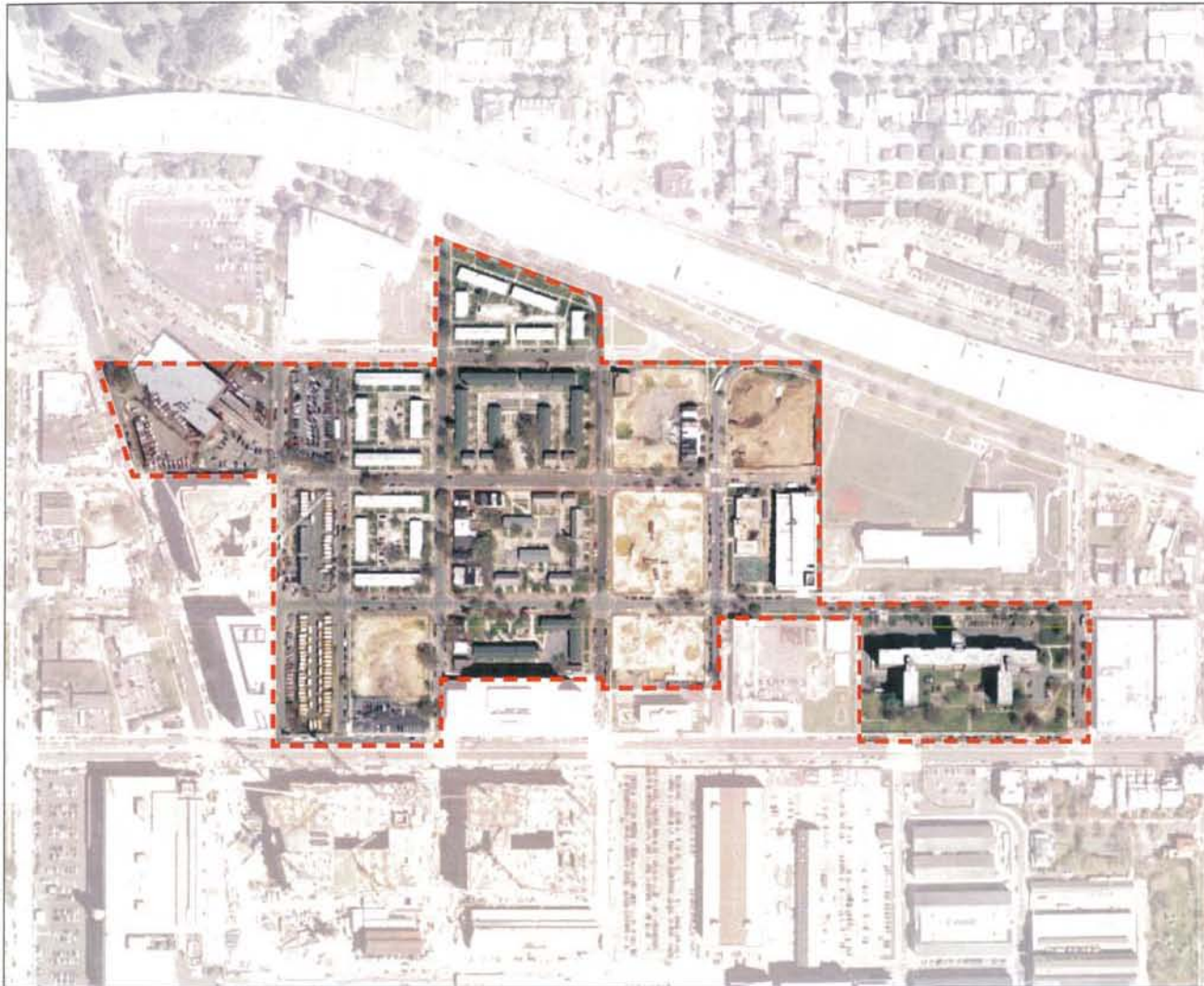




ARTHUR CAPPER CARROLLSBURG

PLANNED UNIT DEVELOPMENT

WASHINGTON, DC

**PREHEARING STATEMENT
REQUEST FOR MODIFICATIONS OF
CONDITIONS OF
ORDER NO. 03-12/03-13 &
ORDER NO. 03-12D/03-13D**

01 DECEMBER 2008

APPLICANT

CAPPER CARROLLSBURG VENTURE, LLC
DISTRICT OF COLUMBIA HOUSING AUTHORITY

DEVELOPER

FOREST CITY | WASHINGTON
MID-CITY URBAN LLC

ARCHITECTS

SHALOM BARANES ASSOCIATES
LESSARD GROUP

LANDSCAPE ARCHITECT

EDAW | AECOM

TRAFFIC CONSULTANT

GOROVE / SLADE ASSOCIATES, INC.

CIVIL ENGINEER

VIKA INCORPORATED

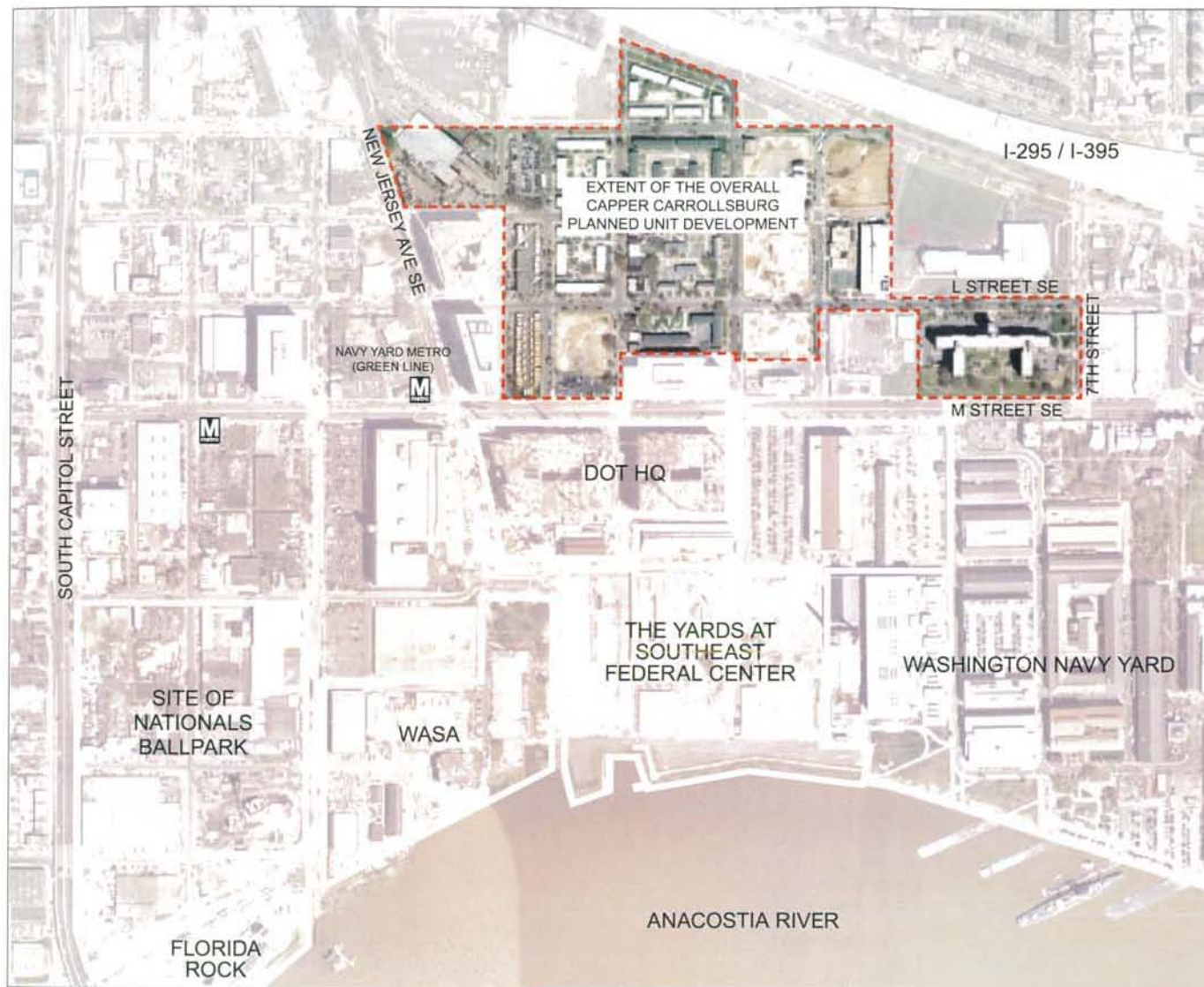
ZONING COMMISSION

LAND USE CHANGES
DISTRICT OF COLUMBIA
HOLLAND & KENNETH, LLP
CASE NO. 03-12/03-13Q
EXHIBIT NO. 2B

2008 DEC - 2:48
CASE: 03-12/03-13-17
EXHIBIT NO. 2B

VICINITY MAP

2406.11(b)



CAPPER / CARROLLSBURG PUD

WASHINGTON, DC

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CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates

architects

PUD PRE-HEARING STATEMENT SUBMISSION

1.1

CAPPER/CARROLLSBURG OVERALL ANALYSIS

SITE PLAN DEVELOPMENT DATA APRIL 18, 2005

Square	Proposed Use	Number of Stories	Blkg Height (Feet)	Number of Units	SF of Office Retail	Square Dimensions	Building Area (Footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR
739	Residential Apartments	6 to 13	85 to 130	322	0	106.64 x 106.64	11,376	0.73	10,601.2	11,376.0	0.76
767 (1)	Residential Apartments	8	94	117	0	207.42 x 231.0	47,919	0.84	1,837.02	22,148.10	0.84
768 (1)	Residential Apartments	15	110	250	0	106.64 x 106.64	11,376	0.87	3,637.06	24,111.36	0.76
769 - A (1)	Residential Apartments	15	110	100	0		15,440		10,930.1		
769 - B (1)	Office	11	112		208,000		19,400		208,000		
769 total (1)							34,840	0.87	416,938	82,038.29	0.81
797 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	48	0	187.68 x 106.64	20,000	0.25	40,636	42,514.14	0.30
798 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	88	0	323.42 x 233.0	47,324	0.81	118,000	22,962.94	0.81
799 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	45	0	147.68 x 106.64	15,768	0.48	75,247	42,082.74	0.80
800 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	45	0	187.68 x 106.64	20,000	0.25	40,636	42,514.14	0.30
824 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	42	0	213.8 x 233.0	23,827	0.67	75,009	39,363.13	0.78
825 (1)	Residential Townhomes / Stacked Units	3 to 4	30-45	42	0	213.8 x 233.0	23,827	0.67	75,009	39,363.13	0.78
S-825-A (1)	Residential Senior Apartments	3 to 4	30-45	72	0	106.64 x 106.64	11,376	0.81	188,127	22,748.29	0.93
S-825-B (1)	Residential Senior Apartments	8	85	168	0		31,124		154,100		
S-825 total							312,400 x 350 x 10	0.83	1,981,217	50,138.25	0.93
N-853 (Part)	School	3					10,800	0.36	49,400	44,138.02	0.32
880 (1)	Residential Senior Apartments	4	35	162	0	106.64 x 106.64	11,376	0.73	113,280	11,317.35	0.47
881 West (1)	Community Center	2	20			1122.0' x 627.0'	70,000	0.49	78,836	30,568.76	0.78
882-A	Residential Townhomes / Stacked Units	3 to 4	30-45	75	0	213.8' x 111.8'	38,901		121,096		
882-B	Office	8 to 10	110		408,000	243.0' x 140.0'	42,000		426,000		
882 total					408,000		88,901	0.54	827,296	158,215.30	0.30
Total				1582	613,000		613,000	0.83	2,865,237	813,938.50	0.77

- Revisions to data from 5-27-03 Preliminary PUD submission due to DDOF request to make 2nd Street a public street.
- Revisions to data from 5-27-03 Preliminary PUD submission due to refinement of unit designs and adjustments of unit types throughout the project.
- Revisions to data from 5-27-03 Preliminary PUD submission due to DDOF request to make a 3rd Place a public street and the zoning Commission's instruction to retain existing lots in private ownership.
- Revisions to data from 5-27-03 Preliminary PUD submission due to refinement of Senior Building design.
- Revisions to data from 5-27-03 Preliminary PUD submission due to enlargement of Community Center to accommodate potential future program expansion for community offices.

SITE PLAN DEVELOPMENT DATA DECEMBER 1, 2008

Square	Proposed Use	Number of Stories	Blkg Height (Feet)	Total Number of Units	ACC Rental Units	SF of Office	SF of Retail	SF of Residential	SF of Civic	Building Area (Footprint)	Percentage of Lot Occupancy	Building SF	Square SF	FAR	Resid Parking	Office Retail Parking
739	Residential Apartments	6 to 13	85 to 130	322	96	0	920	420,763		91,735	0.73	4,800.13	70,732.79	6.08	290	
767	Residential Apartments	8	98	147	98	0	4000	178,210		30,368	0.78	18,271.0	39,813.00	4.58	132	
768	Residential Apartments	11	110	295	73	0	8000	388,052		38,368	0.76	39,405.2	39,813.00	6.90	265	
769 - A	Residential Apartments	15	110	111	34	0	4,000	177,330		30,410		18,142.0				
769 - B	Office	15	130			222,522	10,660			23,600		234,182			152	
769 total						222,522	14,790	177,330		44,010	0.90	418,802	68,114.98	6.48		150
797	Residential Townhomes / Stacked Units	3 to 4	30-45	48	11	0		85,305		25,831	0.83	85,305	42,505.38	1.34	45	
798	Residential Townhomes / Stacked Units	3 to 4	30-45	70	17	0		102,354		38,822	0.80	102,354	77,413.70	1.32	63	
799	Residential Townhomes / Stacked Units	3 to 4	30-45	47	9	0		70,581		26,731	0.48	70,581	58,628.70	1.21	41	
800	Residential Townhomes / Stacked Units	3 to 4	30-45	46	21	0		83,088		23,458	0.53	83,088	44,247.68	1.43	28	
824	Residential Townhomes / Stacked Units	3 to 4	30-45	42	11	0		86,790		21,924	0.56	86,790	39,363.13	1.44	34	
825	Residential Townhomes / Stacked Units	3 to 4	30-45	58	14	0		78,484		30,479	0.82	79,484	48,345.28	1.58	49	
S-825-A	Residential Townhomes / Stacked Units	3 to 4	30-45	12	3	0		19,426		6,945		19,426			15	
S-825-B	Residential Apartments	4	45	136	136	0		112,269		23,715		112,269			33	
S-825 total						0	0	130,815		30,665	0.90	130,815	60,863.00	2.13		
N-853 (Part)	School	3				0		49,400		22,580	0.36	49,400	58,417.20	0.61		
880	Residential Senior Apartments	4	50	162	162	0		133,280		22,968	0.73	133,280	44,917.35	2.67	27	
881 West	Community Center	2	35			0		28,000		17,400	0.48	28,000	30,568.76	0.78		
882-A	Residential Apartments	4 to 5	60	150	30	0		189,188		47,524		189,188			172	
882-B	Office	8 to 10	62			484,760	19,000	428,760		95,911		428,760			294	
882 total						484,760	19,000	189,188		107,295	0.68	666,944	158,215.62	4.35		
Totals				1747	695	708,302	51,000	2,052,315	77,900	534,024	0.61	2,889,517	870,871	3.32	1346	434



CAPPER / CARROLLSBURG PUD

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects

WASHINGTON, DC 01 DECEMBER 2008 0024/RIGHT, 03059 / AKK / PG.

PUD PRE-HEARING STATEMENT SUBMISSION 1.2

CAPPER/CARROLLSBURG OVERALL PLAN



CAPPER / CARROLLSBURG PUD

CAPPER CARROLLSBURG VENTURE, LLC

shalom baranes associates architects