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Washington, DC



# Application for Design Review 899 and 999 North Capitol St, NE PHASE 1 & 2

September 13th, 2021



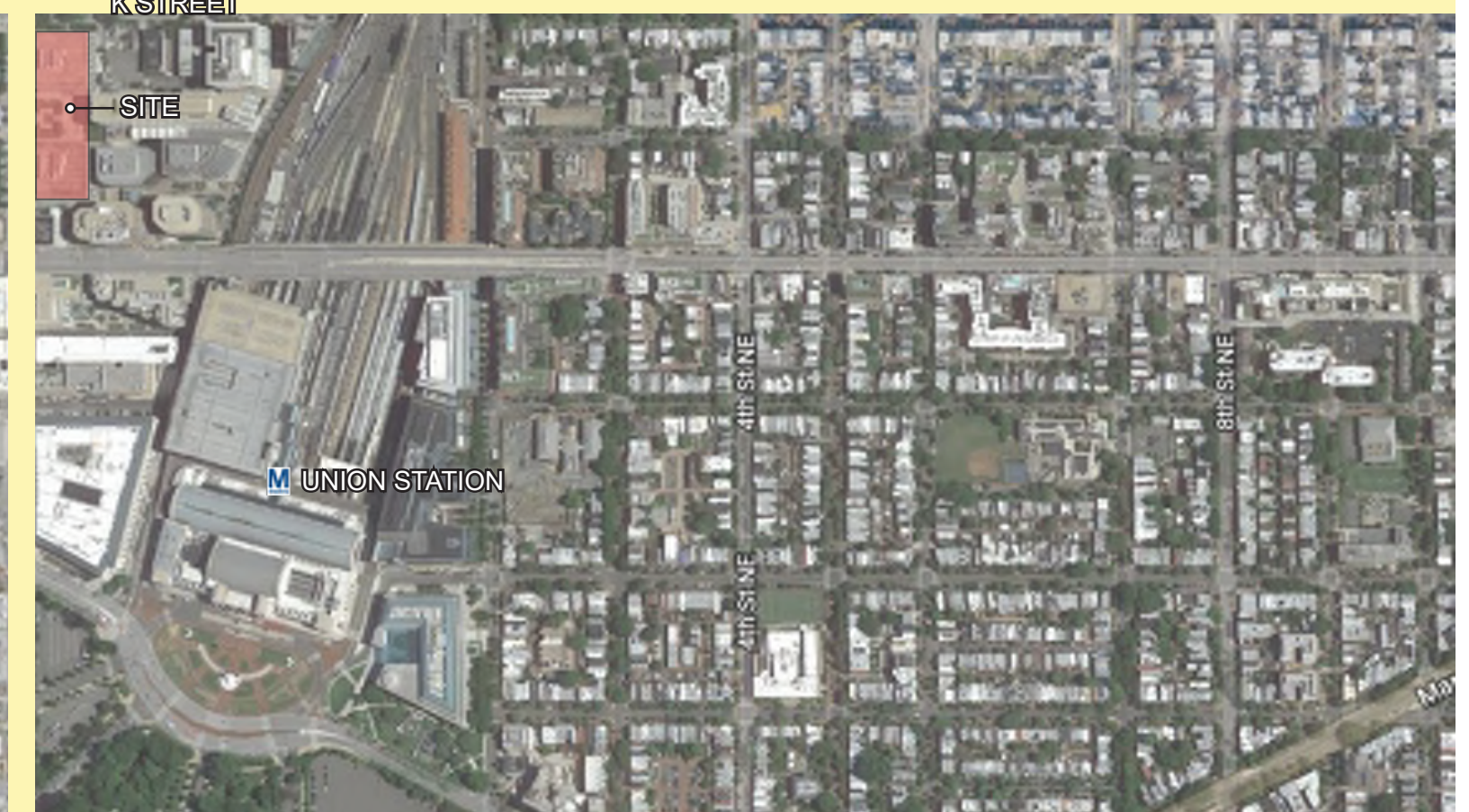
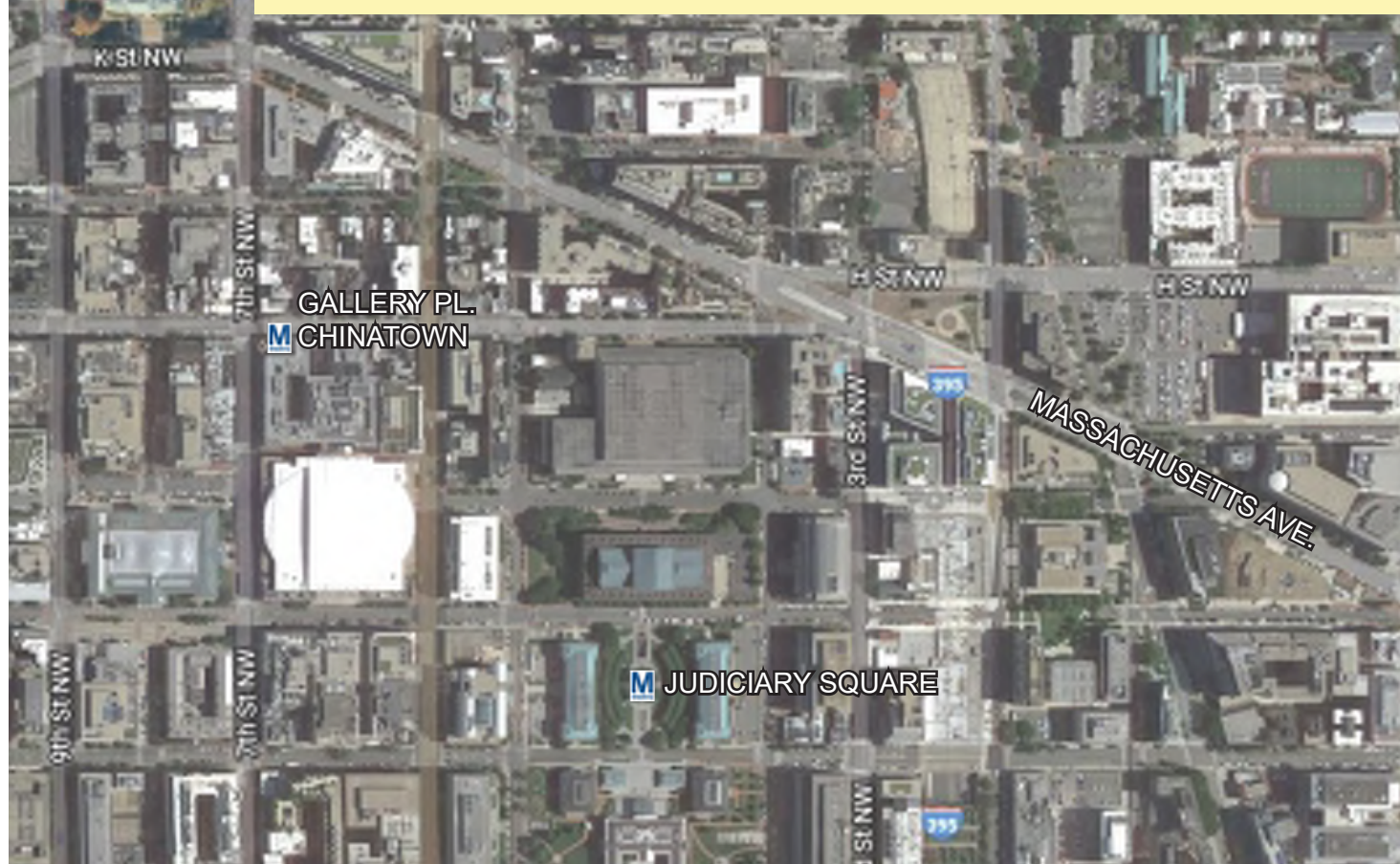
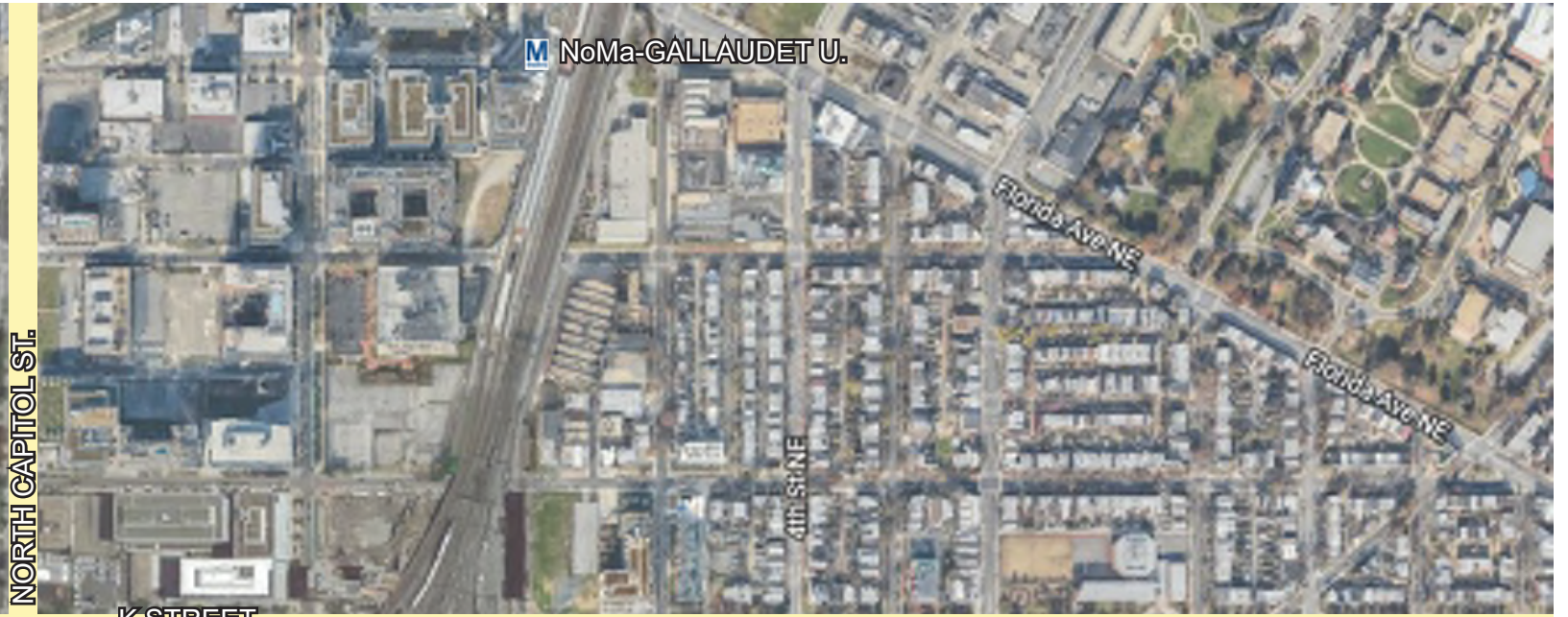
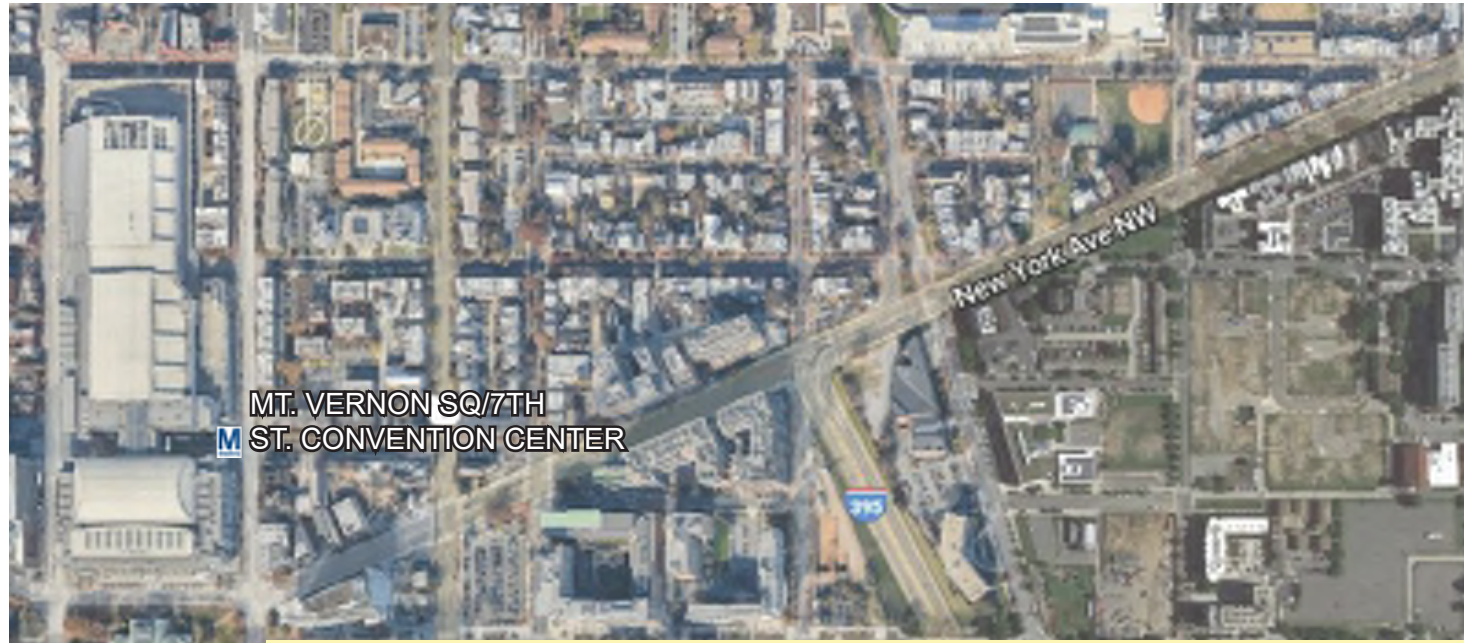
899 and 999 North Capitol Street, NE  
PHASE 1  
September 13th, 2021

ZONING COMMISSION  
District of Columbia  
CASE NO.21-09  
EXHIBIT NO.17A1

# Design Review – Union Square Overview

- Two existing office buildings: 899 and 999 North Capitol Street, NE
- Two-phased project
  1. 899/999 N. Capitol – Ground-floor additions to existing office buildings including new retail use
  2. 901 N. Capitol – New mixed-use building in existing plaza with retail and lodging uses
- Zoned D-5 and within the North Capitol Street Corridor Sub-Area
- Design Review for projects on North Capitol Street pursuant to Subtitle I §§ 617.7 and 701.







# ANC 6C and 6E – Voted In Support

- **ANC 6C Comments – Applicant agrees:**

- 50 percent of the new building's ground floor with a minimum 10 foot view depth
- Study the ground-floor addition to 999 North Capitol and its roofline and materials
- Additional bicycle and other public-realm features
- Materials submitted the same or substantially similar to those shown to the PZE Committee

- **ANC 6E Comments – Applicant agrees:**

- Study darkness of addition on 999 N. Capitol addition

# OP Report – Recommends Approval

- Proposed conditions:
  1. **Materials.** The color of the masonry facing of the additions shall be the same for 899 and 999 North Capitol Street.
    - Applicant agrees
  2. **Proposed Access.** Provide east-west access for pedestrians on a walkway within the former right of way of I Street, N.E. The access shall, at a minimum, be provided between 7am - 7pm and appropriate signage shall be posted.
    - Applicant agrees
  3. **Signage.** There shall be no signage located more than 20 feet above grade of the nearest property line on a north, south or west-facing wall of any building, other than: signage where it now exists on 899 North Capitol Street and new signage in the area labelled Location 4 on 999 North Capitol Street (Exhibit 12A2, Page 43). Other signage on the north, south or west walls shall be permitted at or below 20 feet above grade, with each sign not exceeding 277 SF.
    - Applicant agrees
  4. **Sustainability.** The proposed hotel shall be designed to achieve at least LEED Silver (v4) certification and the applicant shall seek such certification.
    - Applicant agrees

# OP Report – Additional Information Requested

- An **elevation** showing the entire project from North Capitol Street;
- **Roof plans** showing, in particular, the green roof areas;
- A **3 dimensional illustration** showing the **eastern elevation** of the 901 North Capitol Street hotel; and
- Information regarding **hotel pick-up and drop-off**.

**All information included in presentation.**

# OP Report – Additional Requested Considerations

OP requested additional consideration of:

- Providing **solar panels** on the 901 North Capitol Street hotel;
- Designing the 901 North Capitol Street building to a **LEED Gold** standard;
- **Other sustainability measures** noted in the comments from DOEE.

Further considerations will be discussed in presentation.

# DDOT Report – No Objection to Approval

- Proposed conditions – Implement the TDM Plan as proposed in the Applicant’s Transportation Statement (Ex. 11), with the addition of elements regarding:
  - (i) installation of ADA curb ramp on west side of North Capitol,
  - (ii) access to bicycle showers for 901 North Capitol employees, and
  - (iii) implementation of a pick-up/drop off plan for 901 North Capitol.

**Applicant agrees to all conditions.**



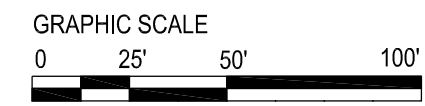
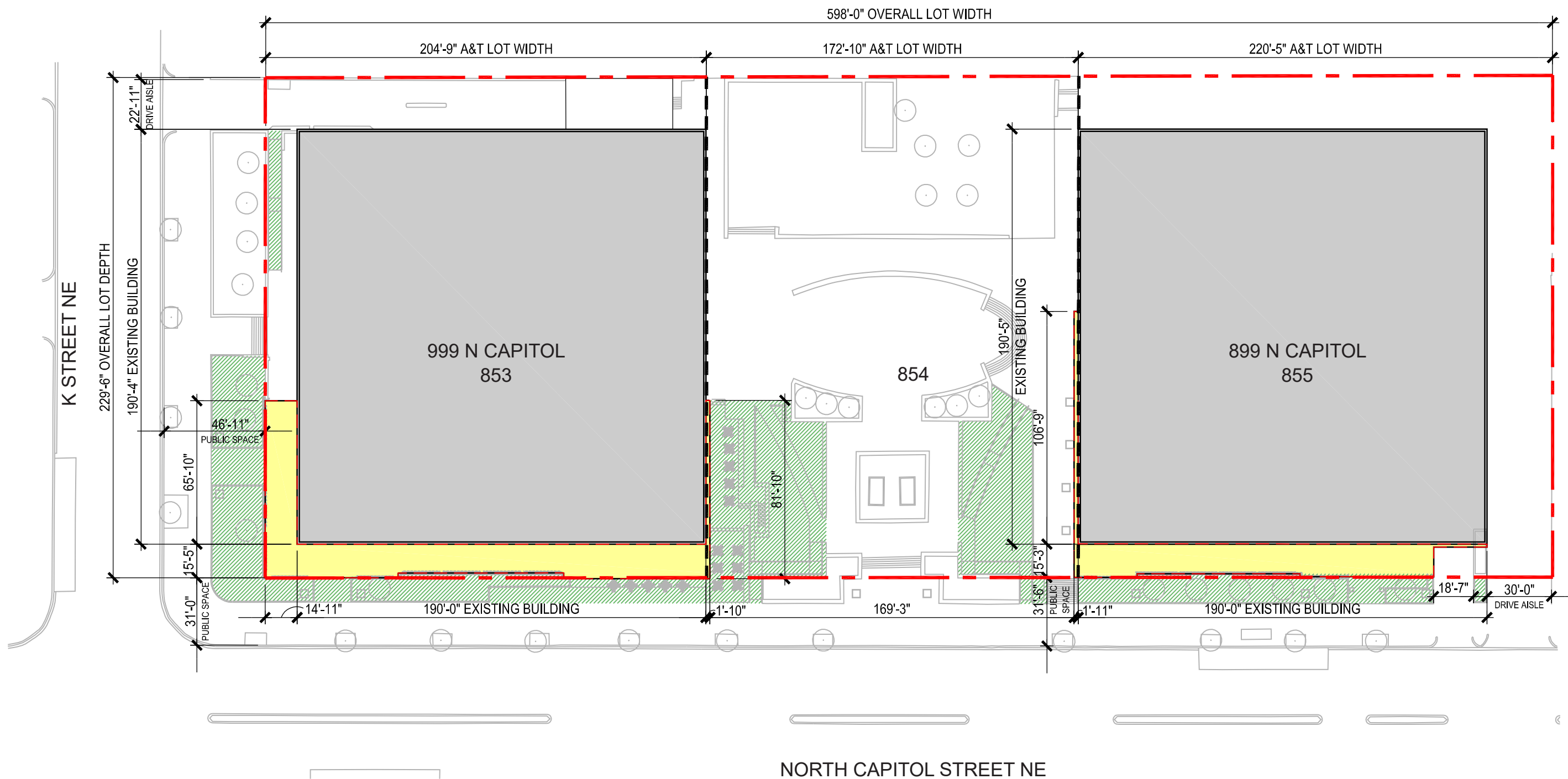
# Design Review Standards – Subtitle I § 701.2(a) and (b)

1. Achieve the objectives of the sub-area, as set forth in Subtitle I, Chapter 6.
2. Be in context with the surrounding neighborhood and street patterns.
3. Minimize conflict between vehicles and pedestrians.
4. Minimize unarticulated blank walls adjacent to public spaces through facade articulation.
5. Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.
6. Incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of North Capitol Street as a monumental civic boulevard.
7. Incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable.
8. Include a view analysis that assesses openness of views and vistas around, including views toward the Capitol Dome and other federal monumental buildings.

# Design Review Standards – Subtitle X § Chapter 9 Special Exception Criteria

1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; and
2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

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



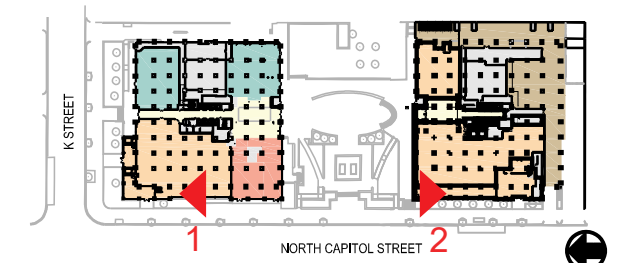




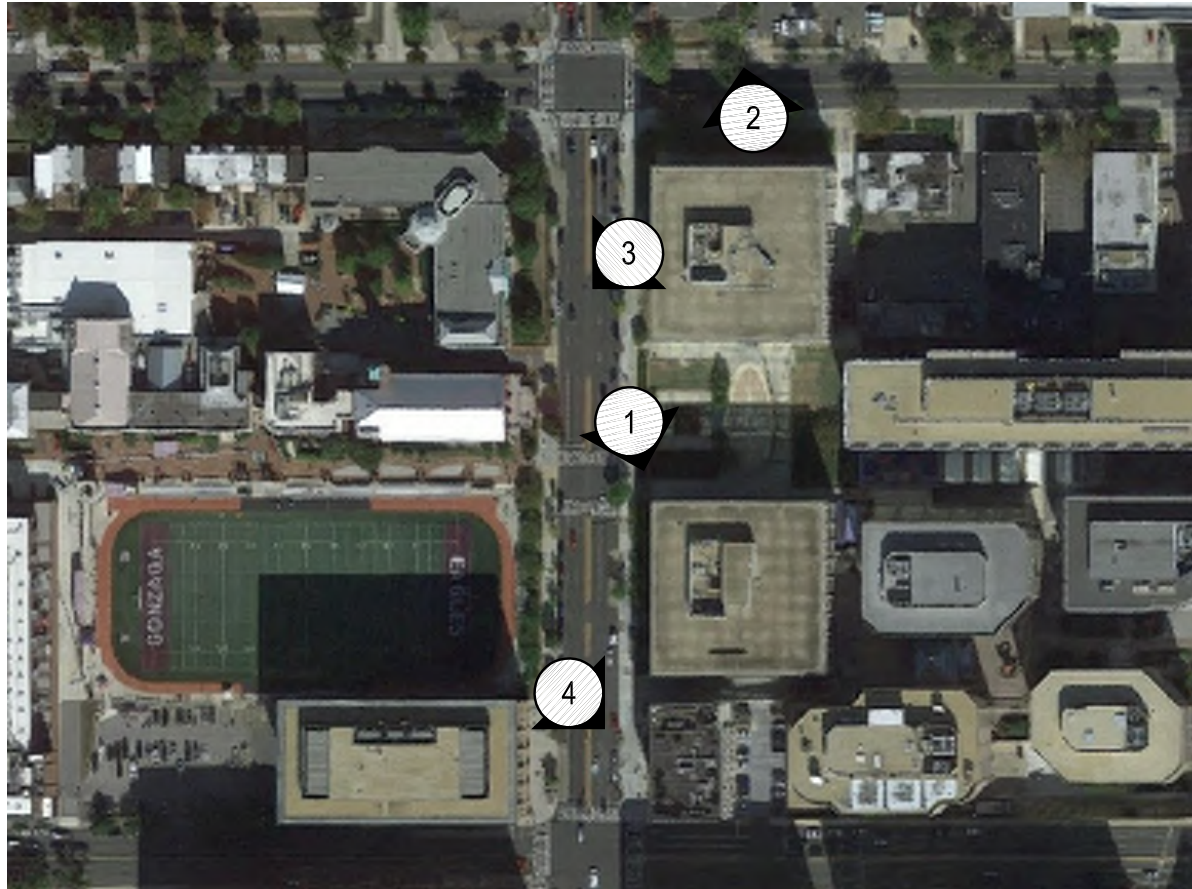
999 - Looking North - Image 1



899 - Looking South - Image 2







2 ACROSS K STREET - VIEW LOOKING NORTH



3 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHWEST

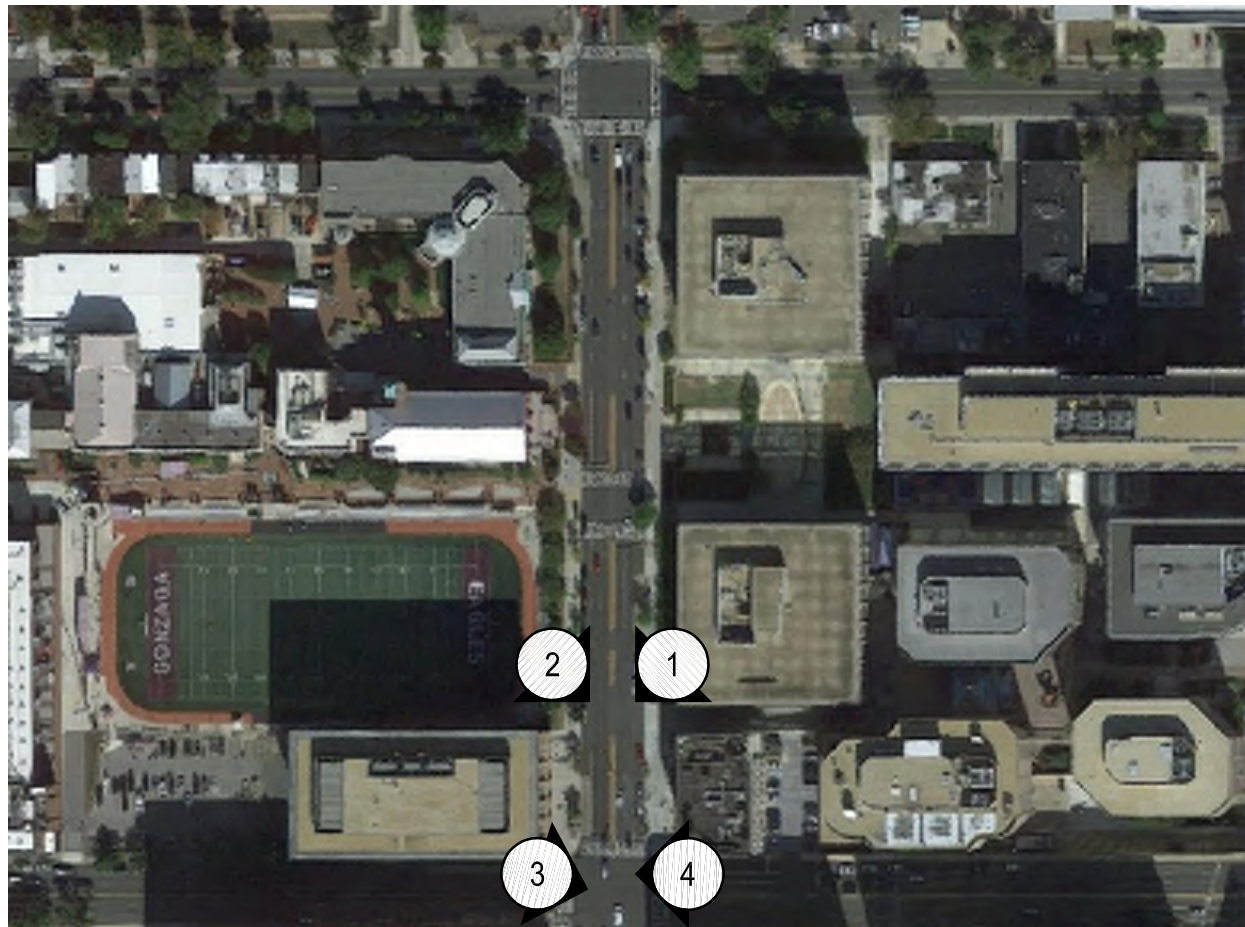


1 899 N CAP ST - ACROSS PLAZA



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

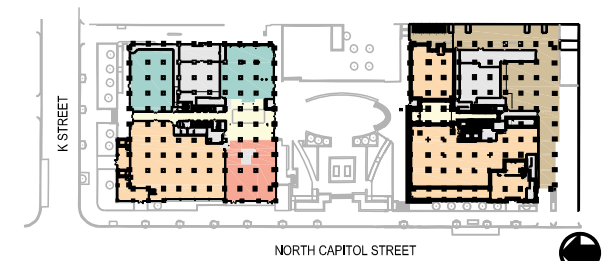




New Streetscape along North Capitol Street - Looking South



\*Trees and some landscaping for purposes of illustration



Site Rendering  
Overall Site Concept

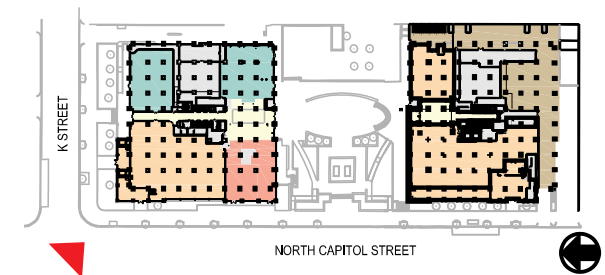




999 N Capitol - Looking Southeast



\*Trees and some landscaping for purposes of illustration







1011 N CAPITOL ST NE



888 1ST ST NE



441 4TH ST NW



777 N CAPITOL ST NE  
METROPOLITAN WASHINGTON COUNCIL



77 K ST NE  
IRS BUILDING



200 CONSTITUTION AVE., NW  
DEPARTMENT OF LABOR & US POSTAL SERVICE



810 1ST NE



1111 N CAPITOL ST NE  
NPR BUILDING



801 N CAPITOL ST NE



RESTON TOWN CENTER WEST



988 EL CAMINO REAL, SAN FRANCISCO, CA



640 21ST AVE N, NASHVILLE, TN



703 THIRD ST, SAN RAFAEL, CA



390 WESTLAKE AVE N, SEATTLE, WA



RAYMOND BLOCK< EDMONTON, CANADA



4601 N. BROADWAY, CHICAGO



TERRY AVE. BUILDING, SEATTLE, WA





GEORGIA AVE & V ST, NW



1101 PENNSYLVANIA AVE, SE



975 F ST - CARROLL SQUARE



1611 ECKINGTON PLACE, NE



L & 9TH STREET, NW



DISTRICT SQUARE, SW







440 PENN ST, NE



1827-1829 WILBERGER ST, NW



618 T ST, NW



1270 4TH ST, NE



320 FLORIDA AVE, NE





751 WHARF ST, SW



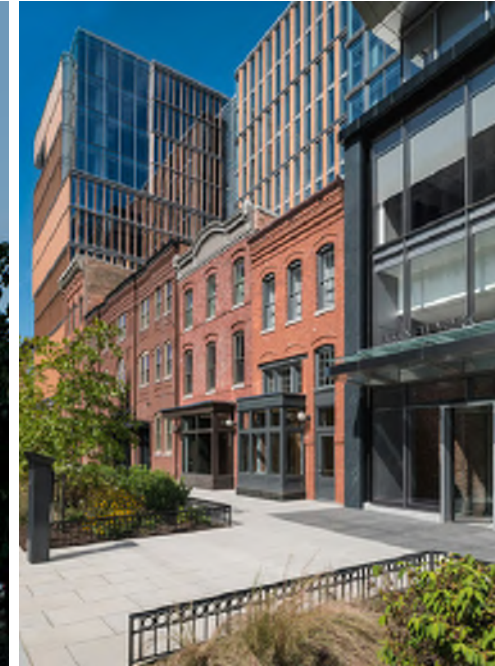
1000 F ST, NW



1300 4TH ST, SE



655 NEW YORK AVE, NW



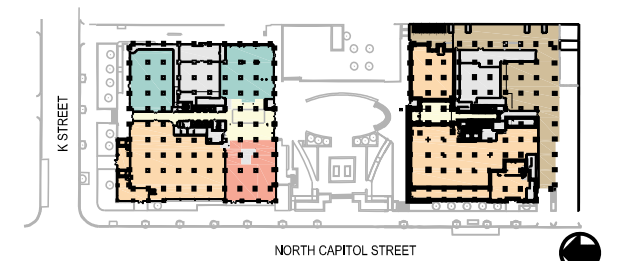
455 I STREET, NW







Proposed Additions Only along North Capitol Street - Looking South



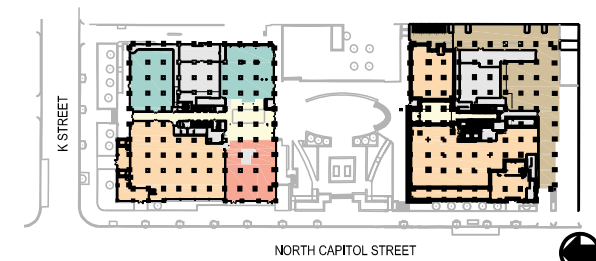




New Streetscape along North Capitol Street - Looking North



\*Trees and some landscaping for purposes of illustration



Site Rendering  
Overall Site Concept



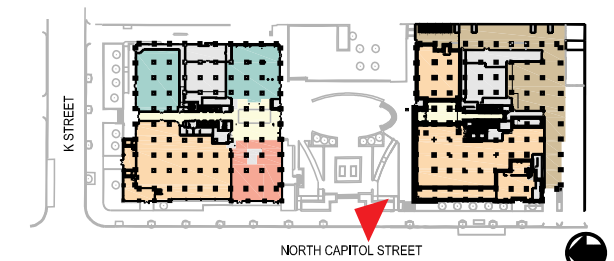




999 N Capitol - Looking Northeast



\*Trees and some landscaping for purposes of illustration

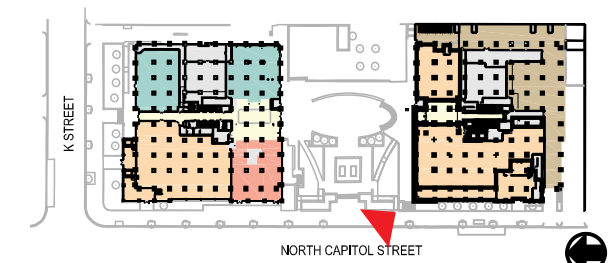






899 N Capitol - Looking Southeast

\*Trees and some landscaping for purposes of illustration



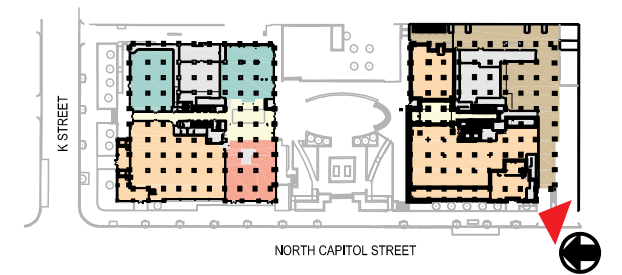




899 N Capitol - Looking Northeast

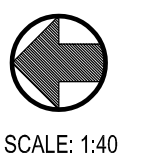
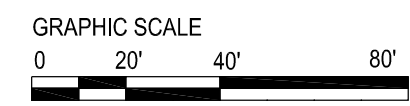
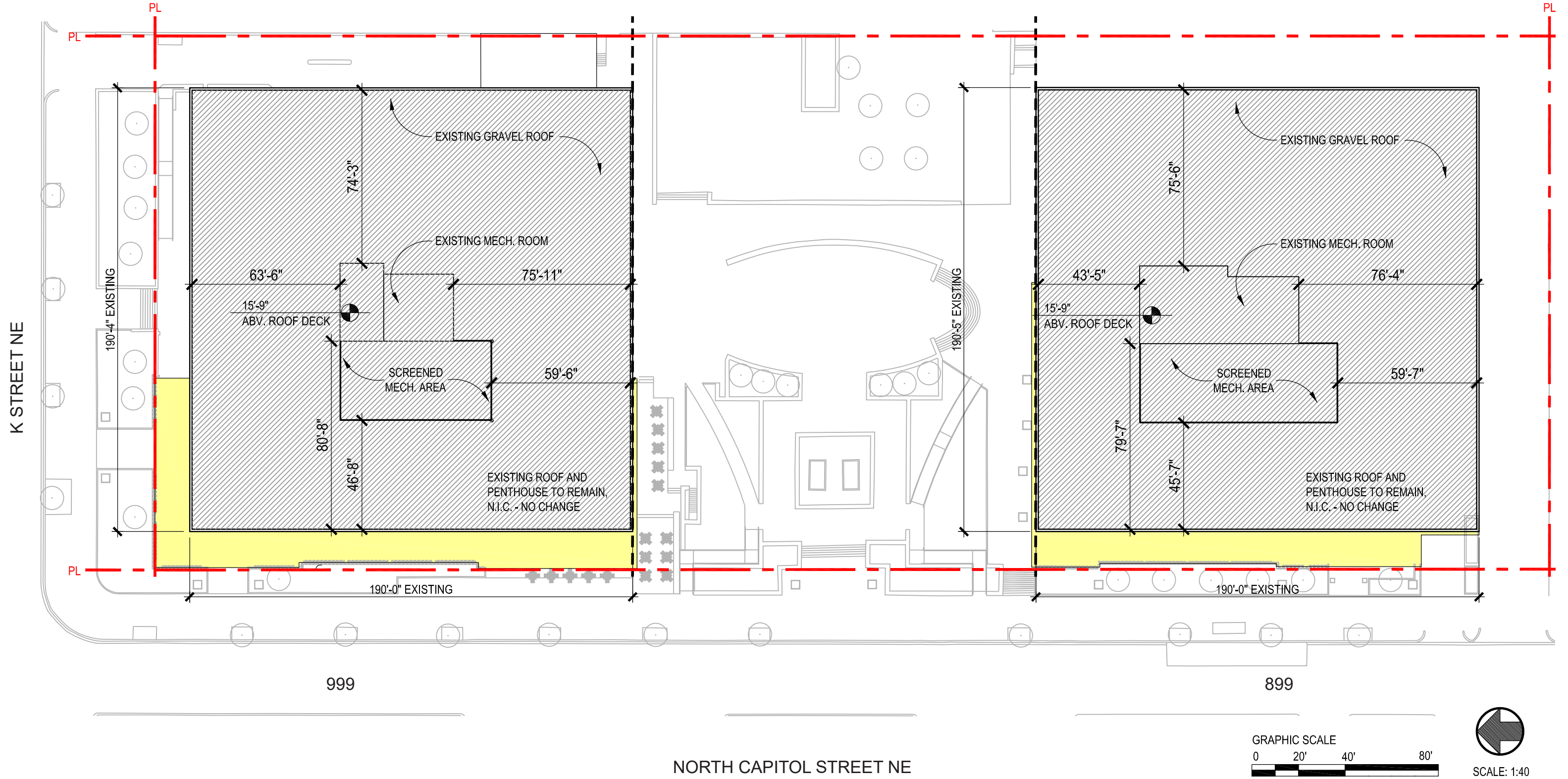


\*Trees and some landscaping for purposes of illustration





EXISTING BUILDING    BUILDING ADDITION



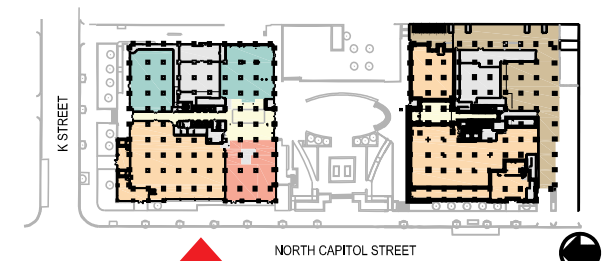




999 N Capitol - N Capitol Elevation



\*Trees and some landscaping for purposes of illustration







899 N Capitol - N Capitol Elevation



\*Trees and some landscaping for purposes of illustration

