

SITE AREA:

NORTH BLOCK	107,505.79
CENTER BLOCK	61,800.38
SOUTH BLOCK	85,364.10
TOTAL SITE AREA	254,670.27

ZONING DISTRICT: PUD/ C4

Per Zoning Commission Order 08-34
PUD is evaluated under the 1985 Zoning Regulations pursuant to 11 A DCMR 102.3(a)

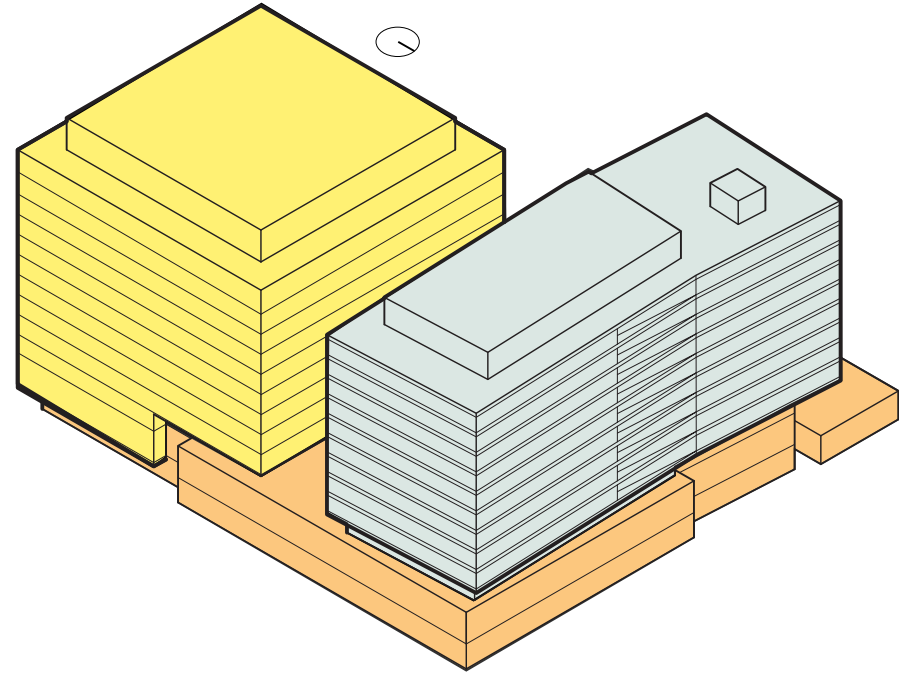
	REQUIRED/ ALLOWED	PUD - PROPOSED
LOT OCCUPANCY: Center Block	11 DCMR 772.1 100% 61,800.38	75% 46,289.00
REAR YARD:	11 DCMR 774.11 For a through or corner lot abutting 3 or more streets, depth of rear yard may be measured from centerline of street abutting the lot at the rear of the building	Rear yard measured to centerline of G Street
SIDE YARD:	11 DCMR 775.4 11 DCMR 775.5 Not required but if provided, 2" per foot of height (6 ft minimum).	None provided
COURT:	11 DCMR 776.3 Residential Open Court: Court Width is 4" per foot of height measured from the lowest level of the court to that elevation; in no case shall court be less than fifteen feet	Complies. See Court Diagrams
USES	11 DCMR 750 Office, Retail, Residential. Mixed Use	Retail, Residential
FLOOR AREA RATIO (FAR)	Per Zoning Commission Order No. 08-34 8.10 8.10 x 61,800.38sft = 500,583.08 sft	7.39 456,704 / 61,800 = 7.39
GREEN AREA RATIO (GAR)	Sub C Section 601.4(b)(1) of ZR16 Project is exempt from the requirements per Sub C Section 601.4(b)(1) of ZR16.	
BUILDING HEIGHT	11 DCMR 2405.1 130' Per Zoning Commission Order No. 08-34	130' from measuring point
PENTHOUSE HEIGHT	11 DCMR 770.6 20'	18'-6"
PARKING	11 DCMR 2101.1 Parking Required and Provided Approved for overall PUD site Per Zoning Commission Order No. 08-34	
Total	Approved Parking for Overall PUD Site per ZC Order 08-34 1,146 Spaces	1,146 spaces
BICYCLE SPACES	11 DCMR 2119.2 Approved Bike Parking for Overall PUD Site per ZC Order 08-34 440 spaces	440 spaces
LOADING	11 DCMR 2201.1 Approved Loading for Overall PUD Site per ZC Order 08-34 8 berths at 30 feet deep, 1 berth at 55 feet deep 8 platforms at 100sft, 1 platform at 200 sft 4 service/ delivery space at 20 feet deep	8 berths at 30 feet deep, 1 berths at 55 feet deep 8 platforms at 100sft, 1 platform at 200 sft 4 service/ delivery space at 20 feet deep
Total	Flexibility for the Loading Requirements was Approved in the First Stage PUD	

NOTE: Parking, Loading and Bicycle Parking are provided for the entire PUD in a shared below grade garage.

FAR Tabulations : Gross floor area (GFA) above grade is square feet					FAR
The total area of the Center block is 61,800 sf*					
CENTER BLOCK					
	Retail	Residential	Hotel	HRC	
PH	-				
Level 12	-	17,502	18,168		
Level 11	-	17,502	18,168		
Level 10	-	17,502	18,168		
Level 9	-	17,502	18,168		
Level 8	-	17,502	18,168		
Level 7	-	17,502	19,915		
Level 6	-	17,502	19,915		
Level 5	-	17,502	19,915		
Level 4	-	17,502	19,915		
Level 3	-	9,786	17,325		
Level 2	-	8,316	24,813		
Level 1	20,567	3,007	22,199		
TOTAL	20,567	178,627	234,837	22,765	456,796
					7.39

* The proposed FAR is based on the full Center Block PUD site area of 61,800 sf. The Center Block PUD site is located within Record Lot 50, which extends beyond the PUD boundary to 3rd Street and has a land area of 74,094 sf. All Calculations shown are based on the Center Block PUD site land area only, and include GFA of the HRC.

- PODIUM
- HOTEL
- RESIDENTIAL



PODIUM

GROSS AREA: 78,902 SQFT, 18% OF PROPOSED GSF
 (INCLUDES HOTEL AND RESIDENTIAL AT LEVEL 1 & 2)

RETAIL SPACE: 20,567 SQFT
 HOTEL: 47,012 SQFT
 RESIDENTIAL: 11,323 SQFT

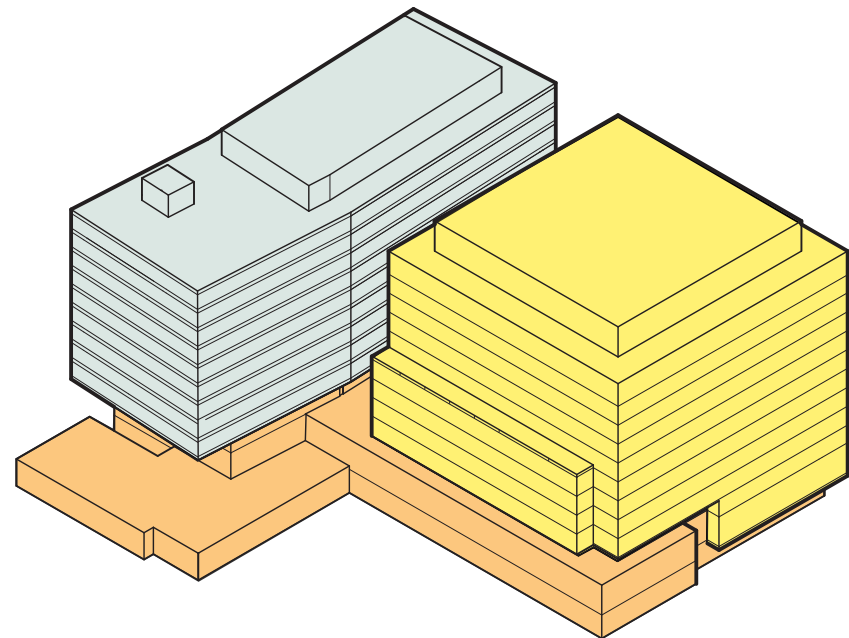
HOTEL (BOUTIQUE, FULL-SERVICE) AT TOWER

GROSS AREA: 187,825 SQFT, 43% OF PROPOSED GSF
 (EXCLUDES HOTEL LOBBY AND BOH / COMMON AREA AT LEVEL 1 & 2)

ROOM TYPE MIX

ROOM TYPE	UNITS (TOTAL)	
HOTEL GUEST ROOM	211	(95.5%)
ADA ROOM	10	(4.5%)

221 KEYS IN TOTAL



RESIDENTIAL AT TOWER

GROSS AREA: 167,304 SQFT, 39% OF PROPOSED GSF
 (EXCLUDES RESIDENTIAL LOBBY AND BOH / COMMON AREA AT LEVEL 1 & 2)

UNIT MIX

UNIT TYPE	UNITS (TOTAL)	
STUDIO	36	(22%)
ONE-BEDROOM	92	(55%)
TWO-BEDROOM	38	(23%)

18 UNITS AT TYP. FLOOR

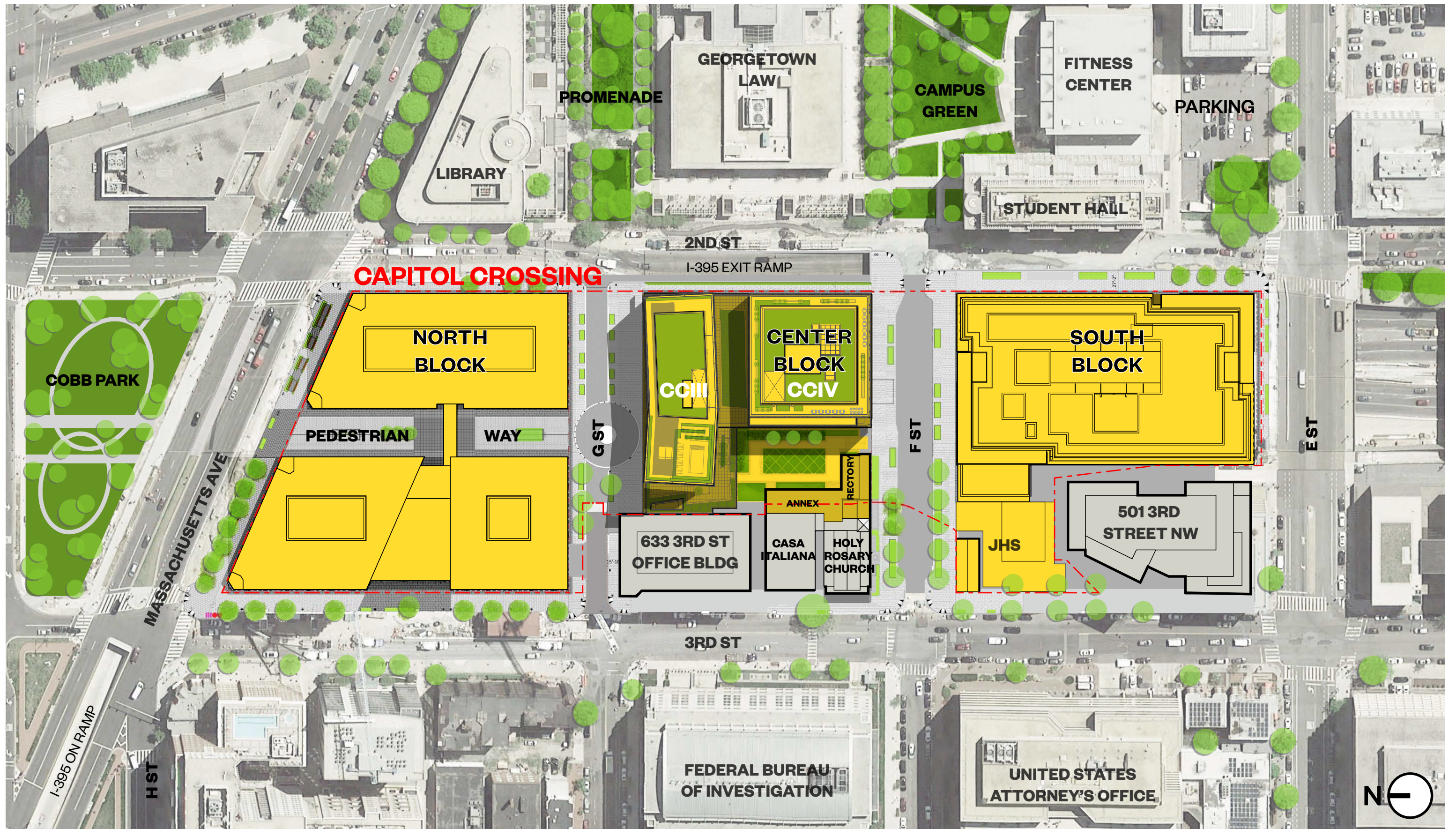
166 UNITS IN TOTAL

(50 UNITS AFFORDABLE, 80% OF THE MFI)



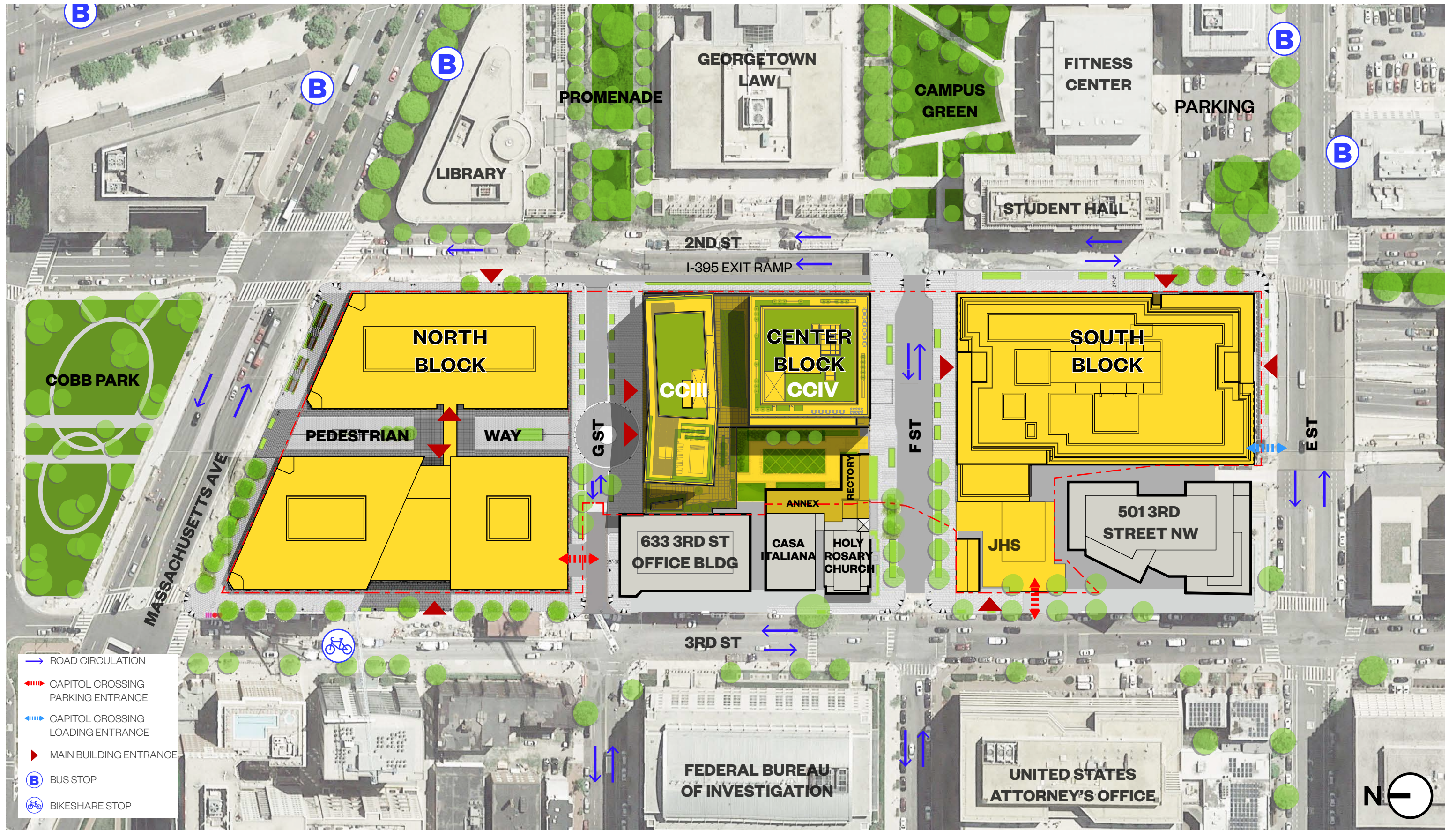
Aerial of Center Block and Context

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



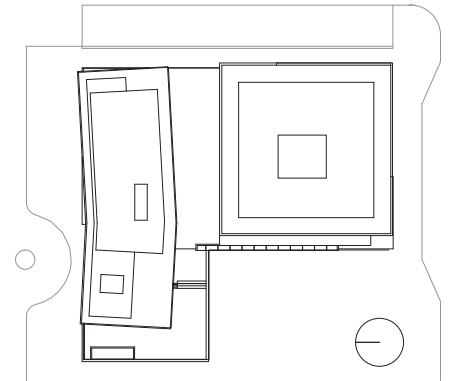
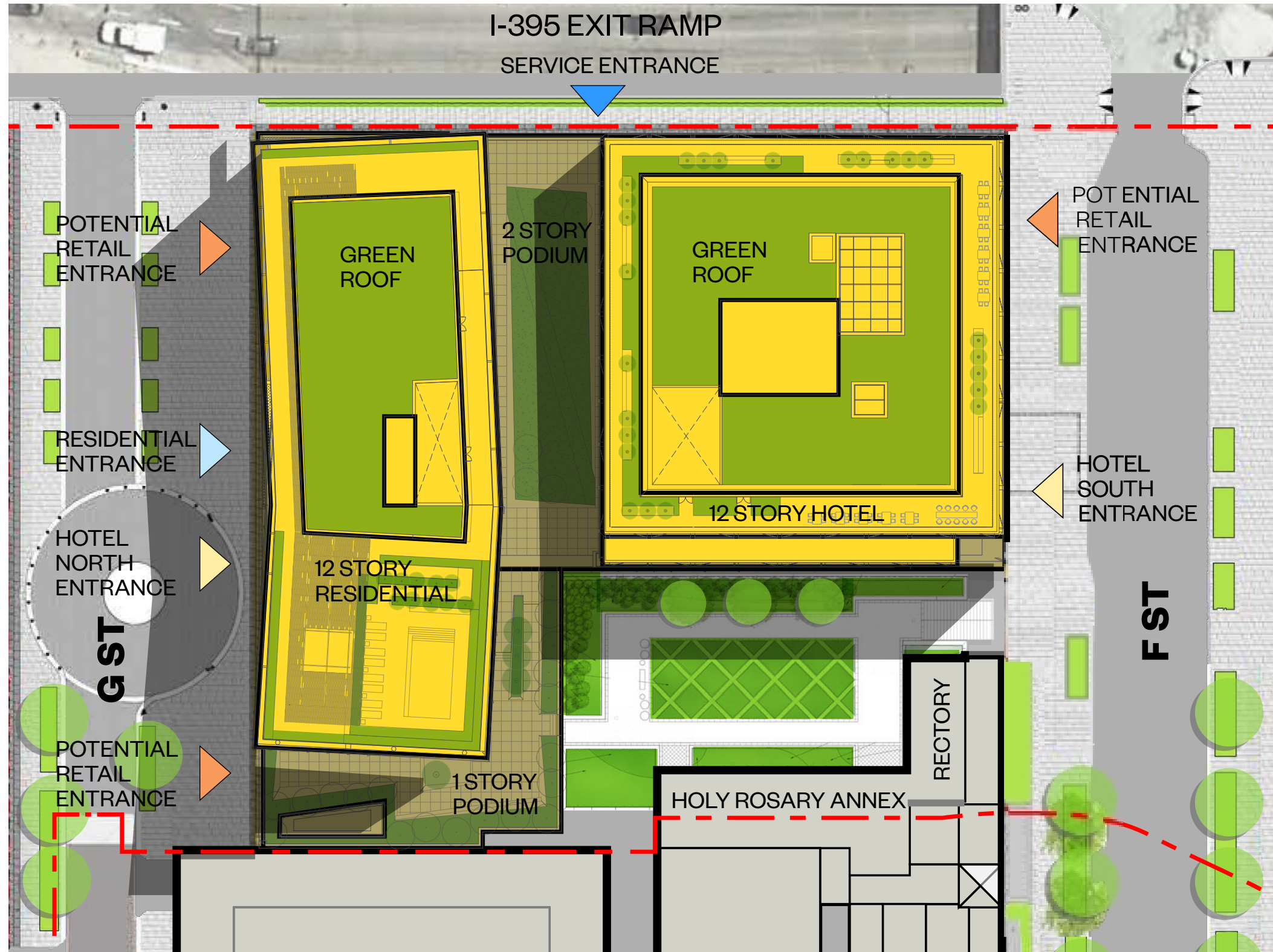
Overall PUD Site Plan

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



PUD Circulation Plan

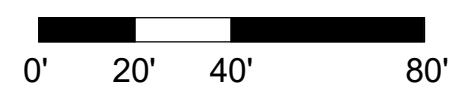
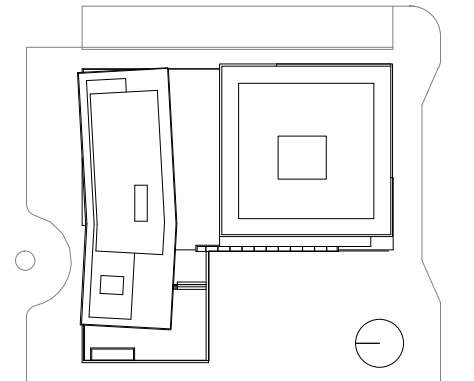
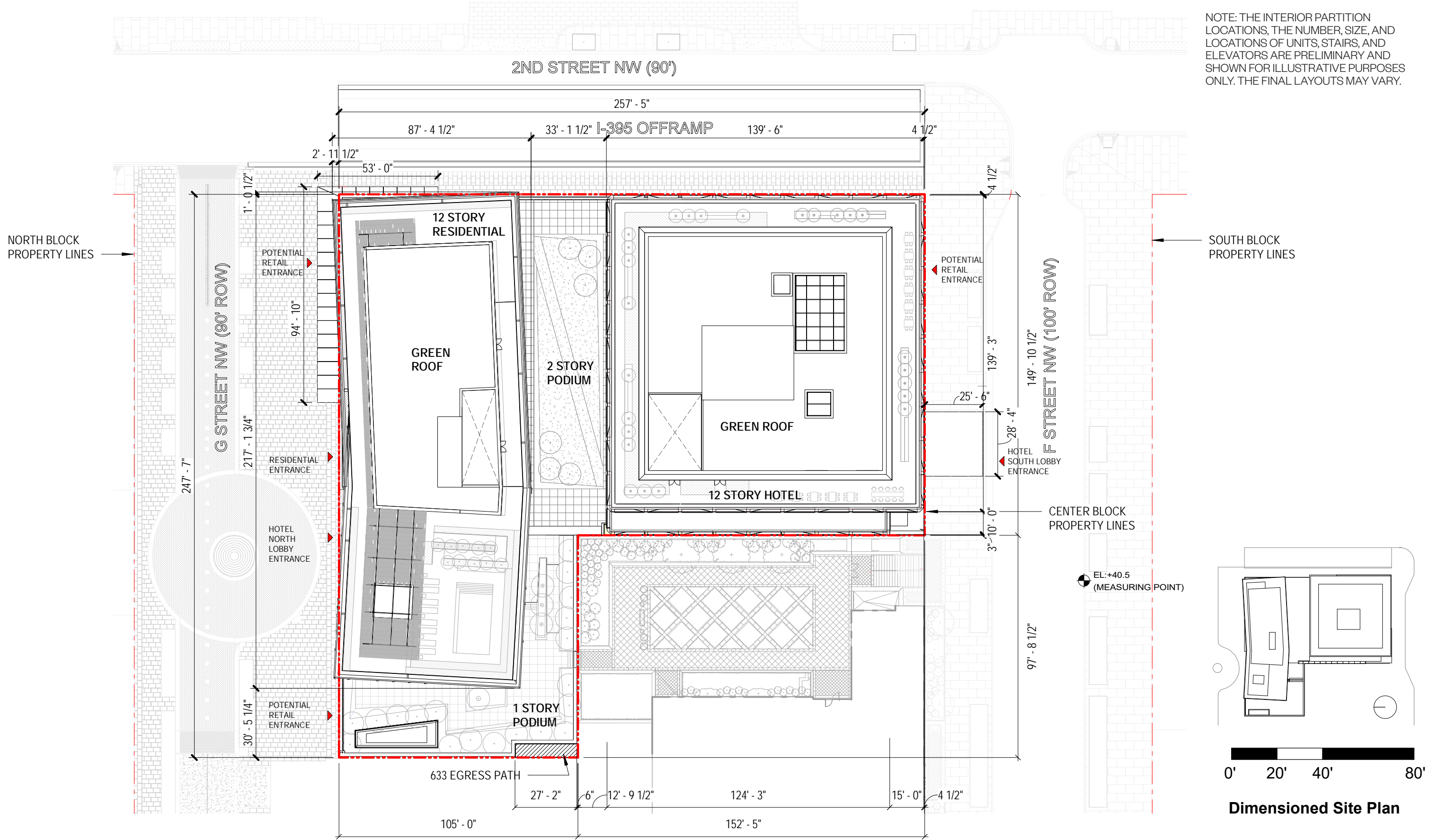
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



Center Block 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)

NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

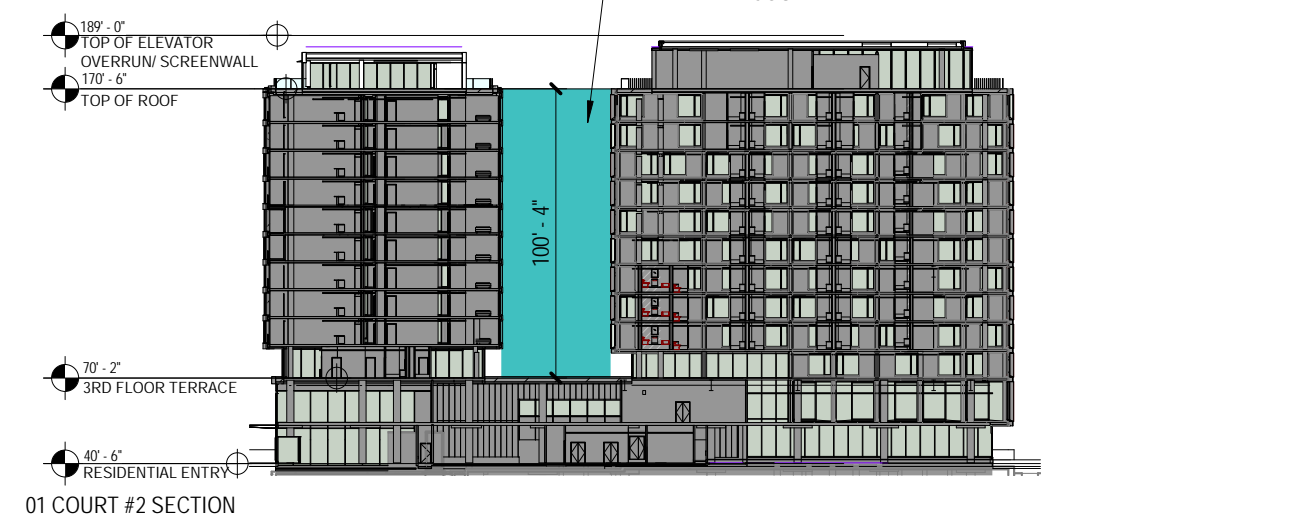
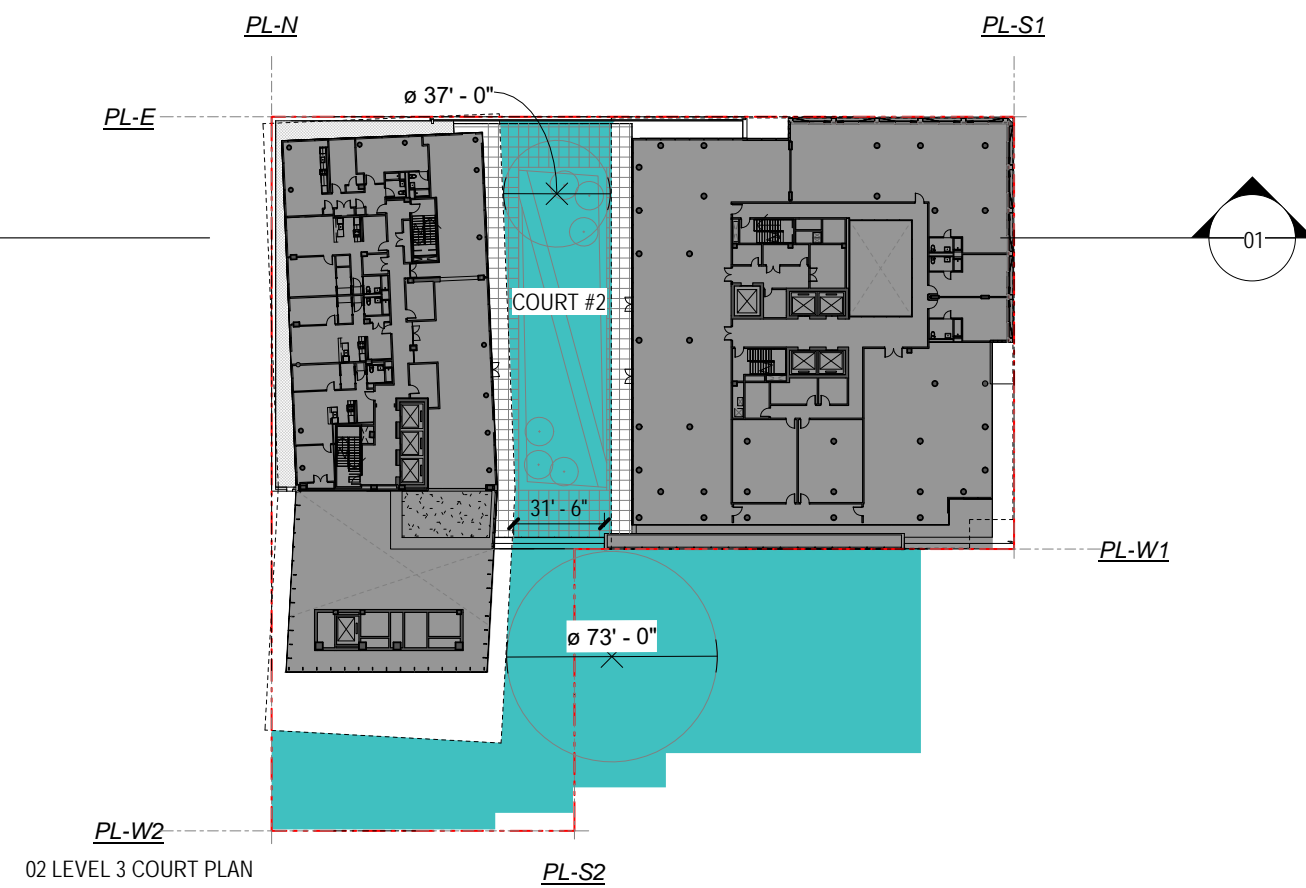
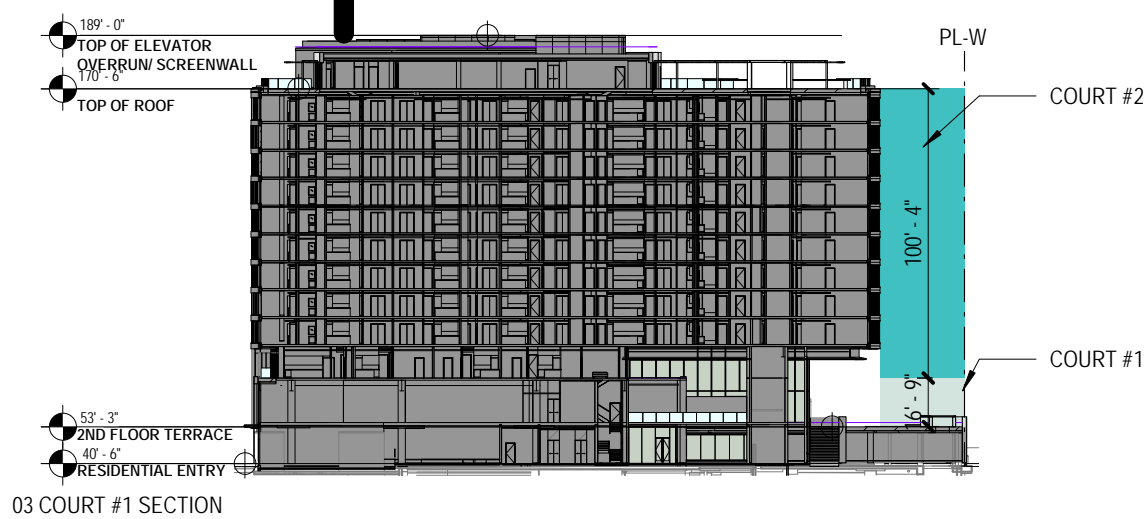
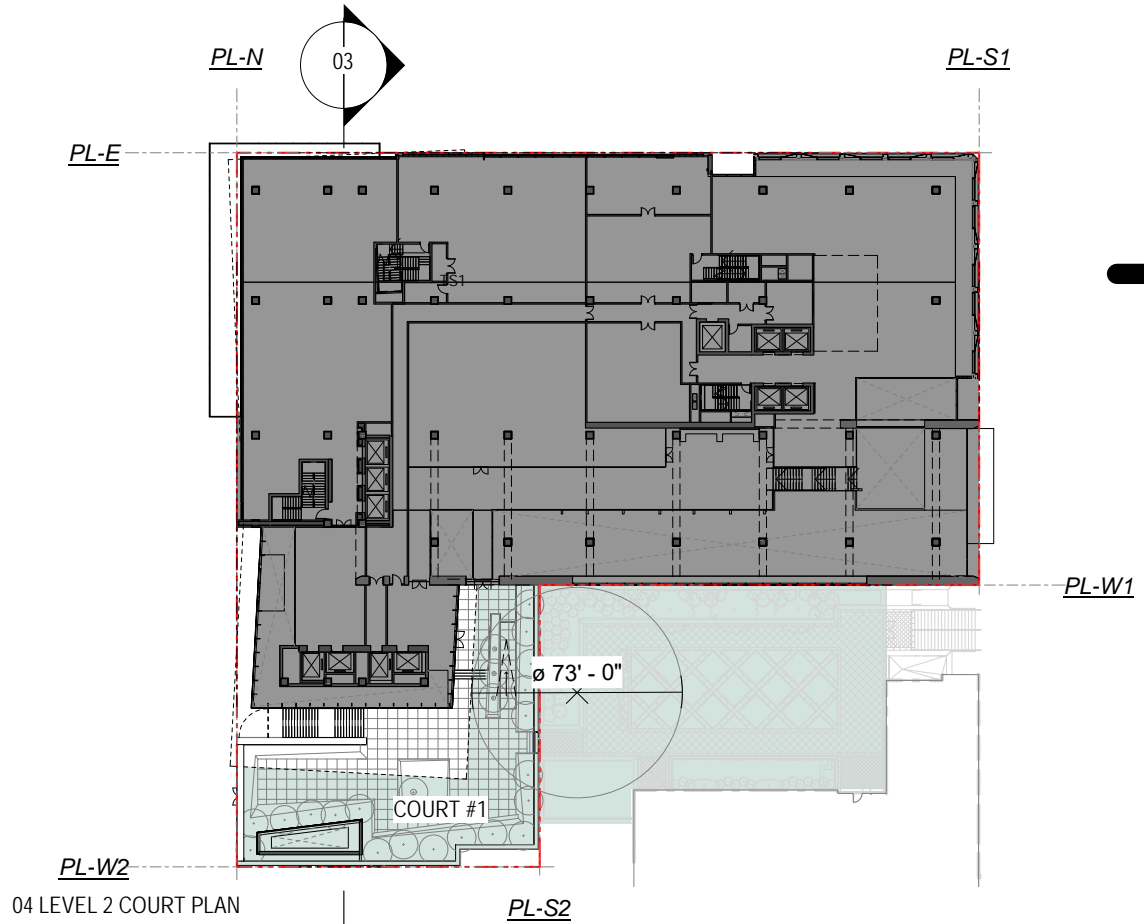


Dimensioned Site Plan

Detailed 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)

Court Chart					
Court #	Court Type	Height	Required Width	Provided Width	Comply (Y/N)
1(c) Residential Open Courts (11DCMR 776.3)			four inches per foot of height, measured from the lowest level of the court to that elevation; minimum 15'-0"		
Court #1	open 1 (c)	16'-9"	15'-0"	73'-0"	Y
Court #2	open 1 (c)	100'-4"	33'-5 1/2"	73'-0"	Y



NOTE: THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

SCALE 1" = 60'-0"

Court Diagrams

LEED v3 BD+C: New Construction - Residential Tower

Project: **Capitol Crossing Center Block**
 Date: **4/2/2021**
 Target: **Gold**
 Notes: **Hotel and Residential Tower**

Master Site Credits
 WELL Credit - Equivalent
 WELL Credit - Aligned

RESIDENTIAL					Credit Requirements		
Yes	Likely	Less Likely	No	Pts			
24	1	0	1	26	SUSTAINABLE SITES		
REQUIRED					Req'd	Prereq 1	Construction Activity Pollution Prevention*
1				1	Credit 1	Site Selection	
5				5	Credit 2	Development Density and Community Connectivity*	
1				1	Credit 3	Brownfield Redevelopment	
6				6	Credit 4.1	Alternative Transportation - Public Transportation Access	
			1	1	Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms*	
3				3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	
2				2	Credit 4.4	Alternative Transportation - Parking Capacity	
	1			1	Credit 5.1	Site Development - Protect or Restore Habitat	
1				1	Credit 5.2	Site Development - Maximize Open Space*	
1				1	Credit 6.1	Stormwater Design - Quantity Control	
1				1	Credit 6.2	Stormwater Design - Quality Control	
1				1	Credit 7.1	Heat Island Effect - Nonroof	
1				1	Credit 7.2	Heat Island Effect - Roof	
1				1	Credit 8	Light Pollution Reduction*	
6					2	2	0
REQUIRED					10	WATER EFFICIENCY	
					Req'd	Prereq 1	Water Use Reduction
2	2			4	Credit 1	Water Efficient Landscaping	
		2		2	Credit 2	Innovative Wastewater Technologies	
4				4	Credit 3	Water Use Reduction	
16					2	3	14
REQUIRED					35	ENERGY & ATMOSPHERE	
					Req'd	Prereq 1	Fundamental Commissioning of Building Energy Systems*
					Req'd	Prereq 2	Minimum Energy Performance
					Req'd	Prereq 3	Fundamental Refrigerant Management*
10			9	19	Credit 1	Optimize Energy Performance	
1		1	5	7	Credit 2	On-Site Renewable Energy	
2				2	Credit 3	Enhanced Commissioning	
		2		2	Credit 4	Enhanced Refrigerant Management	
1	2			3	Credit 5	Measurement and Verification	
2				2	Credit 6	Green Power*	

RESIDENTIAL					Credit Requirements		
Yes	Likely	Less Likely	No	Pts			
6	1	0	7	14	MATERIALS & RESOURCES		
REQUIRED					Req'd	Prereq	Storage and Collection of Recyclables*
			3	3	Credit	Building Reuse - Maintain Existing Walls, Floors and Roof	
			1	1	Credit	Building Reuse - Maintain Interior Nonstructural Elements	
2				2	Credit	Construction Waste Management*	
			2	2	Credit	Materials Reuse	
2				2	Credit	Recycled Content	
2				2	Credit	Regional Materials	
			1	1	Credit	Rapidly Renewable Materials	
	1			1	Credit	Certified Wood	
13					2	0	0
REQUIRED					15	INDOOR ENVIRONMENTAL QUALITY	
					Req'd	Prereq	Minimum Indoor Air Quality Performance*
					Req'd	Prereq	Environmental Tobacco Smoke (ETS) Control*
1				1	Credit	Outdoor Air Delivery Monitoring	
1				1	Credit	Increased Ventilation	
1				1	Credit	Construction Indoor Air Quality Management Plan - During Construction*	
	1			1	Credit	Construction Indoor Air Quality Management Plan - Before Occupancy	
1				1	Credit	Low-Emitting Materials - Adhesives and Sealants	
1				1	Credit	Low-Emitting Materials - Paints and Coatings	
1				1	Credit	Low-Emitting Materials - Flooring Systems	
1				1	Credit	Low-Emitting Materials - Composite Wood and Agrifiber Products	
1				1	Credit	Indoor Chemical and Pollutant Source Control	
1				1	Credit	Controllability of Systems - Lighting	
1				1	Credit	Controllability of Systems - Thermal Comfort	
1				1	Credit	Thermal Comfort - Design	
	1			1	Credit	Thermal Comfort - Verification	
1				1	Credit	Daylight and Views - Daylight	
1				1	Credit	Daylight and Views - Views*	
6					0	0	0
REQUIRED					6	INNOVATION IN DESIGN	
1				1	Credit	Innovation in Design: Low mercury lamps	
1				1	Credit	Innovation in Design: OM starter kit	
1				1	Credit	Innovation in Design: OM Starter Kit	
1				1	Credit	Innovation in Design: Master Site	
1				1	Credit	Innovation in Design: Green Edu	
1				1	Credit	LEED® Accredited Professional	
3					0	1	0
REQUIRED					4	REGIONAL PRIORITY (Max 4 points possible)	
1				1	RPC1	Regional Priority: On-site Renewables (1%)	
1				1	RPC2	Regional Priority: Site develop - restore habitat	
			1	1	RPC3	Regional Priority: WEC waste water tech	
1				1	RPC4	Regional Priority: SSc stormwater quantity control	
Yes	Likely	Less Likely	No	Total	PROJECT TOTALS (Certification Estimates)		
74	8	6	22	110	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points		

LEED Scorecard - Residential

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

PROPOSED PRELIMINARY LEED SCORECARD.

LEED v3 BD+C: New Construction - Hotel

Project: **Capitol Crossing Center Block**
 Date: **4/2/2021**
 Target: **Platinum**
 Notes: **Hotel and Residential Tower**

Master Site Credits
 WELL Credit - Equivalent
 WELL Credit - Aligned

Hotel					Credit Requirements		
Yes	Likely	Less Likely	No	Pts			
24	1	0	1	26	SUSTAINABLE SITES		
REQUIRED					Req'd	Prereq 1	Construction Activity Pollution Prevention*
1				1	Credit 1	Site Selection	
5				5	Credit 2	Development Density and Community Connectivity*	
1				1	Credit 3	Brownfield Redevelopment	
6				6	Credit 4.1	Alternative Transportation - Public Transportation Access	
			1	1	Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms*	
3				3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	
2				2	Credit 4.4	Alternative Transportation - Parking Capacity	
	1			1	Credit 5.1	Site Development - Protect or Restore Habitat	
1				1	Credit 5.2	Site Development - Maximize Open Space*	
1				1	Credit 6.1	Stormwater Design - Quantity Control	
1				1	Credit 6.2	Stormwater Design - Quality Control	
1				1	Credit 7.1	Heat Island Effect - Nonroof	
1				1	Credit 7.2	Heat Island Effect - Roof	
1				1	Credit 8	Light Pollution Reduction*	
6					10 WATER EFFICIENCY		
REQUIRED					Req'd	Prereq 1	Water Use Reduction
2	2			4	Credit 1	Water Efficient Landscaping	
		2		2	Credit 2	Innovative Wastewater Technologies	
4				4	Credit 3	Water Use Reduction	
15					35 ENERGY & ATMOSPHERE		
REQUIRED					Req'd	Prereq 1	Fundamental Commissioning of Building Energy Systems*
REQUIRED					Req'd	Prereq 2	Minimum Energy Performance
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1	2			3	Credit 5	Measurement and Verification	
2				2	Credit 6	Green Power*	

Hotel					Credit Requirements		
Yes	Likely	Less Likely	No	Pts			
6	1	0	7	14	MATERIALS & RESOURCES		
REQUIRED					Req'd	Prereq	Storage and Collection of Recyclables*
			3	3	Credit	Building Reuse - Maintain Existing Walls, Floors and Roof	
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2				2	Credit	Recycled Content	
2				2	Credit	Regional Materials	
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	1			1	Credit	Certified Wood	
13					15 INDOOR ENVIRONMENTAL QUALITY		
REQUIRED					Req'd	Prereq	Minimum Indoor Air Quality Performance*
REQUIRED					Req'd	Prereq	Environmental Tobacco Smoke (ETS) Control*
1				1	Credit	Outdoor Air Delivery Monitoring	
1				1	Credit	Increased Ventilation	
1				1	Credit	Construction Indoor Air Quality Management Plan - During Construction*	
	1			1	Credit	Construction Indoor Air Quality Management Plan - Before Occupancy	
1				1	Credit	Low-Emitting Materials - Adhesives and Sealants	
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1				1	Credit	Low-Emitting Materials - Flooring Systems	
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	1			1	Credit	Thermal Comfort - Verification	
1				1	Credit	Daylight and Views - Daylight	
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1				1	Credit	LEED® Accredited Professional	
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73	8	6	22	110	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points		