

Compliance of the Capitol Place Project

Section 1320 - H Street Northeast Neighborhood Commercial Overlay District (HS)

The project is in square 752 - H Street Northeast Overlay Housing Sub-district (HS-H) per Section 1320.1

1324 Design Requirements (HS)

1324.1

The design requirement of Section 1324.2 through 1324.16 shall apply to any lot in the HS Overlay District for which a building permit was applied after October 25, 2004

1324.2

Buildings shall be designed and built so that no less than seventy-five (75%) of the streetwall(s) to a height of not less than twenty-five feet (25 ft) shall be constructed to the property line abutting the street right-of-way. Buildings on corner lots shall be constructed to both property lines abutting public streets.

Approximately fifty-five percent (55%) of the proposed building that fronts H Street is build to the property line. The Tower portion of the H Street frontage is setback 14'-0" to allow for a pedestrian stair connection between 2nd and H Streets.

Note: the DDOT Maintenance easement is 15'-0" off of the property line and DDOT has given verbal permission for the building to be constructed to the property line. The developer has been working with the DC Office of planning to resolve this issue and will continue to review with DDOT.

The other three streets that the project fronts (2nd, 3rd and G Streets) all comply with the guideline.

1324.3

New Construction that preserves an existing façade constructed before 1958 is permitted to use, for residential uses, an additional 0.5 FAR above the total density permitted in the underlying zoning district for residential uses.

Not Applicable to project

1324.4

In C-2 Districts within the HS Overlay District, a seventy percent (70%) residential lot occupancy shall be permitted.

The Project is proposing lot coverage as follows:

C-2-A	76%
C-2-B	83%
C-3-C	65%
Total Site	73%

1324.5

For the purposes of this Section, the percentage of lot occupancy may be calculated on a horizontal plane located at the lowest level where residential uses begin.

1324.6

For the purposes of Section 1324.5, "residential uses" include single-family dwelling, flats, multiple dwellings, rooming and boarding houses, and community-based residential facilities.

1324.7

Parking structures with frontage on H Street, N.E. shall provide not less than sixty-five percent (65%) of the ground level frontage as commercial space.

The project is not proposing any parking above grade with frontage on H Street, N.E.

1324.8

Each new building on a lot that fronts on H Street, N.E. shall devote not less than fifty percent (50%) of the surface area of the streetwall (s) at the ground level of each building to display windows having clear or clear/low-emissivity glass, except for decorative or architectural accent, and to entrances to commercial uses or to the building.

The portion of the building that fronts H Street N.E., does not comply with the requirement due to the condition that is created as the building abuts the H Street Bridge. As the bridge slopes up, the sidewalk does not meet grade after a distance of approximately twenty feet (20 ft.) The corner of H and 3rd Street and the entrance at the Western end of the building will have clear display windows as per the requirement in Section 1324.8 for a distance of approximately forty feet (40 ft.) or approximately twelve percent (12 %) of streetwall.

1324.9

Security grilles shall have no less than seventy percent (70%) transparency

The project will comply

1324.10

Each commercial use with frontage on H Street, N.E. shall have an individual public entrance directly accessible from the public sidewalk. Multiple-dwellings shall have at least one primary entrance on H Street directly accessible from the sidewalk.

The project has an entrance to the Apartment Lobby though an arcade that is accessed off of 2nd Street and another on H Street. There are no commercial uses which face H Street. The commercial use is located at the corner of 3rd and H faces 3rd.

1324.11

Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average, for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby.

The portion of the building that fronts H Street does not comply due to the condition that is created as the building abuts the bridge. There are two (2) building entrance at both ends of H Street and a stair that connects H Street, N.E. to 2nd Street, N.E.

1324.12

The ground floor level of each building addition shall have a uniform minimum clear floor to ceiling height of fourteen feet (14 ft.)

The proposed building has a construction of floor to ceiling at all locations with the following exceptions:

- The retail portion at the corner of 2nd / G Street N.E., which has a ceiling height of twelve feet (12 ft.)
- All of the residential units that are located at the ground floor on the project which have a ceiling height of ten feet (10 ft.)

1324.13

Buildings subject to Section 1324.12 shall be permitted an additional five feet (5 ft.) of building height over that permitted in the underlying zone.

The proposed project complies with 1324.13 – but the entire project will be at or below the building height permitted in each of the proposed underlying zone.

1324.14

Projection signs shall have a minimum clearance of eight feet (8 ft.) above a sidewalk and fourteen feet (14 ft.) above a driveway, project no more than three feet, six inches (3 ft., 6 in.) from the face of the building, and end a minimum of one foot (1 ft.) behind the curblane or extension of the curblane.

The project will comply

1324.15

Facade panel signs shall not be placed so as to interrupt windows or doors and shall project no more than twelve inches (12 in.) from the face of the building.

The project will comply