

**CAPITOL CROSSING PROJECT UPDATE  
CENTER BLOCK TIME EXTENSION  
Z.C. Order No. 08-34L**



**Presentation to ANC 6E  
September 5, 2023**





Photo by Anita Lambert, February 2006

## Return to L'Enfant

1.2 First-Stage PUD Application

Final First-Stage PUD Plans - May 20, 2011

## Context Aerial Photograph - View from North

SOM Louis Dreyfus Property Group





VIEW FROM EAST



VIEW FROM WEST

## Return to L'Enfant

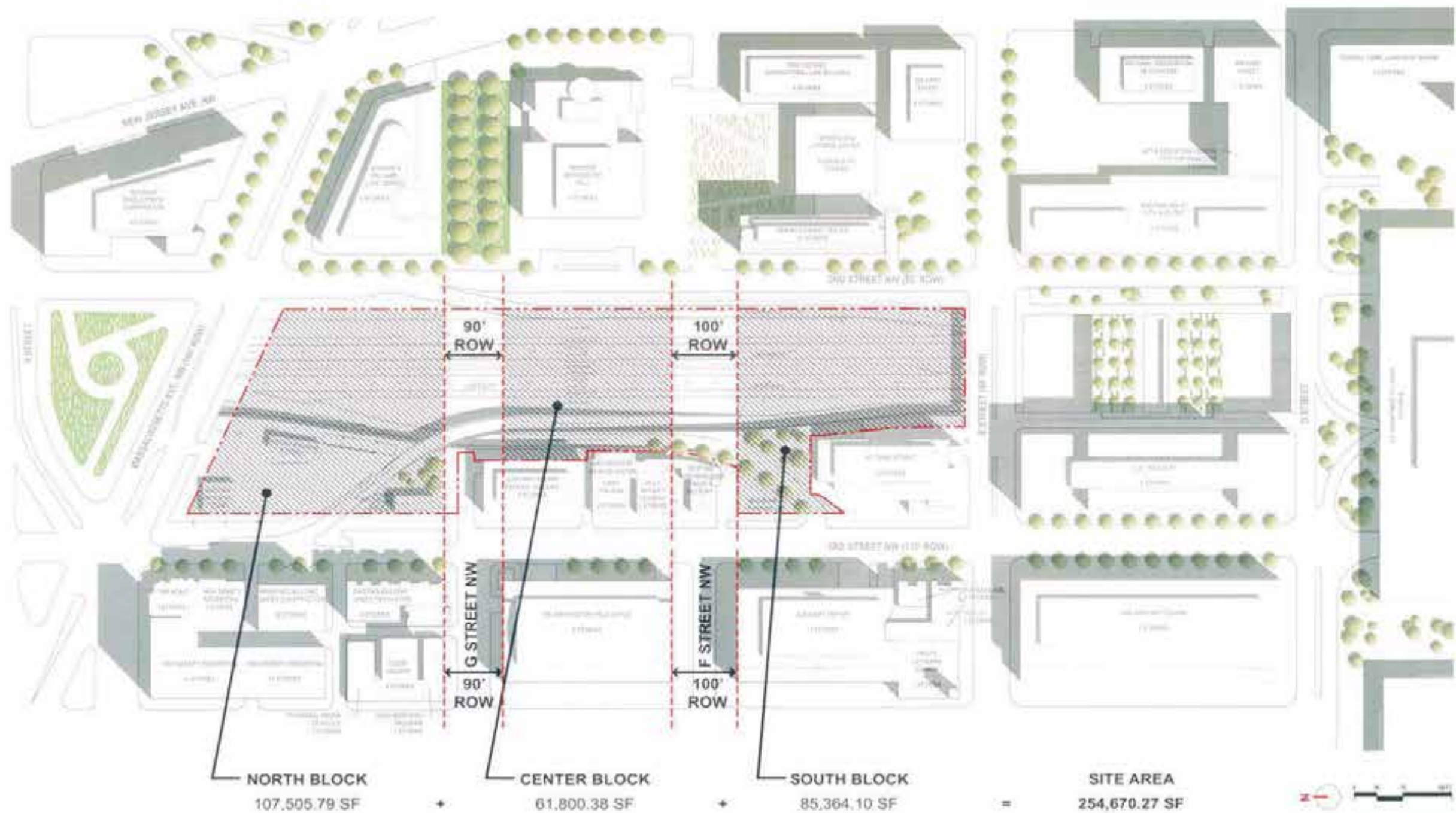
1.4 First-Stage PUD Application

Final First-Stage PUD Plans - May 23, 2011

Context Aerial Photographs

SOM Louis Dreyfus Property Group

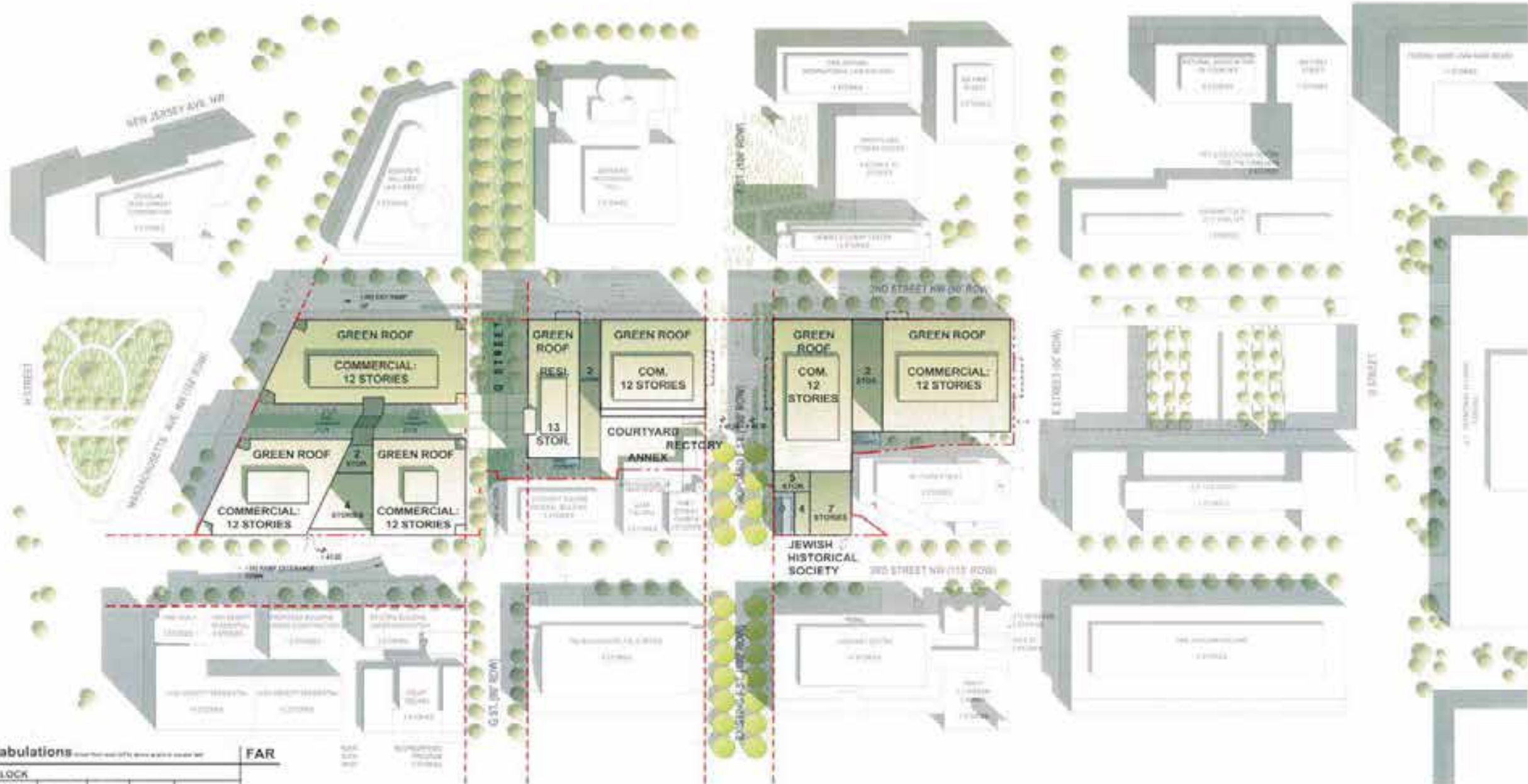




**LEGEND:**  
 - - - - - SITE PROPERTY  
 - - - - - RIGHT OF WAY

**Return to L'Enfant**

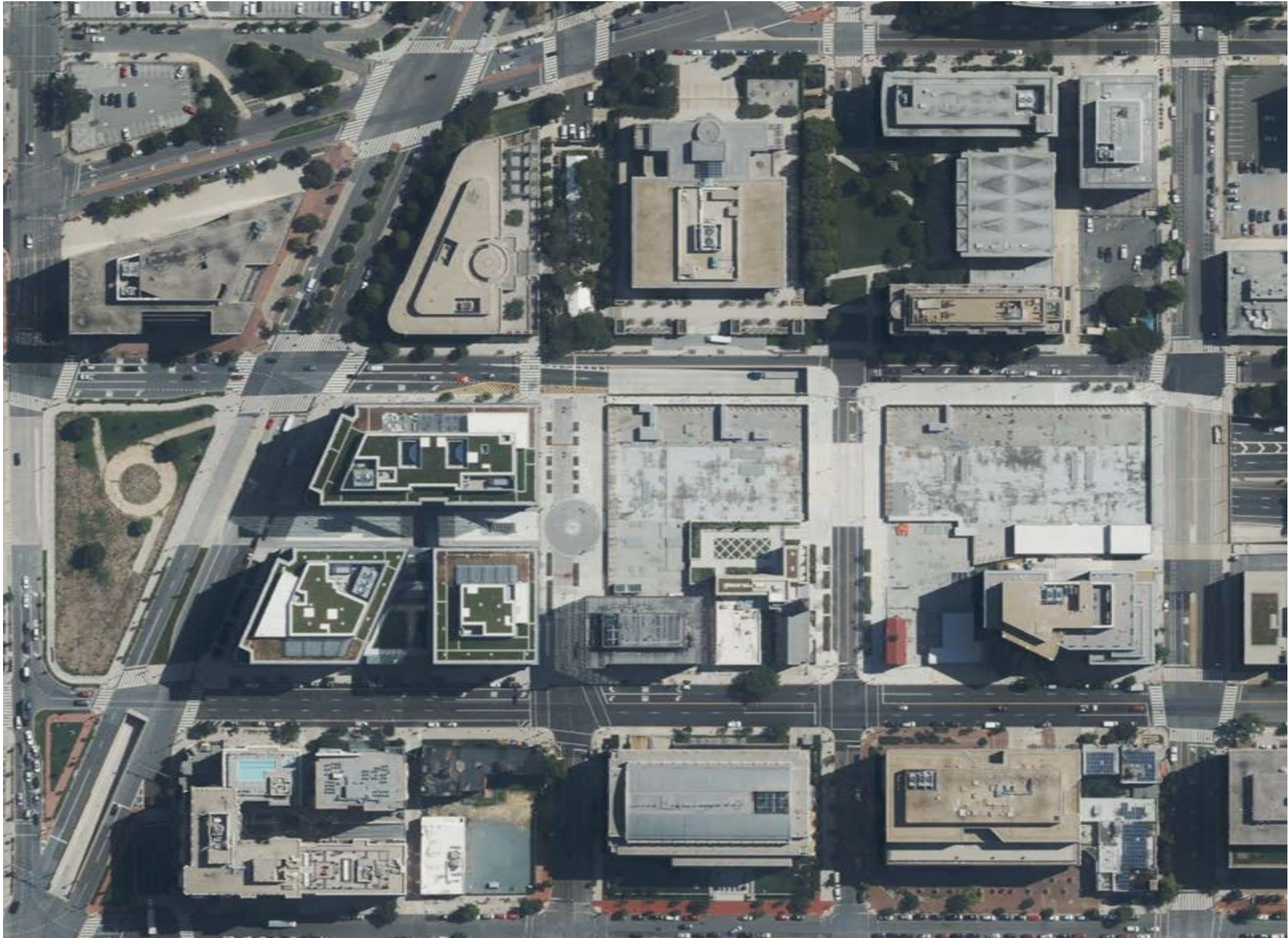
**Site Area**



FAR Tabulations				FAR
<b>NORTH BLOCK</b>				
TOTAL	857,700	8.91		
<b>CENTER BLOCK</b>				
TOTAL	599,849	9.10		
<b>SOUTH BLOCK</b>				
TOTAL	768,275	9.99		
<b>TOTAL FAR AREA</b>	<b>2,226,625</b>	<b>9.74</b>		

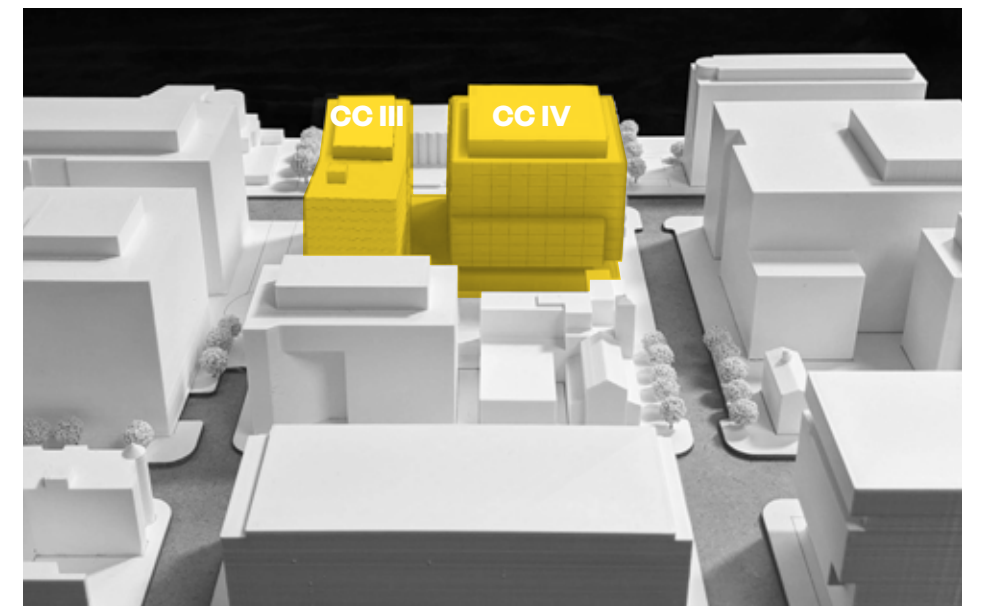
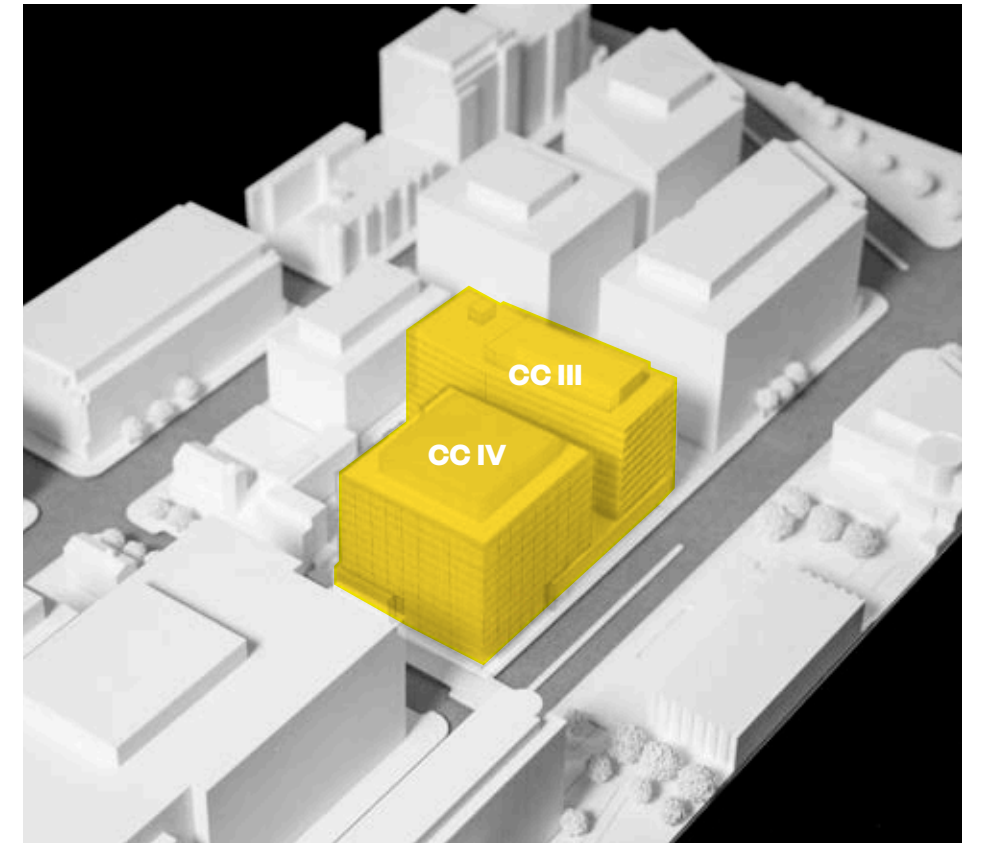
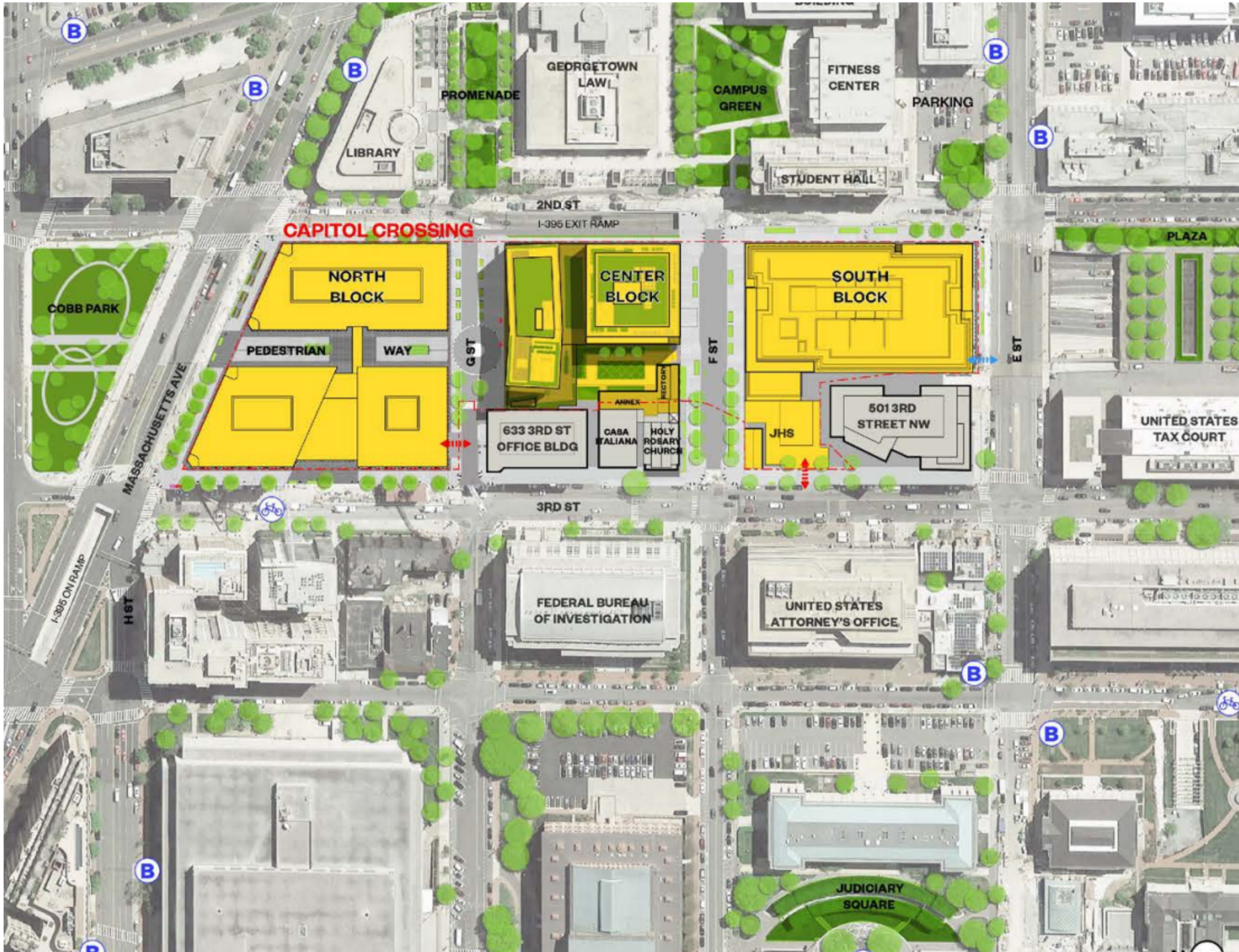
- LEGEND:**
- PROPERTY LINE
  - RIGHT OF WAY
  - I-395 HWY BELOW
  - MEASURING POINT ELEVATION
  - SERVICE / PARKING GARAGE ACCESS





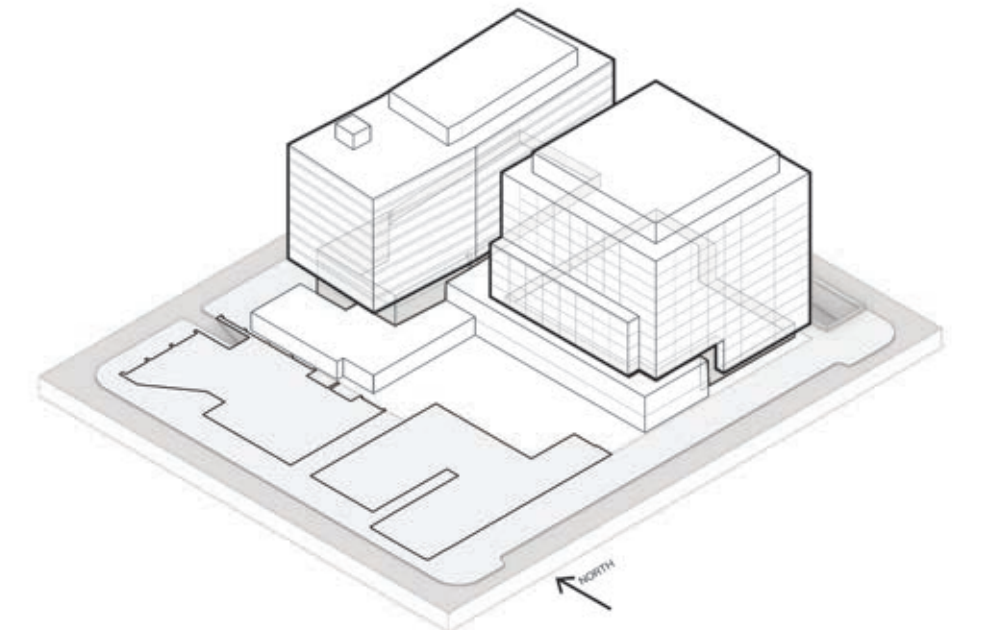
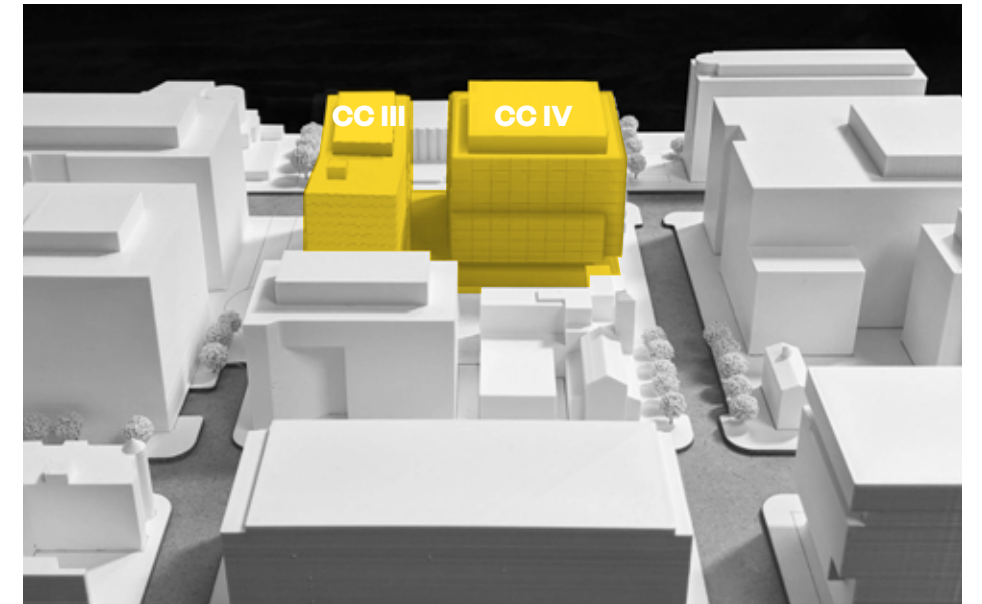
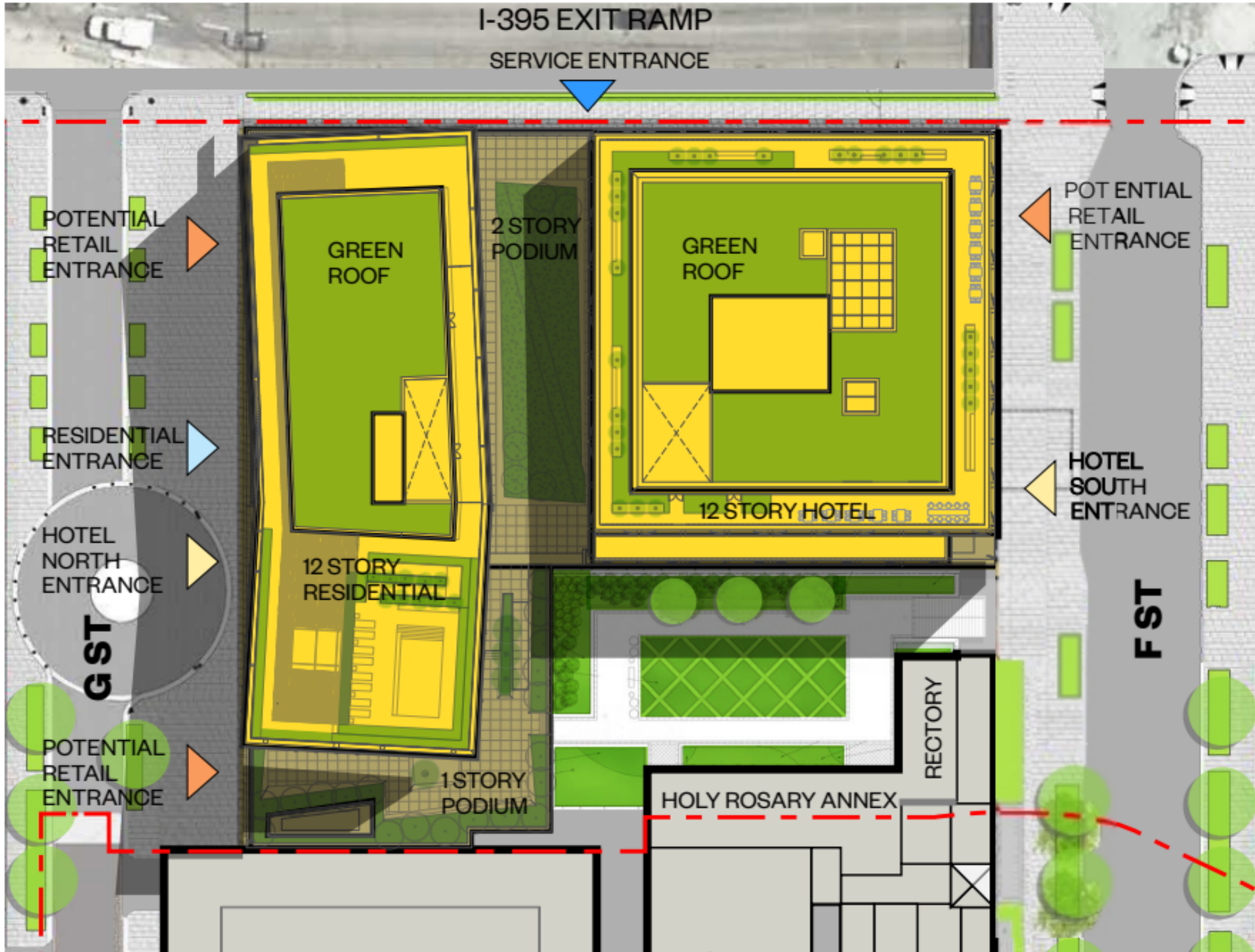
**AERIAL VIEW**





**CAPITOL CROSSING SITE PLAN**





**SITE RESPONSE & MASSING** CENTER BLOCK SITE PLAN



# Approved Second-Stage PUD for the Center Block

- Residential Building
  - Approx. 166 units, including 50 affordable housing units
  - LEED Gold and solar panels
- Hotel Building
  - Approx. 222 hotel rooms
  - Bar/restaurant use in the penthouse
  - LEED Platinum
- Shared Ground Floor Podium
  - Approx. 20,000 sf of retail
  - Residential and hotel amenity/lobby spaces
  - Outdoor terrace



# PUD Deadlines

- Z.C. Order No. 08-34L - Effective as of March 25, 2022.
- Required to file building permit application for **Residential Building and Podium** no later than March 25, 2024 (two years), and start construction no later than March 25, 2025 (three years).
  - Application for a two year extension to file building permit no later than March 25, 2026, and start construction no later than March 25, 2027.
- Required to file building permit application for **Hotel Building** no later than two years following issuance of the first Certificate of Occupancy ("COO") for the Residential Building or Podium, and start construction no later than two years following the issuance of the first COO for the Residential Building or Podium.



# Standard for Approval of a PUD Time Extension

1. The extension request is served on all parties, and all parties are allowed 30 days to respond;
2. There is no substantial change in any of the material facts upon which the Commission based its original approval of the application that would undermine the Commission's justification for approving the original application; and
3. The applicant demonstrates with substantial evidence that there is good cause for such extension, as evidenced by one or more of the following:
  - a. An inability to obtain sufficient project financing for the development, following an applicant's diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant's reasonable control;
  - b. An inability to secure all required governmental agency approvals for a development by the expiration date of the order because of delays in the governmental agency approval process that are beyond the applicant's reasonable control; or
  - c. The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control that renders the applicant unable to comply with the time limits of the order.



# Contact Information for the Applicant

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- Blaine Carter - [bcarter@capitolcrossingadvisors.com](mailto:bcarter@capitolcrossingadvisors.com)

QUESTIONS?