

# Capitol Crossing Center Block

## SECOND STAGE PUD APPLICATION

DATE  
April 23, 2021

OWNER  
Capitol Crossing III LLC and Capitol Crossing IV LLC

LAND USE COUNSEL  
HOLLAND & KNIGHT

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LANDSCAPE ARCHITECT  
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Wells and Associates

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# Table of Contents

## 0 General

- 0-01 Cover Page
- 0-02 Table of Contents

## 1 Context & Development Data

- 1-01 Context and Aerial Photo View from North
- 1-02 Overall PUD Site Area
- 1-03 Illustrative Site Plan
- 1-04 Building Height, Area & Use Diagram
- 1-05 Capitol Crossing Aerial Photo
- 1-06 Capitol Crossing Context Images
- 1-07 Capitol Crossing Context Images
- 1-08 Site Plan
- 1-09 Development Data and Zoning
- 1-10 Center Block Program Areas
- 1-11 Aerial of Center Block and Context
- 1-12 Overall PUD Site Plan
- 1-13 PUD Circulation Plan
- 1-14 Center Block Site Plan
- 1-15 Detailed Site Plan
- 1-16 Court Diagrams
- 1-17 LEED Scorecard for CCIII (Residential)
- 1-18 LEED Scorecard for CCIV (Hotel)

## 2 Images and Overall Elevations

- 2-01 Aerial
- 2-02 Image 1- Overall from Residential
- 2-03 Image 2- Residential
- 2-04 Image 3- Overall from Hotel
- 2-05 Image 4- Hotel Southeast Corner
- 2-06 Image 5- Hotel Southwest Corner
- 2-07 Image 6- North from Pedestrian Way
- 2-08 Image 7- 2nd & F St Looking North
- 2-09 Image 8- Hotel South Elevation Close-up
- 2-10 Image 9- Residential Nth Elevation Close-up

## 3 CCIII & CCIV- Plans

- 3-01 Podium Plan L1- Ground Floor
- 3-02 Podium Plan- Second Floor
- 3-03 Overall Plan L3- Third Floor
- 3-04 Overall Plans- Fourth- Sixth Floors
- 3-05 Overall Plan- Seventh Floor
- 3-06 Overall Plans- Eighth-Tenth Floors
- 3-07 Overall Plan- Eleventh Floor
- 3-08 Overall Plan- Twelfth Floor
- 3-09 Overall Plan- Roof Plan
- 3-10 Overall Plan- Penthouse Floor Plan

## 4 CCIII & CCIV Overall Elevations

- 4-01 Overall Projected North Elevation
- 4-02 Overall Projected East Elevation
- 4-03 Overall Projected South Elevation
- 4-04 Overall Projected West Elevation
- 4-05 Residential and Podium South Elevation
- 4-06 Hotel Projected North Elevation

## 5 CCIII & CCIV Wall Systems

- 5-01 Exterior Details- Podium North Lobby
- 5-02 Exterior Details- Podium South Lobby
- 5-03 Exterior Details- Podium East- 2nd Avenue (South End)
- 5-04 Exterior Details- Podium East- 2nd Avenue (North End)
- 5-05 Exterior Details- Residential - Wall Type 1
- 5-06 Exterior Details- Residential- Wall Type 2
- 5-07 Exterior Details- Residential- Wall Type 1 with Balcony
- 5-08 Exterior Details- Residential- Wall Type 1 with Juliet Balcony
- 5-09 Exterior Details- Hotel- Wall Type 1 (Typical)
- 5-10 Exterior Details- Hotel- Wall Type 1 (L2 & Podium)

## 6 CCIII & CCIV Building Materials

- 6-01 Building Materials- Podium
- 6-02 Building Materials- Residential
- 6-03 Building Materials- Hotel

## 7 CCIII & CCIV Building Sections

- 7-01 Residential & Hotel North- South Section
- 7-02 Residential & Hotel East- West Section
- 7-03 Hotel East- West Section
- 7-04 Enlarged Section- Residential Penthouse
- 7-05 Enlarged Section- Hotel Roof Setback

## 8 CCIV & CCIV Signage

- 8-01 Residential & Podium North Elevation Signage
- 8-02 Residential & Podium South Elevation Signage
- 8-03 Signage Examples

## 9 Public Space Projections

- 9-01 Site Projection Extents

## 10 Approved Below-Grade Garage Plans

- 10-01 Garage level P0
- 10-02 Garage Level P1

## 11 Landscape Drawings

- 11-01 Overall Landscape Site Plan
- 11-02 Landscape Plan- Terrace Level 2
- 11-03 Materials & Planting- Terrace Level 2
- 11-04 Landscape Elevation- Terrace Level 2
- 11-05 Landscape View- Terrace Level 2
- 11-06 Landscape Plan- Terrace Level 3
- 11-07 Materials and Planting- Terrace Level 3
- 11-08 Landscape Elevation- Terrace Level 3
- 11-09 Landscape View- Terrace Level 3
- 11-10 Landscape Plan - Residential Roof
- 11-11 Materials and Planting- Residential Roof
- 11-12 Landscape Elevation- Residential Roof
- 11-13 Landscape View- Residential Roof
- 11-14 Landscape View Residential Roof
- 11-15 Landscape Plan- Hotel Roof
- 11-16 Materials and Planting- Hotel Roof
- 11-17 Landscape Elevation-Hotel Roof
- 11-18 Landscape View - Hotel Roof
- 11-19 Landscape View- Hotel Roof
- 11-20 Landscape Approved Streetscape and Trees
- 11-21 Landscape Approved Planter

## 12 Civil Drawings

- 12-01 Existing Site and Utility Plan
- 12-02 Civil Site Layout Plan
- 12-03 Site Circulation Plan
- 12-04 Site Grading Plan
- 12-05 Soil Erosion and Sediment Control Details

## 1-0: Context & Development Data

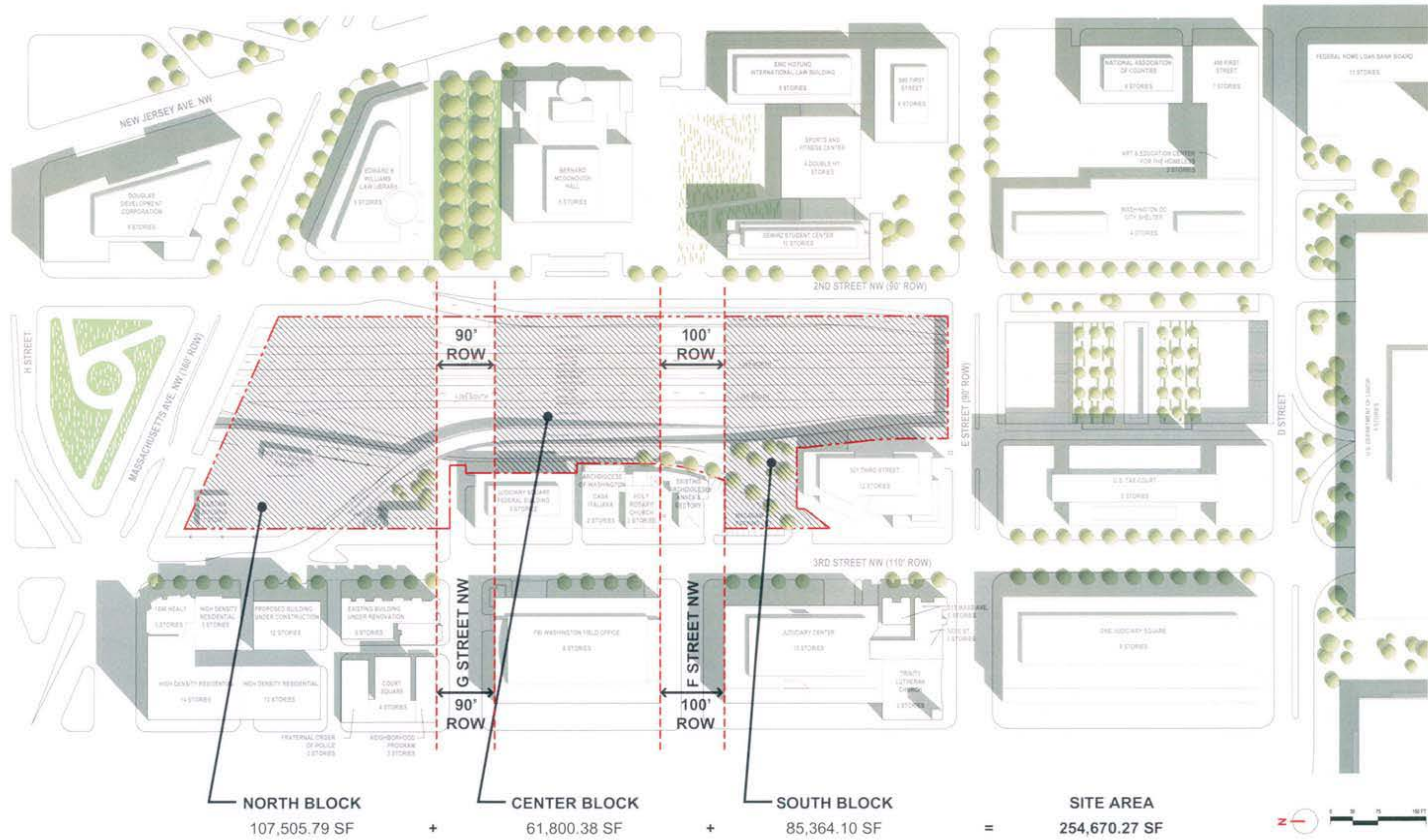


Photo by Anita Lambert, February 2008

Excerpt From Approved PUD (08-34)

## Context and Aerial Photo View from North

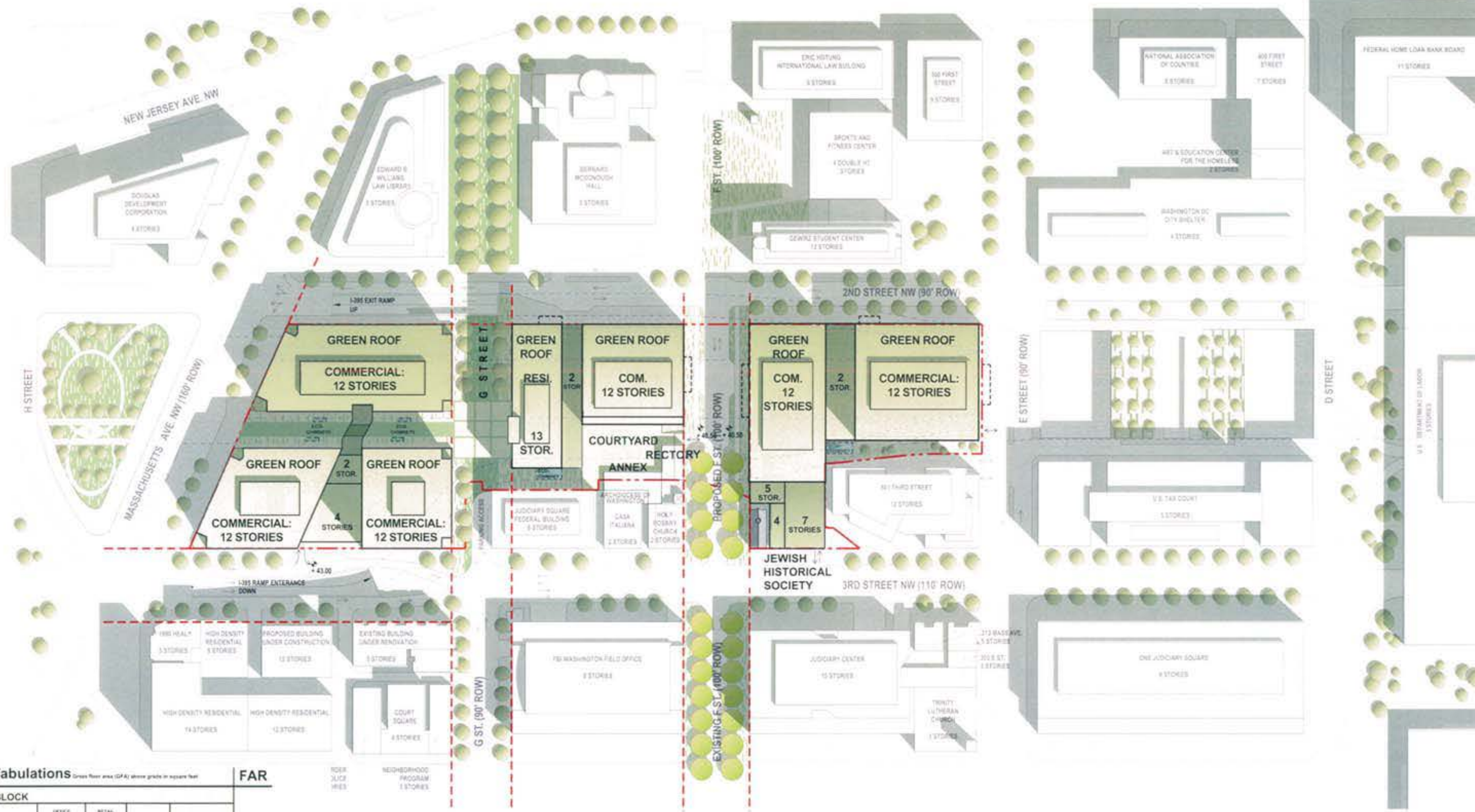
PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



# 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)

Excerpt From Approved PUD (08-34)



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	54,753	4,449		<b>768,276</b>		<b>9.00</b>	
<b>TOTAL FAR AREA</b>					<b>2,226,625</b>		<b>8.74</b>	

**LEGEND:**

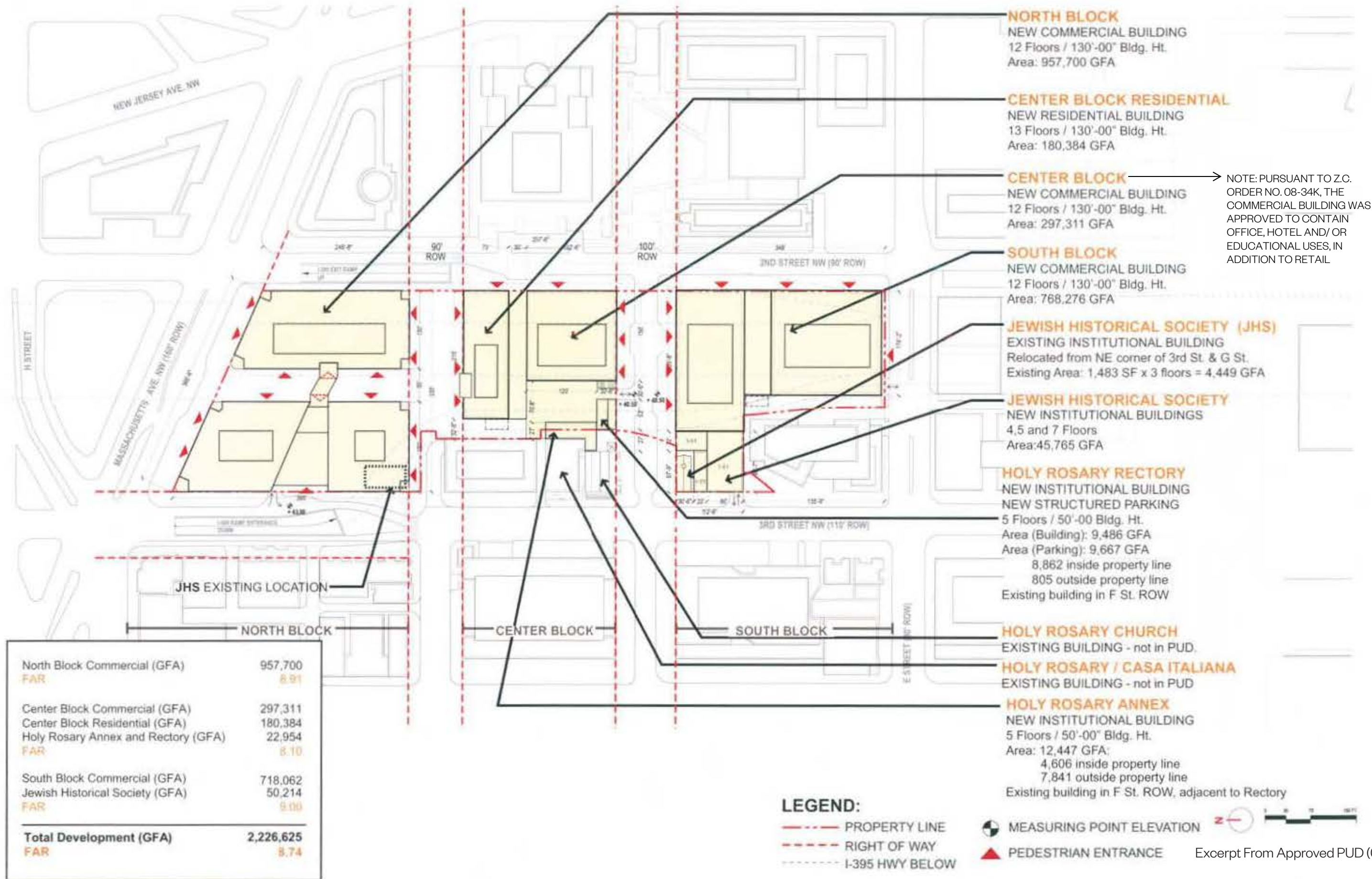
- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- SERVICE / PARKING GARAGE ACCESS



Excerpt From Approved PUD (08-34)

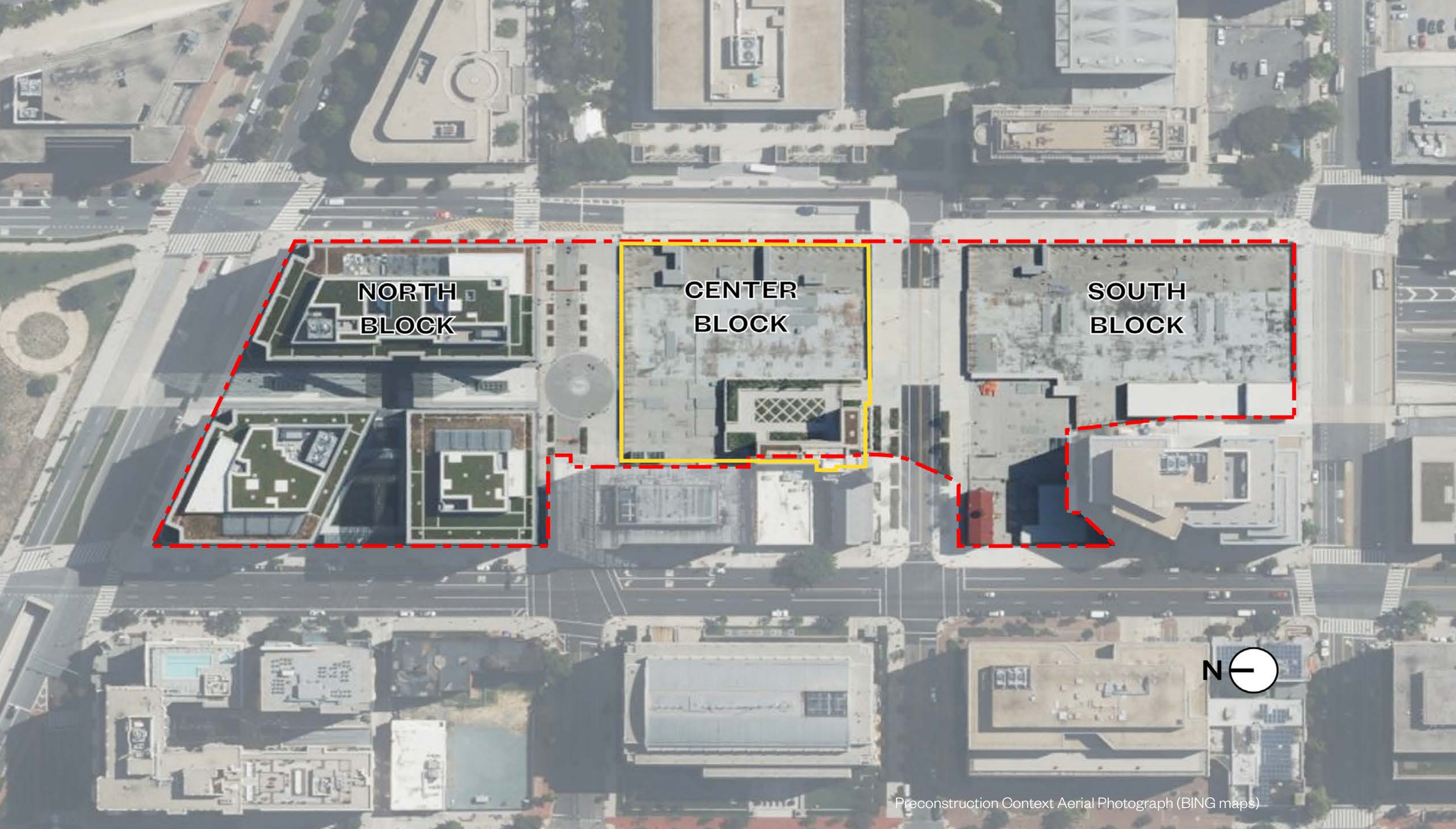
**Illustrative Site Plan**

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



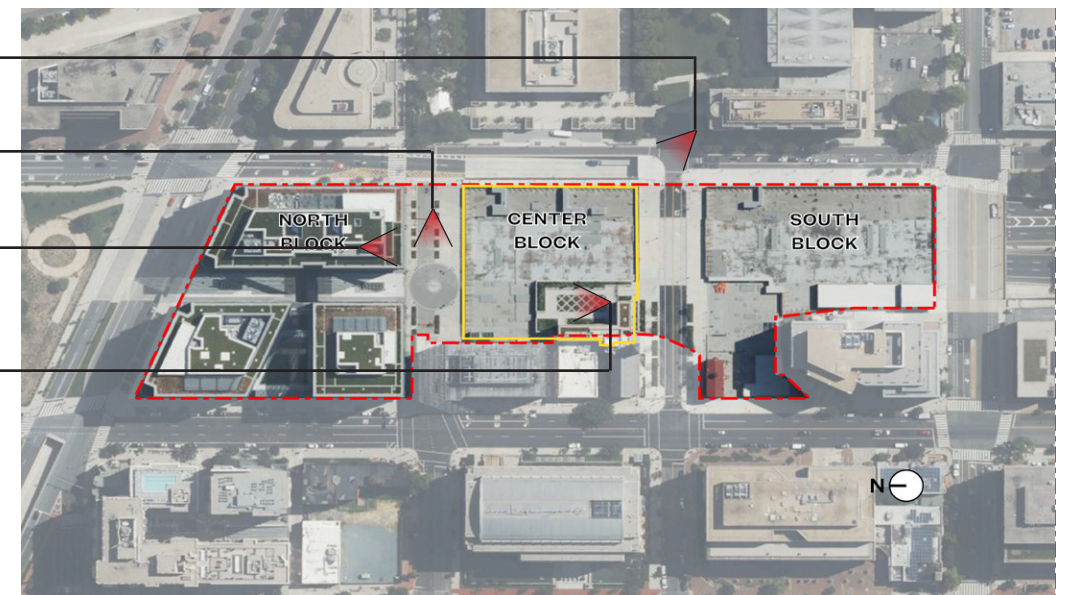
CONTEXT IMAGE 4: FROM HOLY ROSARY COURTYARD LOOKING NORTH

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

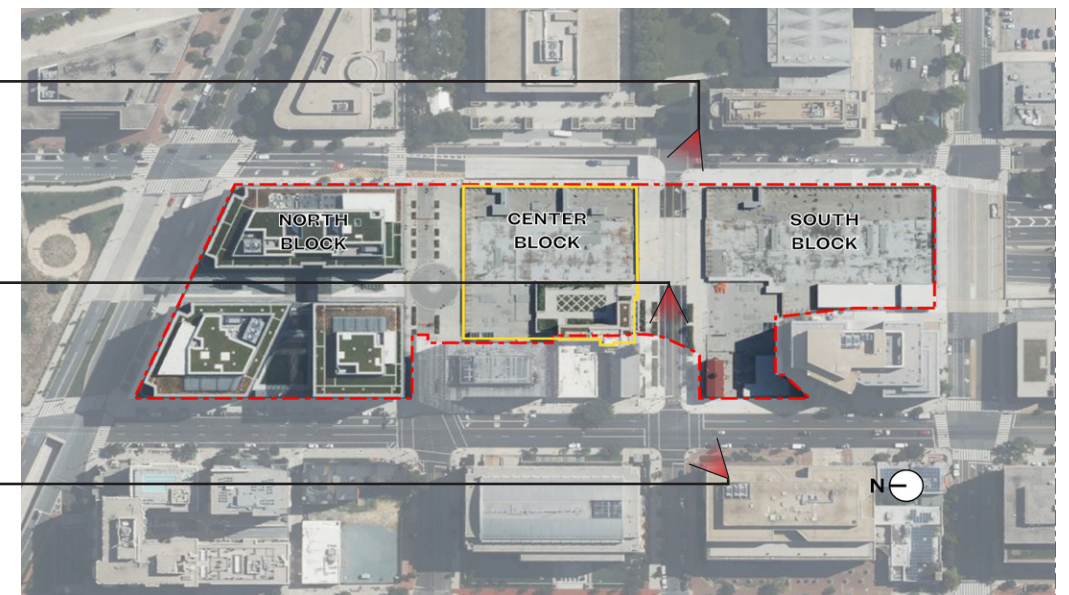


CONTEXT IMAGE 7: FROM SW CORNER OF 3RD AND F LOOKING NORTHEAST

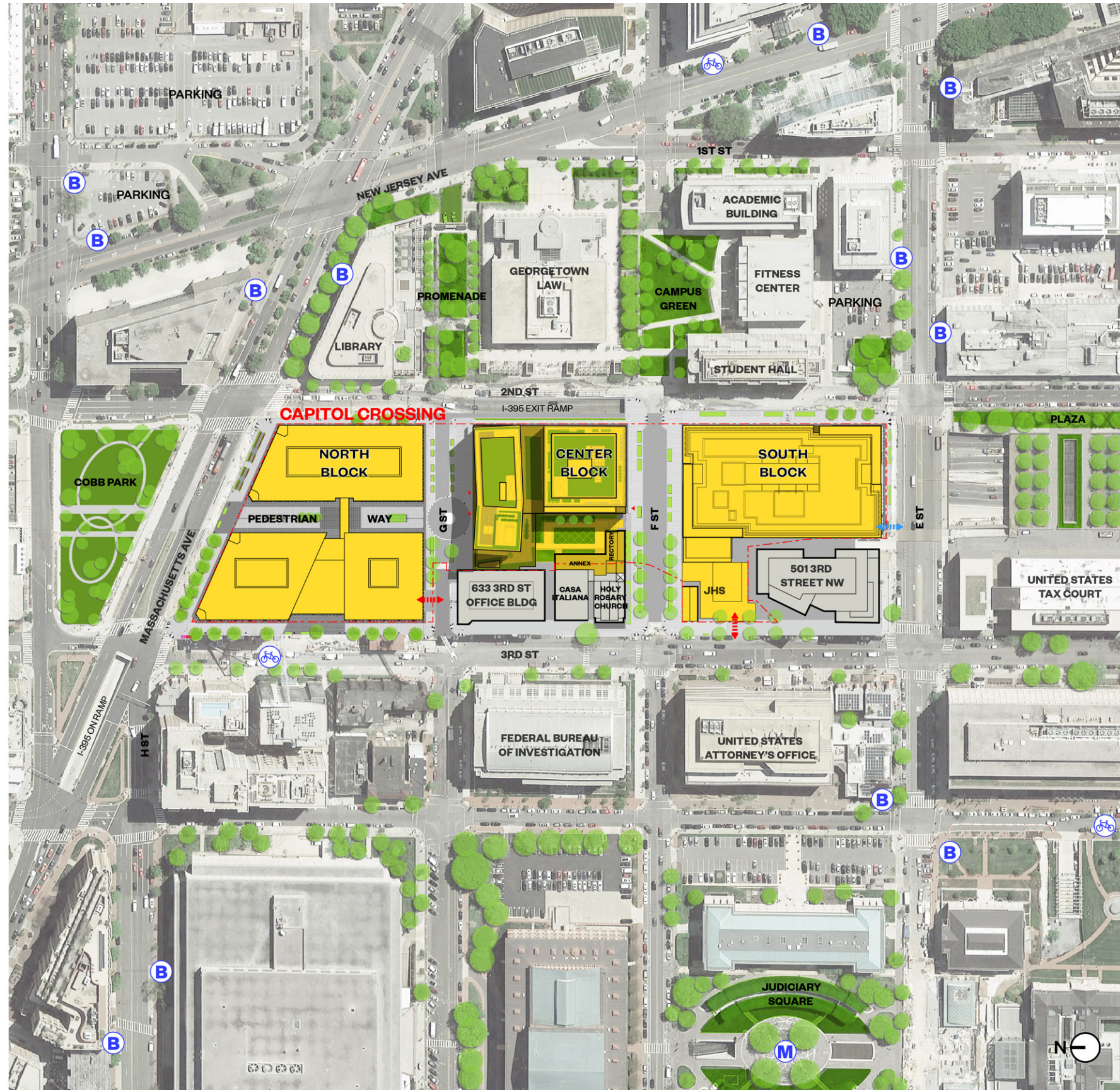
CONTEXT IMAGE 5

CONTEXT IMAGE 6

CONTEXT IMAGE 7



CONTEXT IMAGE KEY



# 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)