

Compliance of the Capitol Place Project with the H Street Strategic Plan Design Guidelines

This document is divided into Two Sections:

1. Guidelines for which the development does not comply
2. Guidelines for which the development does or intends to comply

The project is a Type I – Large Parcel Development located at 200 H Street, NE

1. Guidelines for which the development does not comply

Development guidelines

Building Envelope

Building Frontage/H Street and intersecting side streets Max.: required to be 100% on the street 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 oral 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.

A portion of the 3rd Street frontage where the three story duplex unit is located is setback 12 feet from the street line to create a condition matching the other end of the symmetrical row of townhouses on 3rd Street.

A section of the building that fronts G Street (not within the Overlay) is set back off of the property line for a distance of 8'-8" in order to break down the massing into smaller segments.

Building Height: 4 to 8 stories

The proposed building is varying heights; the tallest portion is 10 stories at the corner of 2nd and H Street. Note: The building is a maximum of 8 stories above the elevation of H Street along the Hopscotch Bridge. The building is within the 4-8 story guideline on the portions fronting 2nd Street, 3rd Street and G Street. (See attached diagram)

Architecture Standards

Storefronts

Storefront Windows

1. Garage, security and service doors shall not face a street.

The proposed building has service doors for loading and parking entry/exit located directly off of 2nd Street.

Note: The project fronts on four streets and an alley in the middle of the square.

The project will not use the alley for services at the request of the community.

The most logical place for parking and loading access other than the alley is off 2nd Street adjacent to the wall of the overpass,

Storefront Materials

1. Solid “security” doors with no opacity shall not be located on H Street or Side Street elevations.

The proposed project will have a fire egress door that must be a solid panel door by code. This door will exit out adjacent to the retail storefront at the H Street frontage.

Note: All services for proposed building are off of street frontages in order to avoid any services off of the alley.

Windows and Doors

1. Doors are intended to be located appropriately - service doors, for instance are not permitted on a frontage.

Note: All services for proposed building are on the 2nd Street frontage in order to avoid services off of the alley.

2. Guidelines for which the development does or intends to comply

Development guidelines

Building Envelope (See Section 1 for non compliance)

Building Frontage/Side Street Max.	100%
Side Setback Max.	0'
Side Street Setback Max.	0' (except for duplex unit on 3 rd Street noted above)
Rear Setback Max.	10' to 25'

Note: required rear yard setback provided as 45' (half of the width of 2nd Street for a corner lot fronting on 3 or more streets.

Parking Areas

Front	Not Permitted
Side	Not Permitted
Rear	Permitted (none)
Below Grade	Permitted

Compliance: all parking is provided in a below grade garage.

Encroachments

Projection over ROW permitted
Above the sidewalk beginning
at 8' above grade. Max. 6'

Compliance: Maximum projections for bay windows on 2nd Street are 4'-0"; Maximum projections for bay windows on G Street are 4'-0"; Maximum projections for bay windows on 3rd Street are 2'-8"; Note: there are no projections at H Street.

Architecture Standards

Storefronts

Storefront Configuration

1. Windows and doors of commercial establishment should occupy no less than 60% of total storefront.

Note: It is difficult for commercial storefronts to exist on the site fronting H Street due to the change of grade along at the H Street Bridge. Commercial Storefronts will exist where possible with an entry at the corner of 3rd and H. The project will comply at the 2nd Street frontage.

2. Windows should be set a maximum of 18 inches above the ground and within 12 inches of the finished ceiling.

See note above, will comply where storefronts can exist.

3. Transom windows are encouraged above doors and storefronts.

The proposed building will have transom windows at the storefront doors.

4. Black glass, opaque glass and other "false window" techniques are prohibited.

The proposed building will not have any "false windows" as part of the design.

5. Wire mesh security grilles shall be mounted on the inside of buildings.

Wire mesh grilles will comply.

Storefront Materials

6. Storefronts may be made of brick, wood, metal or glass, or a combination of these materials.

Storefronts materials will be brick or painted metal, and glass.

7. Windows and doors of commercial enterprises may be made of wood (left natural or painted) or aluminum. Aluminum windows and doors may be finished with electrostatic paint.

The Storefront door materials will be painted metal

8. Windows and doors of commercial enterprises shall use clear (not frosted, textured or otherwise affected) glass providing an unobstructed view into the store of no less than 12 feet.

Windows and doors will be clear glass.

9. Doors which are part of the storefront shall be more than 50% clear glass.

Storefront doors will exceed 50% clear.

Storefront Finishes

10. Brick storefronts may be left unpainted or may be painted any high gloss color.

Brick Storefronts will be unpainted.

11. Wood storefronts may be left natural or painted any high gloss color.

There will be no wood storefronts

12. Metal storefronts may be left natural or may be finished in any high gloss color.

Metal storefronts will be painted.

13. One trim color may be used in addition to the principal color of the storefront system.

Storefronts will have one trim color maximum.

Windows and Doors

Intent

1. Windows should be operable and be set into window opening a minimum of 2 inches to provide a shadow line and express the depth of the building.

Windows on the proposed building will set in a 2" or more. Each residential unit will have operable windows, though there will be a mixture of operable and fixed window units used throughout the project.

Window & Door Configurations

2. A window or door “opening” consists of the rough masonry opening or rough wall opening into which the window or door is placed. All window and door openings shall be vertical in proportion, and any subsequent divisions of openings (lites, sashes, etc.) shall also be in the configuration of vertically oriented rectangles.

All window openings will be of vertical orientation.

3. Vertically-oriented rectangular windows may be grouped or “ganged” in a horizontal opening whose length does not exceed twice its height.

The windows comply with the required proportion.

4. Windows and doors shall be located no less than 24 inches from building corners.

All window openings on the project will be located no less than 24 inches from the building corner.

Window & Door Materials

5. Window frames may be wood or metal.

Window frames will all be painted metal.

6. Doors may be wood, glass or steel.

Doors will be painted metal and glass.

7. Doors on a front or side of a building shall have raised panels or glass, and door operating hardware (handset or leversets) on the outside of the door.

The proposed building will comply.

8. Brick facades shall have openings with lintels and sills made of brick, stone or concrete at all windows and doors except the storefront.

The brick portions of the proposed building will have sills and lintels that are made of brick (in a soldier course) or pre-cast concrete. Note: Painted metal lintels are used in some locations where the windows extend to the underside of the painted metal cornice. (See cornice section)

9. Masonry buildings with a stucco finish shall have stone or concrete sills, and are not required to express a lintel at window and door openings.

The proposed building does not have any stucco finishes.

10. Buildings with metal, glass, concrete or stone panels are not required to express lintels or sills at window openings.

There are small portions of the project that will use metal panels.

Window and Door Finishes

11. Window and window lites shall be clear glass. Black glass, "spandrel glass" or other "false window" techniques are prohibited.

The proposed building will not have any glass spandrels or other "false windows."

12. Windows and doors, frames may be painted any color that is consistent with the design of the building.

Windows, doors and frames will be painted colors that are consistent with the design of the building.

13. Visible window and door hardware shall be metal and remain unfinished.

Visible window and door hardware will be metal and remain unfinished.

Awnings and Canopies

Design Standard for Awnings

1. Awnings shall be permitted to encroach over the sidewalk.

The proposed building will not have any awnings.

2. Awnings may be mounted inside window frames or above windows, below transoms.
3. Awnings shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.
4. Awnings shall be triangular in section. Awnings shall not have a panel on the underside.
5. The internal structure of awnings shall be metal. Awnings shall be made of canvas or solution-dyed acrylic fabric.
6. Awnings may have lettering/icons on the valance only.
7. Awnings shall not be internally illuminated, but may be lighted from above by shrouded fixtures mounted to the building wall.

Design Standard for Canopies

8. Canopies shall be permitted to encroach over the sidewalk.

The canopies on the proposed building will encroach over the sidewalk.

9. Canopies shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.

Canopies are not lower than 8'-0" above the sidewalk.

10. Canopies shall be triangular in section. Awnings may have side panels, but shall not have a panel on the underside.

The canopies each slope down to the sidewalk. Note: The profile of the canopies are painted metal similar to the canopies on the building on the upper left photo on page 9 of the H Street NE Development & Design Guidelines.

11. Canopies may have lettering/icons on the valance only.

Any lettering on the canopies will be on the valance only.

12. Lettering may be applied to the edges of canopies, or may be placed on top of the canopy at its front edge.

All signage on the canopies will comply with the lettering requirements.

13. Canopies may not be internally illuminated.

The canopies will not be internally illuminated.

14. Canopies shall be made of canvas or solution-dyed acrylic fabric.

The canopies will not be made of fabric.

15. Canopies shall be made of wood, metal or glass.

The canopies will be made of a combination of painted metal and glass.

Walls

1. All elevations visible from the public realm shall be designed as “fronts”. Buildings occupying corner lots have two frontages and shall treat both visible elevations with equal attention.

All facades on the proposed building are treated as “fronts.”

2. Blank walls or blind facades are not permitted.

There are no blank walls or “blind facades” on the proposed building.

3. Every building shall clearly express a base, a body and a top.

- a. Transitions from base to body shall be made in one of two ways:

- Horizontally, through a shift in vertical plane toward the interior, or
- Vertically, through a change in building materials or the use of trim along a level line.

The proposed building is divided into different building segments so that each individual façade will address its own unique context. The overall composition of each of the facades at each street frontage has a distinct base, middle and top:

Base transition:

G Street – The base is defined with darker colored brick and stoops/gardens that continue the ground level expression of the existing residential buildings on the street.

2nd/G Corner, 2nd Street - The base is defined at the storefront area and with texture that is created with projecting or recessed bricks.

Tower – The base is defined with a painted metal trim piece.

H Street – The base is defined with darker colored brick that forms a planter where more depth is created.

b. Transitions from body to top shall be made in one of two ways:

- Horizontally, through a shift in vertical plane toward the exterior, or
- Vertically, through a change in building materials or the use of trim along a level line.

Top transition:

G Street – The top of the masonry is defined with a continuous piece of pre-cast trim. This portion of the building also has a set-back residential penthouse that is defined with a material and color change.

2nd / G Corner – The top is defined with texture that is created with projecting or recessed bricks as well as darker trim piece at the top of the building.

2nd Street – The top of the masonry is defined with a continuous piece of pre-cast trim. This portion of the building also has a set-back that is capped with a trellis.

Tower – The top of the tower is a recessed screen that is defined with a change in color and is capped with a painted metal overhang.

H Street – The top is defined with lighter colored elements that are set back off the masonry and canted.

4. Walls may be finished in brick, stucco, metal or lightweight concrete panels, or architectural glass panels. More than one material may be used. Transitions in wall materials must occur along all visible sides of a building, and shall always follow a horizontal and level line.

The walls of the proposed building will be made of masonry and metal panels.

Roofs, Parapets & Cornices

Design Standard for Roofs

1. Building roofs shall be flat.

All of the roofs on the proposed building are flat.

2. Other roof shapes (hips, gables, domes) may be used on one portion of a building, not to exceed 500 square feet in plan.

The proposed building does not have hips, gables or domes.

3. Flat roofs may be constructed of any material (permitted by all applicable building codes), while other roof shapes shall be finished in metal or natural slate tiles.

All of the roofs on the buildings will be flat, 50% of the roof surface will use a vegetated or "green" roof system.

4. Flat roofs shall include a parapet above the roof facing any front or side street. Refer to Standards for Parapets.

5. Any equipment placed on a building roof shall be screened by parapet walls or other devices rendering the equipment invisible from the street.

Rooftop mechanical equipment is set back off of the street with a minimum of a 1:1 setback above the parapet/ or roof screen. The mechanical enclosures on the courtyard sides do not set back as far due to the locations of the elevators.

6. Roofs extending beyond the building wall and are highly visible from below shall have a finished, decorative soffit.

Roofs extending beyond the building wall will be finished.

Design Standards for Parapets

7. Parapets shall be made of an approved wall material and may be covered by an elaborated cornice of an approved material and configuration. Refer to Standards for Cornices.

Parapets will be made of approved wall material and covered with brick or painted metal.

8. Parapets shall be a minimum of 18" high, measured from the highest point of the finished roof.

The proposed building will have parapets of 18" high minimum. Note: the parapets will be higher in some locations.

Design Standard for Cornices

9. Cornices shall be made of brick, stone, precast concrete, wood or synthetic material (Fypon or equal) meant to appear like wood. (Note: cornices are optional).

Cornices on the building are made of masonry (brick or precast concrete) or painted metal. Note: Several of the existing older buildings on H Street have painted metal cornices.

10. Cornices shall be located at or very near the top of the building, in keeping with local historical vernacular. (Note: cornices are optional).

The cornices on the project are all located at the top of the building.

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