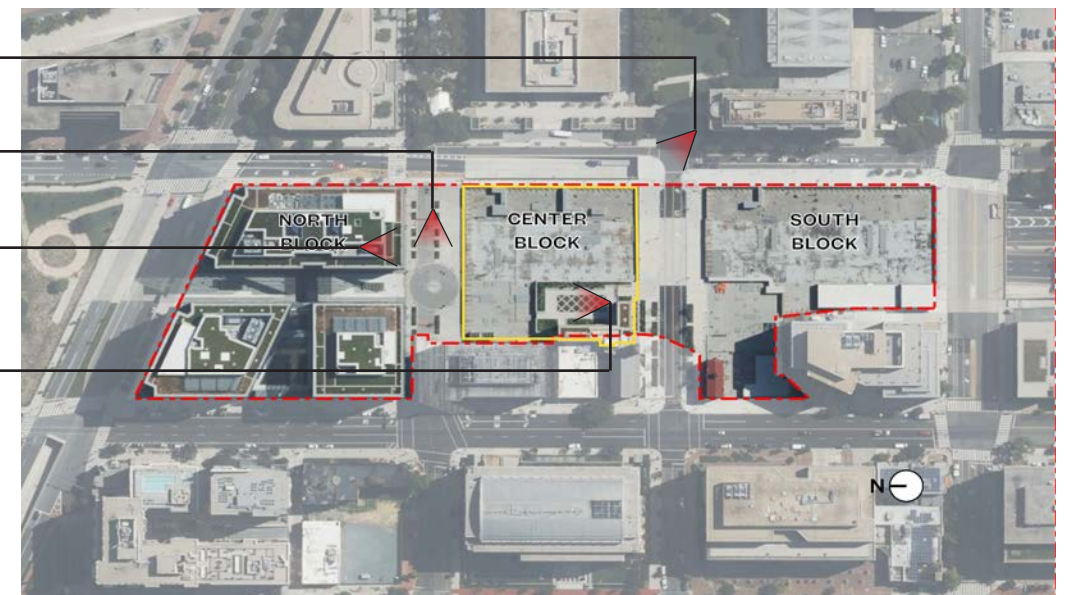
CONTEXT IMAGE 4: FROM HOLY ROSARY COURTYARD LOOKING NORTH

CONTEXT IMAGE 1

CONTEXT IMAGE 2

CONTEXT IMAGE 3

CONTEXT IMAGE 4



CONTEXT IMAGE KEY

# Capitol Crossing Context Images

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)





CONTEXT IMAGE 5: FROM SE CORNER OF 2ND AND F LOOKING NORTHWEST



CONTEXT IMAGE 6: FROM F STREET LOOKING WEST

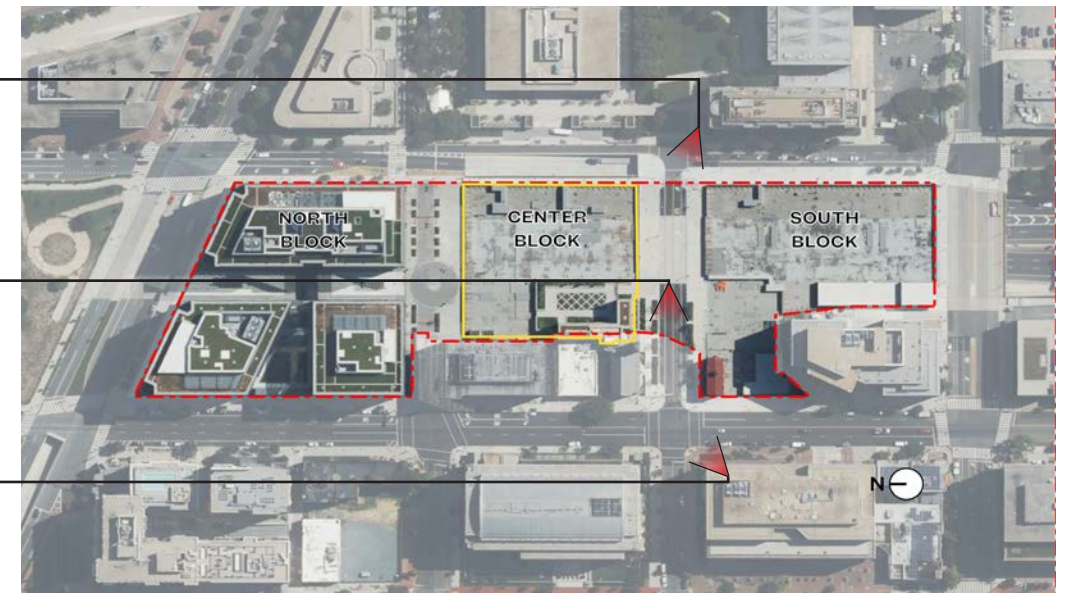


CONTEXT IMAGE 7: FROM SW CORNER OF 3RD AND F LOOKING NORTHEAST

CONTEXT IMAGE 5

CONTEXT IMAGE 6

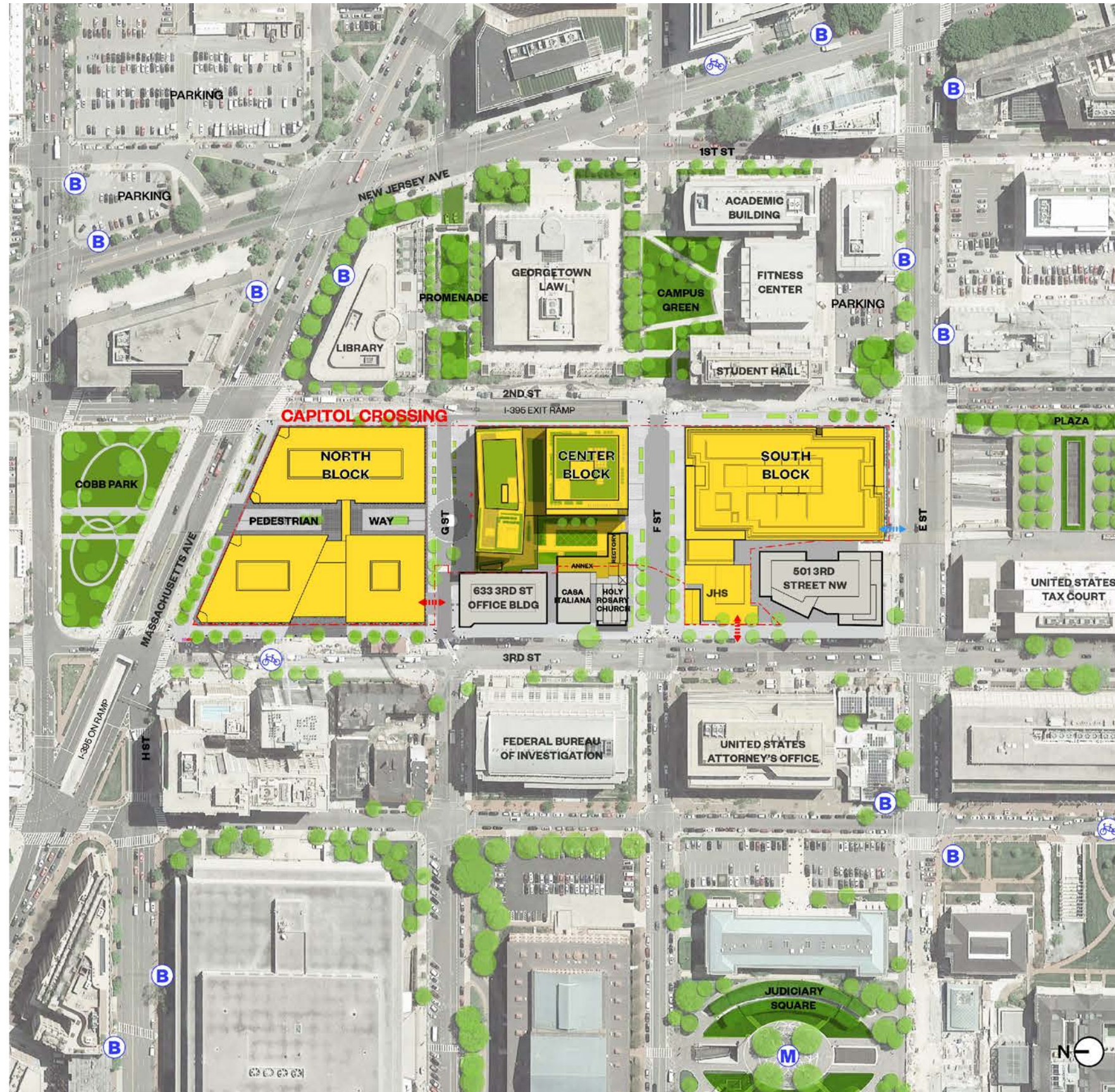
CONTEXT IMAGE 7



CONTEXT IMAGE KEY

# Capitol Crossing Context Images





- CAPITOL CROSSING PARKING ENTRANCE
- CAPITOL CROSSING LOADING ENTRANCE
- METRO STOP
- BUS STOP
- BIKESHARE STOP

# Site Plan

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)