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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

Cook+Fox

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

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"





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



1. H Street and overpass east perspective



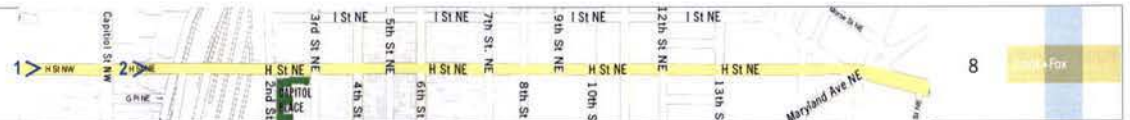
2. H Street and overpass east perspective

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

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Cook+Fox Architects LLP
October 22, 2007

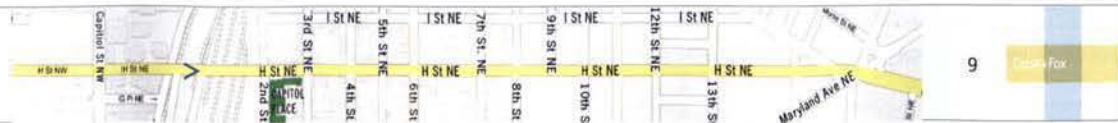




Senate Square and Capitol Place at H Street western gateway

Capitol Place, 2nd Street, Washington D.C. Station Holdings LLC
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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



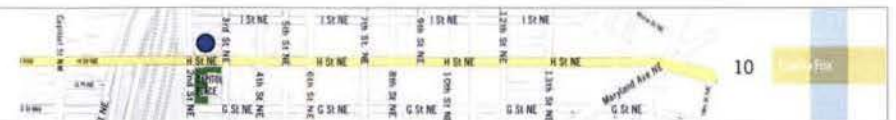
Bay projection at H Street

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Abdo Lofts- Former Little Sisters of the Poor Convent

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

Masonry sill

Painted metal guardrail

Vertical bay expression

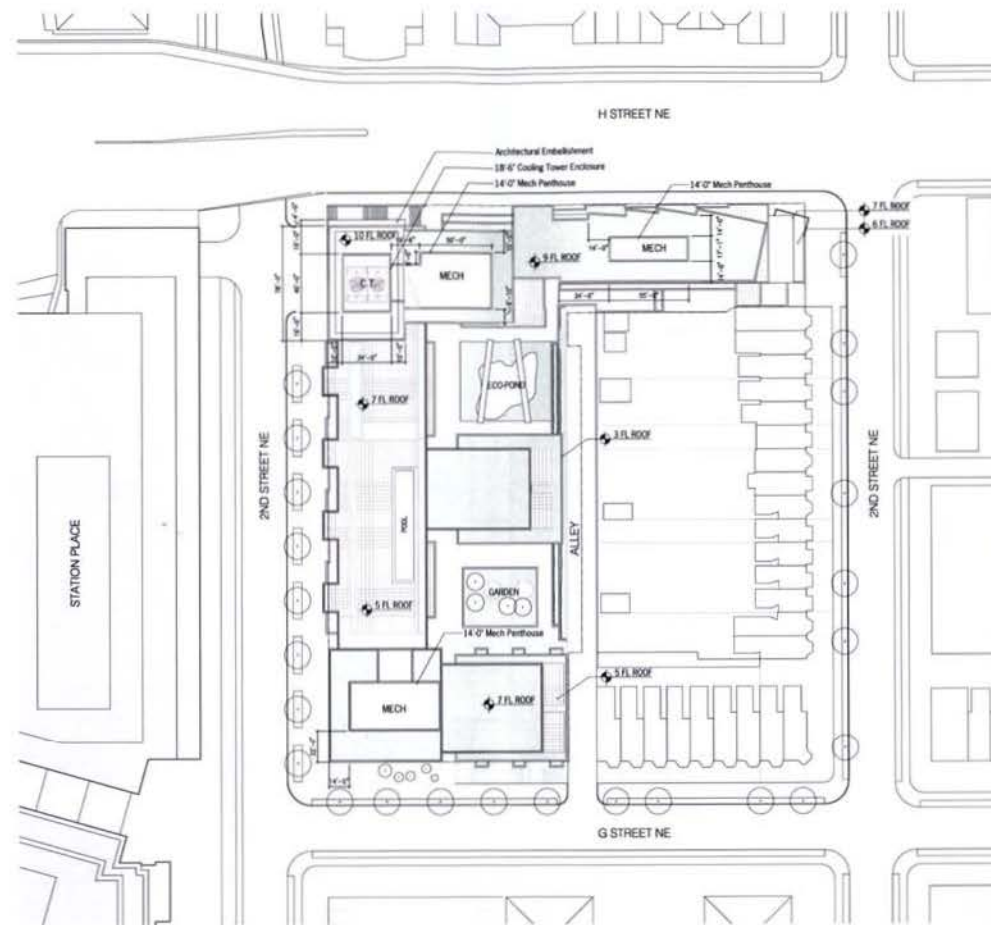


Abdo Lofts: Painted metal balconies



Abdo Lofts: H Street facade





Roof Plan

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

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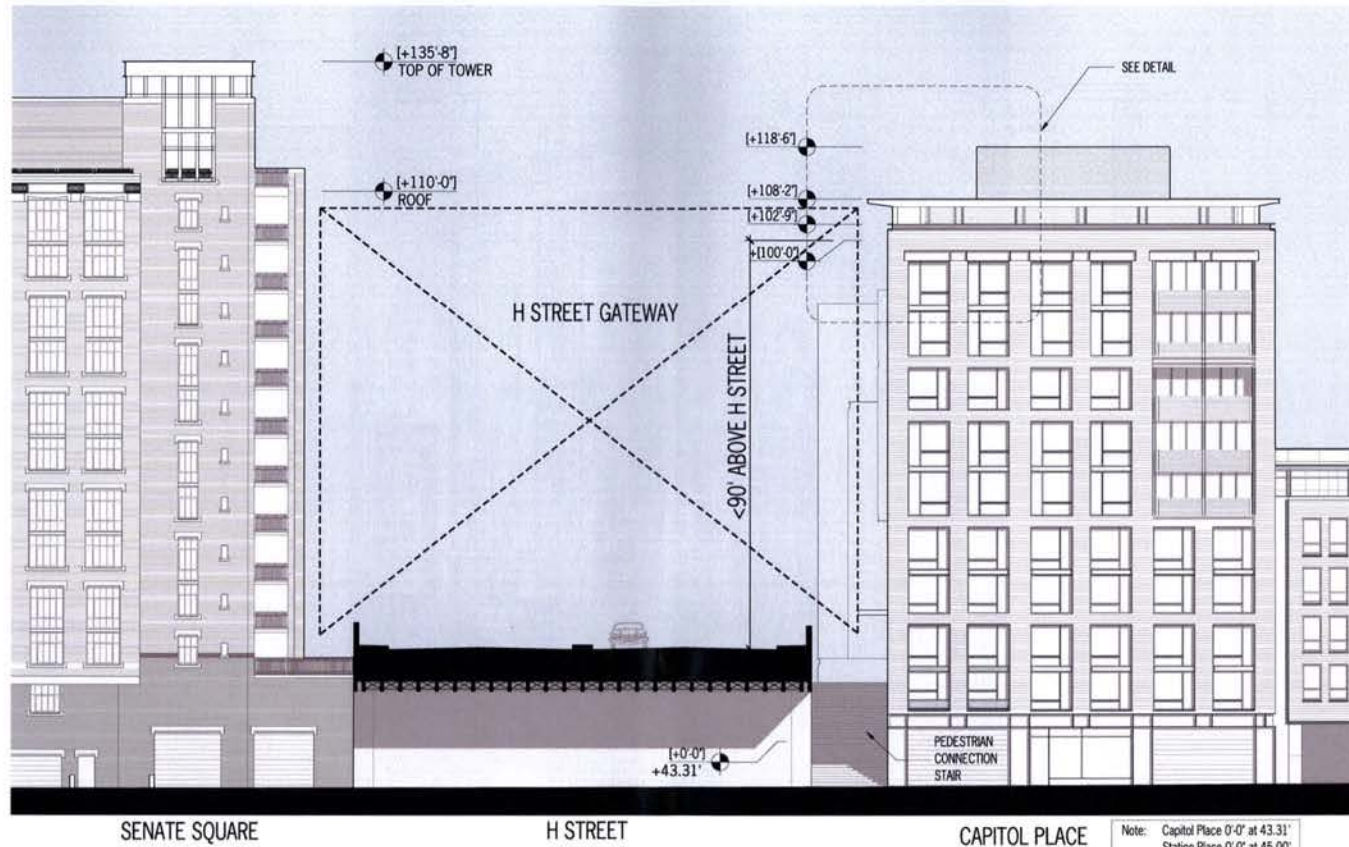
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Perspective- Capitol Place: H Street looking east





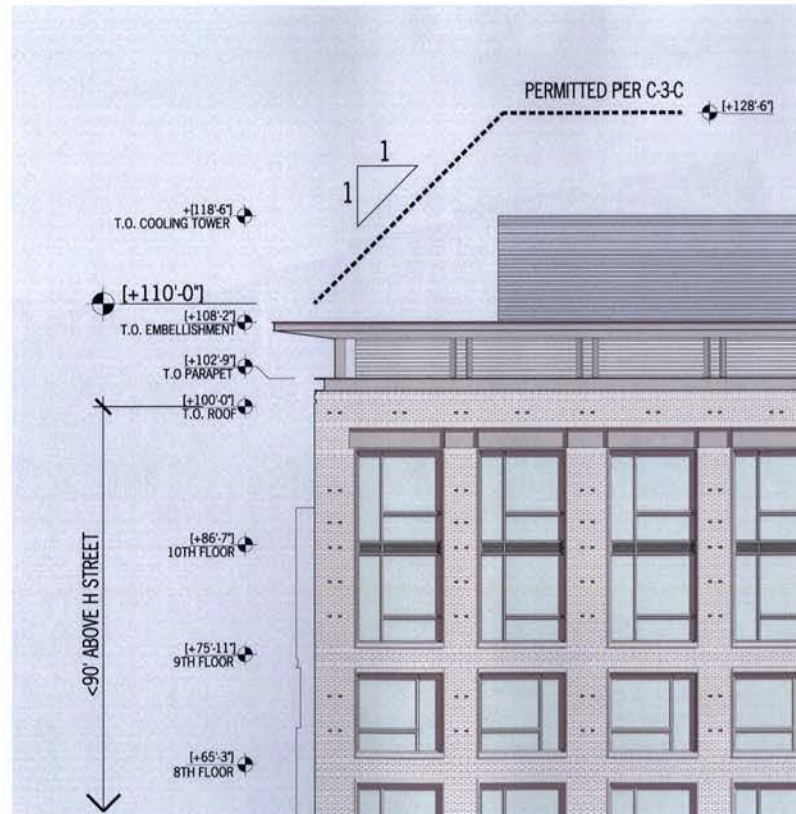
Senate Square and Capitol Place east section/elevation

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

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Capitol Place tower elevation detail



Perspective: Capitol Place at H Street looking west

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



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

Cornice and facade character details.

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

Recessed/projected brick
texture at building top

Masonry (pre-cast
concrete) belt course to
articulate building top
(Updated)

Detail at top of G Street NE



Painted metal at residential penthouse (set back)
(Updated profile/color)

Painted metal cornice
(Updated profile/color)

Brick soldier course at top of masonry
(Updated to give more brick texture)

Recessed brick to articulate separate
townhouses (similar scale as existing
townhouses on street)

Masonry lintels (pre-cast concrete)



Masonry (pre-cast concrete) sill

Brick soldier course above window opening

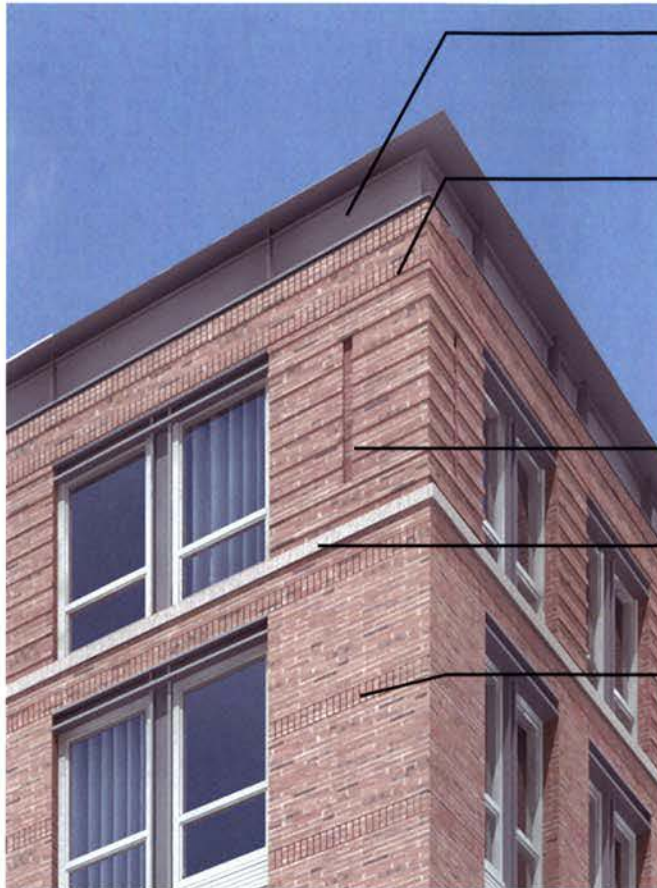
Large span of glass with no mullions

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

Pattern of recessed and projected brick texture
at building base

Note: Masonry and
metal panel details are
similar at corner of
2nd and H Street

Detail at base of 2nd and G Street NE



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)



Detail At H Street



- 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

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

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Senate Square
rooftop metal spire

Railway Express
Building
metal cornice
and metal frame

Train line
metal frame

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



Dark painted metal frame with brick piers
at Senate Square tower



Metal roof trim
Railway Express Building



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

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



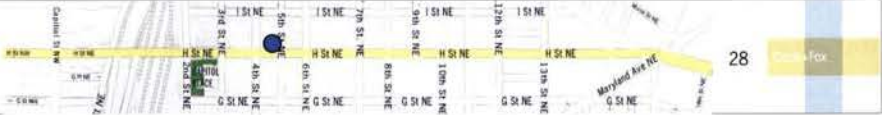
Painted metal bay projection



Painted metal cornice and metal top



Painted metal frame





Painted metal cornice

Painted metal channel

1322-1328 H St. NE



Painted metal channel with exposed fasteners



Painted metal channel with white accents above storefront

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Atlas Theater, 1333 H St NE

Metal signage

Metal canopy

Metal framed storefront



Metal canopy



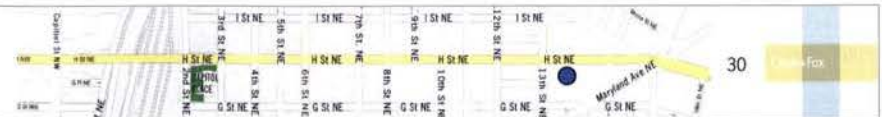
Metal storefront

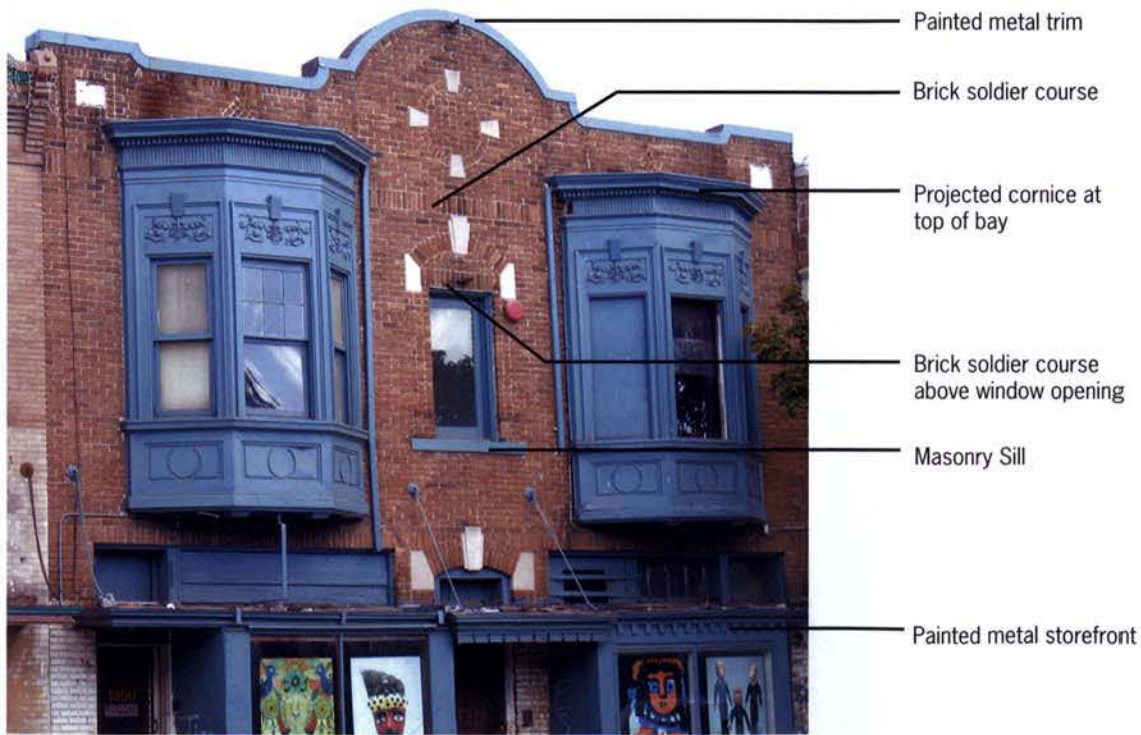
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1350 H Street NE



Metal panel and glass projected bays

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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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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.

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

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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



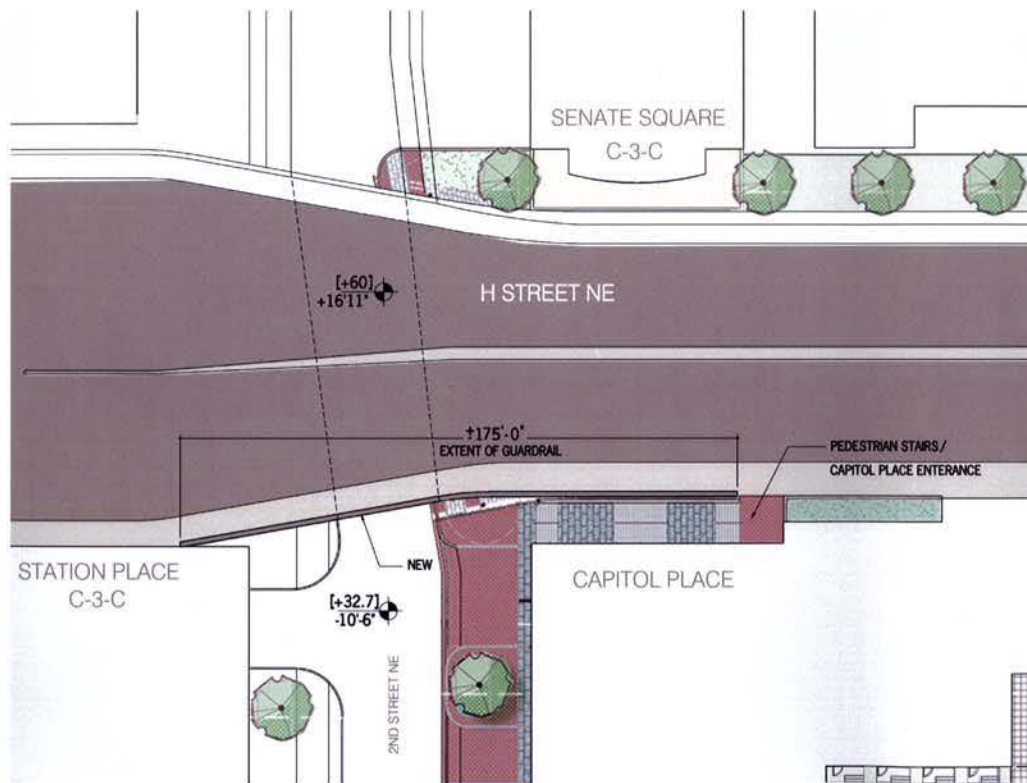
Existing condition at east side of overpass

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

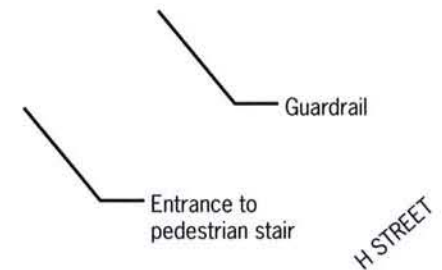
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POST - HEARING SUBMISSION: 3. GUARDRAIL AT H STREET OVERPASS

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Site plan at H Street overpass

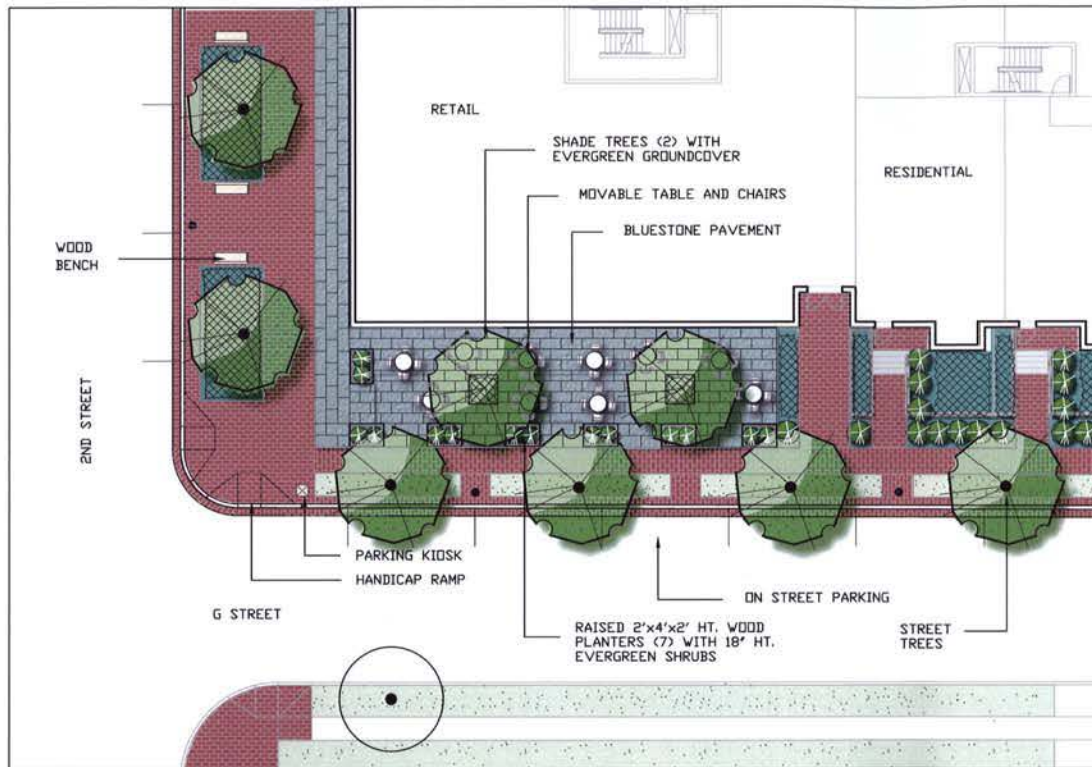


Perspective: Corner of 2nd and H Street looking west

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



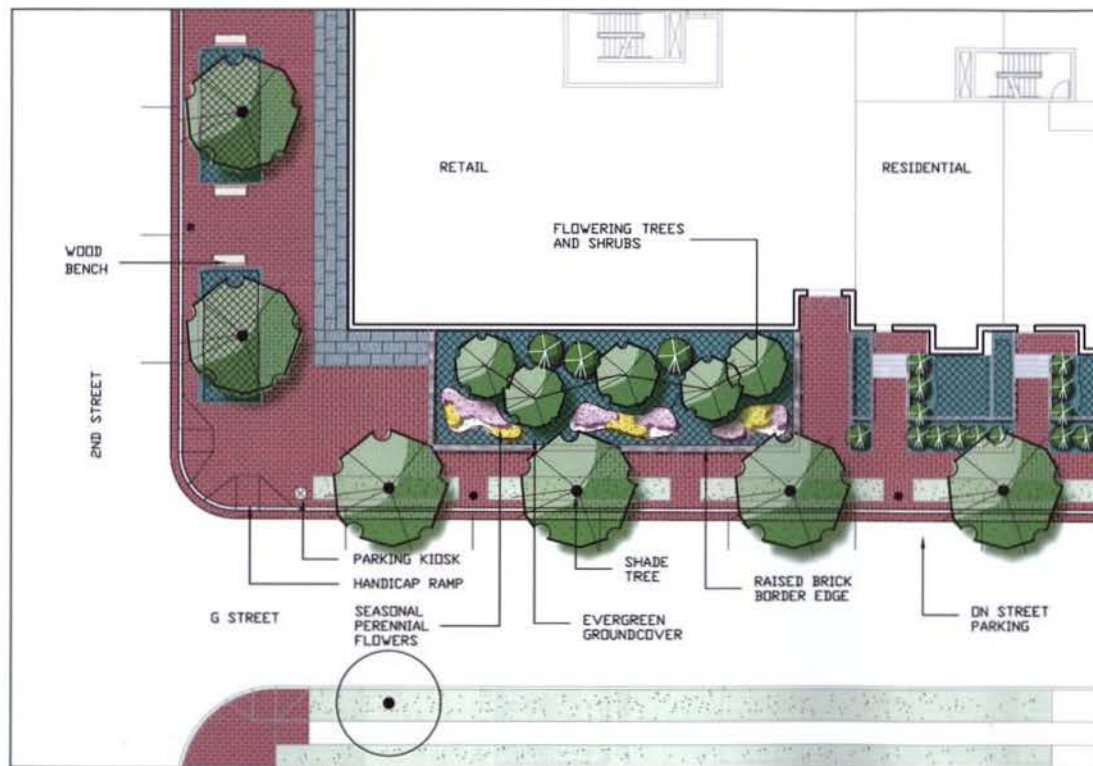
G Street & 2nd Street sidewalk - Scheme A



Brick sidewalk



Trees and shrubs along sidewalk area



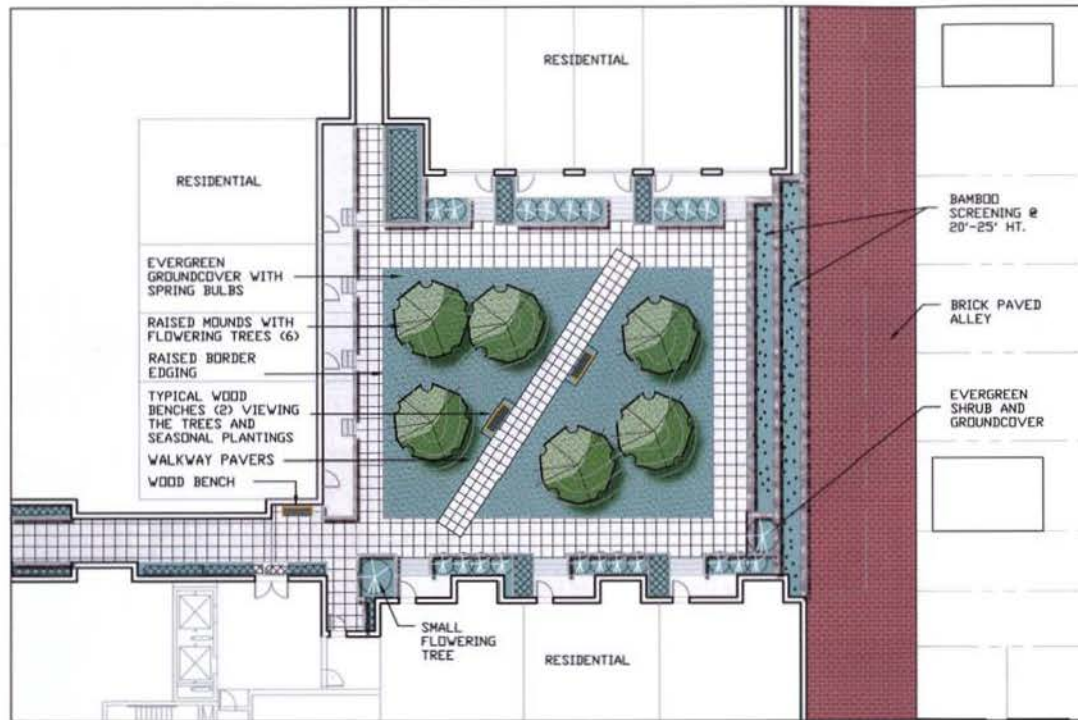
G Street & 2nd Street sidewalk: Scheme B



Street tree



Bluestone border with brick paving



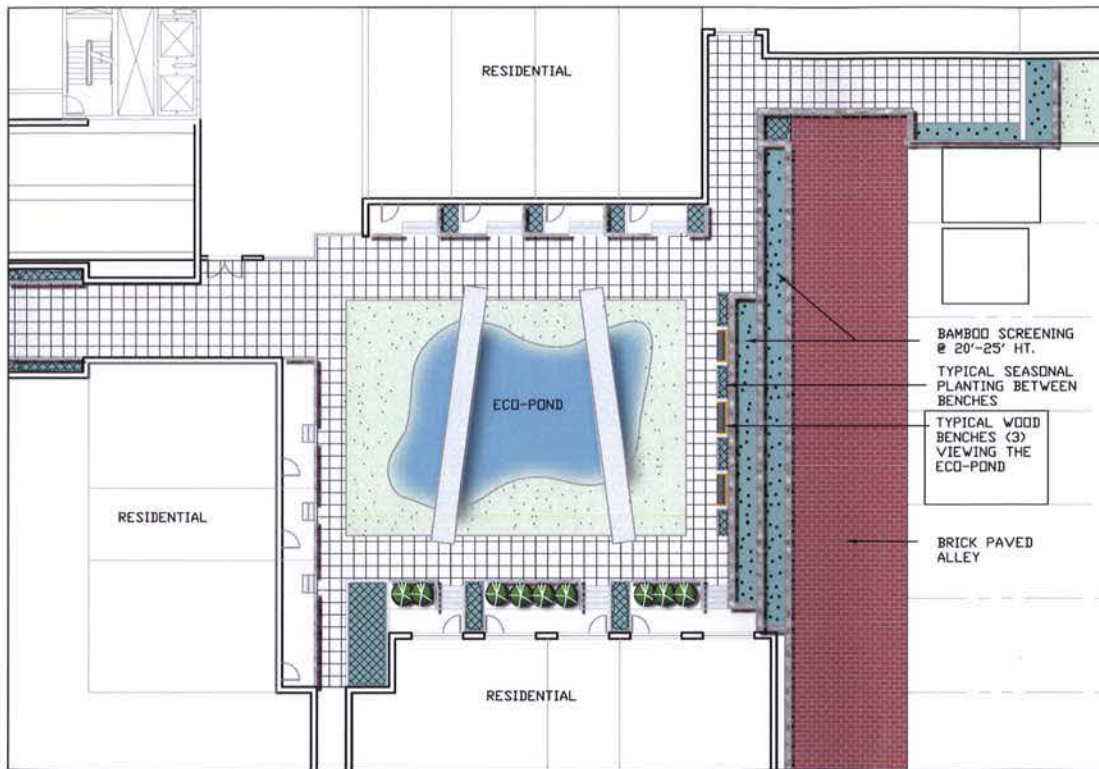
South Courtyard Garden



Flowering trees with sitting area



Ivy groundcover in central courtyard area



North Courtyard Eco-pond



Bamboo plantings along side of courtyard



Bench with plantings

5. Corner of 3rd and H Street

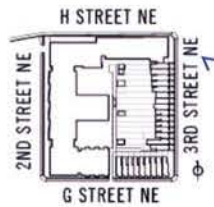
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Existing condition at 3rd Street



Perspective: 3rd Street looking north

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Perspective: H street looking southwest

