

# Capitol Place

Zoning Commission Case No. 05-37 – Capitol Place

Square 752, 2nd Street NE, Washington D.C.      Station Holdings, LLC

Post-Hearing Submission (Exhibit A) - October 22nd, 2007

ZONING COMMISSION  
District of Columbia

CASE NO. 05-37  
EXHIBIT NO. 115



ZONING COMMISSION  
District of Columbia  
CASE NO.05-37  
EXHIBIT NO.115

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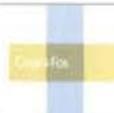
**PROJECT TEAM:**

Station Holdings LLC  
c/o: Louis Dreyfus Property Group

Architect: Cook+Fox Architects LLP  
MEP: Tolk, Inc  
Structural: Tradjer- Cohen-Edelson Associates, Inc  
Site Civil: Edwards and Kelcey, Inc  
Landscape: Jack Curtis and Associates  
Traffic: Wells & Associates  
Sustainable Design: Viridian Energy & Environmental LLC  
Sustainable Design Advocacy: Terrapin Bright Green LLC  
Zoning: Holland + Knight LLP  
Residential: The Mayhood Group  
Retail: Street Sense

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2	Cornice and Facade Character Details / Regional Neighborhood Influences
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# 1. Gateway at corner of 2nd and H Street, NE



**D.C. Comprehensive Plan**

District Elements (Adopted 12/19/06)

Chapter 9: Urban Design

Policy UD - 1.4..2: City Gateways

*"Create more distinctive and memorable gateways at points of entry to the city, and points of entry to individual neighborhood centers. Gateways should provide a sense of transition and arrival, and should be designed to make strong and positive visual impact"*

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Capitol Place development at the western gateway of the H Street NE revitalization corridor

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1. H Street and overpass east perspective



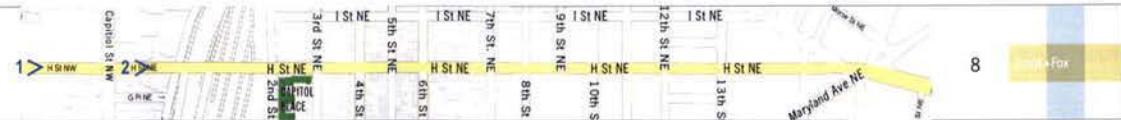
2. H Street and overpass east perspective

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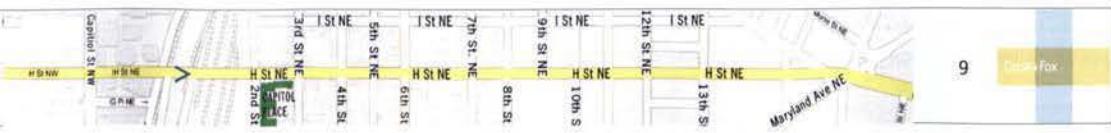
Senate Square and Capitol Place at H Street western gateway

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Senate Square 200 Block of H Street (north side)

- Painted metal at top of towers
- Bay projection at H Street
- Window openings spanning two floors
- Vertical bay expression



Towers at Senate Square

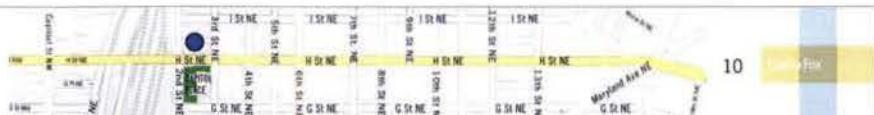


Bay projection at H Street

Capitol Place, 2nd Street, Washington D.C.  
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## Abdo Lofts- Former Little Sisters of the Poor Convent

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Gable roofs and dormers break up the building profile against the sky

### Masonry sill

### **Painted metal guardrail**

### Vertical bay expression

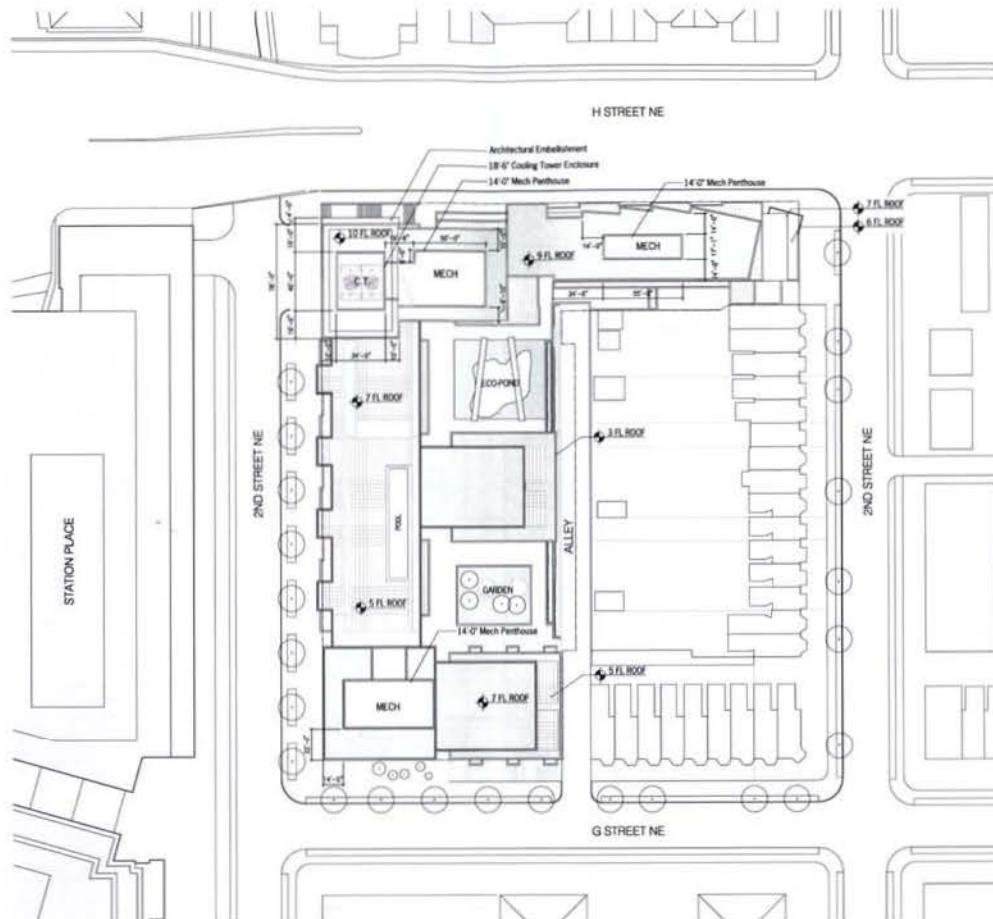


### Abdo Lofts: Painted metal balconies



## Abdo Lofts: H Street facade





Roof Plan

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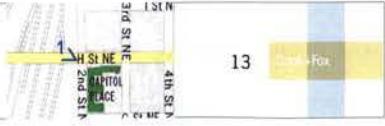
Perspective- Capitol Place: H Street looking east

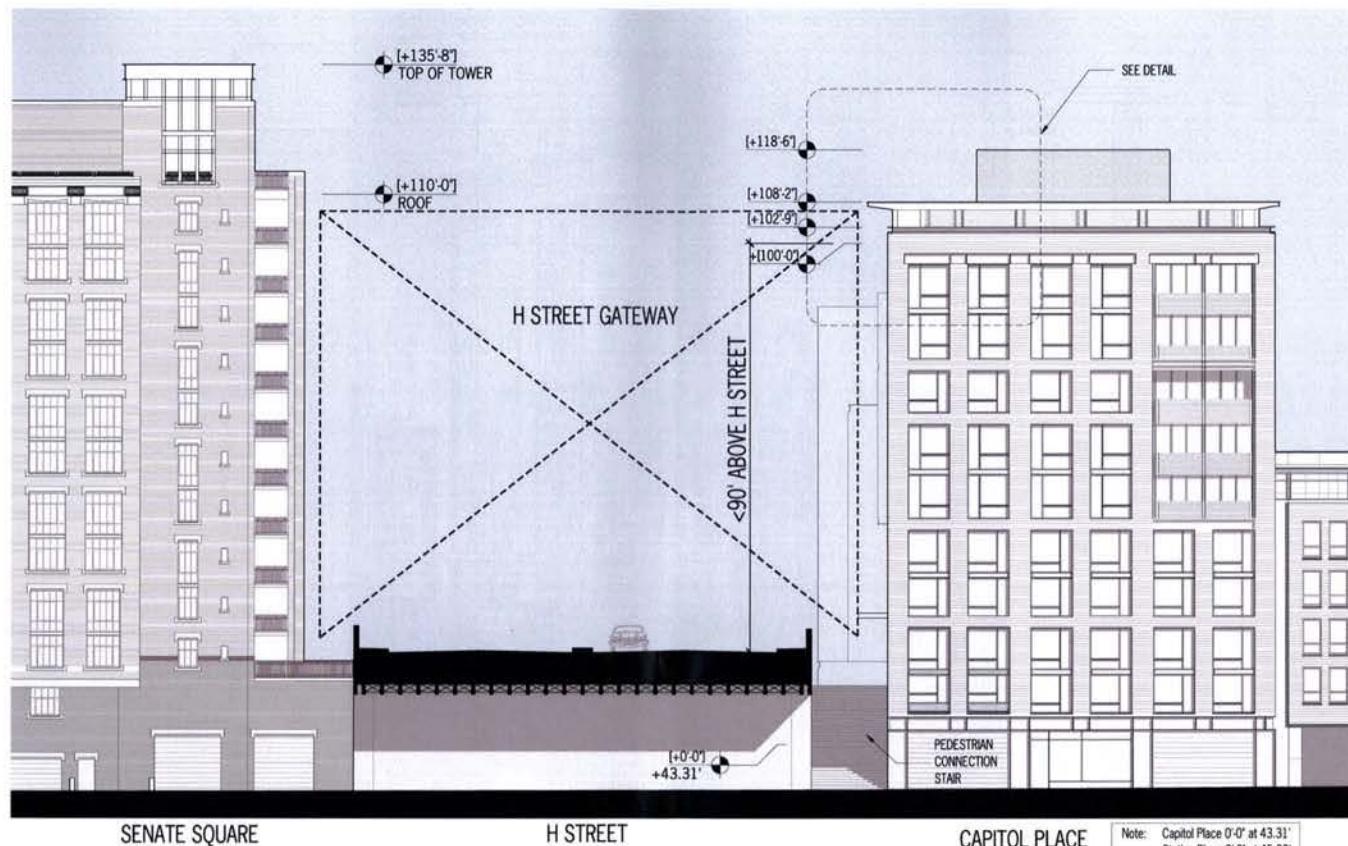
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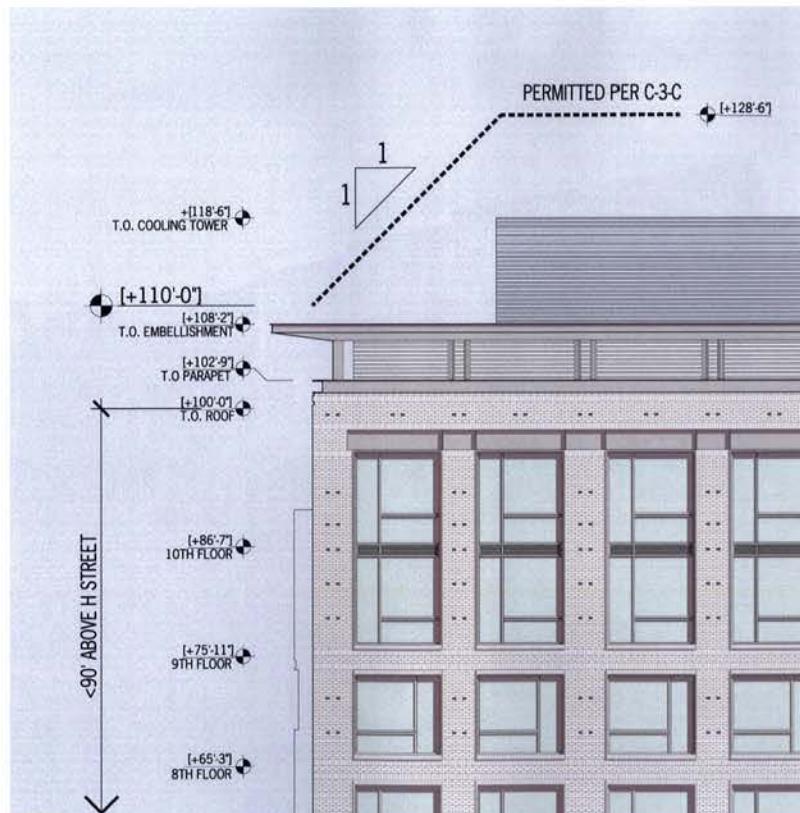
Senate Square and Capitol Place east section/elevation

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Capitol Place tower elevation detail

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Perspective: Capitol Place at H Street looking west

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Perspective: Senate Square and Abdo Lofts at H Street looking west

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## 2. Cornice and facade character details. Regional/Neighborhood influences.



# Cornice and facade character details.

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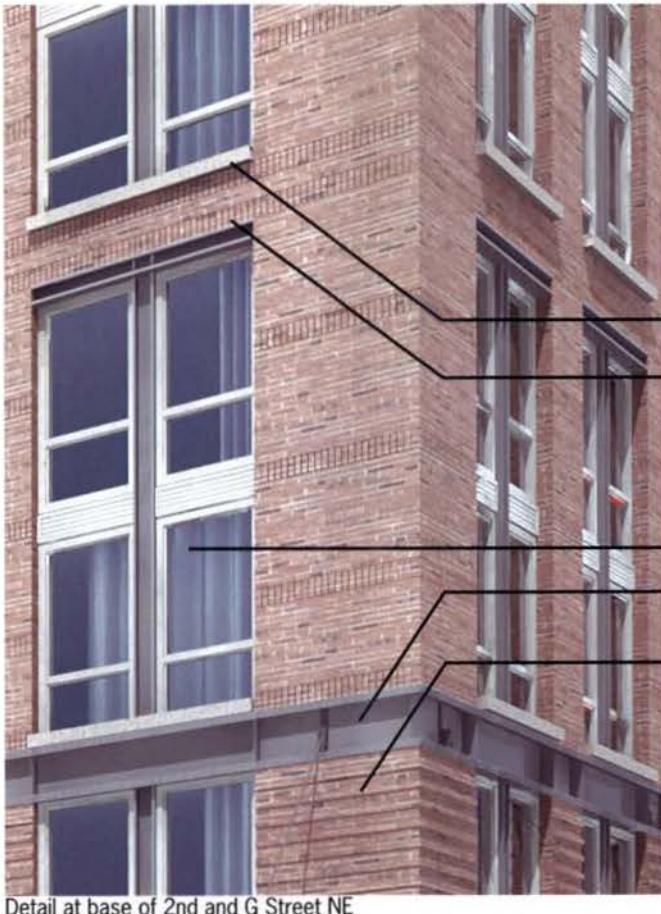
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Detail at top of G Street NE





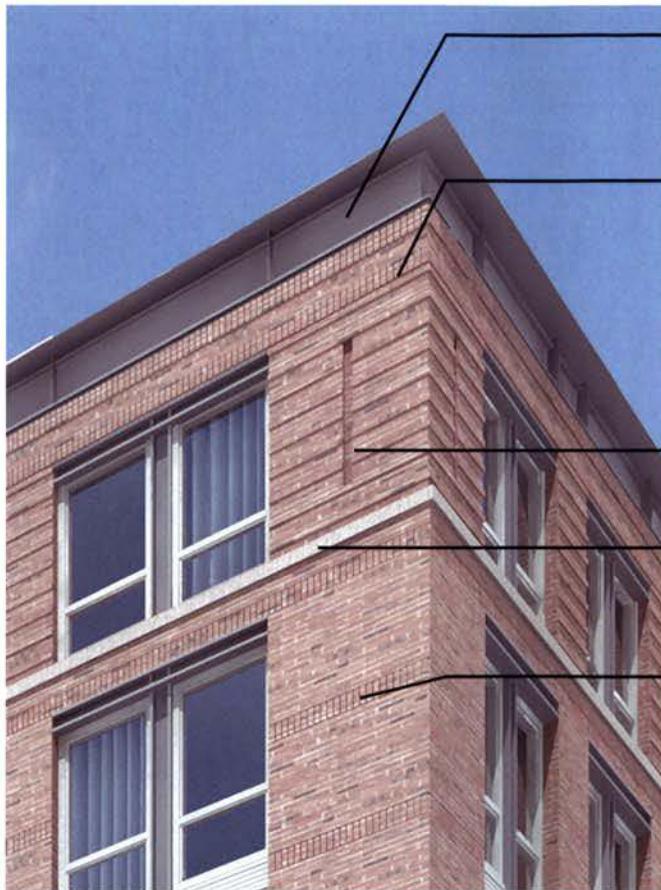
Masonry (pre-cast concrete) sill

Brick soldier course above window opening

Large span of glass with no mullions

Painted metal trim articulates "top of base" (Updated profile/color)

Pattern of recessed and projected brick texture at building base



Detail at top of 2nd Avenue and G Street NE

Painted metal cornice  
(Updated profile/color)

Brick soldier course  
above windows  
(Updated to reduce depth  
of painted metal cornice)

Pattern of recessed and projected brick texture

Masonry (precast concrete) belt course  
to articulate building top  
(Updated)

Brick soldier course





Recessed brick texture  
Painted metal cornice  
(Updated profile/color)  
Brick soldier course above windows  
(Updated to reduce depth of metal cornice)

Painted metal panel  
Dark colored ipe wood rails

Painted metal canopy above storefront



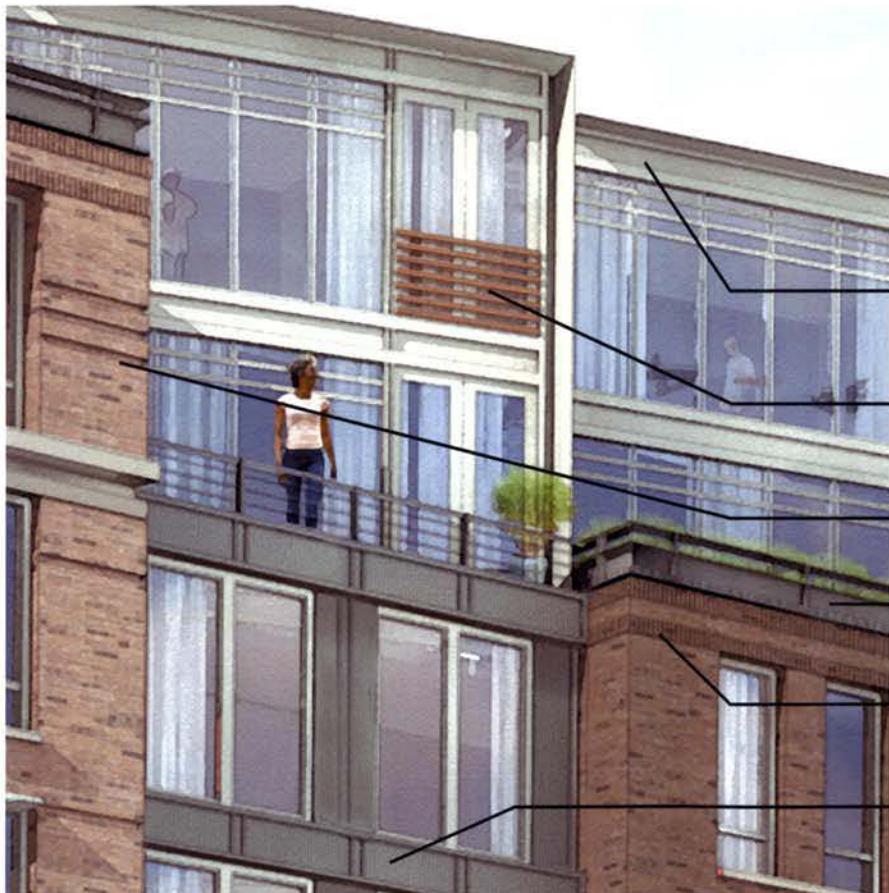
Detail at 3rd and H (height of bay projection reduced)

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Detail At H Street

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Painted metal panels. Roof-line  
scalloped to break building profile  
against the sky.

Dark colored ipe wood railing

Recessed brick texture

Painted metal cornice  
(Updated profile/color)

Brick soldier course above windows  
(Updated to reduce depth of painted metal cornice)

Painted metal panels  
(Updated profile/color)

# Regional/neighborhood influences

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Senate Square - 200 Block H St, NE (Back)  
Railway Express Building, 100 Block H St, NE (Front)

Senate Square  
rooftop metal spire

Railway Express  
Building  
metal cornice  
and metal frame

Train line  
metal frame



Metal roof trim  
Railway Express Building



Dark painted metal frame with brick piers  
at Senate Square tower



Union Station waiting platform with metal roof  
structure/cornice and rail tracks

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Existing buildings at H Street: Earth-colored brick masonry with contrasting dark colored painted metal bays, cornice and balcony.



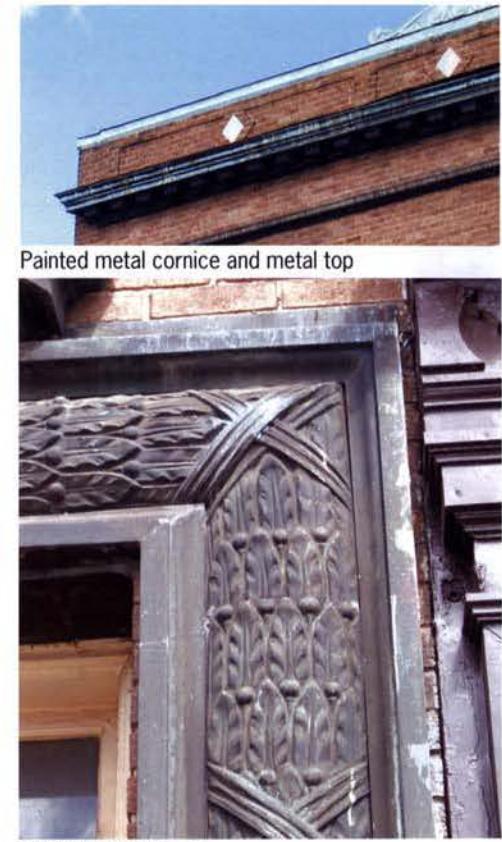
420 H St. NE

- Painted metal cornice
- Painted metal trim
- Painted metal panels on projected bay
- Dark painted metal balcony rail

Details of dark-colored painted metal bays, cornice and frame.



Metal panel bay projection



Painted metal cornice and metal top



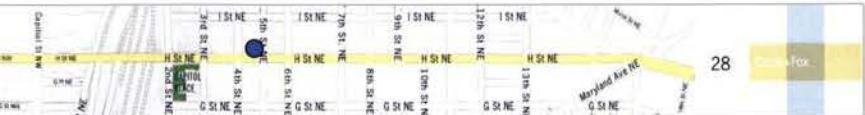
Painted metal frame

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1322-1328 H St. NE

Painted metal cornice

Painted metal channel



Painted metal channel with exposed fasteners



Painted metal channel with white accents above storefront

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Metal signage

Metal canopy

Metal framed storefront

Atlas Theater, 1333 H St NE



Metal canopy



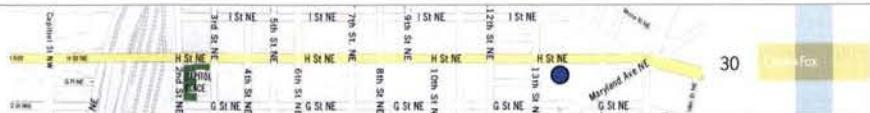
Metal storefront

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1350 H Street NE

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#### **Metal panel and glass projected bays**



H Street Playhouse, 1365 H St. NE

Painted metal cornice

Light-colored stone masonry facade

Dark-colored projecting bay



Painted metal storefront contrasting color



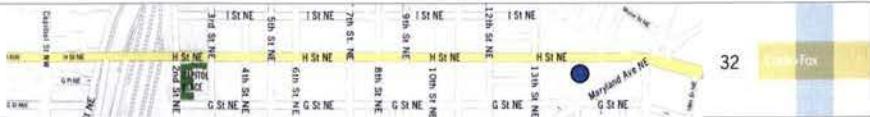
Painted metal storefront

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600 Block: G Street Townhouses

- Light-colored painted metal cornice
- Painted metal cornice with dark contrasting color above windows
- Dark painted metal cornice above windows
- Large windows without mullions
- Masonry sill
- Masonry lintel



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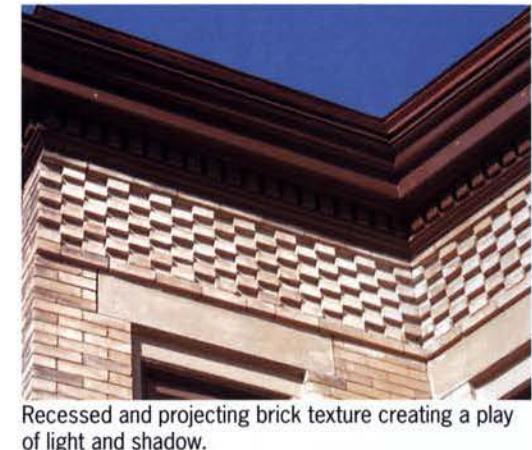
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3rd Street and G Street townhouses

- Dark-colored cornice
- Recessed/projected brick texture
- Large windows without mullions
- Masonry sill
- Masonry belt course
- Masonry lintel
- Painted metal gate



Recessed and projecting brick texture creating a play of light and shadow.



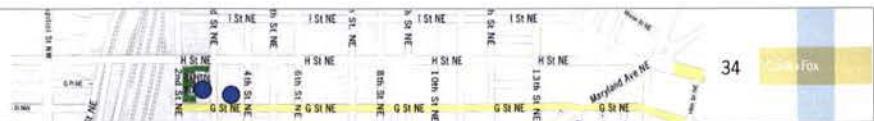
Recessed and projecting brick texture creating a play of light and shadow.

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Neighboring buildings with articulated brick details

Recessed/projecting brick texture

Masonry sill

Soldier course above window

Large windows without mullions



Recessed and projecting brick texture creating a play of light and shadow.



Recessed and projecting brick texture creating a play of light and shadow.

Capitol Place, 2nd Street, Washington D.C.

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### 3. Guardrail at H Street overpass





Existing condition at 2nd Street, NE



Existing condition at west side of overpass



Existing condition at west side of overpass



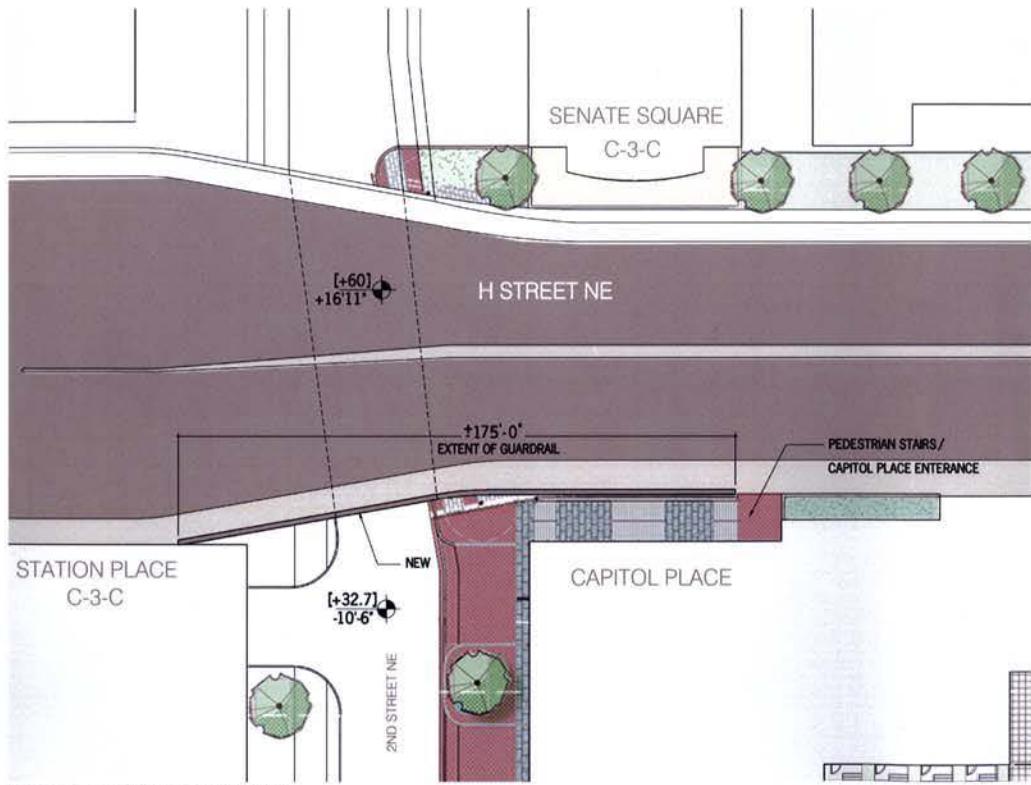
Existing condition at east side of overpass

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POST - HEARING SUBMISSION: 3. GUARDRAIL AT H STREET OVERPASS

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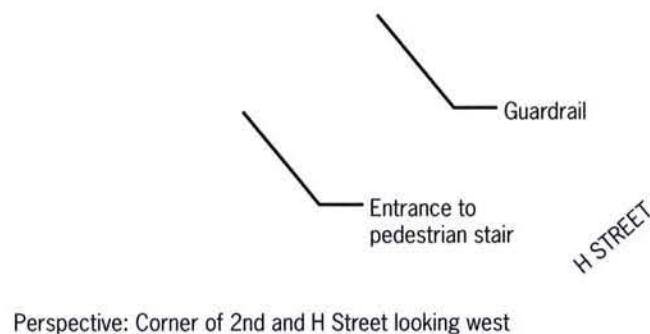


Capitol Place, 2nd Street, Washington D.C.

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POST - HEARING SUBMISSION: 3. GUARDRAIL AT H STREET OVERPASS

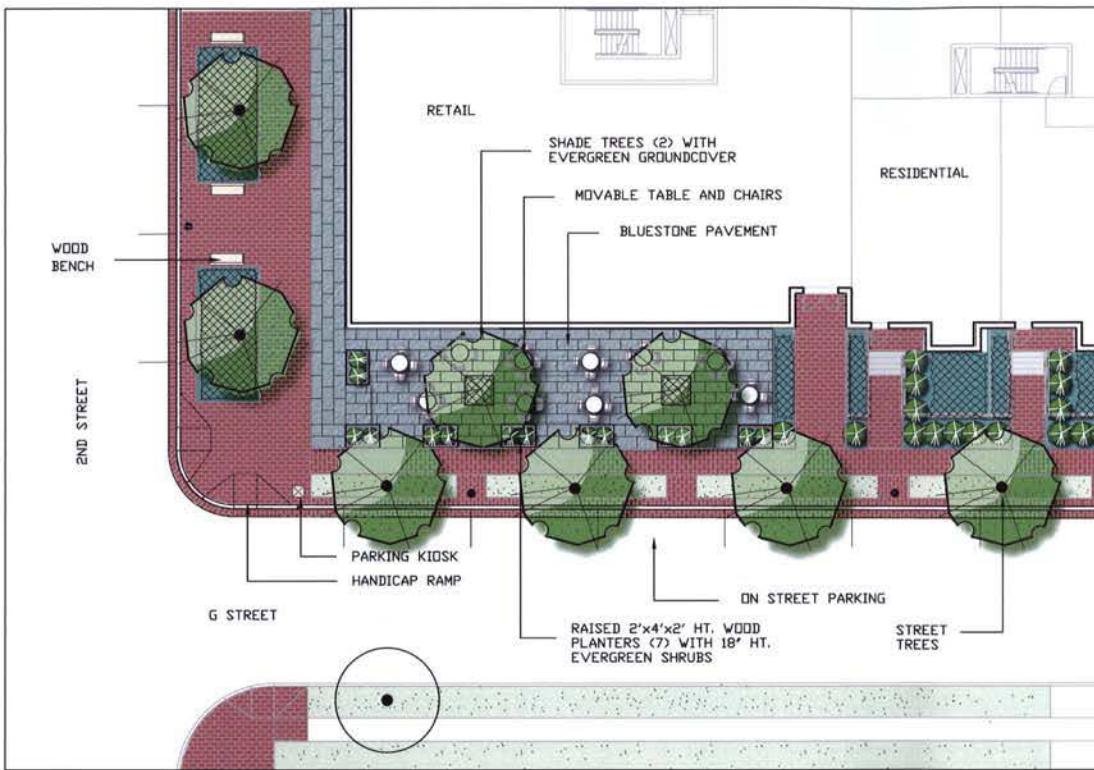
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Note: Guardrail to be 4'-6" per DDOT  
standard for pedestrian and bike railing  
Chapter 19 parapet and bridge railings  
DDOT Design and Engineer Manual.

Final height and design of guardrail to be  
approved by DDOT.

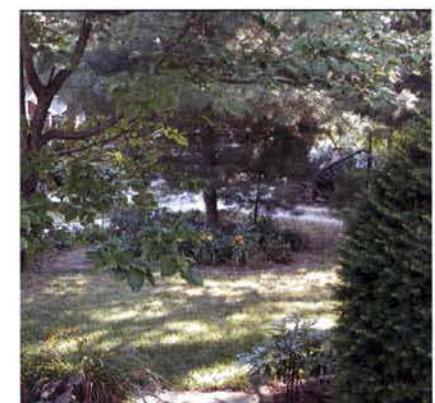
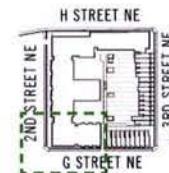
## 4. Landscape features



G Street & 2nd Street sidewalk - Scheme A



Brick sidewalk



Trees and shrubs along sidewalk area

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G Street & 2nd Street sidewalk: Scheme B



Street tree



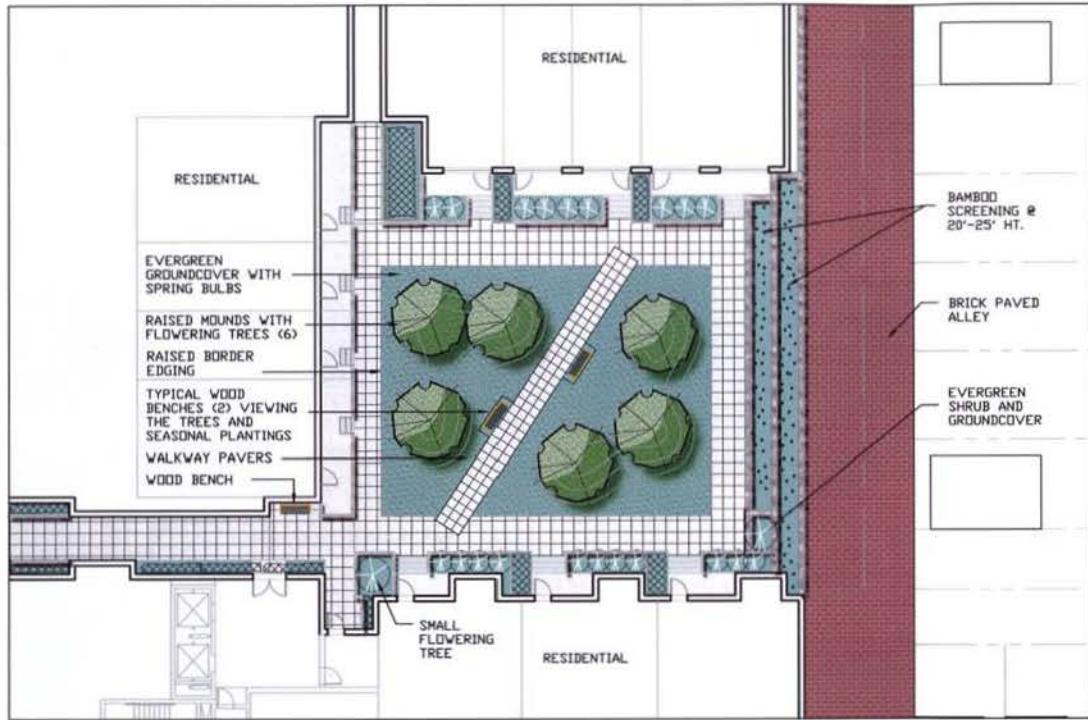
Bluestone border with brick paving

Capitol Place, 2nd Street, Washington D.C.

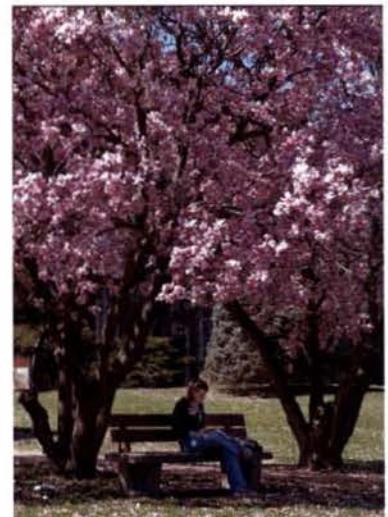
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South Courtyard Garden



Flowering trees with sitting area



Ivy groundcover in central courtyard area

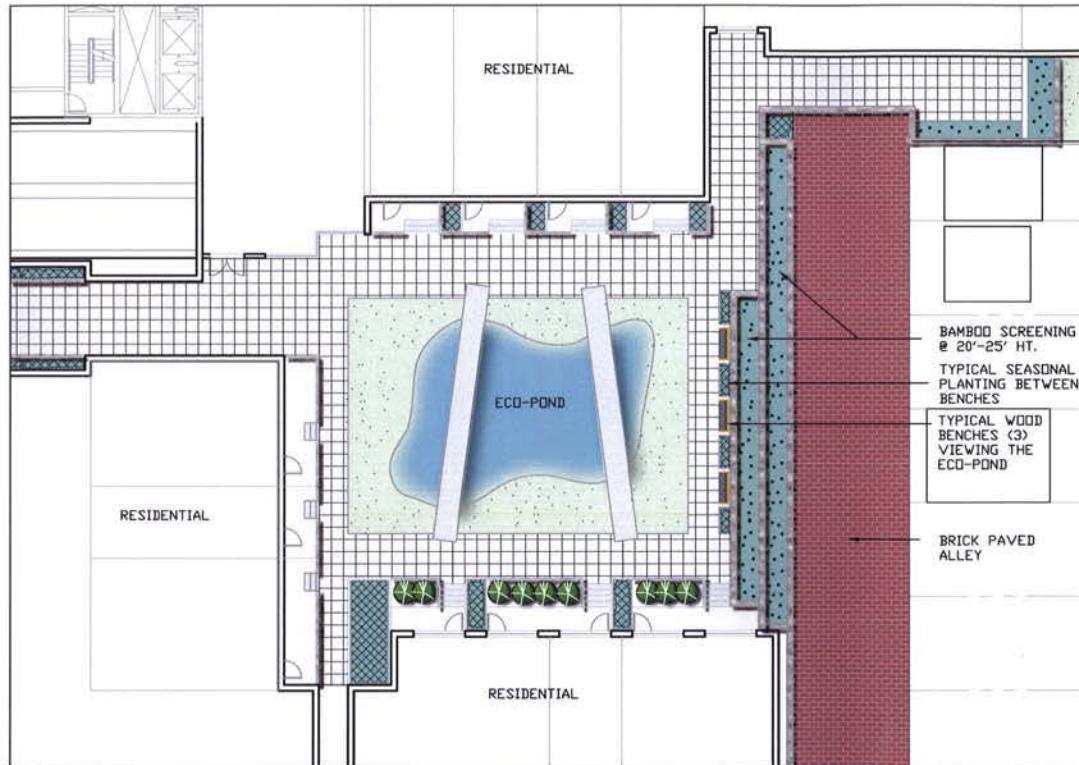
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North Courtyard Eco-pond



Bamboo plantings along side of courtyard



Bench with plantings

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## 5. Corner of 3rd and H Street

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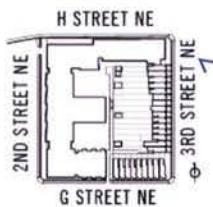
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Existing condition at 3rd Street



Perspective: 3rd Street looking north

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Perspective: H street looking southwest

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