

Capitol Crossing Center Block

(CCIII & CCIV)

ZC Case No. 08-34L

District of Columbia

Zoning Commission Public Hearing

October 21, 2021



Photo by Anita Lambert, February 2008

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1.2 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

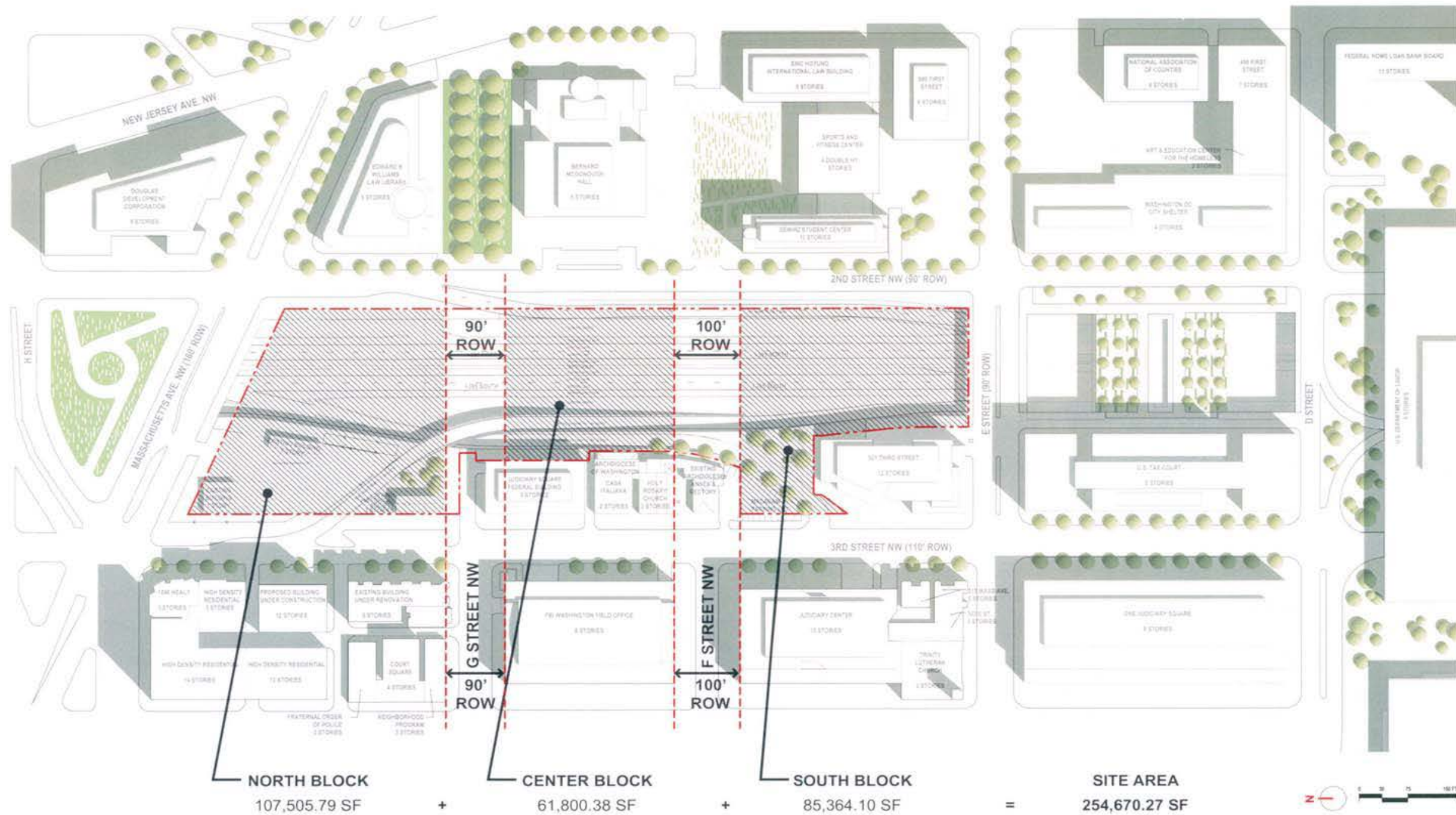
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1.4 First-Stage PUD Application

Final First-Stage PUD Plans - May 23, 2011

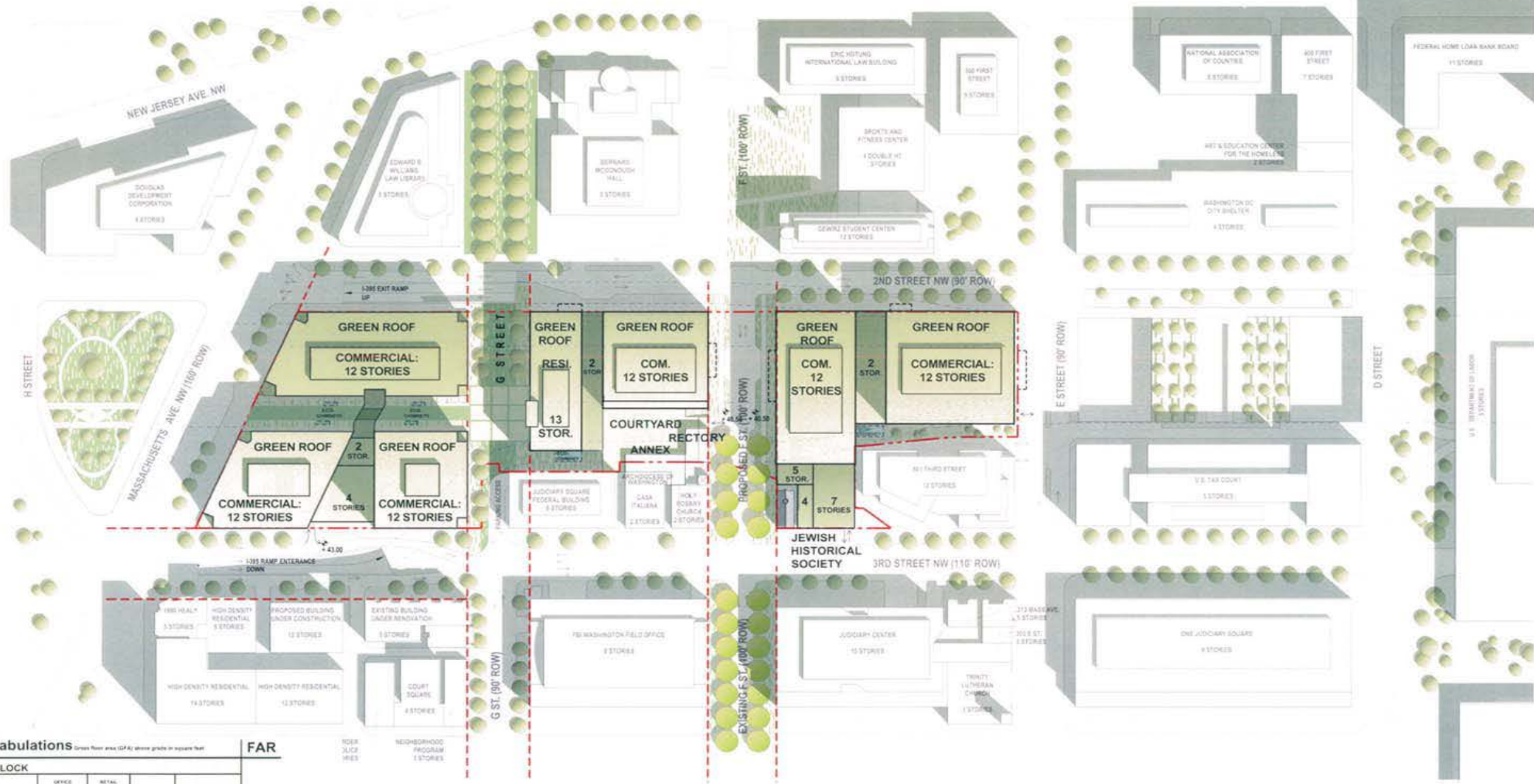
Context Aerial Photographs

SOM Louis Dreyfus Property Group



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Site Area



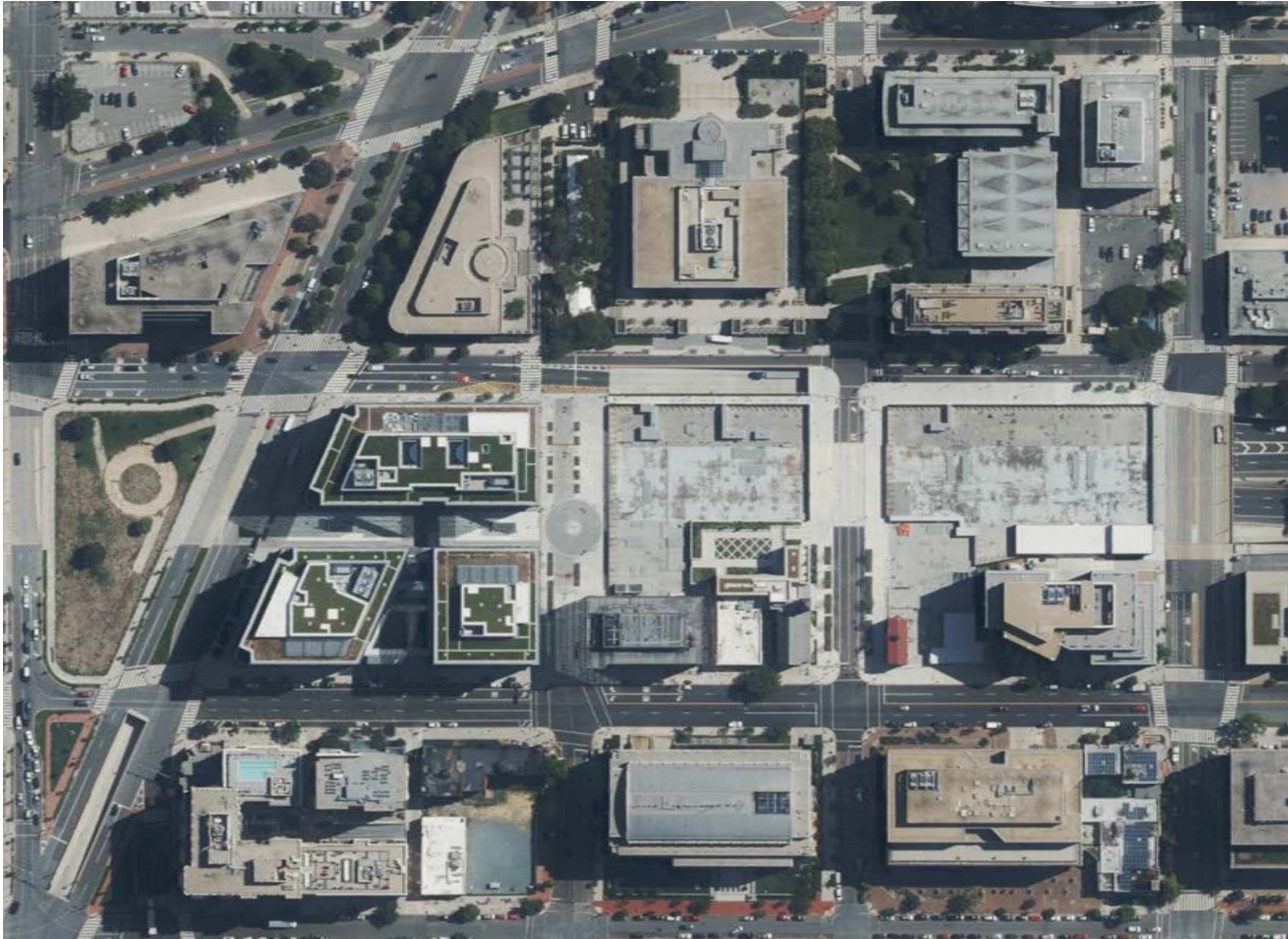
Z.C. APPROVAL HISTORY

- Z.C. CASE 08-34: FIRST-STAGE PUD FOR OVERALL PUD, CONSOLIDATED PUD FOR PLATFORM AND NORTH BLOCK, AND ZONING MAP AMENDMENT
- Z.C. CASE 08-34A: SECOND-STAGE PUD FOR OFFICE BUILDING IN SOUTH BLOCK
- Z.C. CASE 08-34B: TIME EXTENSION
- Z.C. CASE 08-34C: SECOND-STAGE PUD FOR THE HOLY ROSARY CHURCH FACILITIES IN THE CENTER BLOCK
- Z.C. CASE 08-34D: WITHDRAWN
- Z.C. CASE 08-34E: MODIFICATIONS TO THE NORTH BLOCK
- Z.C. CASE 08-34F: PENTHOUSE HABITABLE SPACE AND MINOR MODIFICATIONS FOR OFFICE BUILDING IN SOUTH BLOCK
- Z.C. CASE 08-34G: PENTHOUSE HABITABLE SPACE FOR NORTH BLOCK
- Z.C. CASE 08-34H: SECOND-STAGE PUD FOR JHS FACILITIES IN SOUTH BLOCK
- Z.C. CASE 08-34I: WITHDRAWN
- Z.C. CASE 08-34J: WITHDRAWN
- Z.C. CASE 08-34K: PERMIT OFFICE, HOTEL AND/OR EDUCATIONAL USES IN CENTER BLOCK

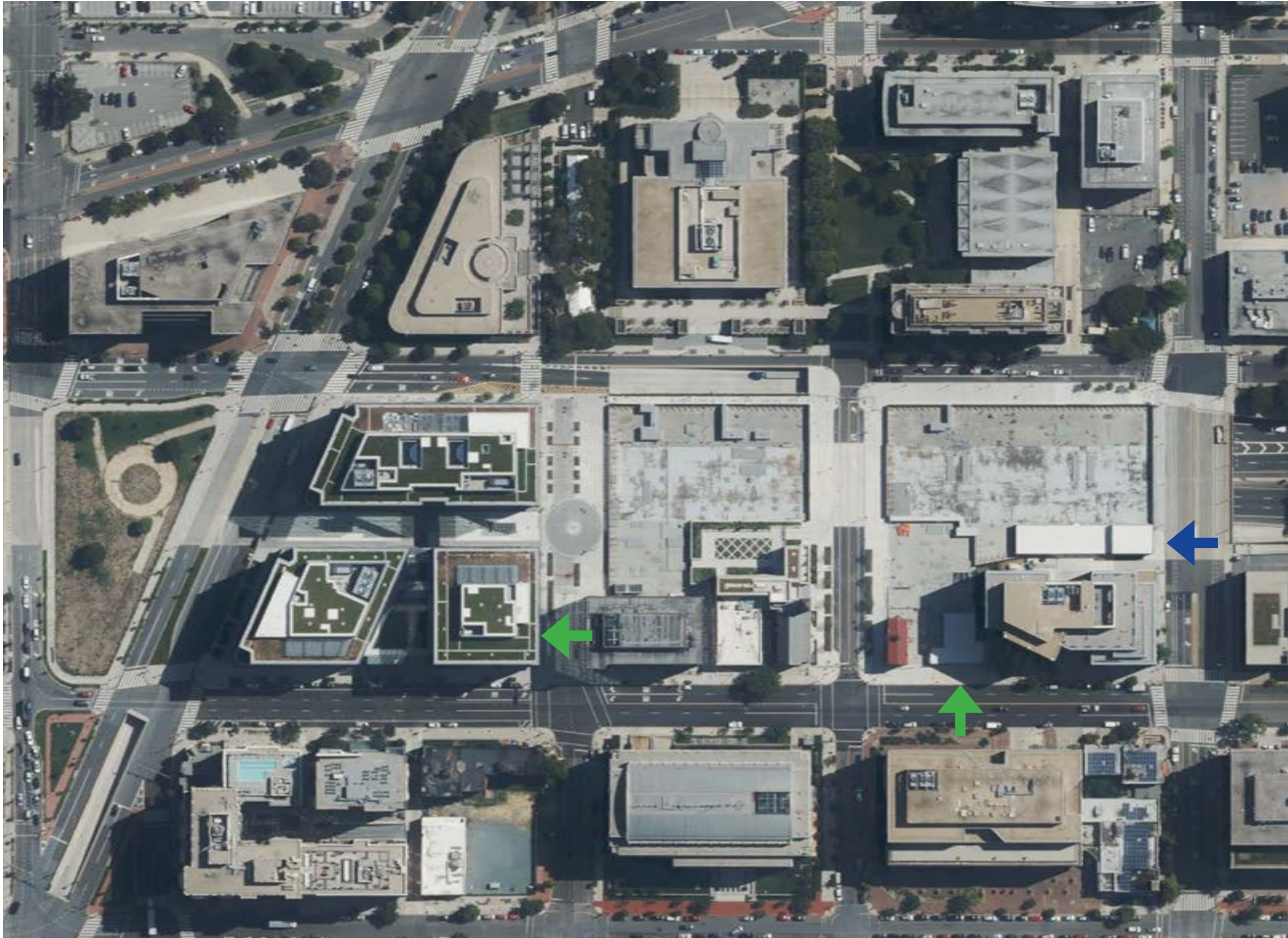
FAR Tabulations					FAR	
Green Floor Area (GFA) above grade in square feet						
NORTH BLOCK						
	OFFICE	RETAIL				
TOTAL	85,636	22,264			957,700	8.91
CENTER BLOCK						
	COMMERCIAL	RESIDENTIAL	APRHS	RECT. SHIP		
TOTAL	281,011	196,264	4,800	18,344	500,649	8.10
SOUTH BLOCK						
	COMMERCIAL	JHS NEW BUILDINGS	JHS EXISTING			
TOTAL	118,882	64,762	4,444		768,276	9.00
TOTAL FAR AREA					2,226,625	8.74

LEGEND:

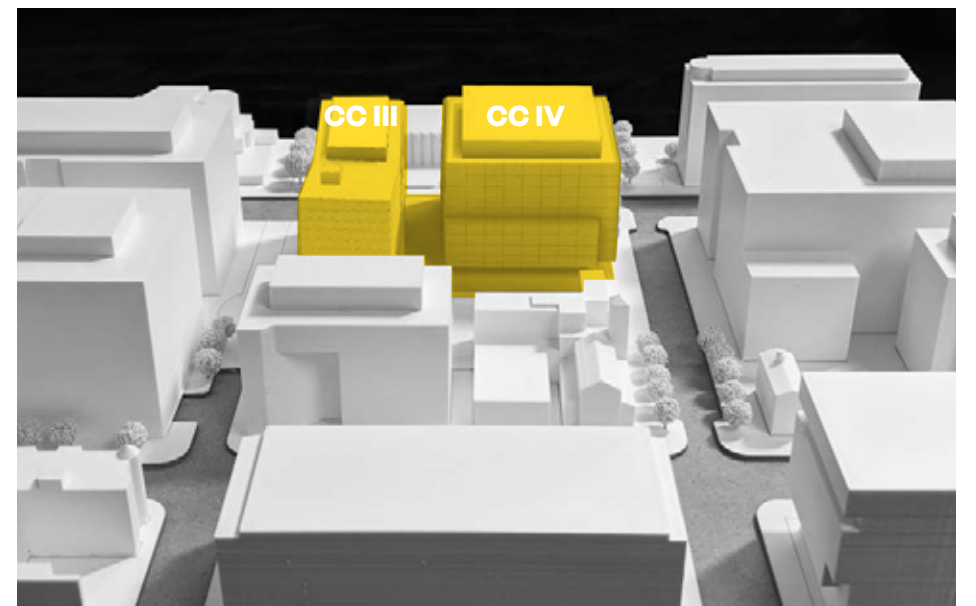
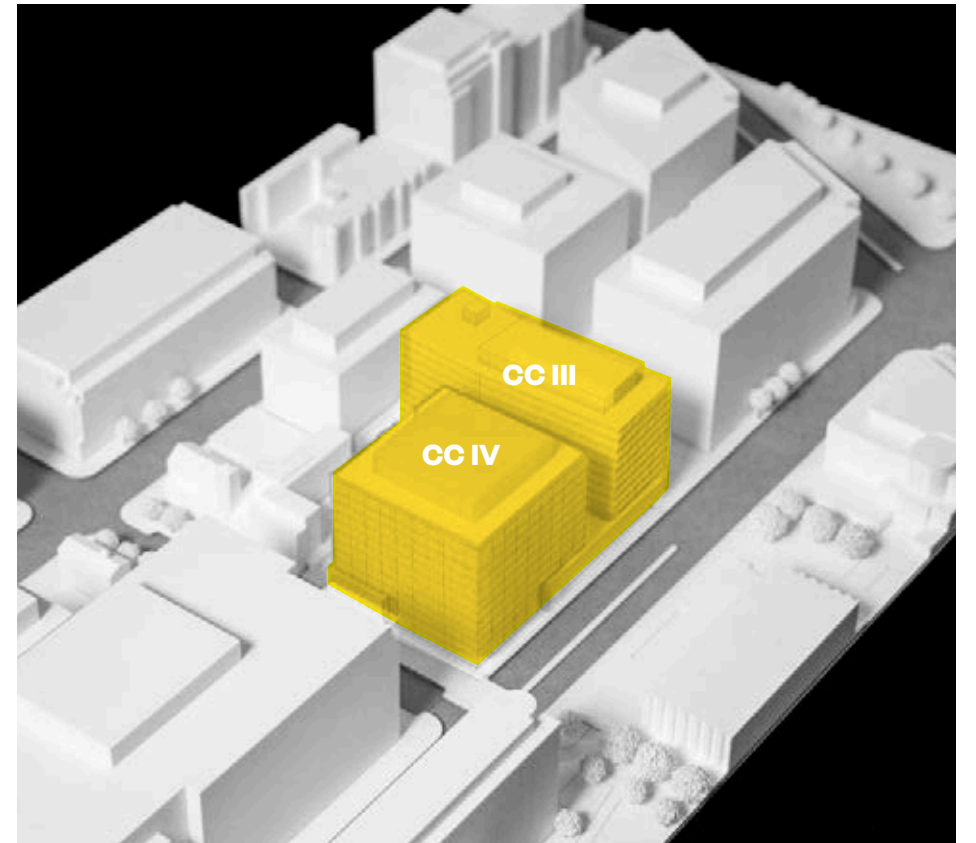
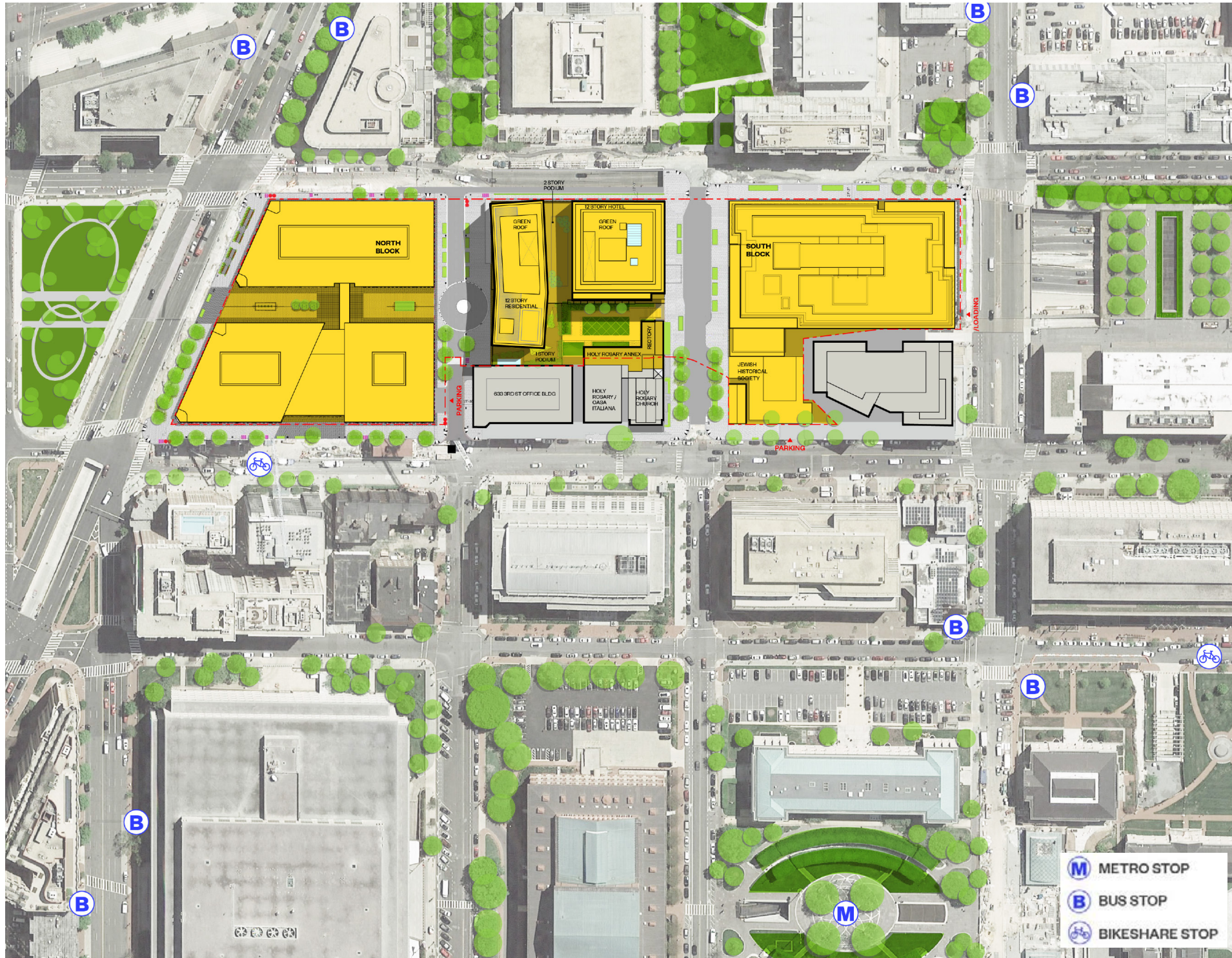
- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- SERVICE / PARKING GARAGE ACCESS



AERIAL VIEW



AERIAL VIEW



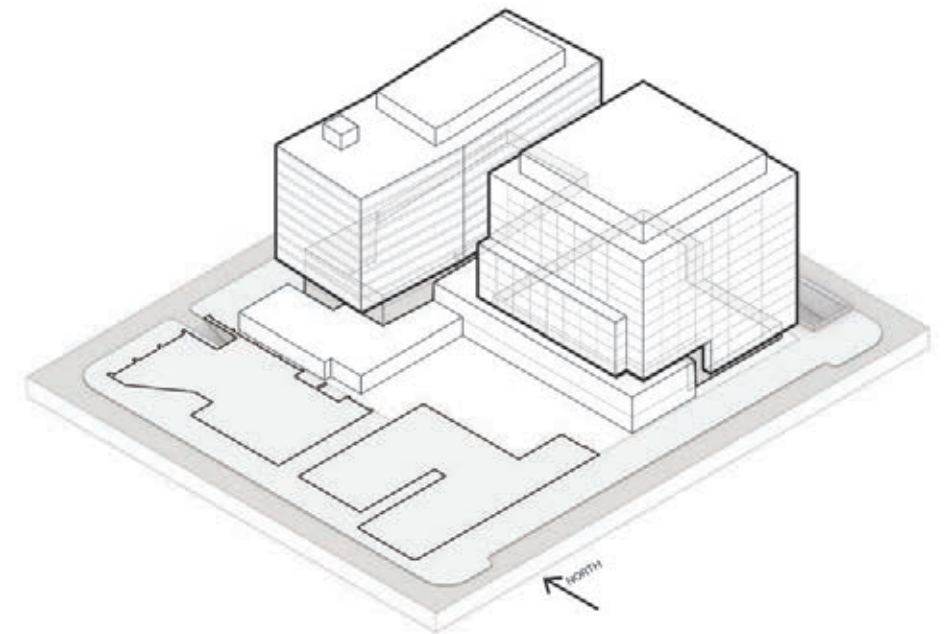
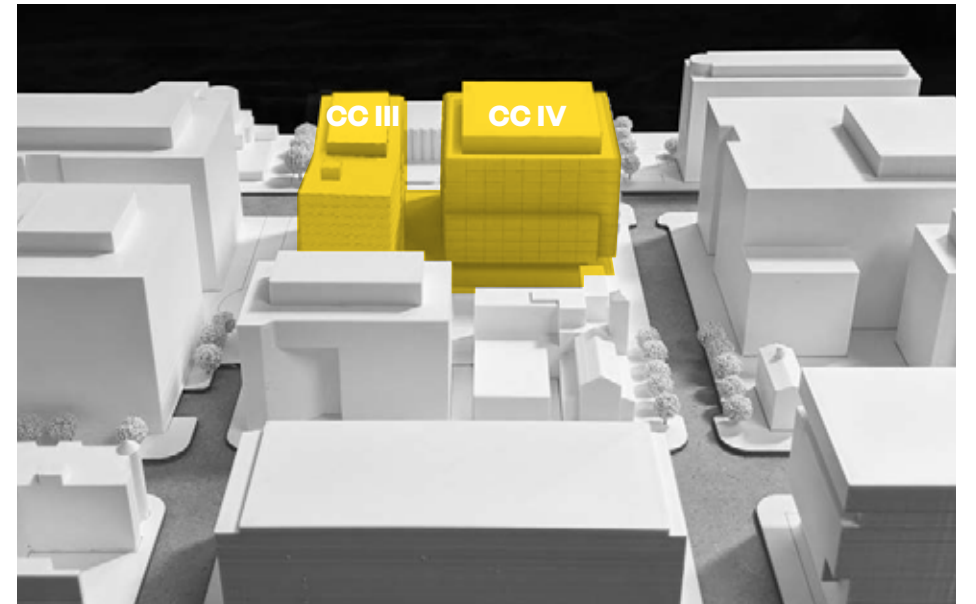
CAPITOL CROSSING SITE PLAN

APPLICATION OVERVIEW

- Request for a Second-Stage PUD Approval
- Request for Special Exception for Restaurant/ Bar Use in Hotel Penthouse Habitable Space

SUMMARY OF SUPPORT

- **Office of Planning-** Report in support with no conditions (Ex. 25)
- **District Department of Transportation-** Report states no objection with two conditions (Ex. 26)
- **Advisory Neighborhood Commission 2C**
 - Presentations to full ANC on March 9, 2021, and September 14, 2021
 - Unanimous Support
 - Letter of Support (Ex. 23)
- **Advisory Neighborhood Commission 6C**
 - Presentations to ANC 6C Planning, Zoning, and Economic Development Committee on March 3, 2021, and October 6, 2021
 - Recommendation for Support to Full ANC
 - Approved on Consent Agenda by full ANC at October 13, 2021 meeting
 - Agreed Upon Condition → No amplification devices on the roof as part of the hotel restaurant



SITE RESPONSE & MASSING CENTER BLOCK SITE PLAN

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)

