

PARCEL 1: TIER 1 DESIGN MODIFICATION PLANS

OCTOBER, 15 2026

DEVELOPER

TRAMMELL CROW COMPANY

ARCHITECT

SHALOM BARANES ASSOCIATES



ZONING TABULATIONS

SITE AREA

PARCEL	214,550
CELL #14	(37,236)
HALF STREET R.O.W.	(16,082)
1st STREET SETBACK	(3,047)
EFFECTIVE TOTAL	158,185

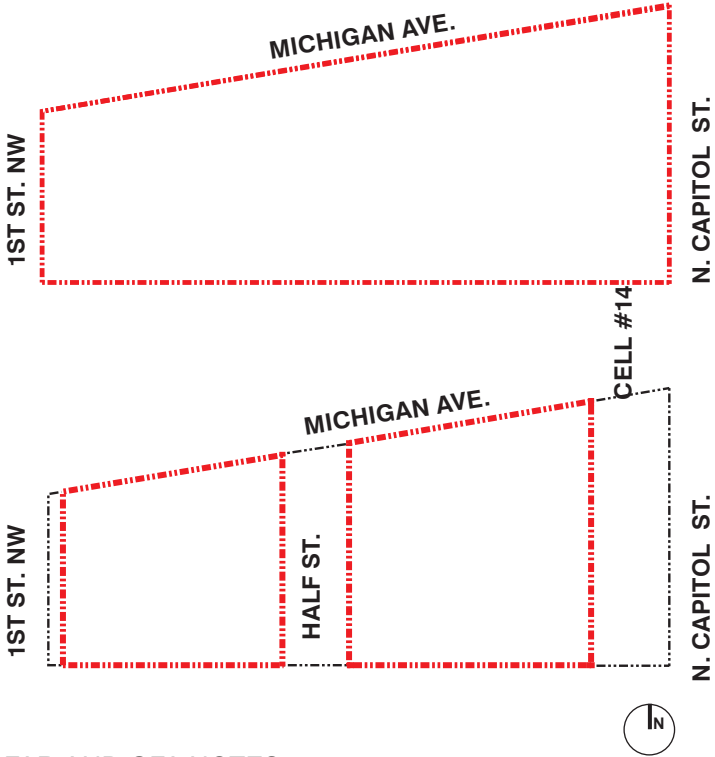
STREET WIDTHS

NORTH CAPITOL STREET	130 FT
MICHIGAN AVENUE, NW	110 FT
FIRST STREET, NW	90 FT (BHMP)

MU-10 (FORMER CR UNDER ZR58) w/ PUD GUIDELINES					
	PERMITTED/REQUIRED (PUD)	PREVIOUSLY APPROVED (ZC ORDER 13-14(6))	PROPOSED	PROPOSED FLEXIBILITY RANGE	NOTES
BUILDING HEIGHT (G § 203)	110'	113' MAX	HEALTHCARE / MEDICAL CARE: 113' MAX ANY OTHER USE: 110' MAX	30' - 113'	East and West towers of building may have different heights
FLOOR AREA RATIO (G §201)					
OVERALL MAX (NON-RESIDENTIAL MAX)	8.64 (4.02)	4.08 (4.08) (actual) 5.53 (5.53) (effective)	4.08 (4.08) (actual) MAX 5.53 (5.53) (effective) MAX	0.75 - 4.08 (actual) 1.01 - 5.53 (effective)	
GROSS FLOOR AREA (G §201)					
OVERALL MAX (NON-RESIDENTIAL MAX)		875,000 875,000	875,000 MAX 875,000 MAX	160,000 - 875,000 160,000 - 875,000	Min. 15,000 retail required
LOT OCCUPANCY (G § 210)					
	75% (80% W/ IZ)	55% (actual) MAX	55% (actual) MAX	N/A	
		74% (effective) MAX	74% (effective) MAX	N/A	
REAR YARD (G § 207)					
	2.5 IN PER FT OF BUILDING HEIGHT = 12'-0" MIN	12'-0" MIN	12'-0" MIN	N/A	
ROOF STRUCTURE (C §§ 1505 and 1505, and G § 203)					
AREA	0.4 FAR MAX	0.37 FAR MAX	0.4 FAR MAX	N/A	
HEIGHT	20'-0" MAX	18'-6" MAX	20'-0" MAX	N/A	
SETBACK	1:1 MIN	1:1 MIN	1:1 MIN	N/A	
PARKING (C § 701)					
MEDICAL CARE	IN EXCESS OF 3,000 GFA, 1 PER 1,000 GFA	1,900 MAX	1,900 MAX	To vary so long as no increase and not below zoning requirement	
OFFICE, LODGING	IN EXCESS OF 3,000 GFA, 0.5 PER 1,000 GFA				
INSTITUTIONAL	IN EXCESS OF 5,000 GFA, 1.67 PER 1,000 GFA				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS	2 PER 1,000 GFA				
RESIDENTIAL, MULTIPLE DWELLING UNIT	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS				
RESIDENTIAL, AFFORDABLE (THAT MEET CRITERIA)	1 PER 3 DWELLING UNITS IN EXCESS OF 50 UNITS				
RETAIL	IN EXCESS OF 3,000 GFA, 1 PER 750 GFA	BERTH/PLATFORM: 4 SERVICE/DELIVER SPACE: 4	BERTH/PLATFORM: 4 SERVICE/DELIVER SPACE: 4	To vary based on tenant requirements, provided that minimum zoning requirements are met	
LOADING (C § 901)					
HEALTH CARE, INSTITUTIONAL (MORE THAN 100,000 GFA)					
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	1				
OFFICE (MORE THAN 50,000 to 200,000 GFA)					
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	1				
LODGING (MORE THAN 50,000 to 100,000 GFA)					
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	N/A				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS (50,000 to 100,000 GFA)					
BERTH/PLATFORMS	1				
SERVICE/DELIVERY SPACE	N/A				
RESIDENTIAL (MORE THAN 50 DWELLING UNITS)					
BERTH/PLATFORMS	1				
SERVICE/DELIVERY SPACE	1				
RETAIL (5,000 to 20,000 GFA)					
BERTH/PLATFORMS	1	APPROX. 200	APPROX. 200	To vary so long as no decrease and provided minimum zoning requirements are met	
SERVICE/DELIVERY SPACE	N/A				
BICYCLE PARKING (C § 802)					
MEDICAL CARE					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
OFFICE					
LONG-TERM	1 FOR EACH 2,500 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
LODGING					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 10,000 GFA				
RESIDENTIAL, MULTIPLE DWELLING UNIT					
LONG-TERM	1 FOR EACH 3 DWELLING UNITS				
SHORT-TERM	1 FOR EACH 20 DWELLING UNITS				
RETAIL					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 3,500 GFA				

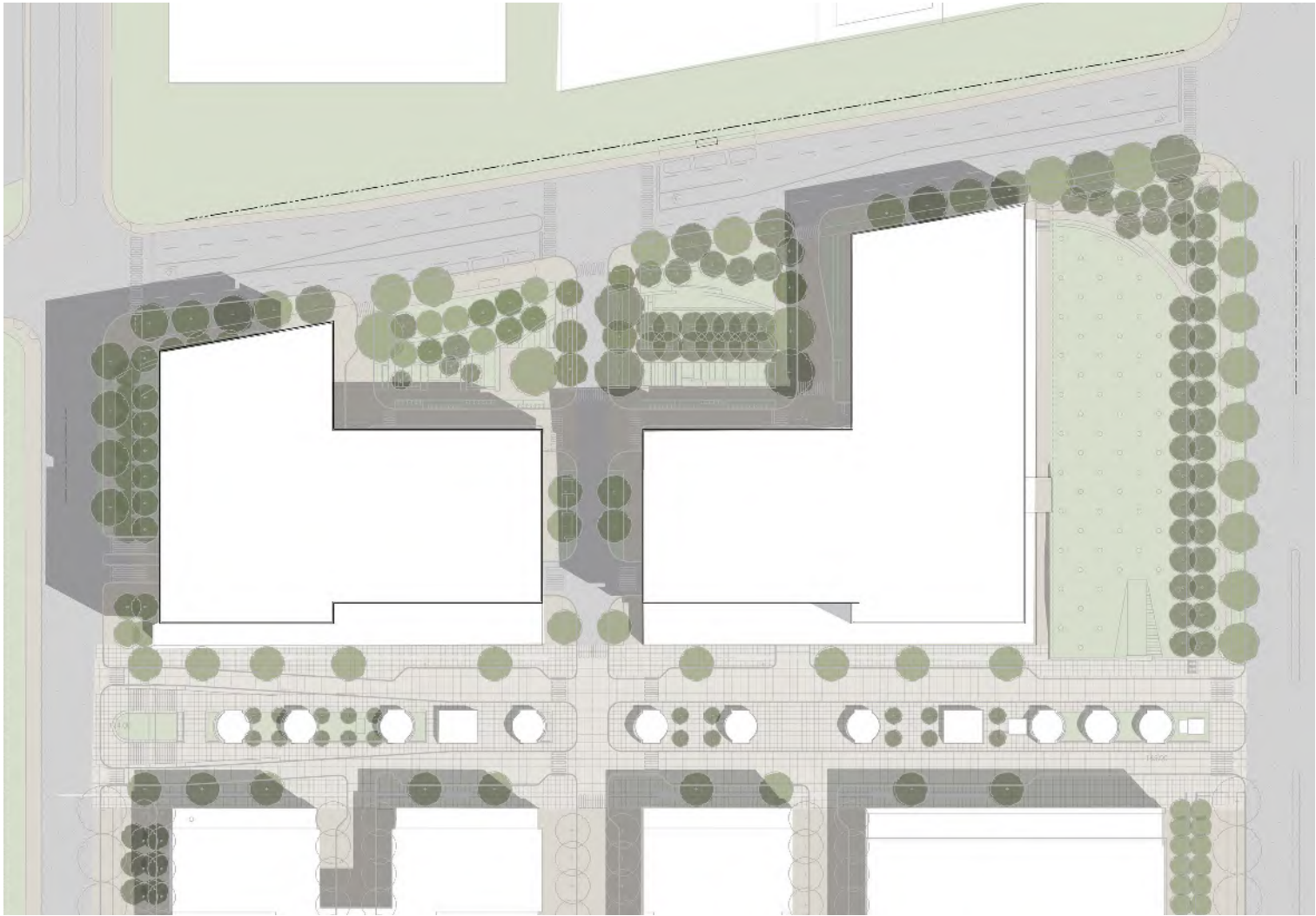
1. ACTUAL IS BASED UPON ENTIRE RECORD LOT WHICH INCLUDES CELL 14
2. EFFECTIVE EXCLUDES CELL 14 AND, HALF STREET R.O.W., AND FIRST STREET SETBACK
3. GROSS FLOOR AREA OF GROUND LEVEL IS CALCULATED USING PERIMETER WALL METHOD
4. AS A CORNER LOT FRONTING ON THREE OR MORE STREETS THE REAR YARD IS MEASURED FROM THE CENTER LINE OF NORTH CAPITOL STREET (C § 318.11).
5. RESIDENTIAL USE MAY ALSO BE SUBJECT TO THE BICYCLE PARKING REQUIREMENTS IN 18 DCMR 1214 AND 1215

PARCEL 1 AREA DIAGRAMS



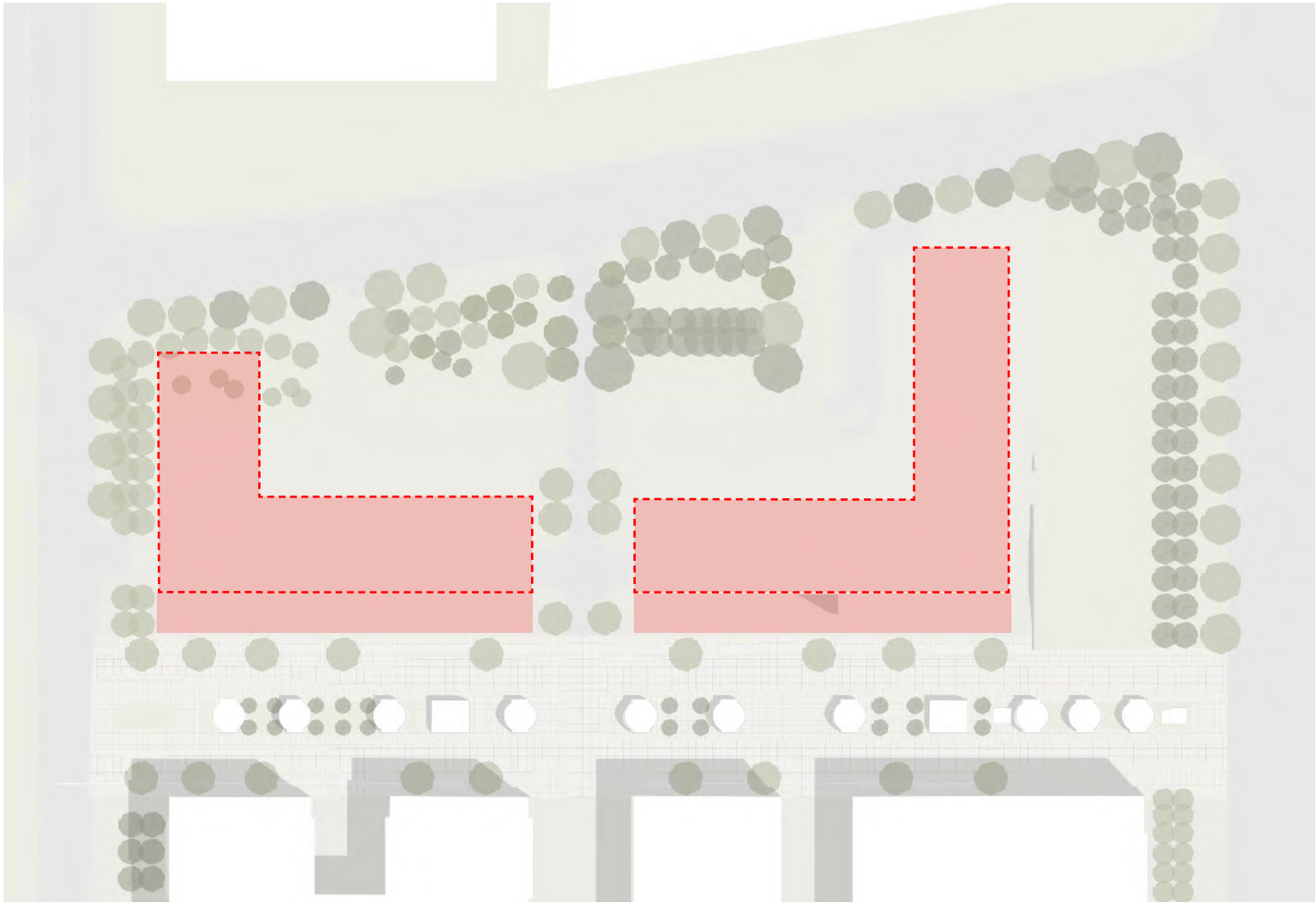
FAR AND GFA NOTES:

- 1. Actual FAR includes the entire zoning parcel in the calculation.
- 2. Effective FAR excludes cell #14, 1st Street Setback and the Half Street R.O.W. In the calculation.
- 3. Gross floor area of ground level is calculated using perimeter method.
- 4. As a through lot, the rear yard is measured from the center line of North Capitol Street (§774.11).



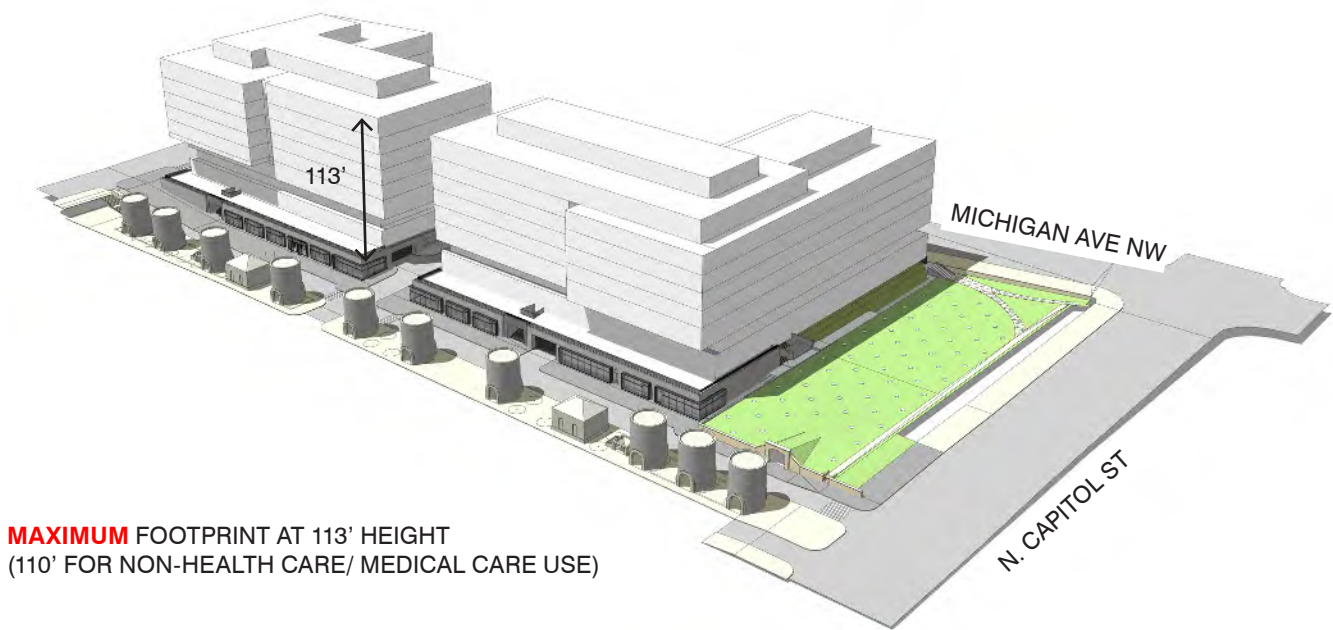
MAXIMUM FOOTPRINT

THE MAXIMUM FOOTPRINT IS THE EXISTING
PARCEL 1 BUILDING FOOTPRINT THAT WAS
APPROVED UNDER ZC ORDER NO. 13-14(6)"

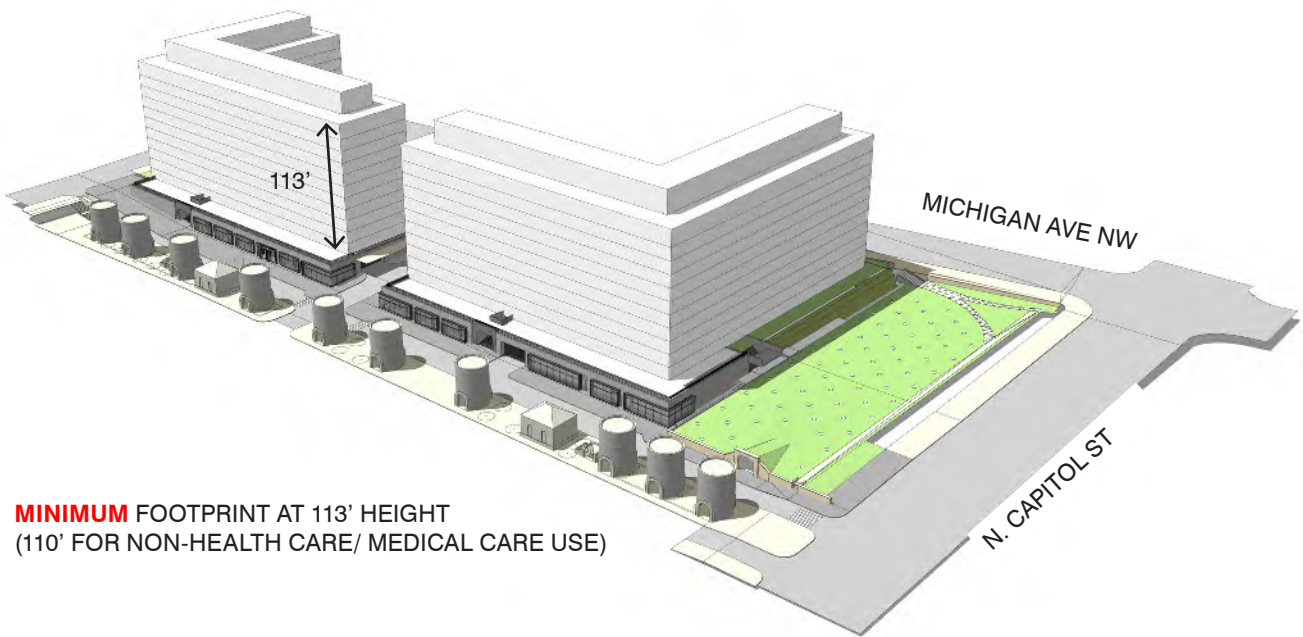


MINIMUM FOOTPRINT

PARCEL 1 MASSING PERSPECTIVE (LOOKING NW)



MAXIMUM FOOTPRINT AT 113' HEIGHT
(110' FOR NON-HEALTH CARE/ MEDICAL CARE USE)



MINIMUM FOOTPRINT AT 113' HEIGHT
(110' FOR NON-HEALTH CARE/ MEDICAL CARE USE)



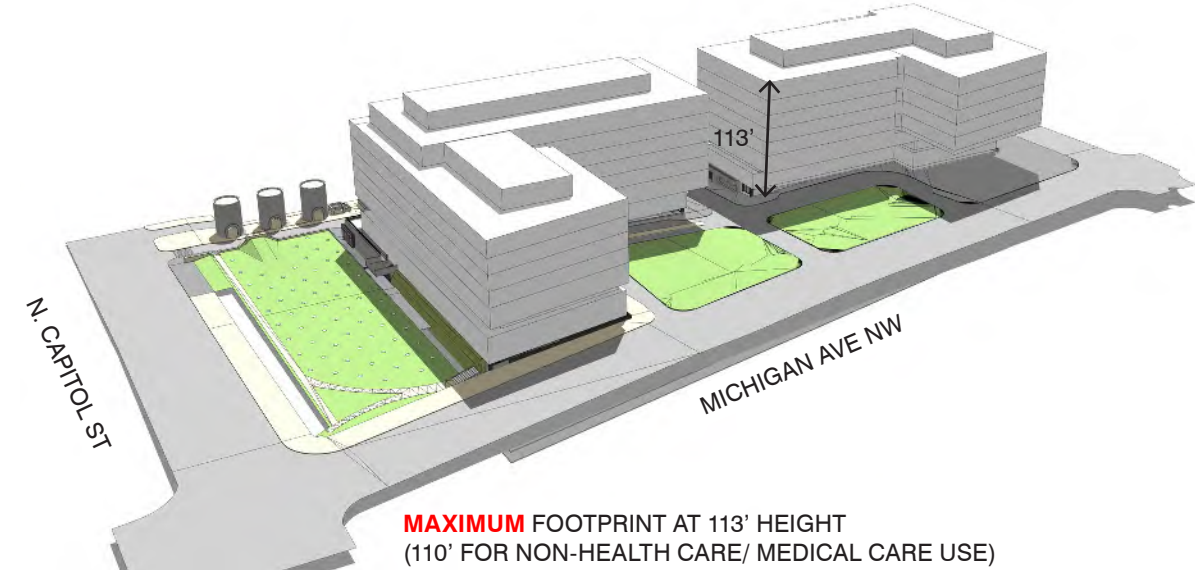
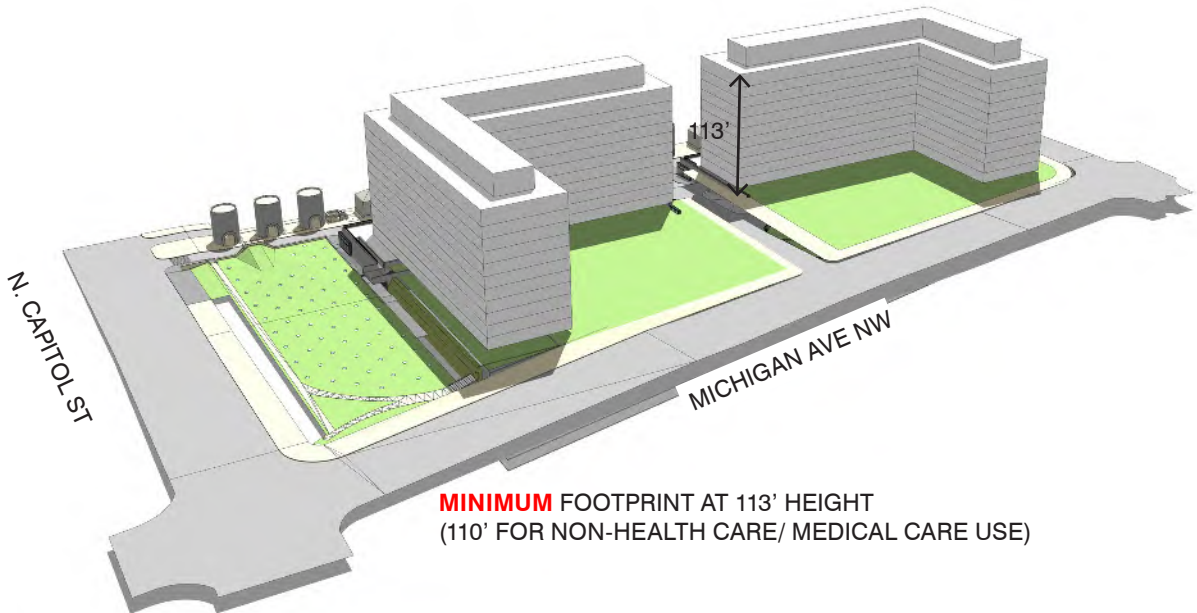
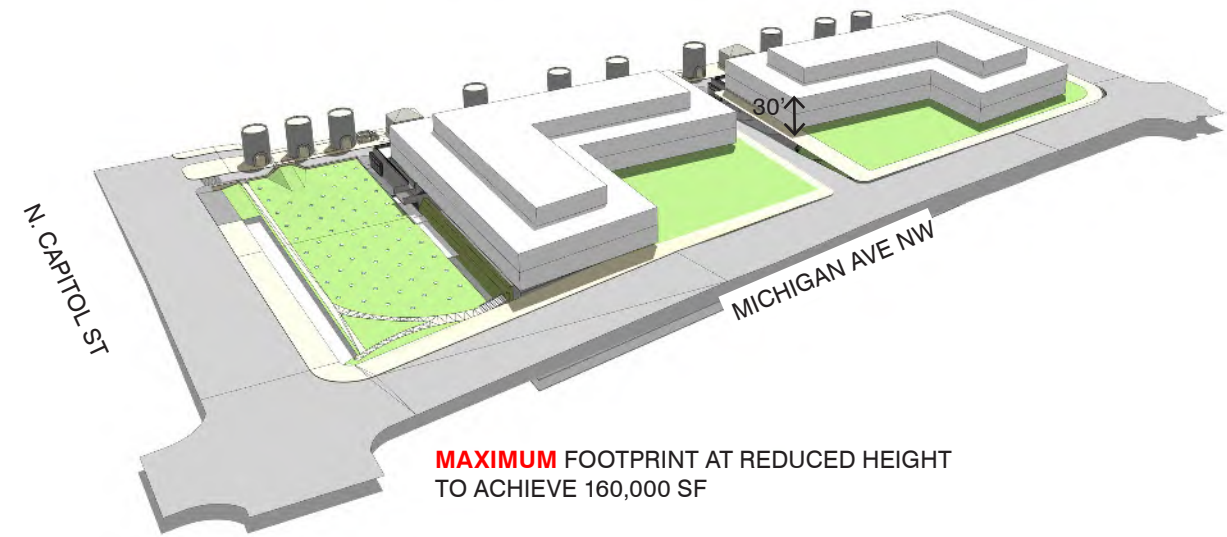
MAXIMUM FOOTPRINT AT REDUCED HEIGHT
TO ACHIEVE 160,000 SF



MINIMUM FOOTPRINT AT REDUCED HEIGHT
TO ACHIEVE 160,000 SF



PARCEL 1 MASSING PERSPECTIVE (LOOKING SW)



PARCEL 1 MAXIMUM FOOTPRINT CONEXTUAL MASSING PERSPECTIVE (LOOKING SW)



MAXIMUM FOOTPRINT AT 113' HEIGHT
(110' FOR NON-HEALTH CARE/MEDICAL CARE USE)



MAXIMUM FOOTPRINT AT REDUCED HEIGHT
TO ACHIEVE 160,000 SF

PARCEL 1 MINIMUM FOOTPRINT CONEXTUAL MASSING PERSPECTIVE (LOOKING SW)



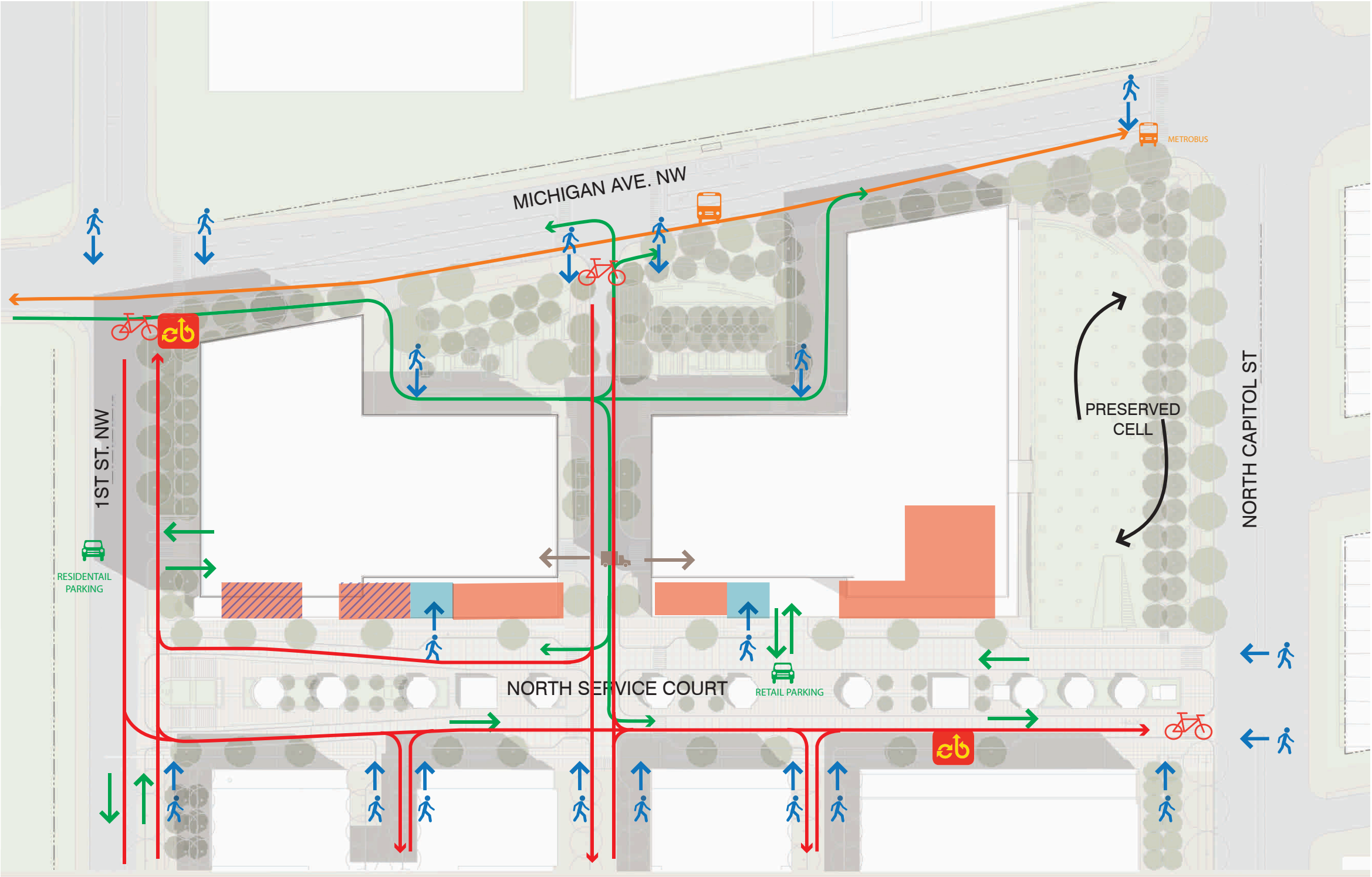
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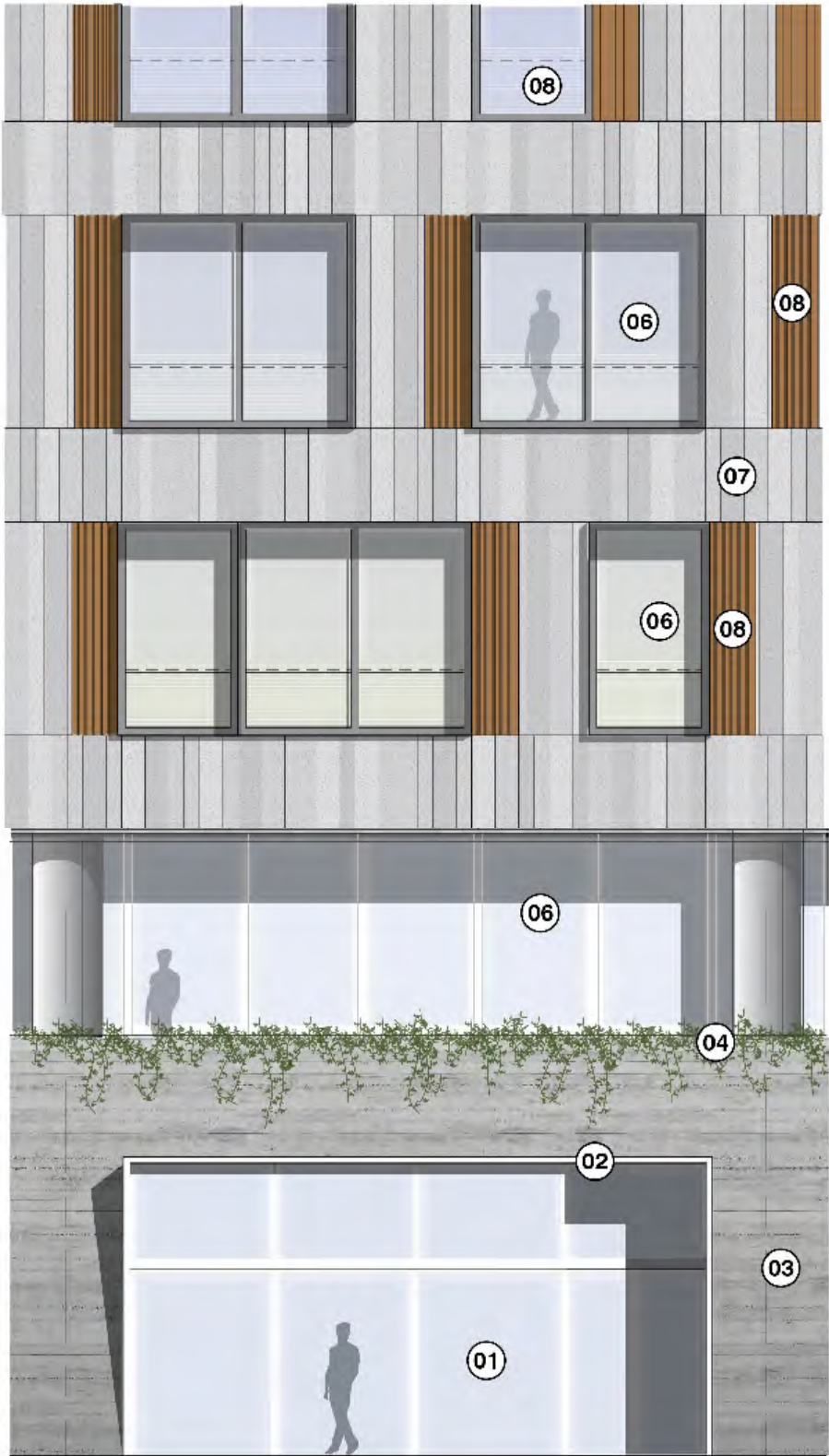
MINIMUM FOOTPRINT AT REDUCED HEIGHT TO
ACHIEVE 160,000 SF

PARCEL 1 SITE CIRCULATION (SAME FOR MINIMUM AND MAXIMUM FOOTPRINTS)

- LOBBY
- RETAIL
- OPTIONAL RETAIL
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- LOADING TRUCK ACCESS
- BIKE ACCESS
- PUBLIC TRANSIT



APPROVED MATERIALS & PROPOSED ALTERNATES



ELEVATION

- 08 **APPROVED:** RIBBED BROWN TERRACOTTA PANELS
PROPOSED ALTERNATE: BROWN PRECAST CONCRETE, FIBER CEMENT OR METAL PANELS
- 07 **APPROVED:** LIGHT COLORED TERRACOTTA PANELS. COLOR VARIATION FROM TEXTURE OR TERRACOTTA COLOR
PROPOSED ALTERNATE: PRECAST CONCRETE, FIBER CEMENT OR METAL PANELS
- 06 **APPROVED:** CLEAR GLASS WITH LOW E COATING
NO PROPOSED ALTERNATE
- 05 **APPROVED:** PLANTER (BEHIND OVERHANGING VINES)
NO PROPOSED ALTERNATE
- 04 **APPROVED:** OVERHANGING PLANTS
NO PROPOSED ALTERNATE
- 03 **APPROVED:** BOARD FORMED CONCRETE
PROPOSED ALTERNATE: PRECAST CONCRETE
- 02 **APPROVED:** METAL FRAME SURROUND
NO PROPOSED ALTERNATE
- 01 **APPROVED:** GLAZED STOREFRONT
NO PROPOSED ALTERNATE

APPROVED MATERIALS & PROPOSED ALTERNATES

PREVIOUSLY APPROVED MATERIALS

08



RIBBED BROWN TERRACOTTA PANELS

07



LIGHT COLORED TERRACOTTA PANELS. COLOR VARIATION FROM TEXTURE OR COLOR

03



BOARD FORMED CONCRETE

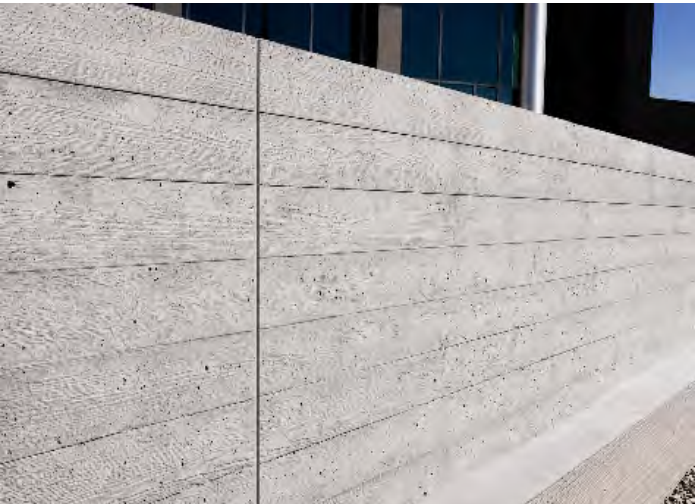
PROPOSED ALTERNATES



PROPOSED ALTERNATE: RIBBED FIBER CEMENT PANELS



PROPOSED ALTERNATE: FIBER CEMENT PANELS



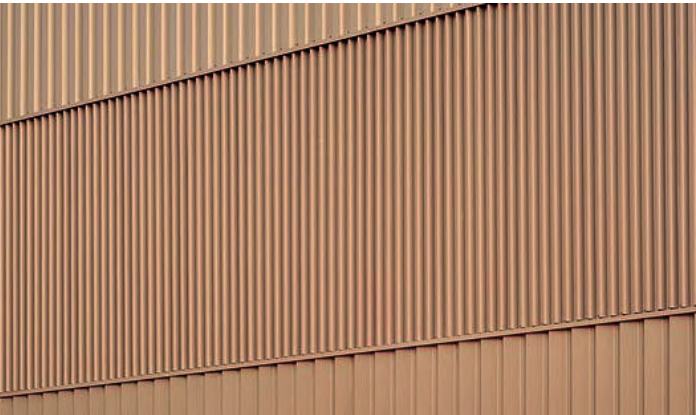
PROPOSED ALTERNATE: PRECAST CONCRETE



PROPOSED ALTERNATE: RIBBED PRECAST



PROPOSED ALTERNATE: PRECAST



PROPOSED ALTERNATE: RIBBED METAL PANEL



PROPOSED ALTERNATE: METAL PANEL