

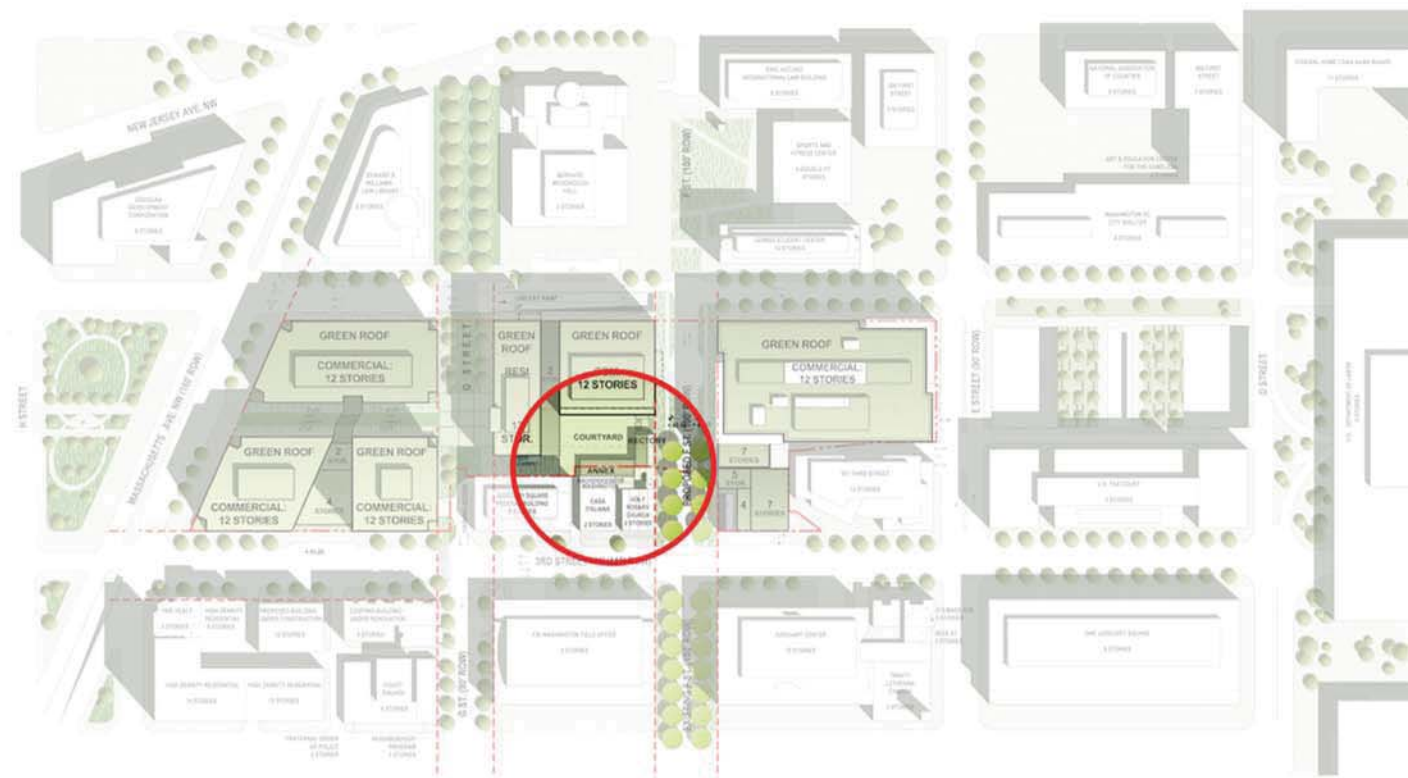


Proposed Alterations to Second Stage PUD for Capitol Crossing / Holy Rosary Church

02/04/16

Preliminary note on proposed massing and materiality:

The massing of a five story "L" shaped building with 5th floor terrace setback remains consistent with the approved PUD. The entrance volume with limestone cladding, a slate roof, a rectangular gated entry, and a circular opening also remain conceptually consistent. The elevator overrun and high screen wall have been shifted east to accommodate the code required setback from the existing Church's flue to remain. We are not proposing changes to the roof heights dictated in PUD and Zoning Order. Additional square footage has been added below grade and will not impact FAR. The location and extent of brick and limestone remain per the PUD. The location and extent of gardens and green roofs stays true to the PUD, as does the monumental stair up to the courtyard from F. Street. The 5th floor terrace retains the projected limestone cap per the PUD.



Capitol Crossing

Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

SUPPLEMENTAL PREHEARING SUBMISSION:
ZC CASE NO. 08-34C,
HOLY ROSARY CHURCH, CENTER BLOCK
 November 21, 2013

OWNER

CENTER PLACE HOLDINGS LLC
 c/o PROPERTY GROUP PARTNERS

APPLICANT

CENTER PLACE HOLDINGS LLC
 c/o PROPERTY GROUP PARTNERS

LAND USE COUNSEL
 HOLLAND & KNIGHT LLP

MASTER PLANNER / ARCHITECT
 SKIDMORE, OWINGS & MERRILL LLP

CIVIL ENGINEER AND SURVEYOR
 WILES MENSCH CORPORATION

STRUCTURAL ENGINEER
 SK&A STRUCTURAL ENGINEERS, PLLC

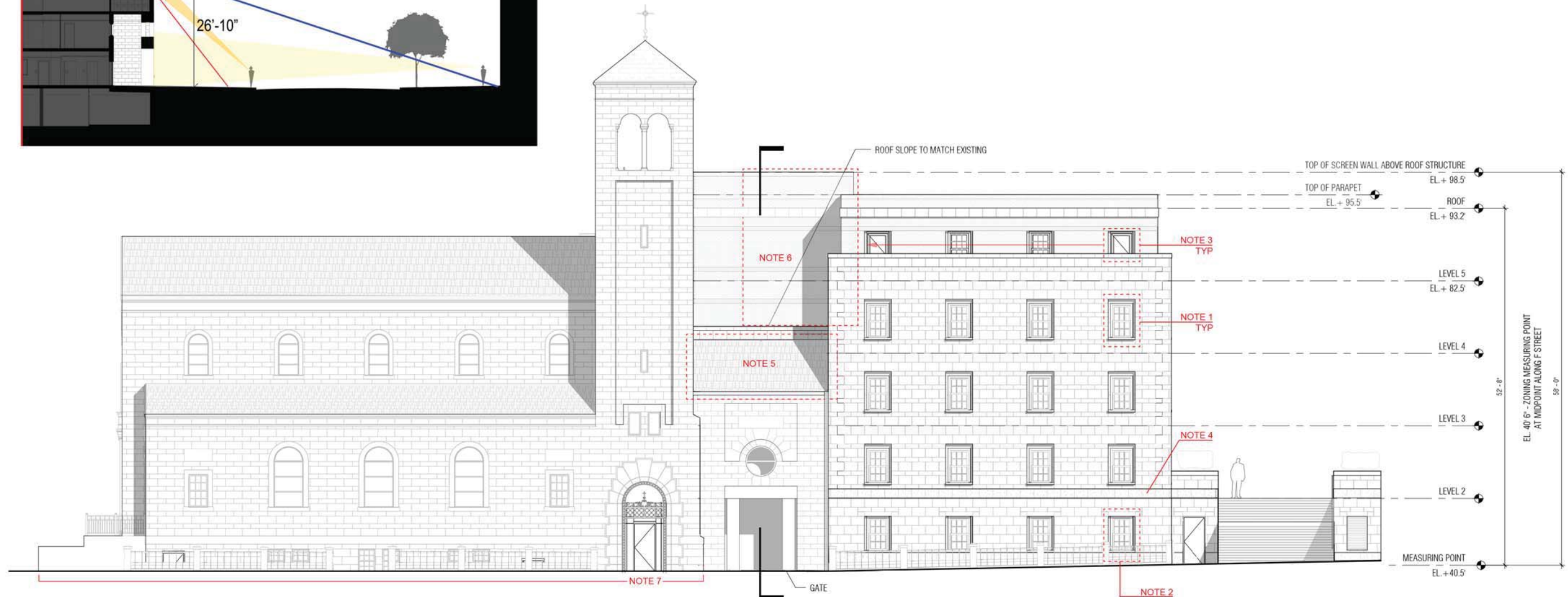
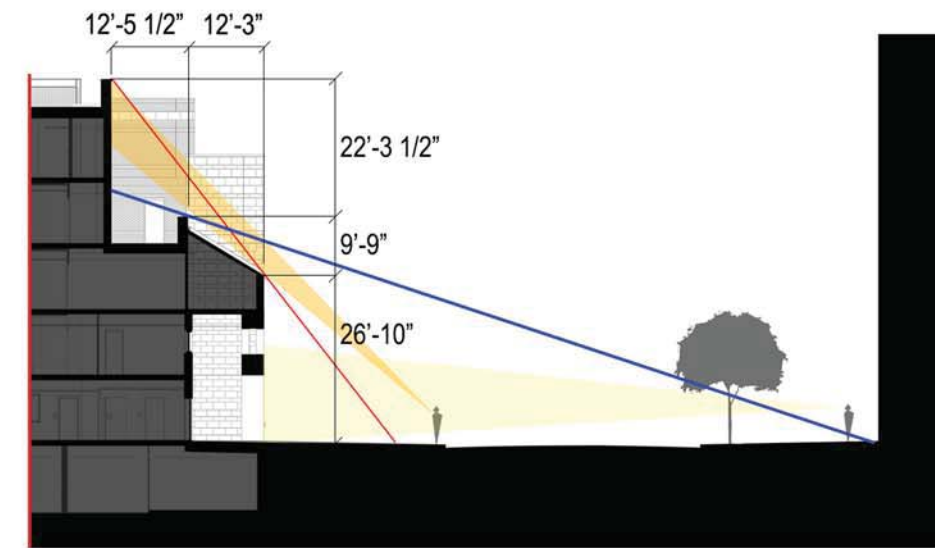
SUSTAINABILITY CONSULTANT
 SKIDMORE, OWINGS & MERRILL LLP



Capitol Crossing

3.1 Second Stage PUD Application November 21, 2013

F Street / South Elevation



South Elevation:

1. The south (F Street) facade retains punched windows with divided lites and a recessed surround detail.
2. The ground floor windows have been altered to match the windows above. The pairing of smaller windows, as shown in the PUD, is appropriate for half-basements like the Sanctuary's basement to the east.
3. The window/door size on the South facade's 5th floor have also been increased in width to become code compliant and decreased in quantity to align with the windows below and to comply with the internal program.
4. F Street facade now shows a granite belt course instead of the metal belt course shown in the prior PUD. Contrast in materials and texture remains.
5. The new slate roof matches the slope of the previous sloped slate roof.
6. The window wall above and behind the entrance volume has been removed.
7. The existing Sanctuary including existing ornamentations, door, surround, Bell Tower recess, and windows are accurately modeled.

Capitol Crossing

3.1 Second Stage PUD Application

F Street / South Elevation



Capitol Crossing

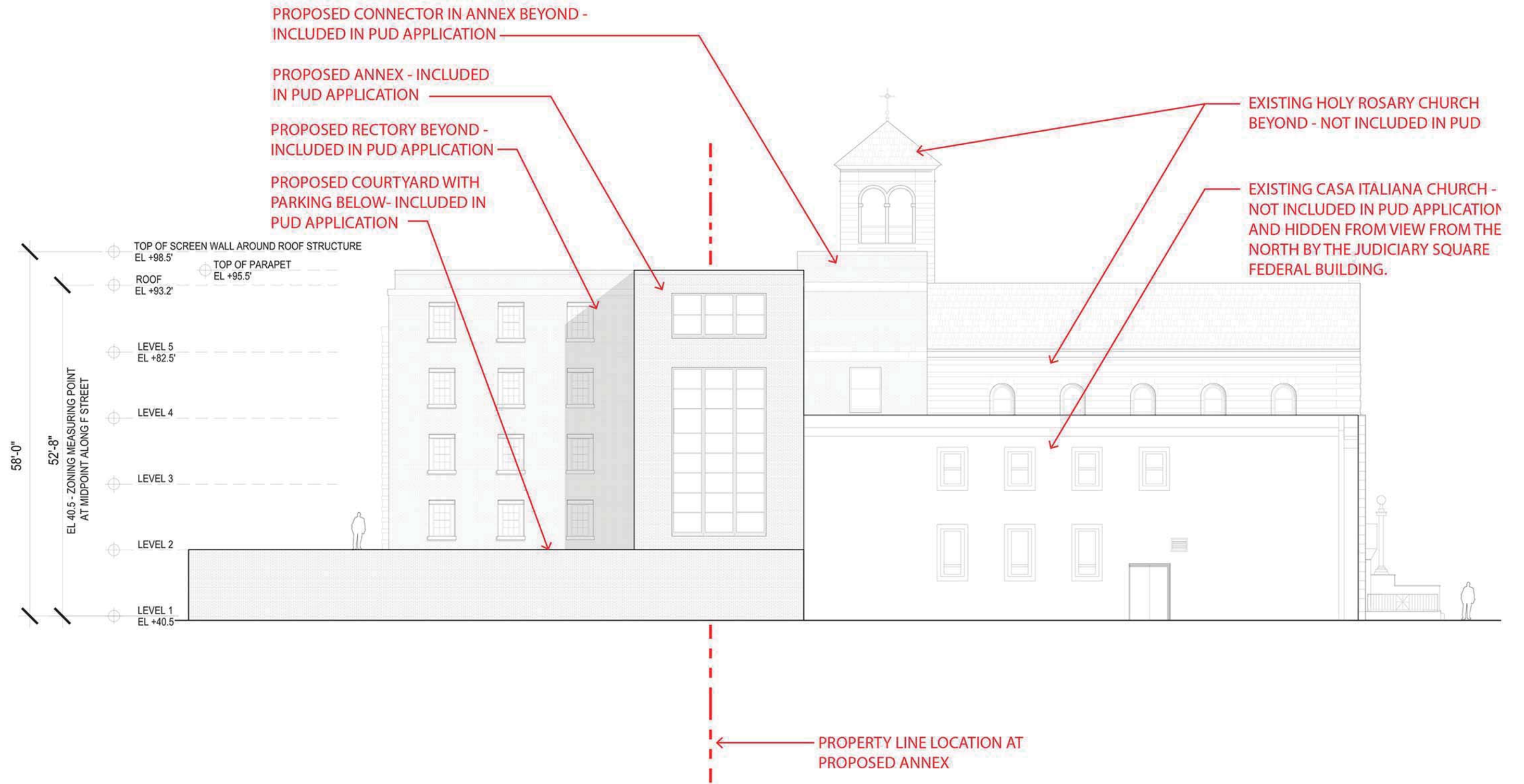
Second Stage PUD Application November 21, 2013

East Elevation



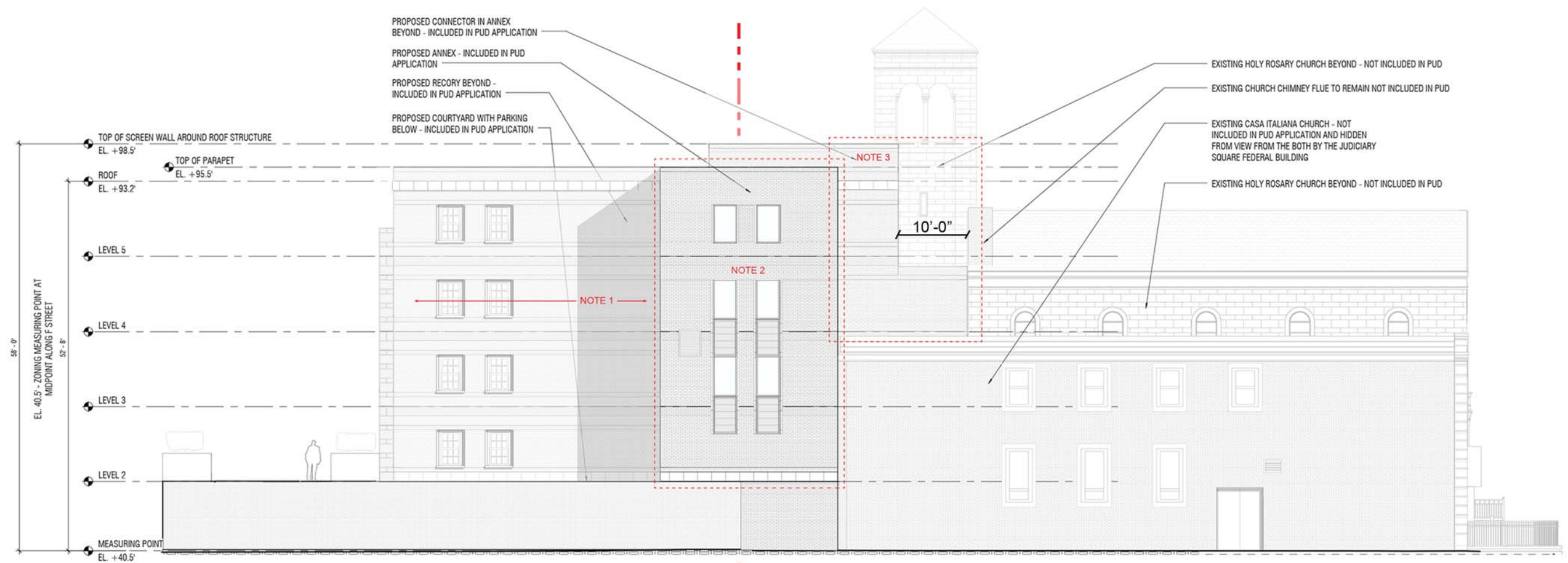
East Elevation:

1. Details more refined based on further field evaluation.
2. The classroom windows remain grouped on floors 2-4 with aligned punched openings at the 5th floor. The arrangement and size of the windows has been modified to accommodate toilet rooms and program requirements. The overall design sensibilities remain intact.
3. A granite base to match the south elevation is shown.



Capitol Crossing

North Elevation

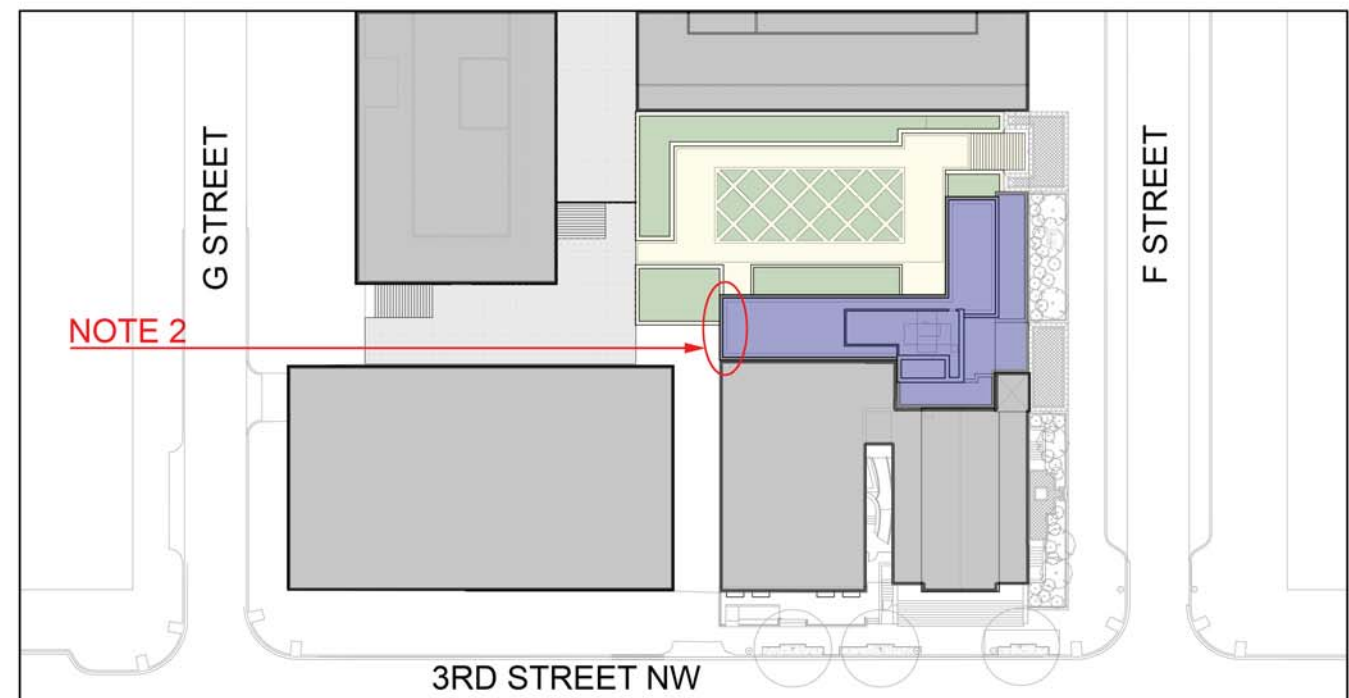


HOLY ROSARY - NORTH ELEVATION

PROPERTY LINE LOCATION AT PROPOSED ANNEX

North Elevation:

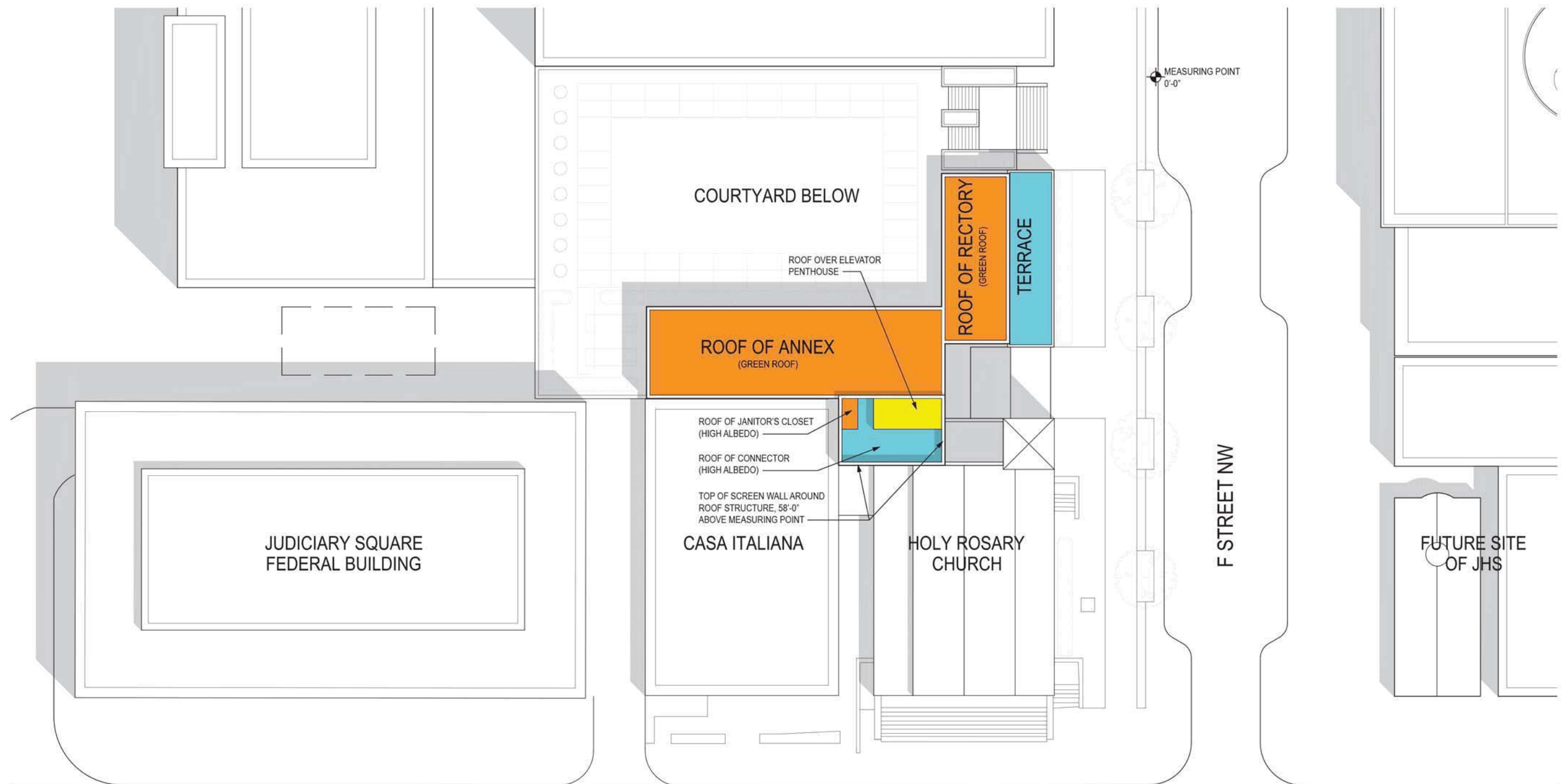
1. The Rectory portion of the North façade maintains brick with divided lite punched windows. One column of windows has been removed and another shifted to accommodate a required egress stair, but the overall design sensibility remains the same.
2. The North façade's windows match the East façade's window layout. The North façade is a shear wall so the windows will be spandrel glass. A small louver is included on the North façade.
3. The elevator overrun and high screen wall have been shifted east to comply with code required 10'-0" separation from the Sanctuary's existing operational flue.



Capitol Crossing

3.3 Second Stage PUD Application

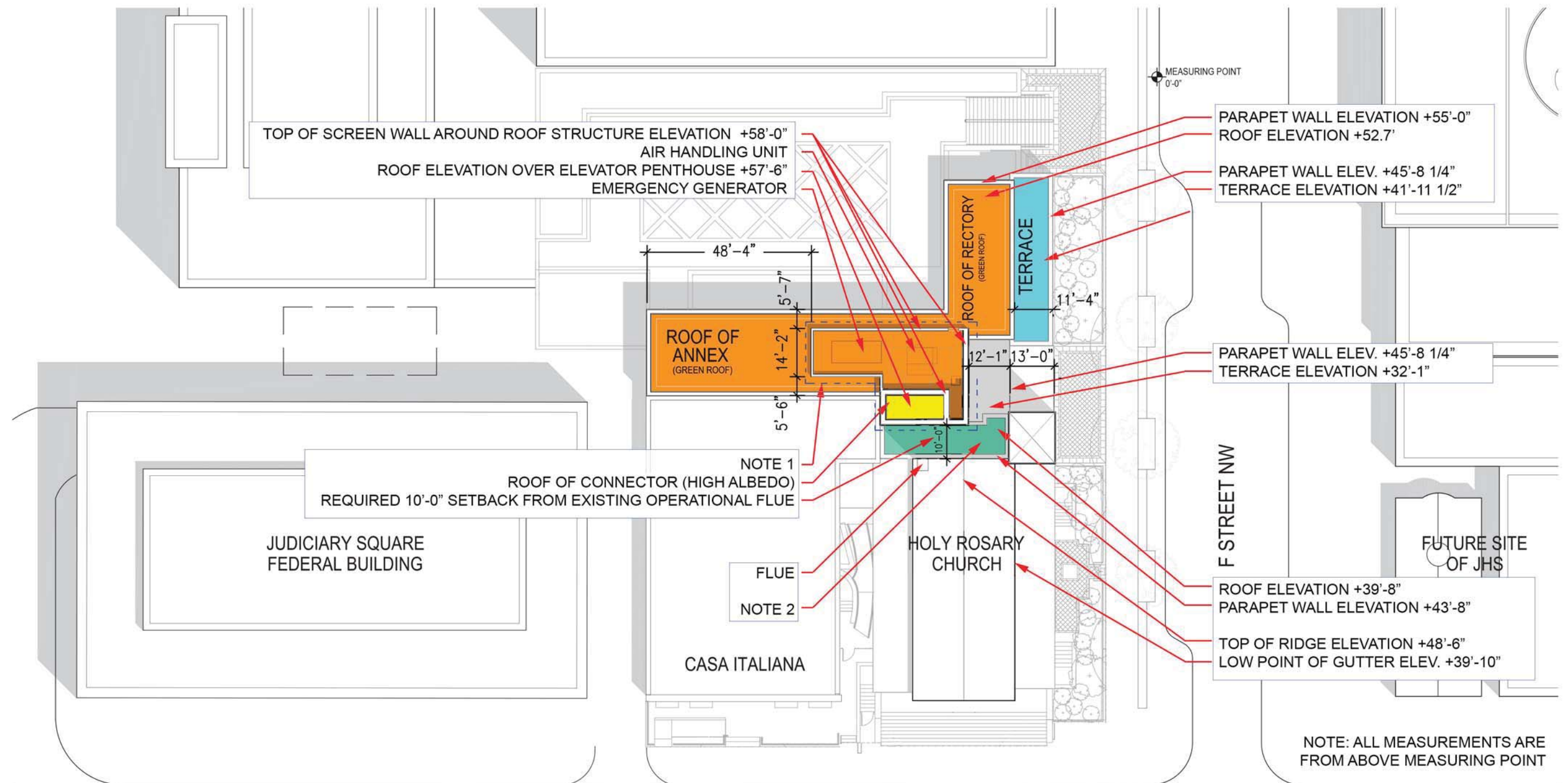
North Elevation



ROOF LEVELS

- 57.5' ABOVE MEASURING POINT
- 52.7' ABOVE MEASURING POINT
- 42' ABOVE MEASURING POINT

NOTE: The interior layout shown of the building is schematic. Changes to the interior layouts not affecting the exterior envelope or the square footage distribution may occur



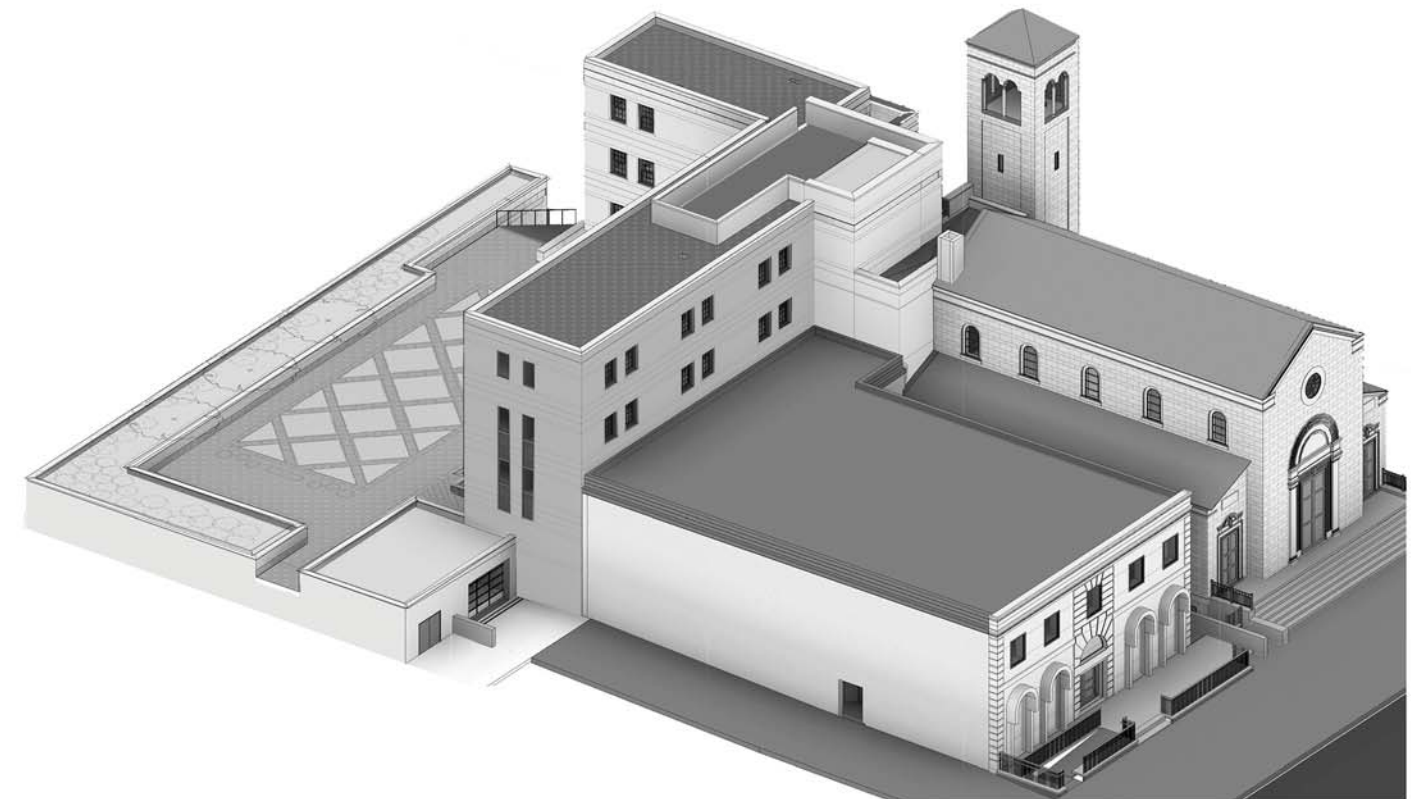
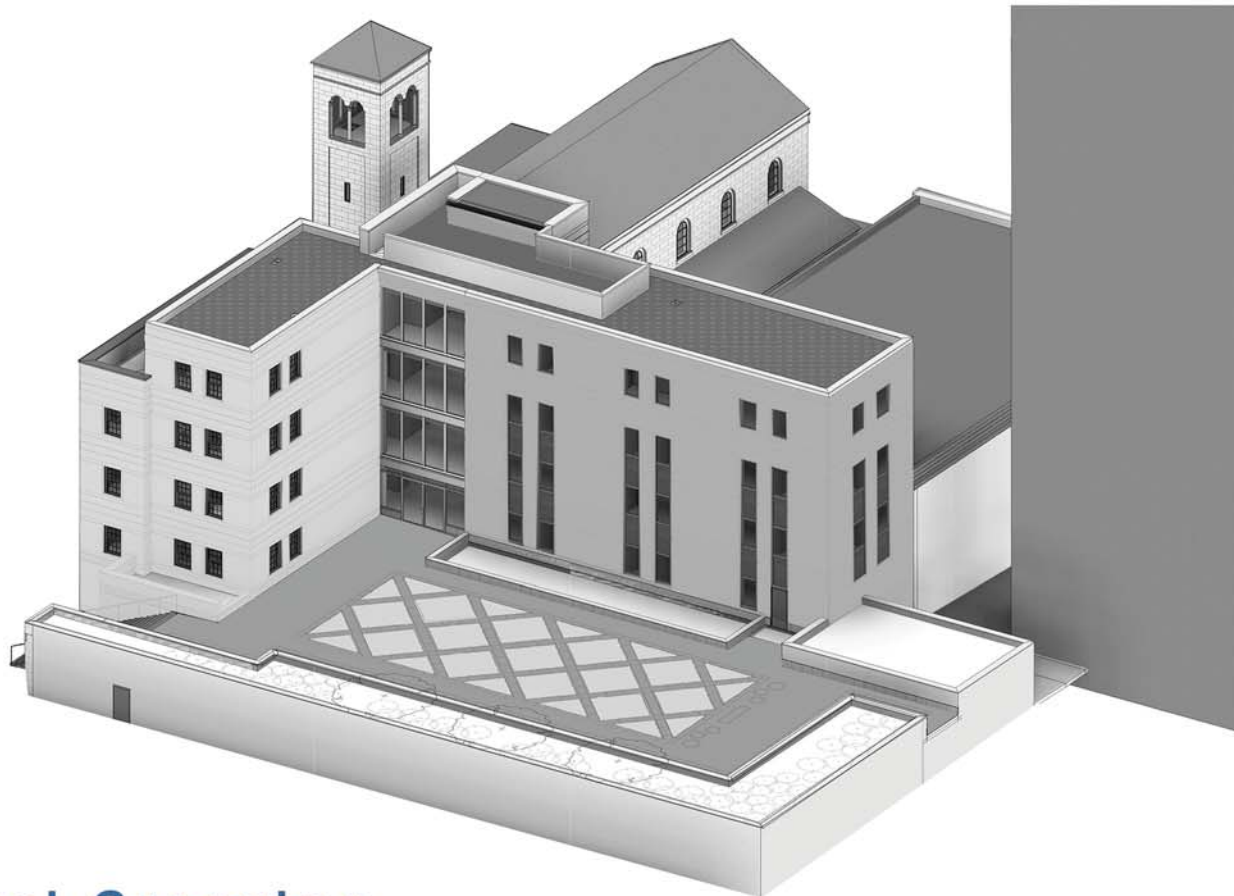
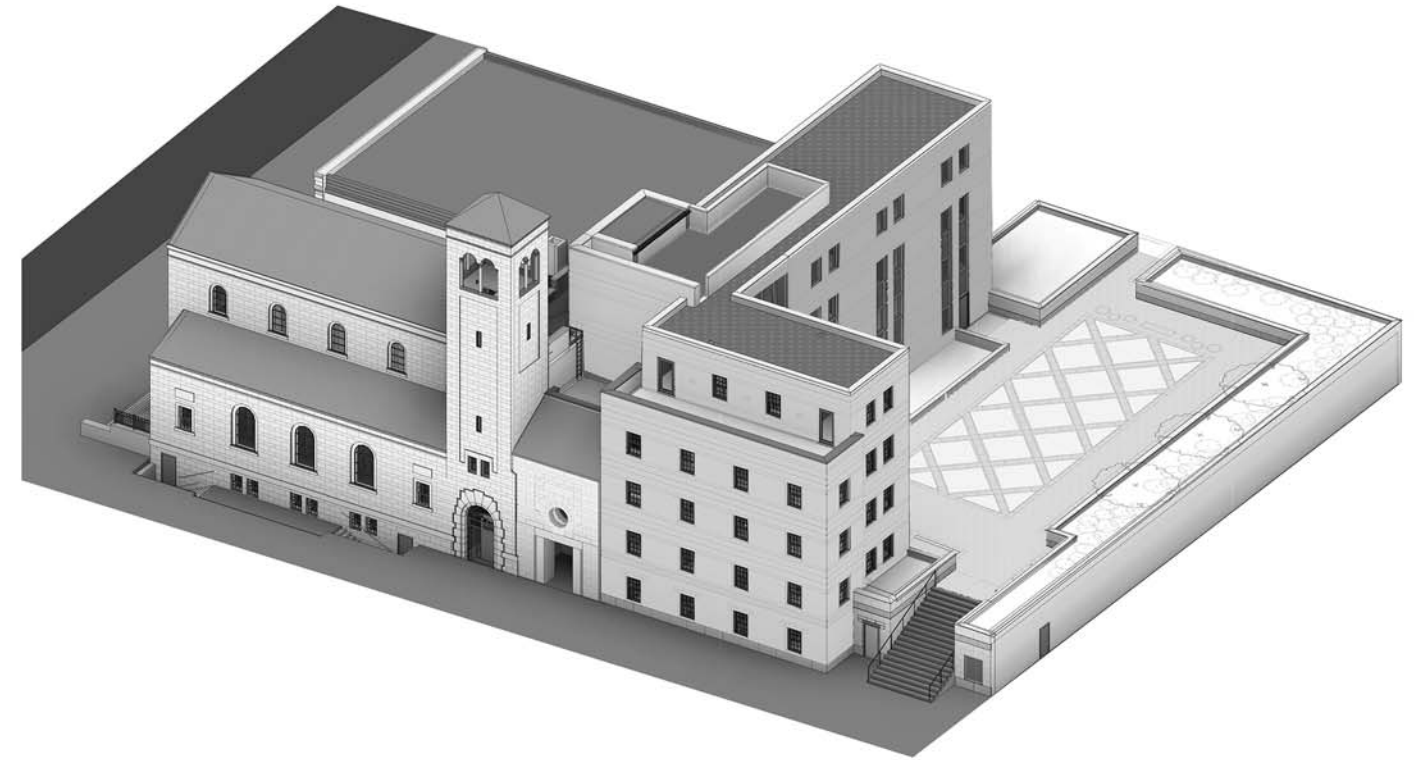
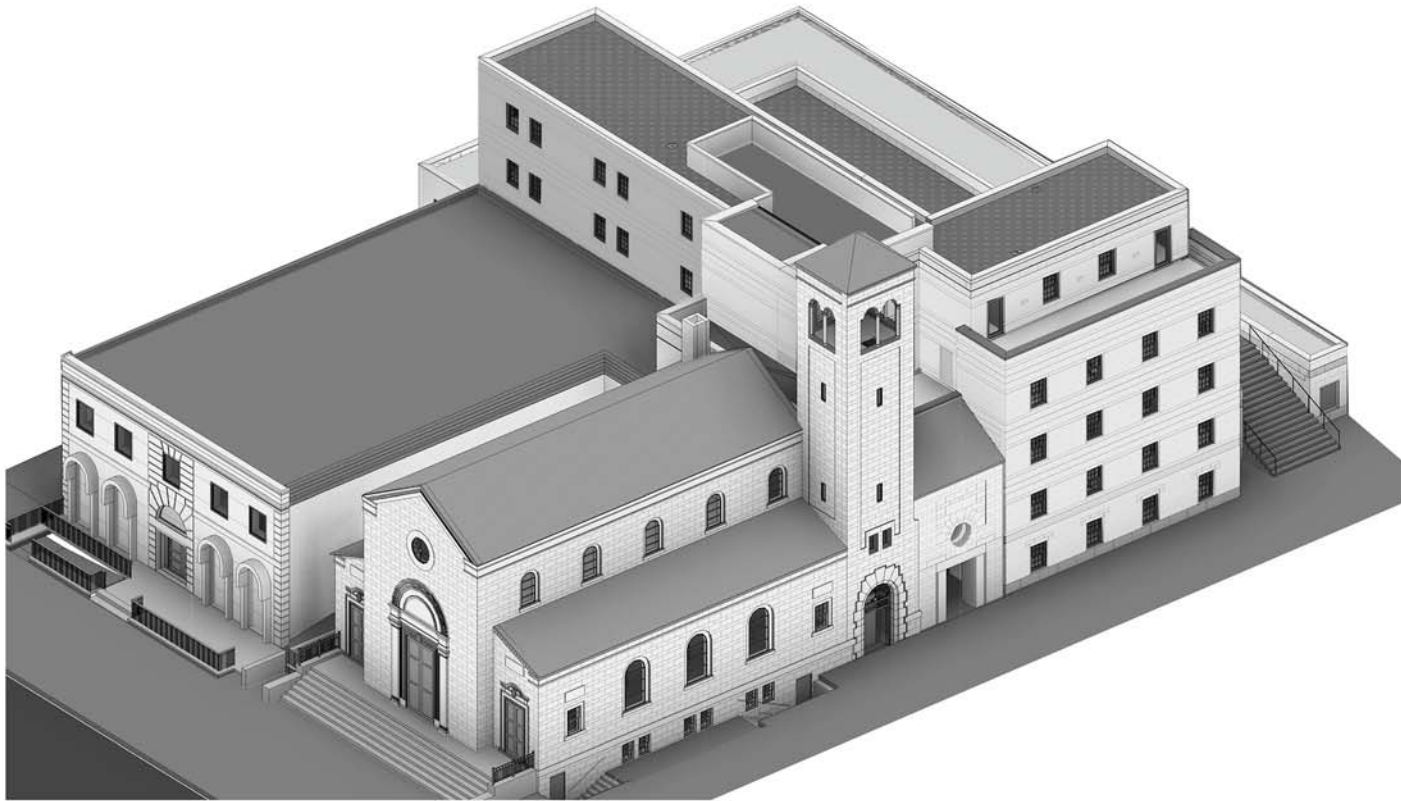
ROOF LEVELS

- 57.5' ABOVE MEASURING POINT
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- 36' ABOVE MEASURING POINT

Roof Plan

3RD STREET NW

1. The top of screen wall around roof structure (58' above measuring point) has been shifted east to achieve the code required minimum setback from the existing Church flue. It further serves to screen the required air handling unit.
2. The roof level east of the Church has been lowered out of deference to the existing Church's height.



Capitol Crossing

Second Stage PUD Application

Axonometric Views

BEYER
BLINDER
BELLE



PROPERTY GROUP PARTNERS