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Application for Design Review 899 and 999 North Capitol St, NE **PHASE 1**

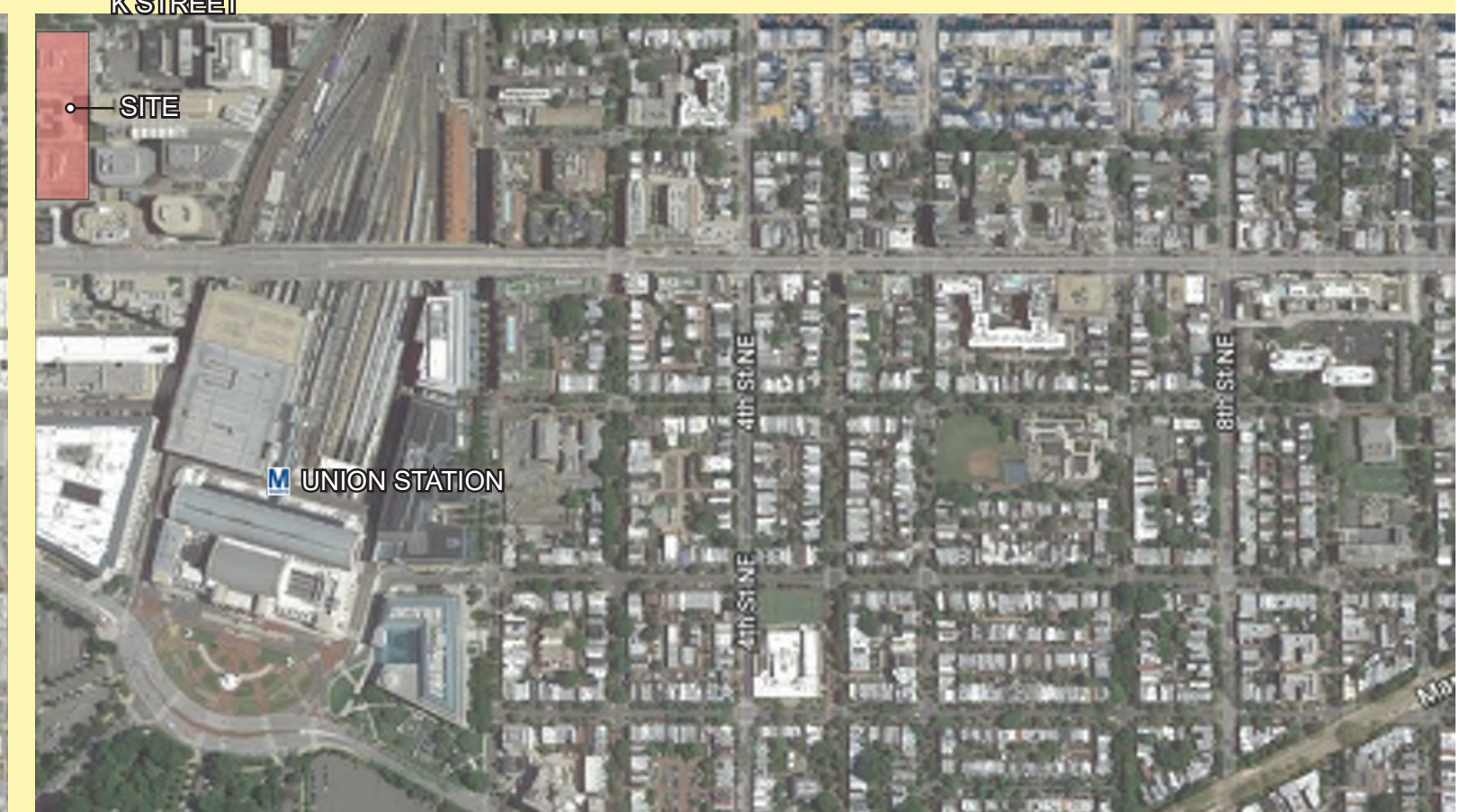
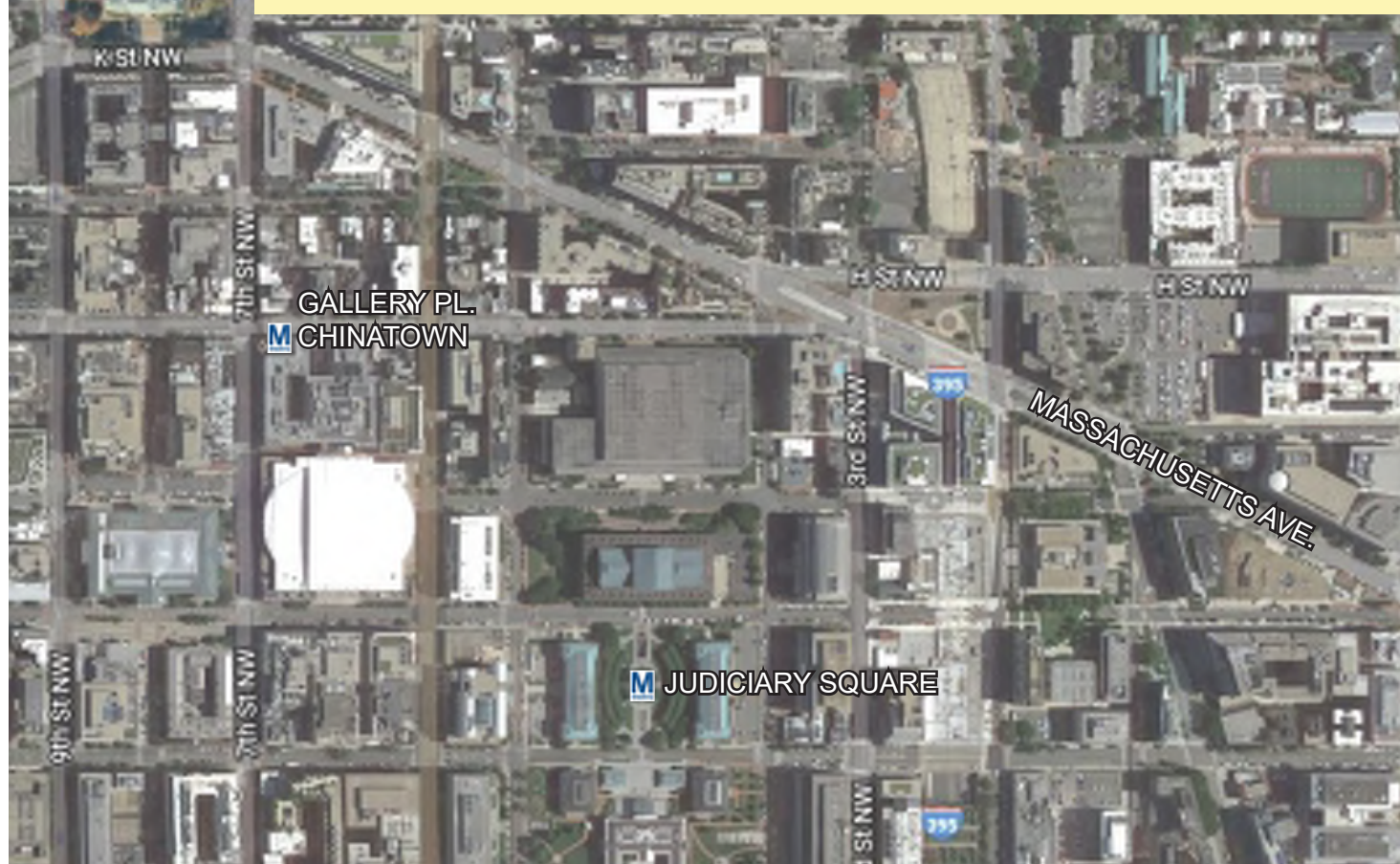
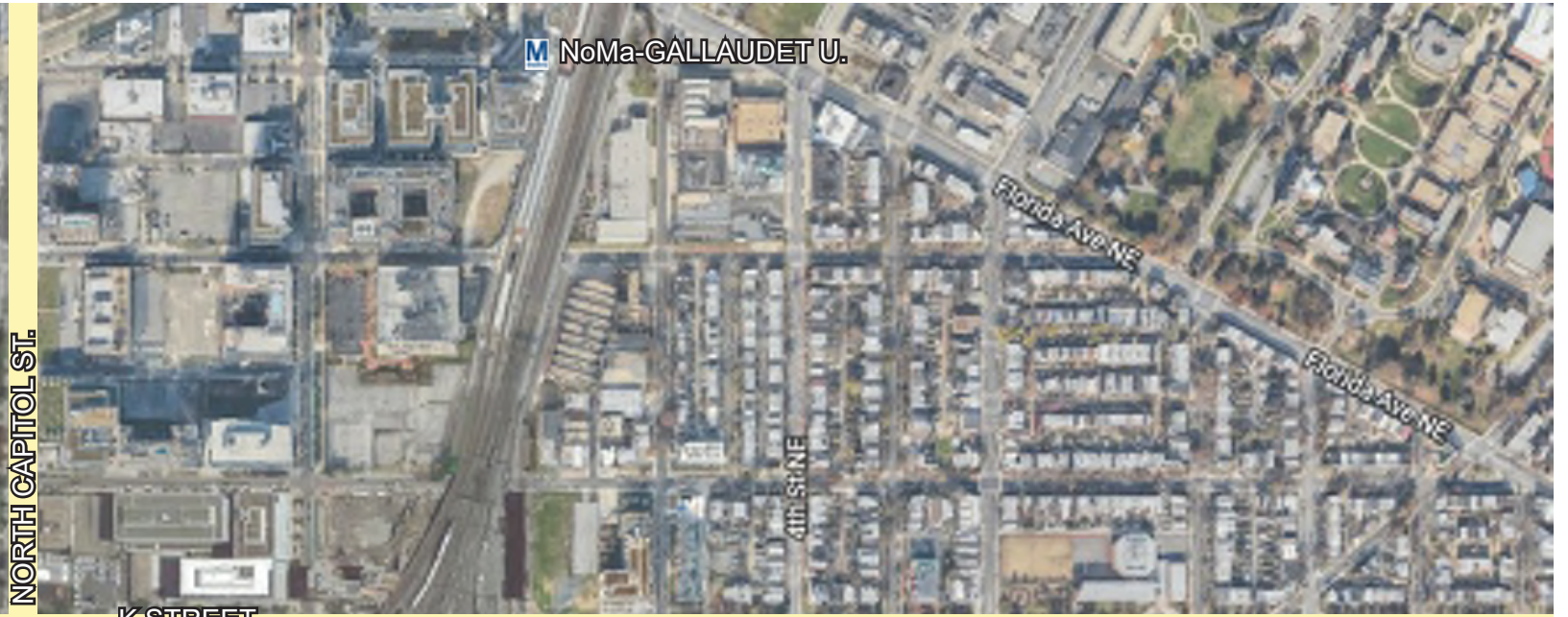
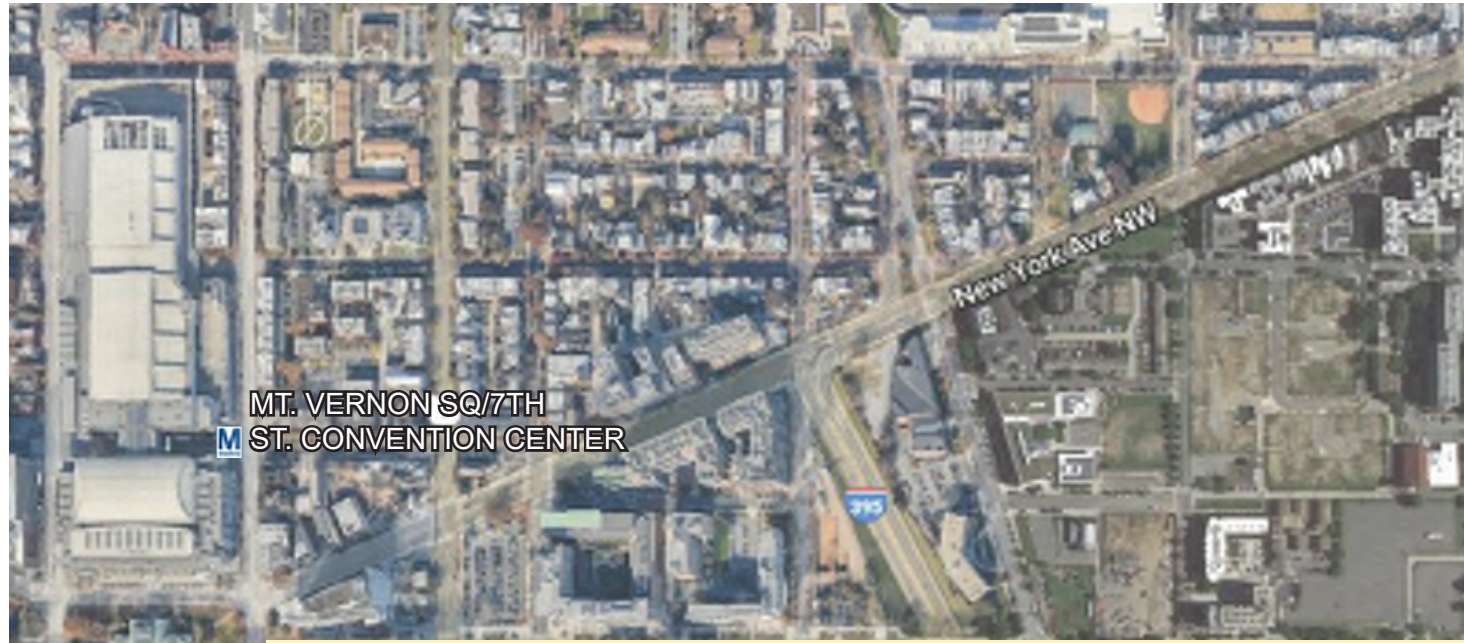
August 24th, 2021

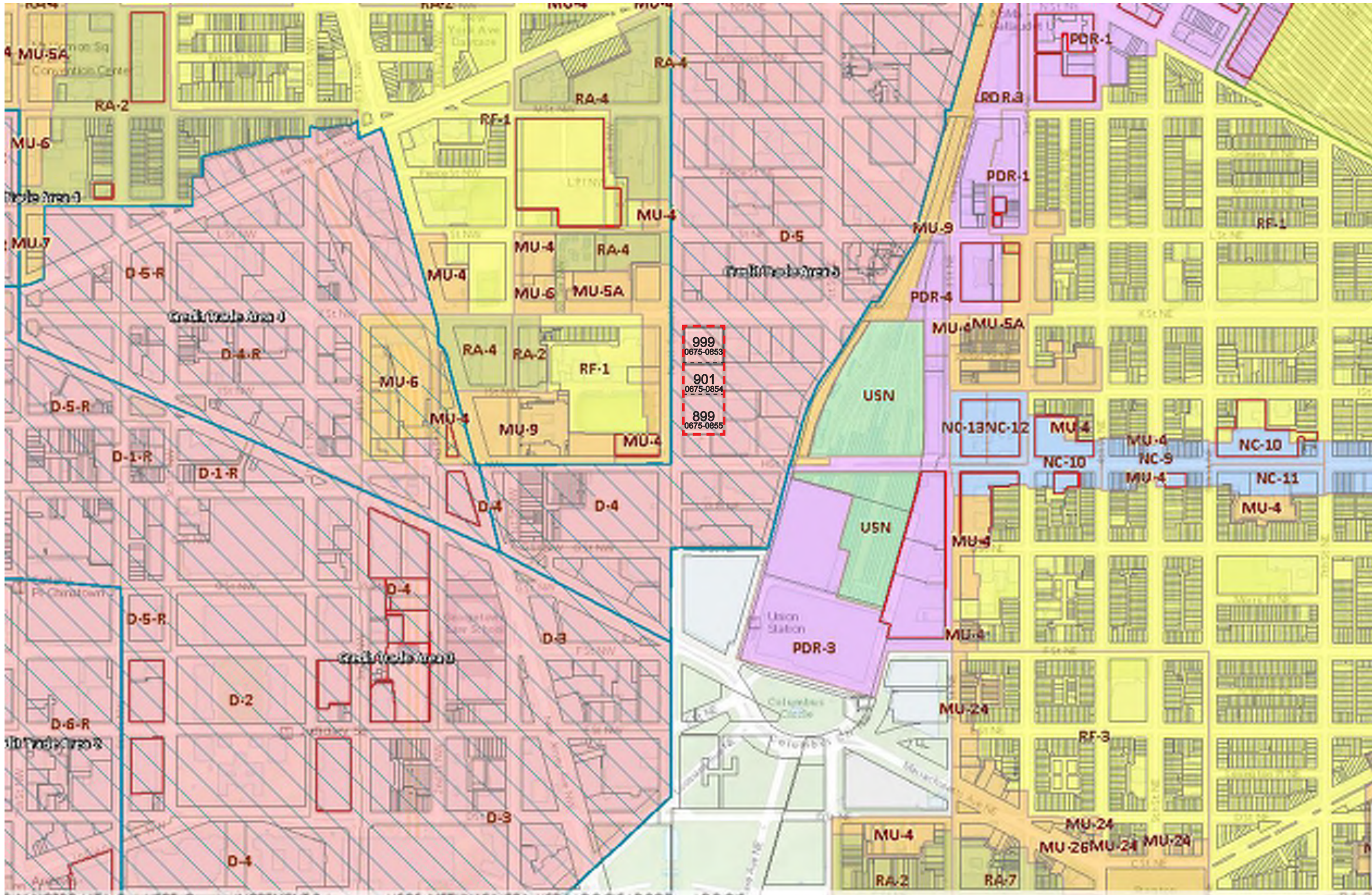


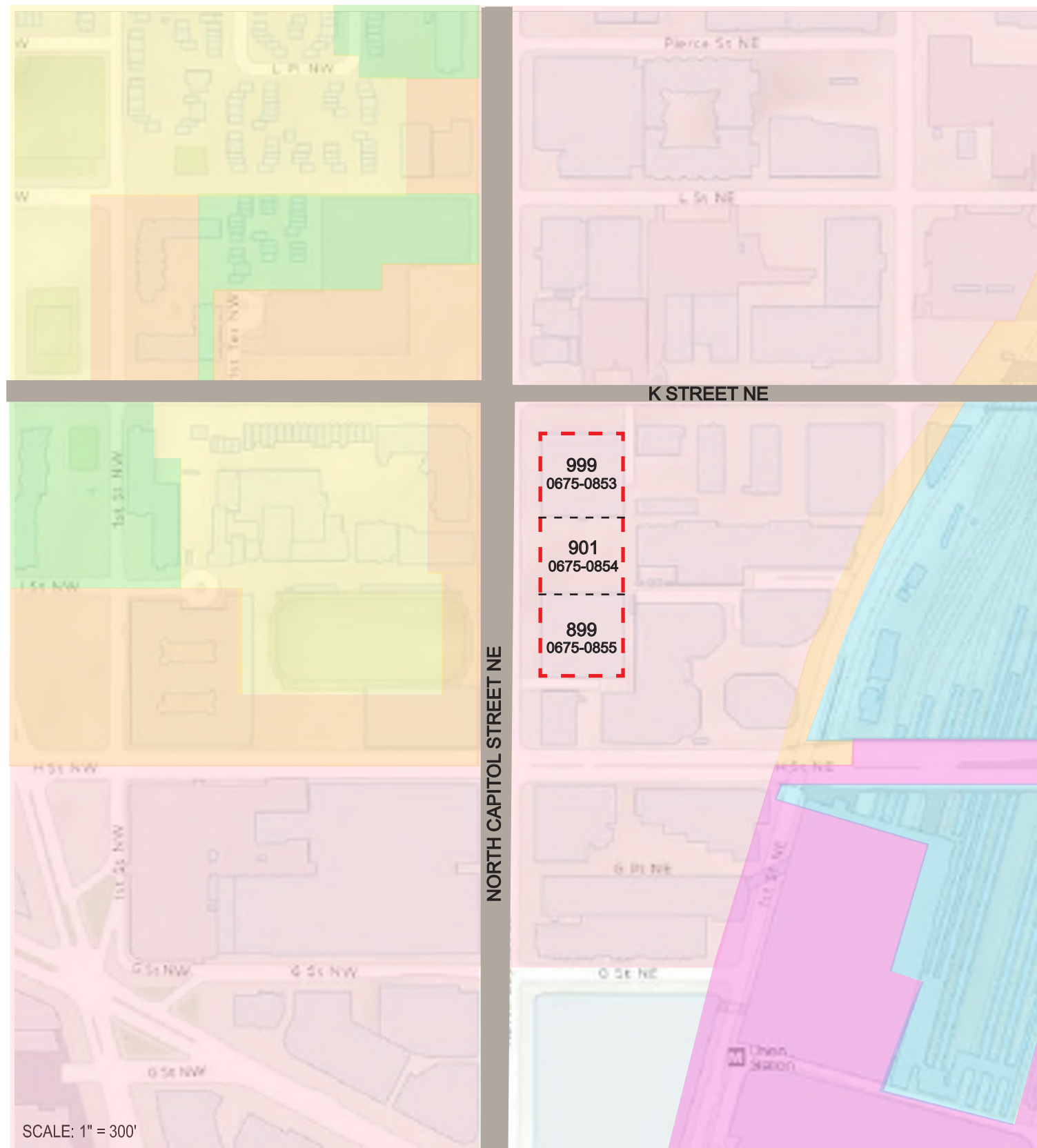
899 and 999 North Capitol Street, NE
PHASE 1
August 24th, 2021

ZONING COMMISSION
District of Columbia
CASE NO.21-09
EXHIBIT NO.12A1

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D - Downtown
 MU - Mixed Use
 RF - Residential Flat
 RA - Residential Apt.

 USN - Union Station North
 PDR

Site Data

DOWNTOWN / D-5

CREDIT TRADE AREA 5, NORTH CAPITOL STREET

SQUARE, SUFFIX, LOT:

999 N CAPITOL ST: 0675 0853

899 N CAPITOL ST: 0675 0855

ZONING ANALYSIS

2016 Zoning District	Downtown D-5
Zoning District Sub-Area	North Capitol Street Corridor
Site Area	Total: 137,579 sf (3.162 acres) (899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

Zoning District Regulations	Existing	Required / Allowed	Proposed
Building Height	899: 87'-8"; 999: 91'-8"	130 ft.	901: 85 ft.
G.F.A.			
899 Building (Phase 1)	314,350 (office)		315,517 (office)
999 Building (Phase 1)	316,518 (office)		317,025 (office/retail)
901 Building (Phase 2)			96,075 (lodging/retail)
Site Totals (Phase 1 + 2)	630,868		728,617
FAR			
899 Building (Phase 1)	2.28		2.29
999 Building (Phase 1)	2.30		2.30
Total Phase 1			4.59
901 Building (Phase 2)			0.70
Site Totals (Phase 1 + 2)			5.29
Residential	Not Applicable	Achievable within height and bulk permitted	N/A
Non-residential	899: 2.28 Total FAR; 999: 2.30 Total FAR (899: 315,517 sf; 999: 317,025 sf)	6.5 FAR (894,263 sf)	5.29 Non-residential FAR (899 & 999: 632,542 sf; 901:96,075 sf)
Green Area Ratio (GAR) (Phase 2)		N/A	0.20
Lot Occupancy			
899 & 999 Buildings (Phase 1)	56.7%	100%	61.82%
899, 999, & 901 Building (Phase 2)	56.7%	100%	69.57%
Front Built-to (Phase 1)			100% of infill frontage complies
Front Built-to (Phase 2)		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft. above BHMP	100% of infill & new frontage complies
Front Setback (Phase 1 + 2)	None	Not required	None
Rear Yard			
899 Building (Phase 1)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
999 Building (Phase 1)	23'-8"	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
901 Building (Phase 2)	N/A	2.5 in. in w per 1 ft. in ht (19'-2")	23'-8"
Side Yard			
899 Building (Phase 1)	55'-1"	Not required, but 4' if provided	55'-1"
999 Building (Phase 1)	14'-11"	Not required, but 4' if provided	None
901 Building (Phase 2)	None	Not required	None
Courts			
Min. Width	Per Zoning and Phasing Diagrams	Non-residential: 2.5" / ft. min.	Per Zoning and Phasing Diagrams

Zoning District Regulations	Existing	Required / Allowed	Proposed Total Site
Roof Structures			
Area		Unlimited	Not Applicable
Number	1	1 per core per structure: 1 for mechanical; 0.4 FAR for habitable space	1 per structure
Maximum Height	Varies per Zoning and Phasing Diagrams	20 ft.	Complies; Varies per Zoning and Phasing Diagrams
Maximum Stories	1 story + mezzanine	1 story + mezzanine	0 stories
Setbacks	Varies per Zoning and Phasing Diagrams	Equal to height of roof structure	Complies; Varies per Zoning and Phasing Diagrams
District Sub-Area Regulations			
Designated Tertiary Street Use		75% of street frontage shall be built to within 4 ft. of property line up to a height of 15 ft. Frontage that exceeds 110 ft. in height shall provide an additional one-to-one (1:1) setback from the building line along North Capitol Street	100% of frontage complies for 901 and for additions to 899 and 999 Proposed building height below 110 ft. threshold



899, 999 & 901 North Capitol Street, NE
 PHASE 1 & PHASE 2
 August 24th, 2021



ZONING ANALYSIS

2016 Zoning District Downtown D-5
 Zoning District Sub-Area North Capitol Street Corridor
 Site Area Total: 137,579 sf (3.162 acres)
(899: 50,730 sf; 999: 47,160 sf; 901: 39,689 sf)

Off-Street Parking	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	241 spaces	174 spaces	264 spaces
999 Building (PHASE 1)	350 spaces	175 spaces	346 spaces
Total Phase 1	591 spaces	349 spaces	610 spaces
901 Building (PHASE 2)		Not required	no proposed additional parking
Site Totals (PHASE 1 + 2)	591 spaces	349 spaces*	610 spaces

Off-Street Loading	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	2 loading berths 1 service spaces	2 loading berths** 1 service space	2 loading berths 1 service spaces
999 Building (PHASE 1)	3 loading berths 1 service spaces	3 loading berths 1 service space	3 loading berths 1 service spaces
901 Building (PHASE 2)		5,000 gfa to 20,000 gfa: 1 loading berth or 50,000-100,000 gfa: 2 loading berths 1 loading berth 1 service space	(shared with 999 building)
Site Totals (PHASE 1 + 2)	5 loading berths 2 service spaces	5 loading berths*** 2 service spaces	5 loading berths 2 service spaces

Bicycle Parking	Existing	Required / Allowed	Proposed
Short Term Spaces			
899 Building (PHASE 1)	10 spaces	10 required	10 spaces
999 Building (PHASE 1)	10 spaces	12 required	16 spaces
Total Phase 1	20 spaces	22 required	26 spaces
901 Building (PHASE 2)		1 space per 3,500 gsf: 3 spaces required 1 space per 40,000 sf lodging: 3 spaces required	3 spaces 3 spaces
Total Phase 2		6 required	6 spaces
Site Totals (PHASE 1 + 2)	20 spaces	29 required	32 spaces

Long Term Spaces	Existing	Required / Allowed	Proposed
899 Building (PHASE 1)	0 spaces	0 spaces	88 spaces
999 Building (PHASE 1)	72 spaces	73 spaces	89 spaces
Total Phase 1	72 spaces	73 spaces****	177 spaces
901 Building (PHASE 2)		(10 total Phase 2) 1 space per 10,000 gsf: 1 space required 1 space per 10,000 gsf: 9 spaces required	1 space 34 spaces
Site Totals (PHASE 1 + 2)	72 spaces	83 spaces	212 spaces

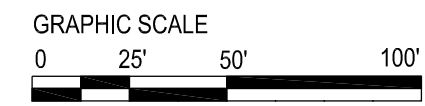
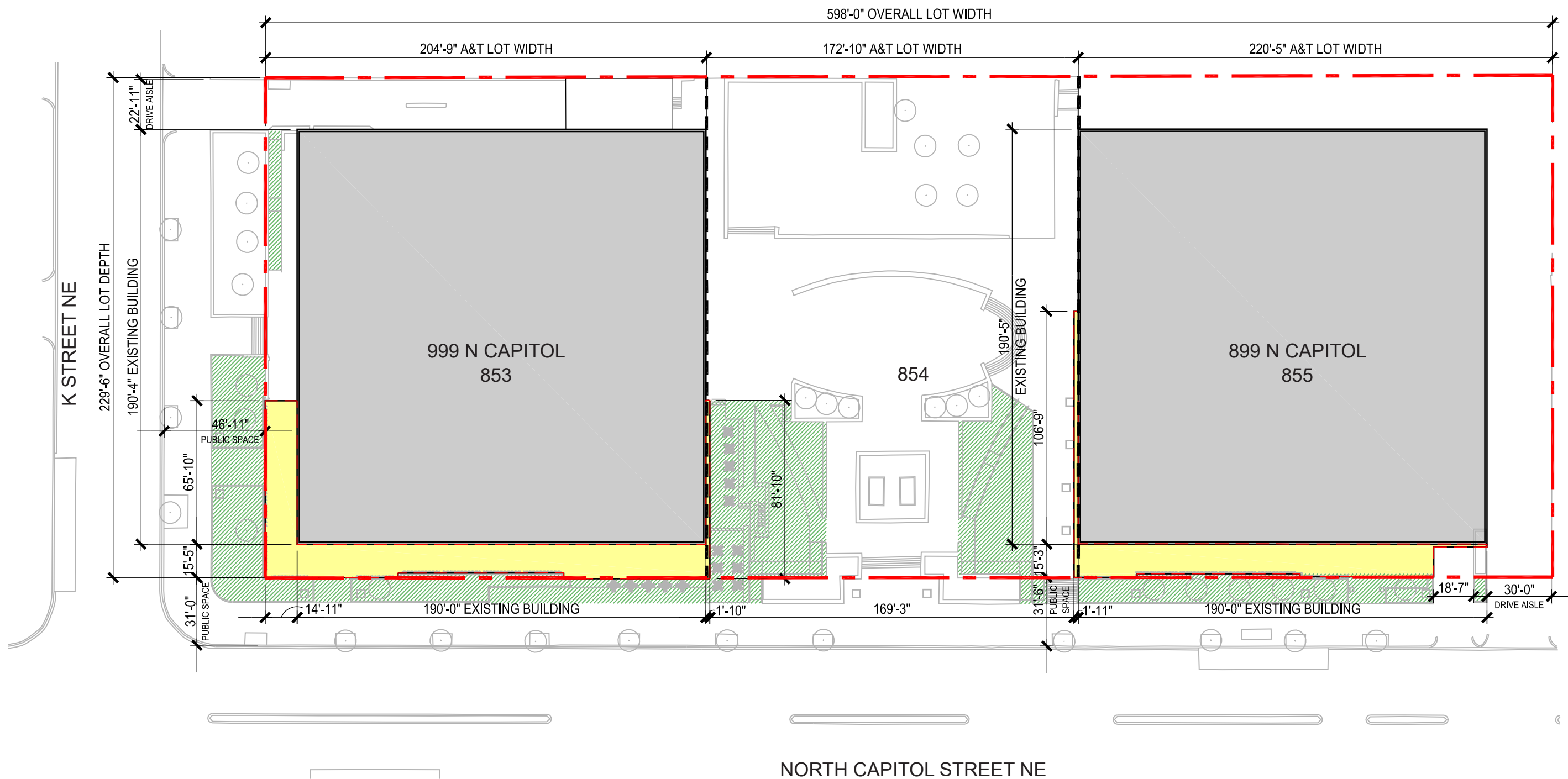
* No new parking is required in the D Zones west of 20th Street NW. Per Zoning Administrator determination, the project is required to maintain the amount of parking required under ZR-58 for the uses in the existing building structures that are being maintained. The ZR-58 parking requirement for office use was 1 space per 1,800 sf in excess of 2,000 sf.

** Per Zoning Administrator determination and C-901.6, no additional loading is required because the project will increase GFA by less than 25%.

*** Loading facilities may be shared between uses per C-901.8.

**** Per C-802.5, no additional bicycle parking is required because the project will increase GFA by less than 25%.

EXISTING BUILDING
 BUILDING ADDITION
 GREENSCAPE / HARDSCAPE CHANGE, REFER TO LANDSCAPING SHEETS
 RECORD LOT BOUNDARY

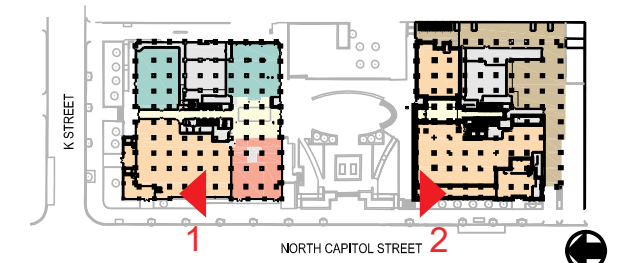




999 - Looking North - Image 1

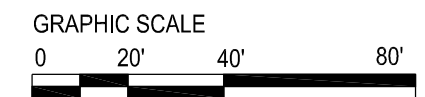
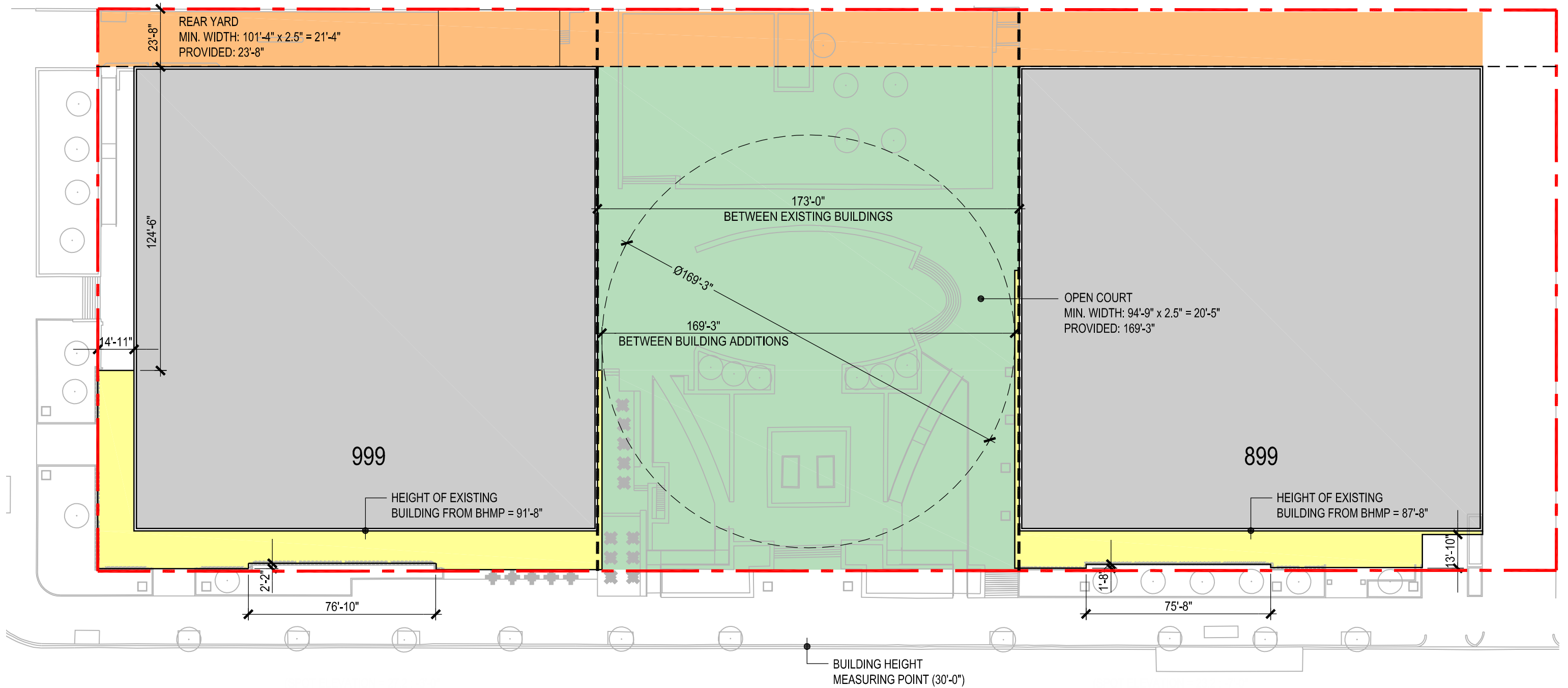


899 - Looking South - Image 2



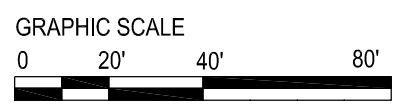
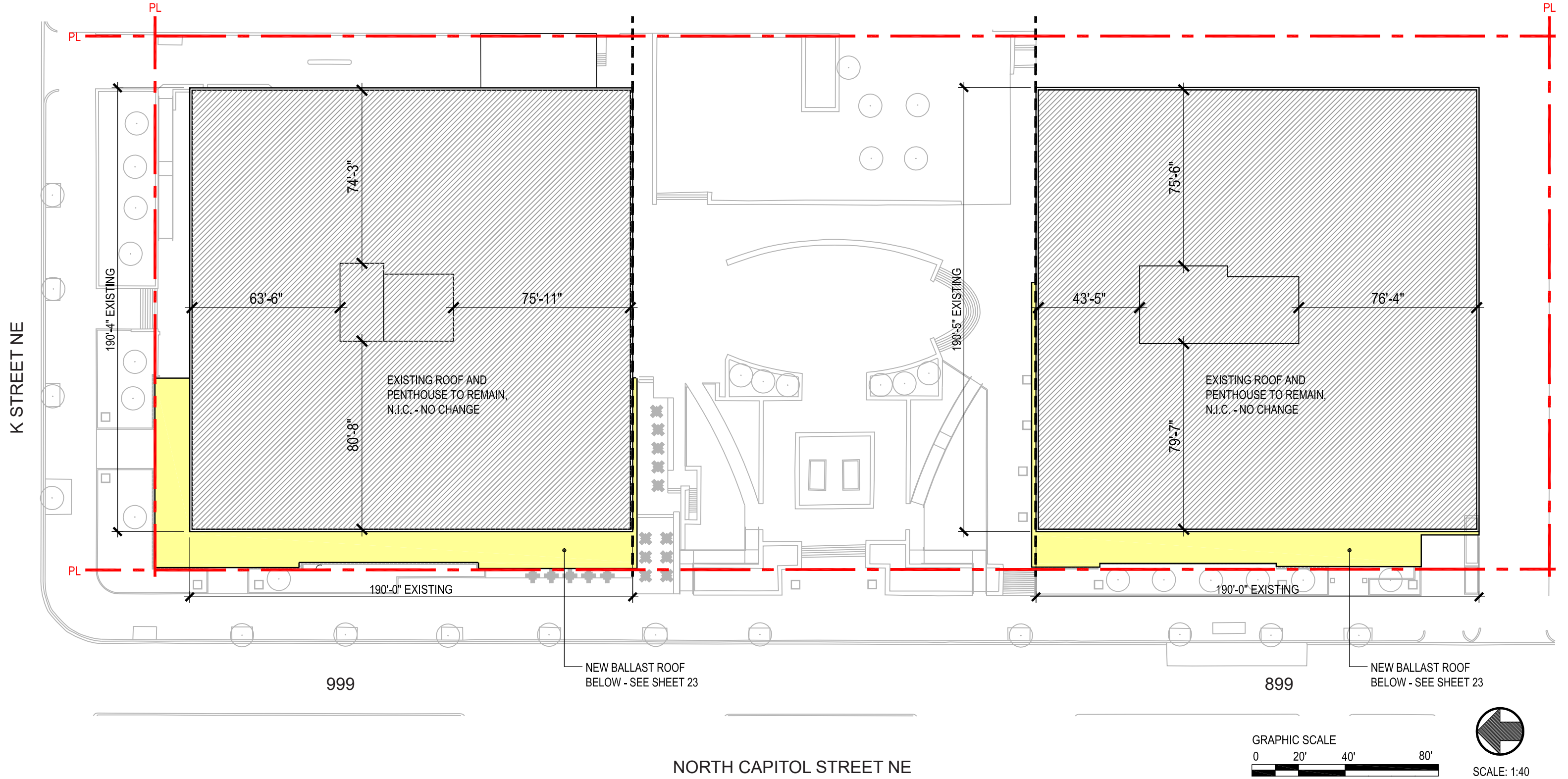
Existing Site Photo
899 & 999 Existing Conditions

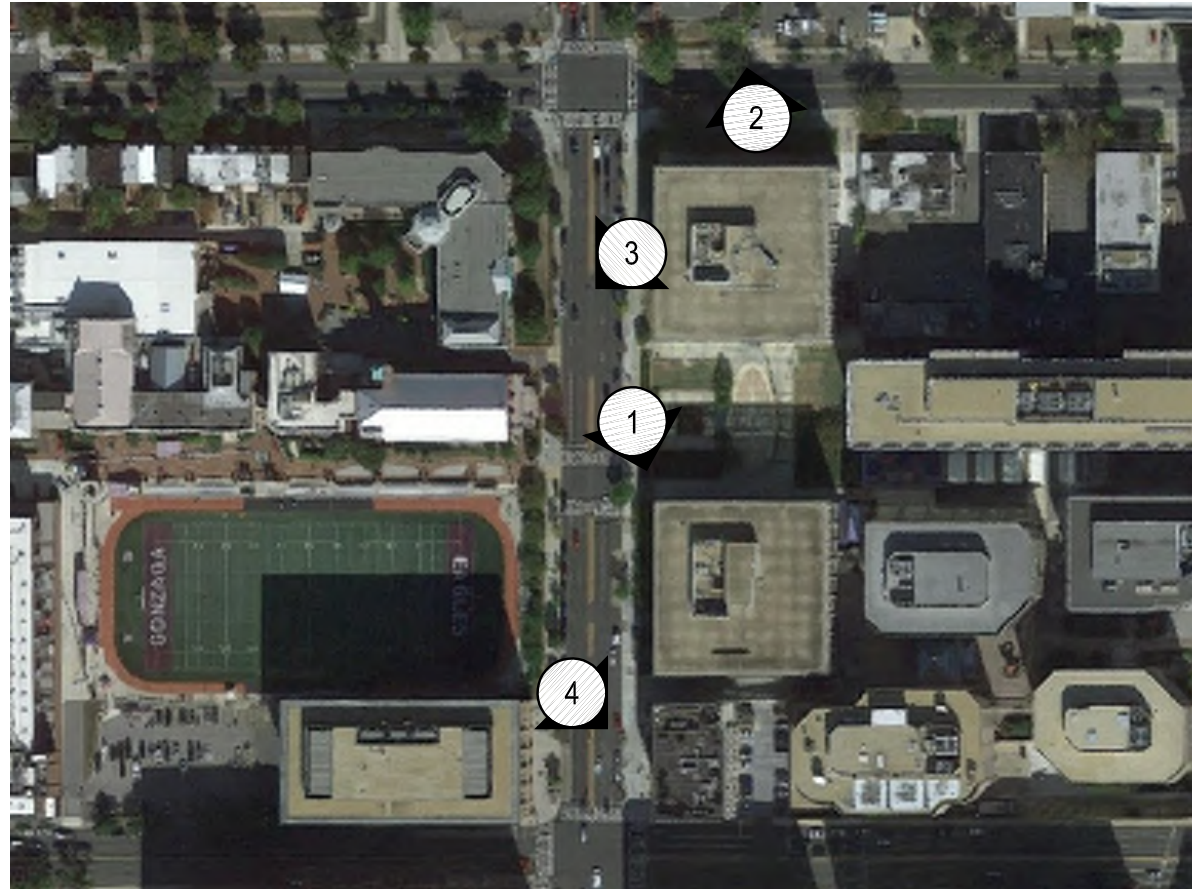
EXISTING BUILDING BUILDING ADDITION



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EXISTING BUILDING BUILDING ADDITION





2 ACROSS K STREET - VIEW LOOKING NORTH



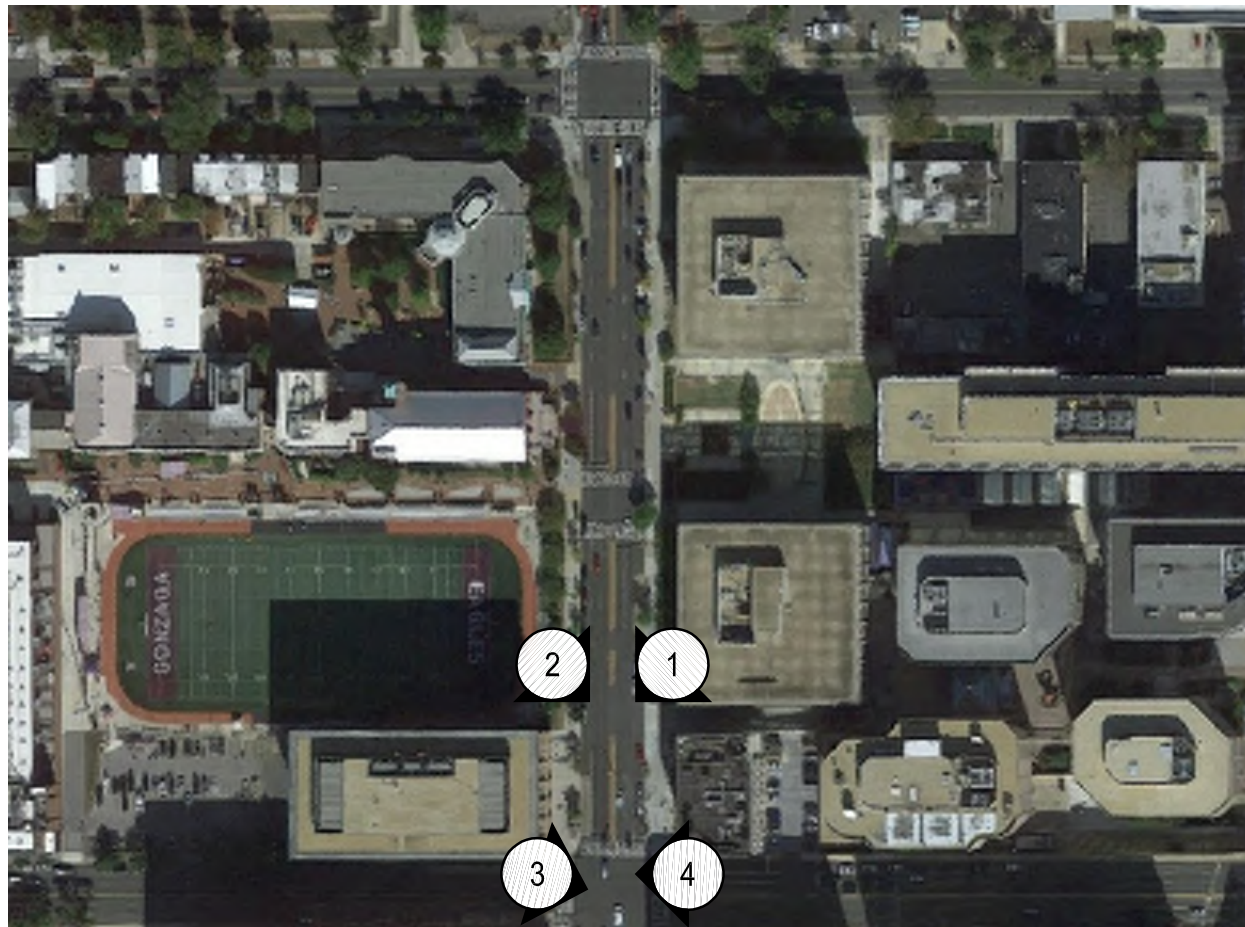
3 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHWEST



1 899 N CAP ST - ACROSS PLAZA



4 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHEAST



2 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHEAST



3 ACROSS NORTH CAPITOL STREET - VIEW LOOKING EAST ALONG H STREET



4 ACROSS NORTH CAPITOL STREET - VIEW LOOKING WEST ALONG H STREET



1 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHWEST



1 WEST ELEVATION



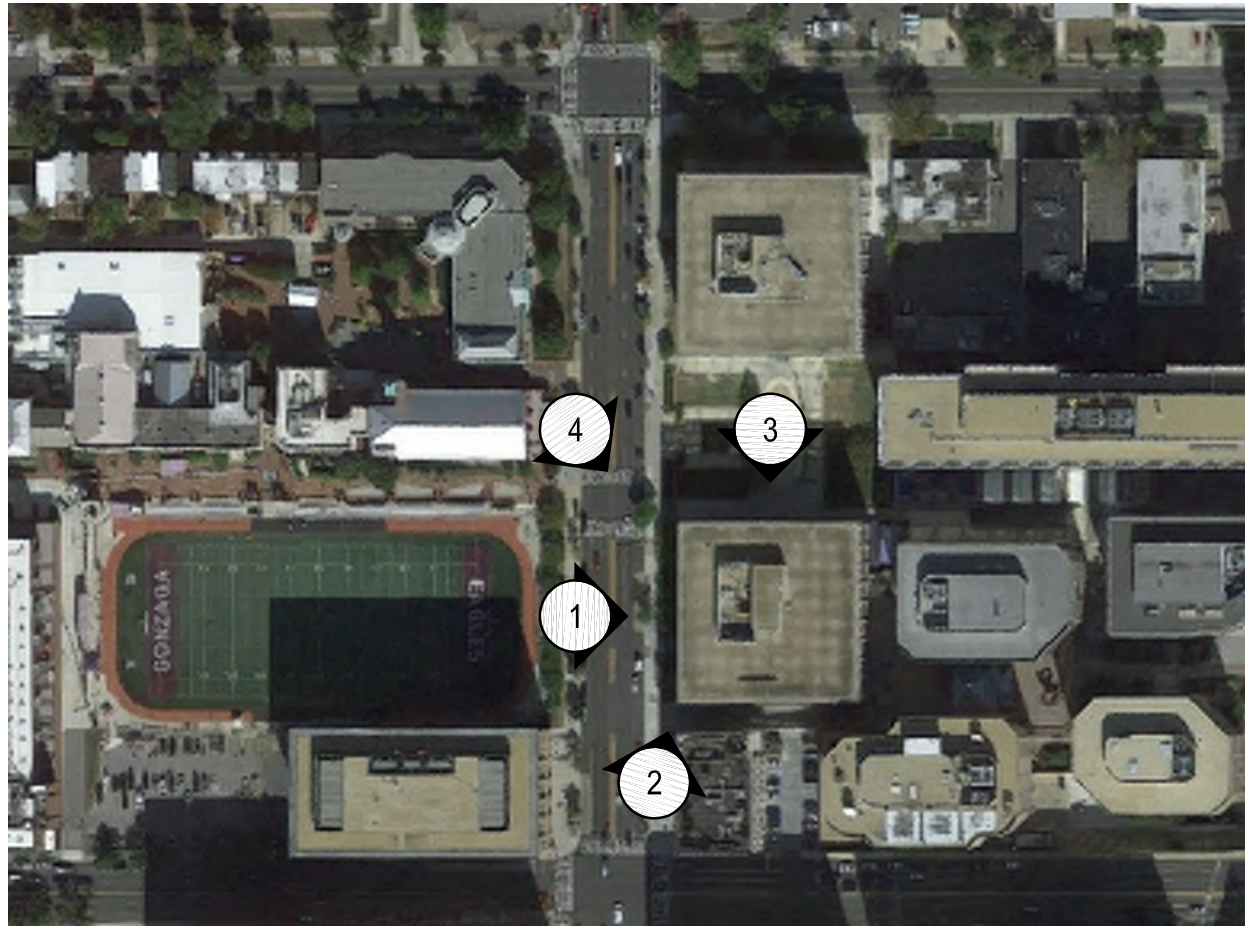
2 SOUTHWEST ELEVATION



3 NORTH ELEVATION



4 NORTHWEST ELEVATION



1 WEST ELEVATION



2 SOUTHWEST ELEVATION

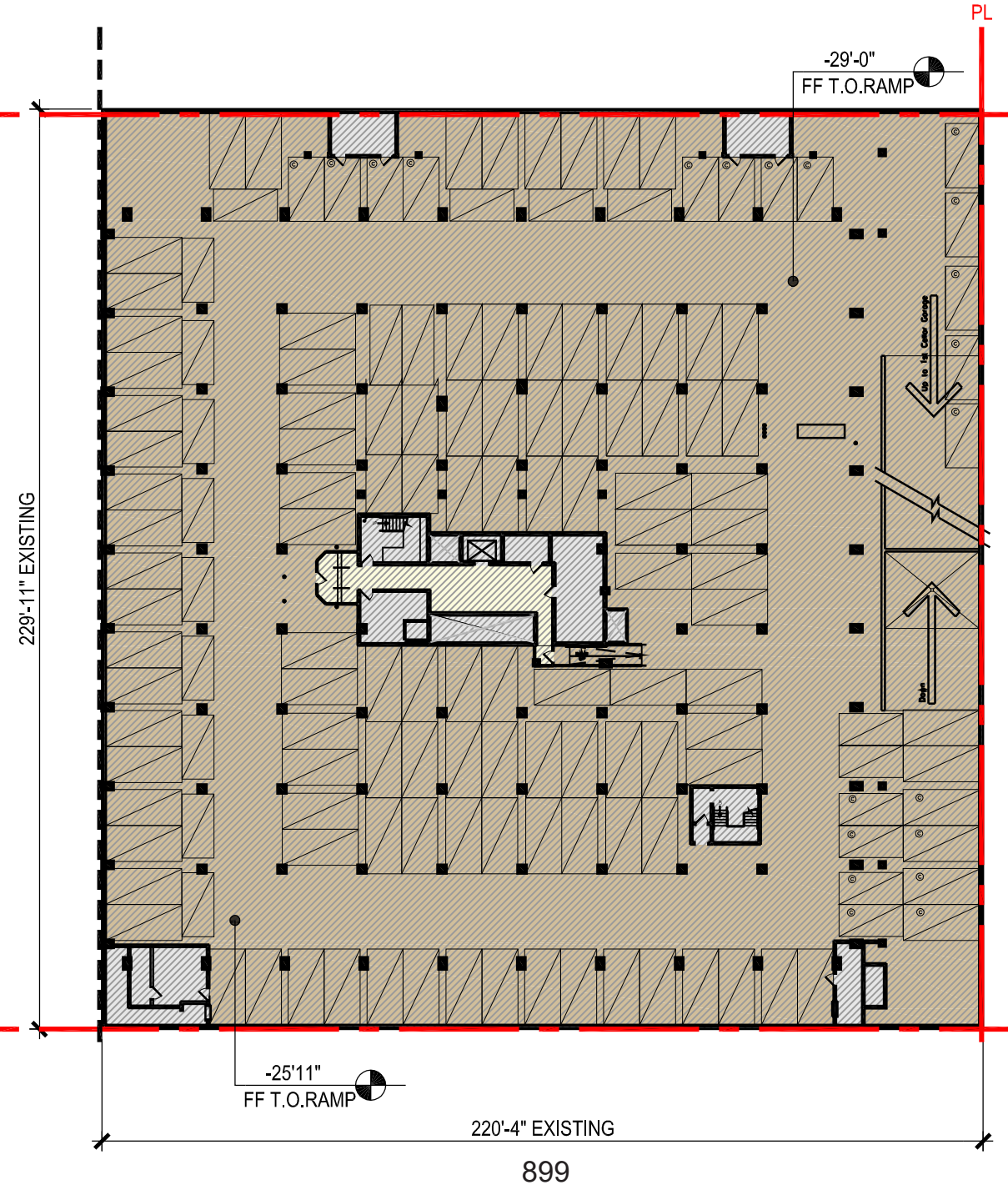
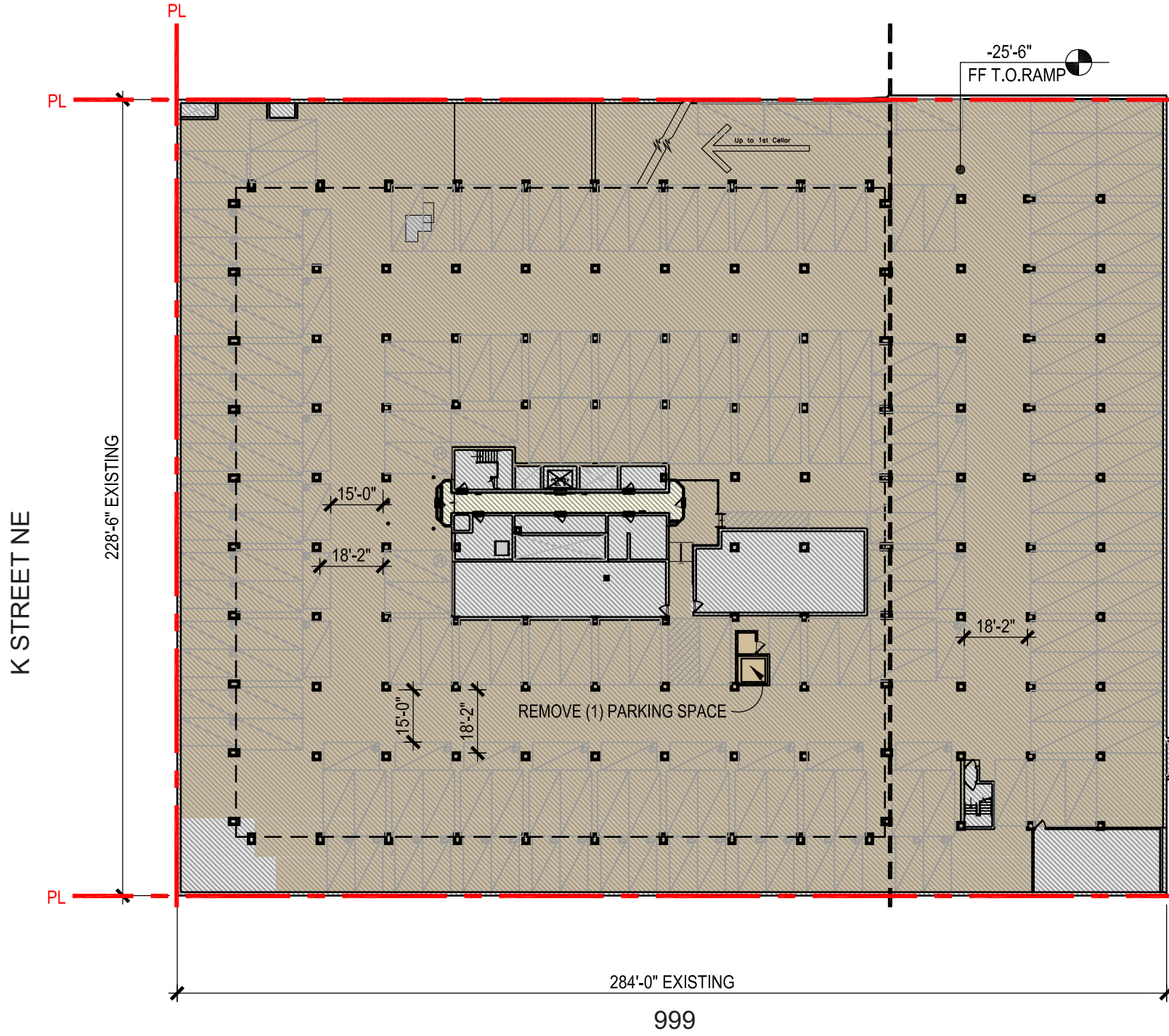


3 NORTH ELEVATION



4 NORTHWEST ELEVATION

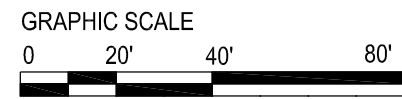




*NOTE: PARKING LEVELS REMAIN LARGELY AS-IS WITH SLIGHT MODIFICATIONS INCLUDING POTENTIAL REMOVAL OF APPROXIMATELY (1) OR MORE PARKING SPACE AT 999.

FINAL FLOOR LAYOUT AND CONFIGURATION SUBJECT TO CHANGE PRIOR TO PERMITTING; SHOWN HERE FOR ILLUSTRATIVE PURPOSES

NORTH CAPITOL STREET NE



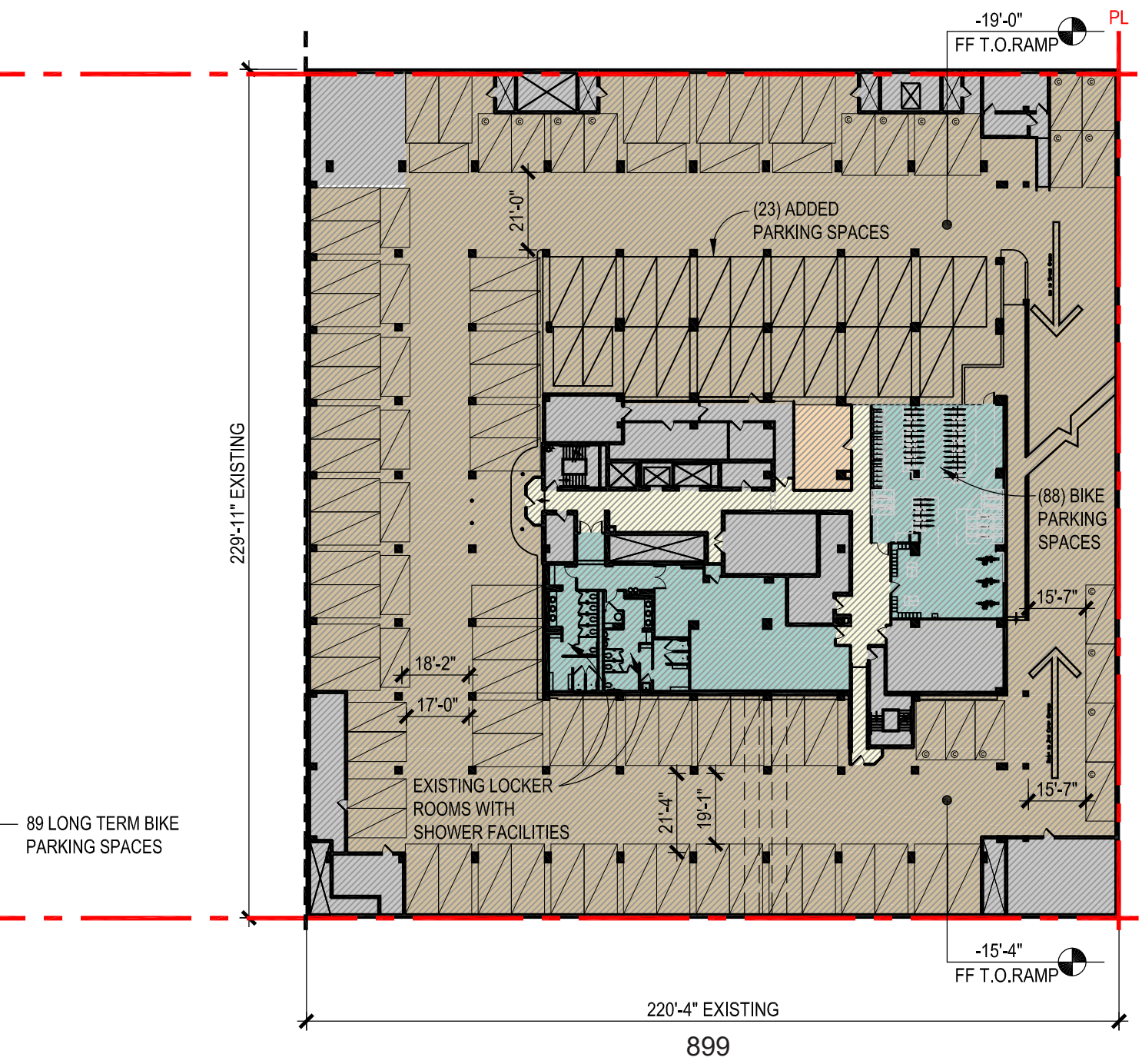
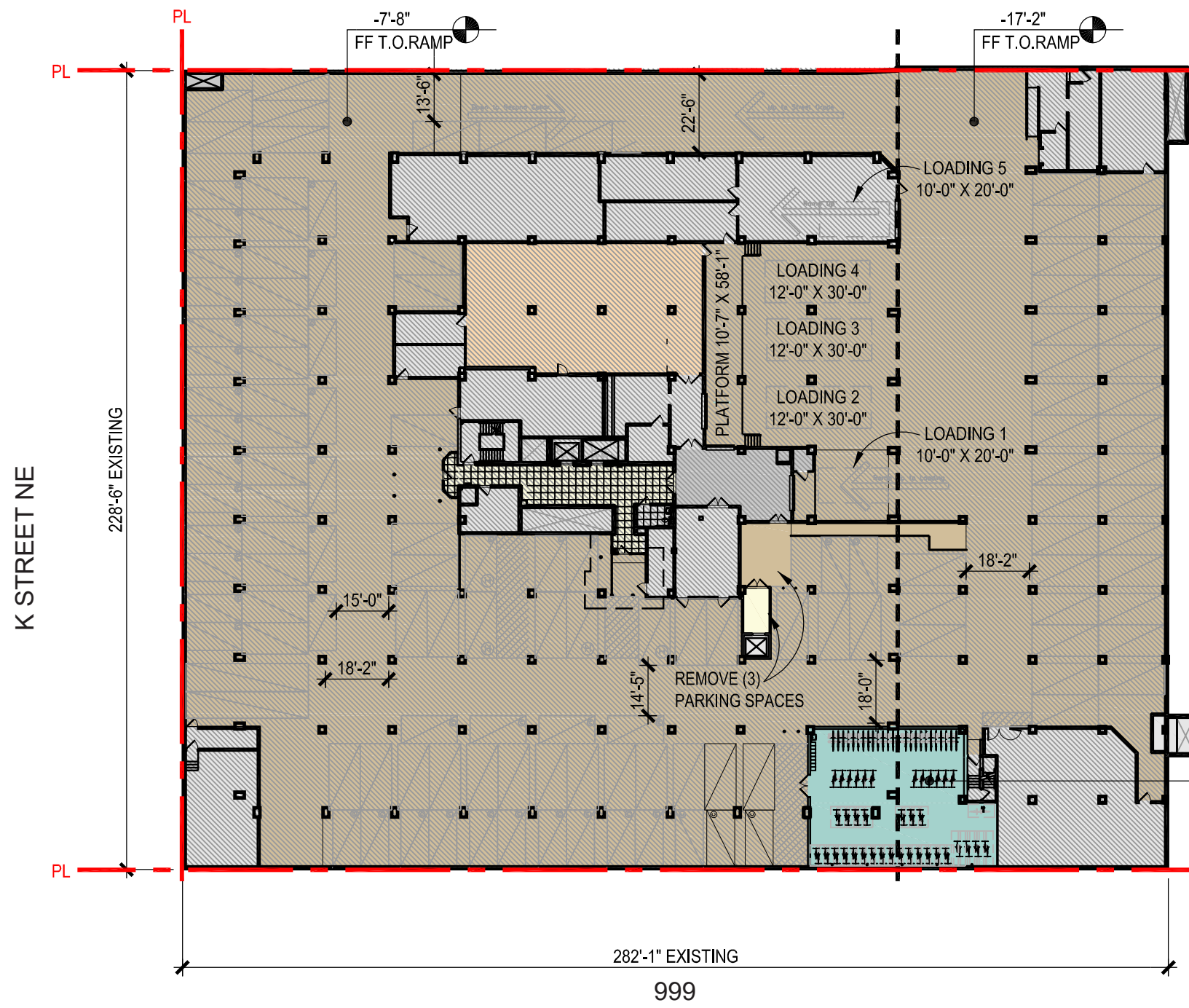
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EXISTING BUILDING
 AMENITY AREA
 OFFICE AREA
 BACK OF HOUSE
 LOBBY
 PARKING

STANDARD PARKING SPACE
 COMPACT PARKING SPACE

999 TOTAL PARKING SPACES:
 EXISTING SPACES: 365
 REMOVED SPACES: 4
 ADDED SPACES: 0
 NEW TOTAL SPACES: 361

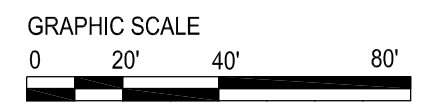
899 TOTAL PARKING SPACES:
 EXISTING SPACES: 239
 REMOVED SPACES: 0
 ADDED SPACES: 23
 NEW TOTAL SPACES: 262



*NOTE: PARKING LEVELS REMAIN LARGELY AS-IS WITH SLIGHT MODIFICATIONS INCLUDING REMOVAL OF (3) OR MORE PARKING SPACE AT 999 AND ADDING APPROXIMATELY 23 SPACES AT 899. ALL PARKING FIGURES PROVIDED ARE APPROXIMATE.

FINAL FLOOR LAYOUT AND CONFIGURATION SUBJECT TO CHANGE PRIOR TO PERMITTING; SHOWN HERE FOR ILLUSTRATIVE PURPOSES

NORTH CAPITOL STREET NE



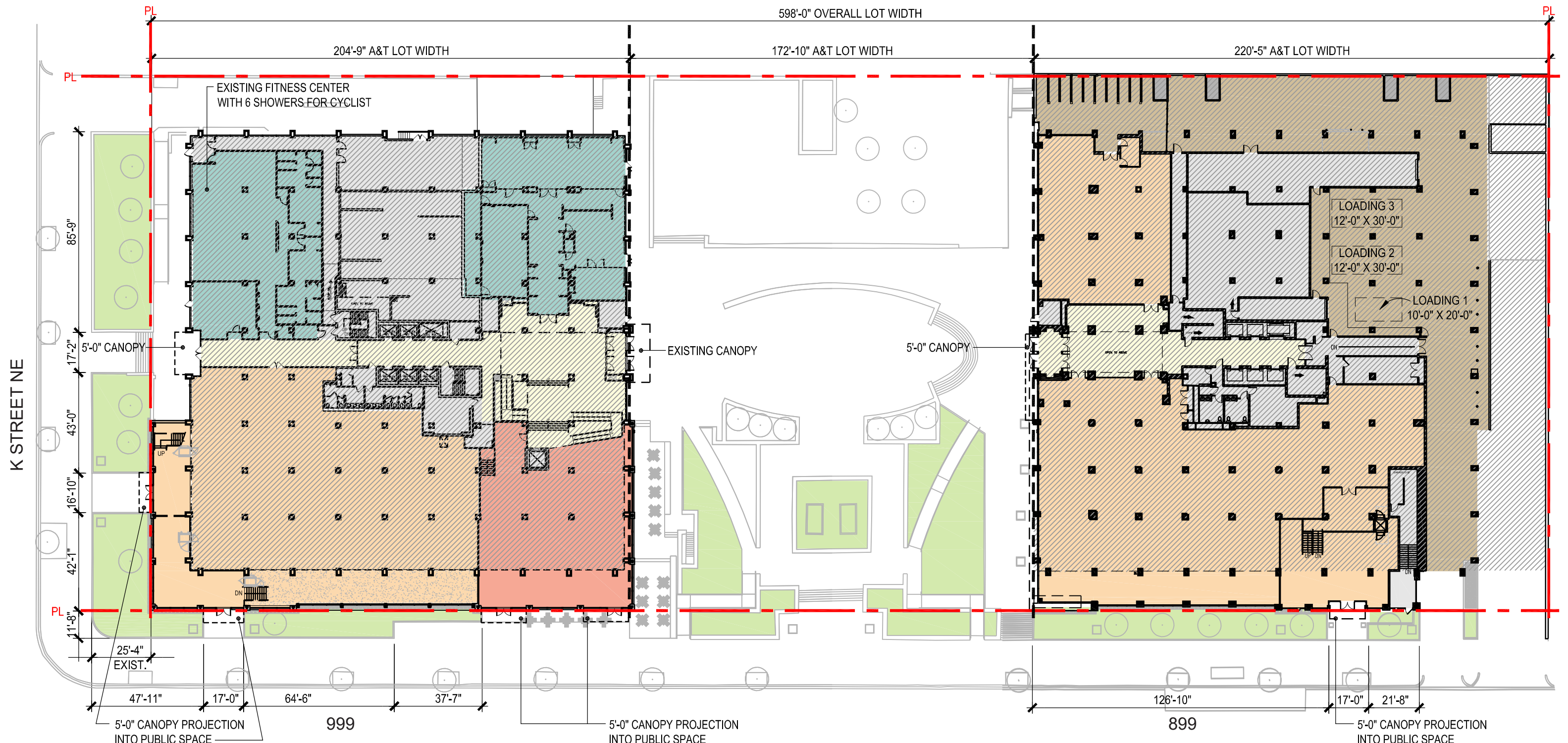
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899 and 999 North Capitol Street, NE
 PHASE 1
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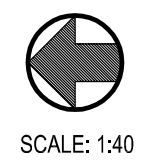
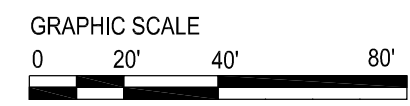
Basement/Garage - L1 Plans
 899 & 999 North Capitol Street Building Plans

EXISTING BUILDING
 AMENITY AREA
 RETAIL
 OFFICE AREA
 BACK OF HOUSE
 LOBBY
 PARKING
 LANDSCAPE AREA, REFER TO LANDSCAPE SHEETS



*NOTE: FINAL FLOOR LAYOUT AND CONFIGURATION SUBJECT TO CHANGE PRIOR TO PERMITTING; SHOWN HERE FOR ILLUSTRATIVE PURPOSES

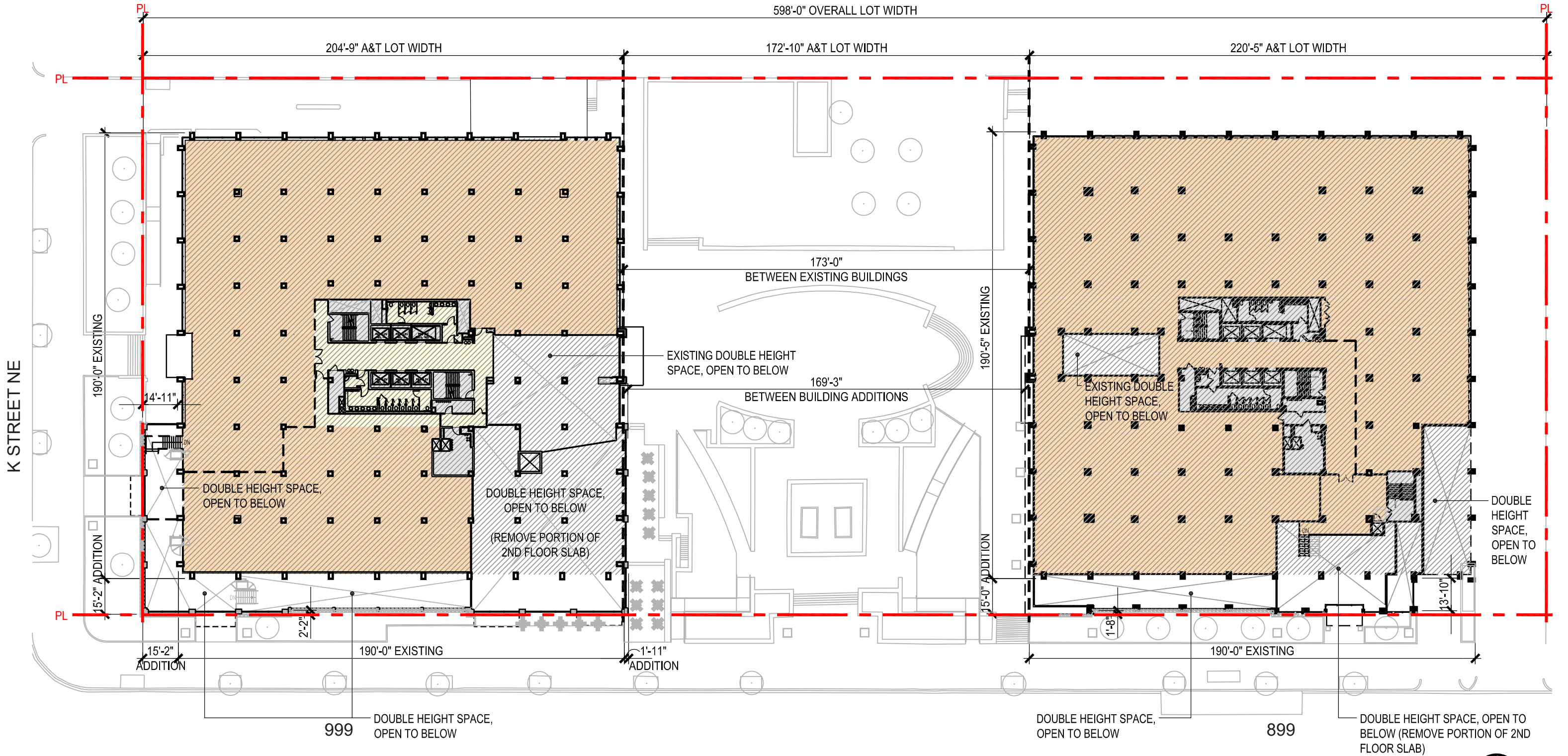
NORTH CAPITOL STREET NE



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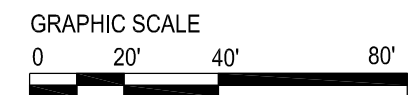
First Floor Plans
 899 & 999 North Capitol Street Building Plans

EXISTING BUILDING OFFICE AREA BACK OF HOUSE LOBBY



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NORTH CAPITOL STREET NE



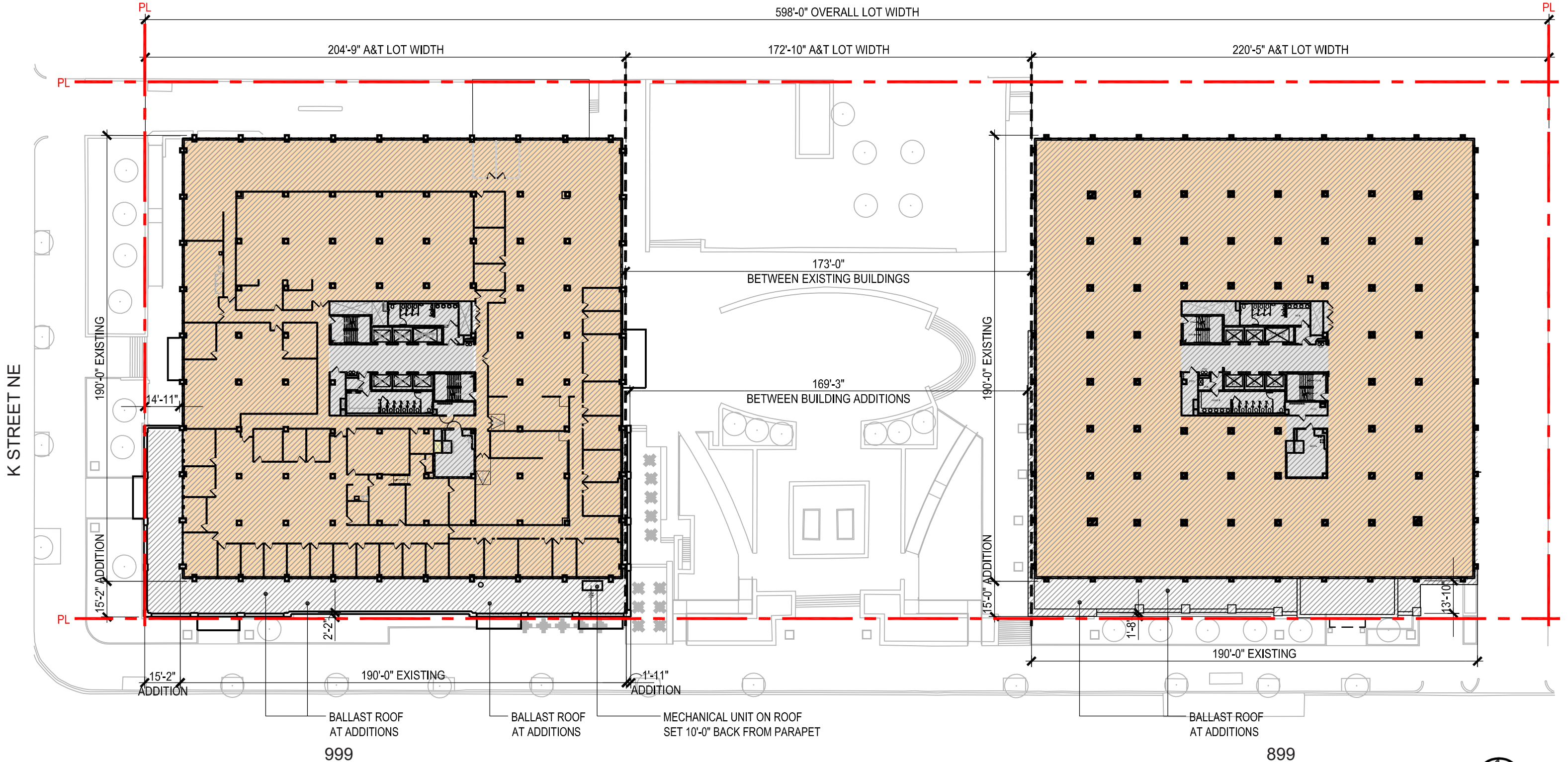
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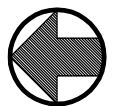
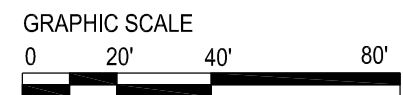
Second Floor Plans
 899 & 999 North Capitol Street Building Plans

EXISTING BUILDING OFFICE AREA BACK OF HOUSE



*NOTE: FINAL FLOOR LAYOUT AND CONFIGURATION SUBJECT TO CHANGE PRIOR TO PERMITTING; SHOWN HERE FOR ILLUSTRATIVE PURPOSES

NORTH CAPITOL STREET NE



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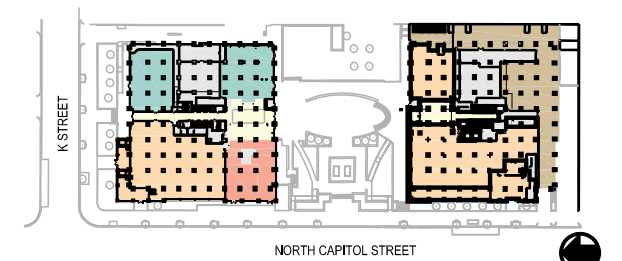
Third Floor Plans
 899 & 999 North Capitol Street Building Plans



New Streetscape along North Capitol Street - Looking South



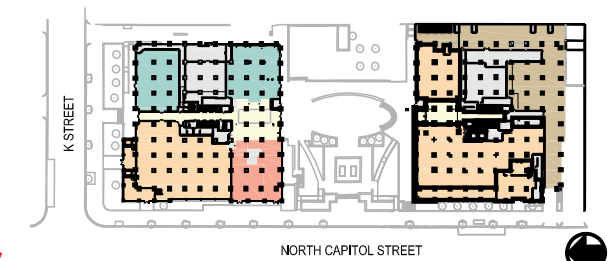
*Trees and some landscaping for purposes of illustration



Site Rendering
Overall Site Concept



Proposed Additions Only along North Capitol Street - Looking South

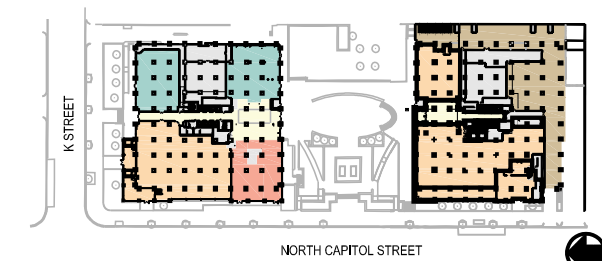




New Streetscape along North Capitol Street - Looking North



*Trees and some landscaping for purposes of illustration



Site Rendering
Overall Site Concept

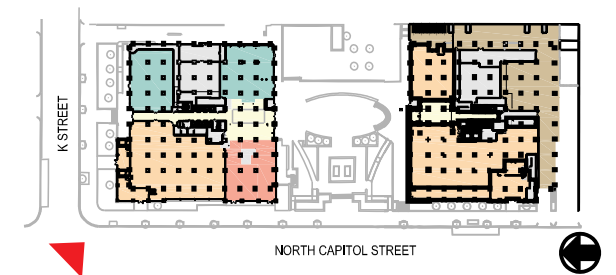




999 N Capitol - Looking Southeast



*Trees and some landscaping for purposes of illustration

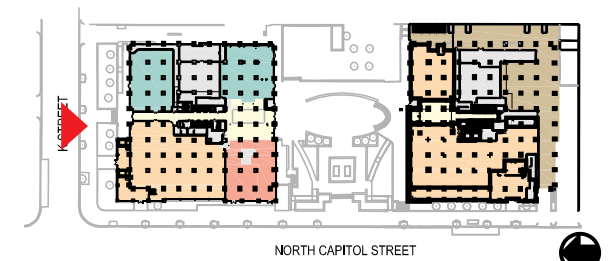




999 N Capitol - Looking South



*Trees and some landscaping for purposes of illustration

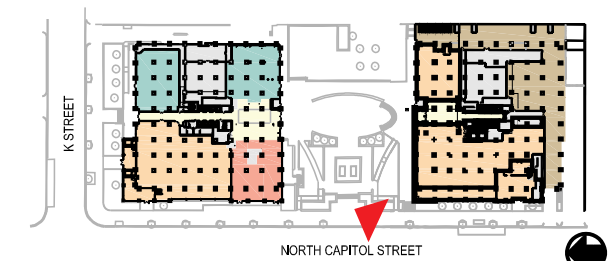




999 N Capitol - Looking Northeast



*Trees and some landscaping for purposes of illustration





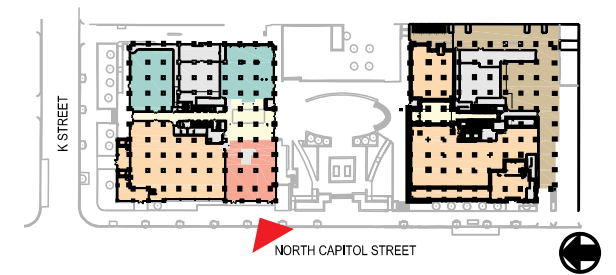
999 N Capitol - Looking Northeast



899 and 999 North Capitol Street, NE
 PHASE 1
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*Trees and some landscaping for purposes of illustration



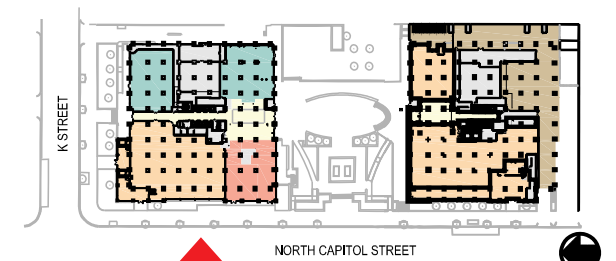
Building Renderings
 999 North Capitol Street Building



999 N Capitol - N Capitol Elevation



*Trees and some landscaping for purposes of illustration





899 N Capitol - Looking Southeast

*Trees and some landscaping for purposes of illustration

