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

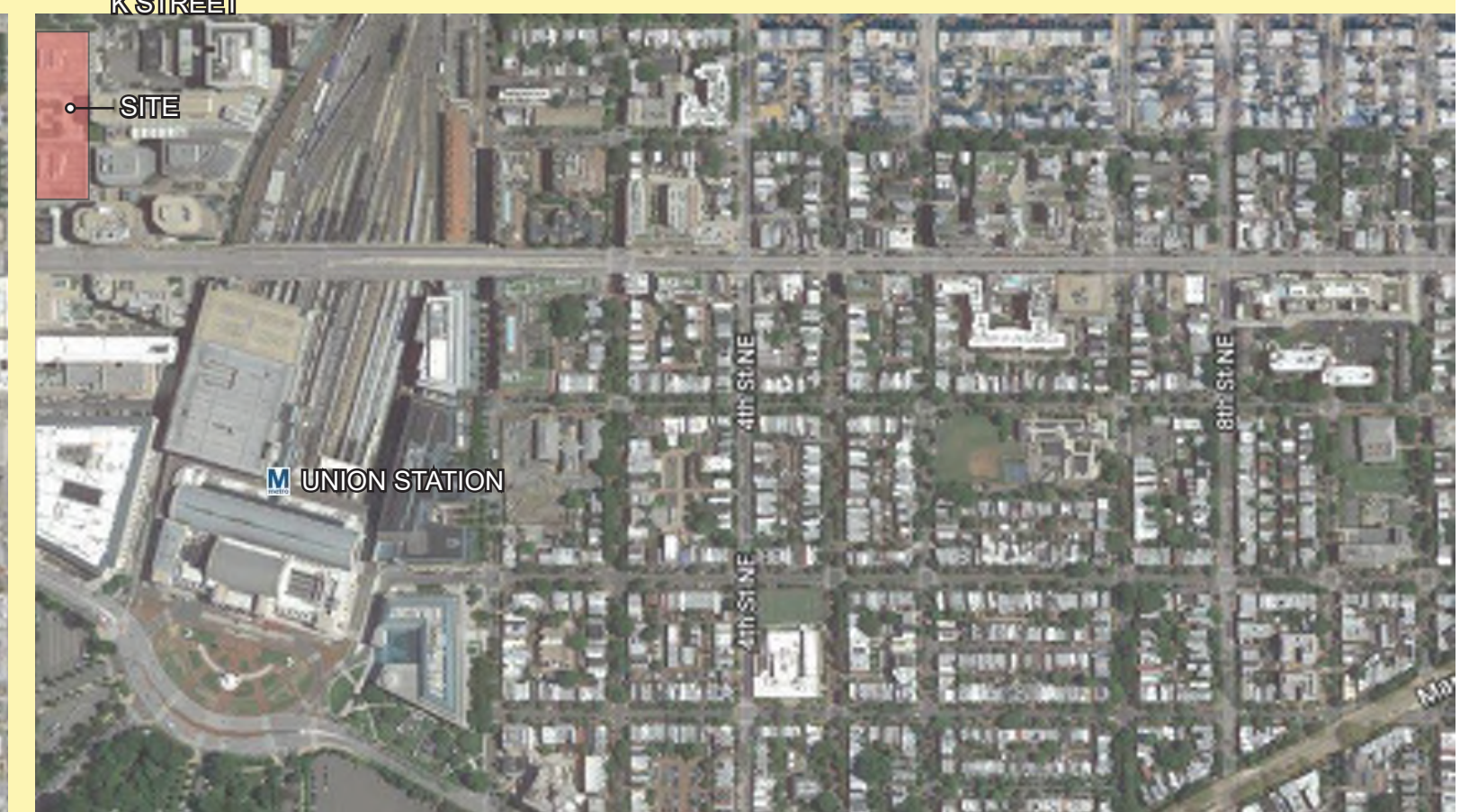
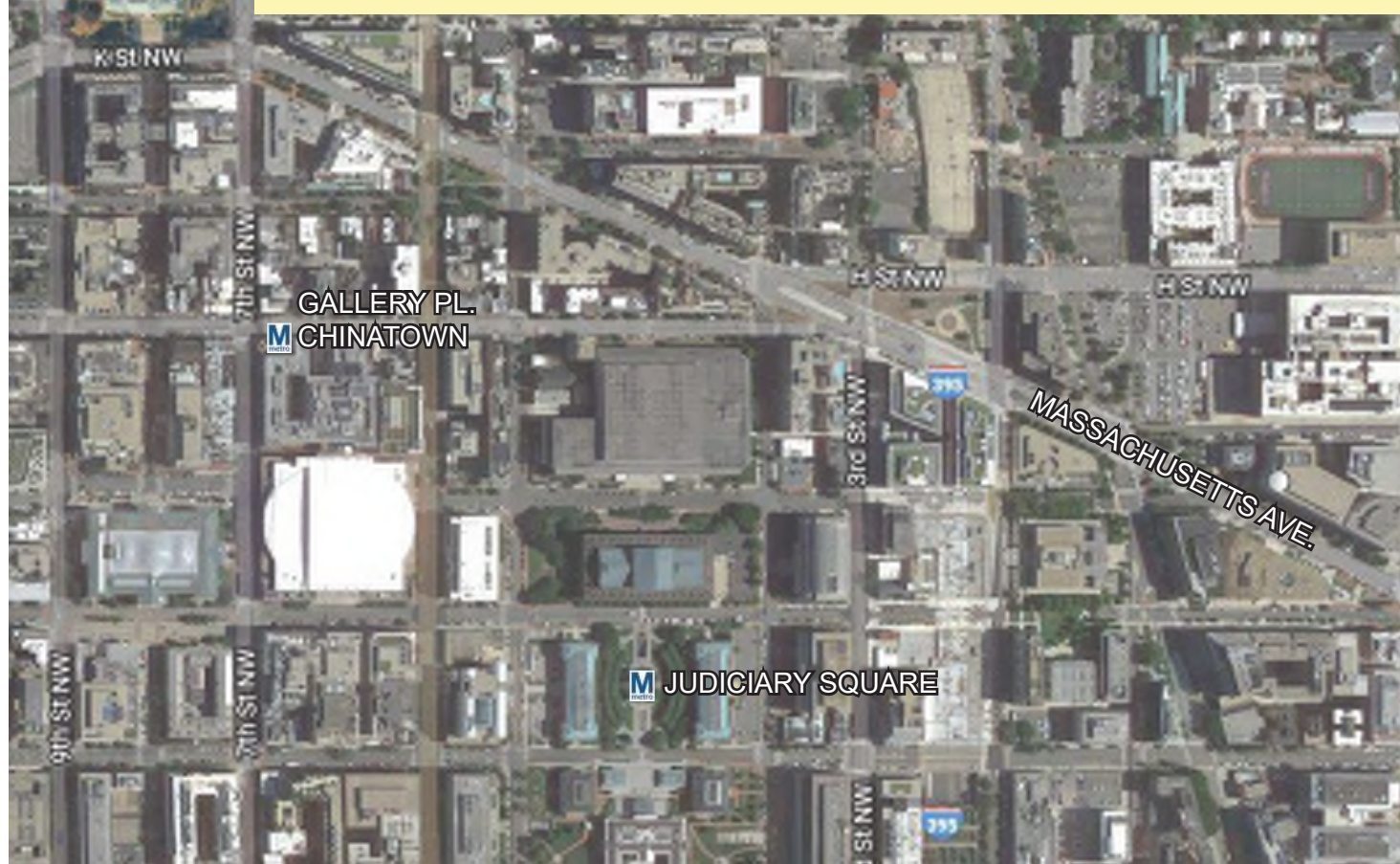
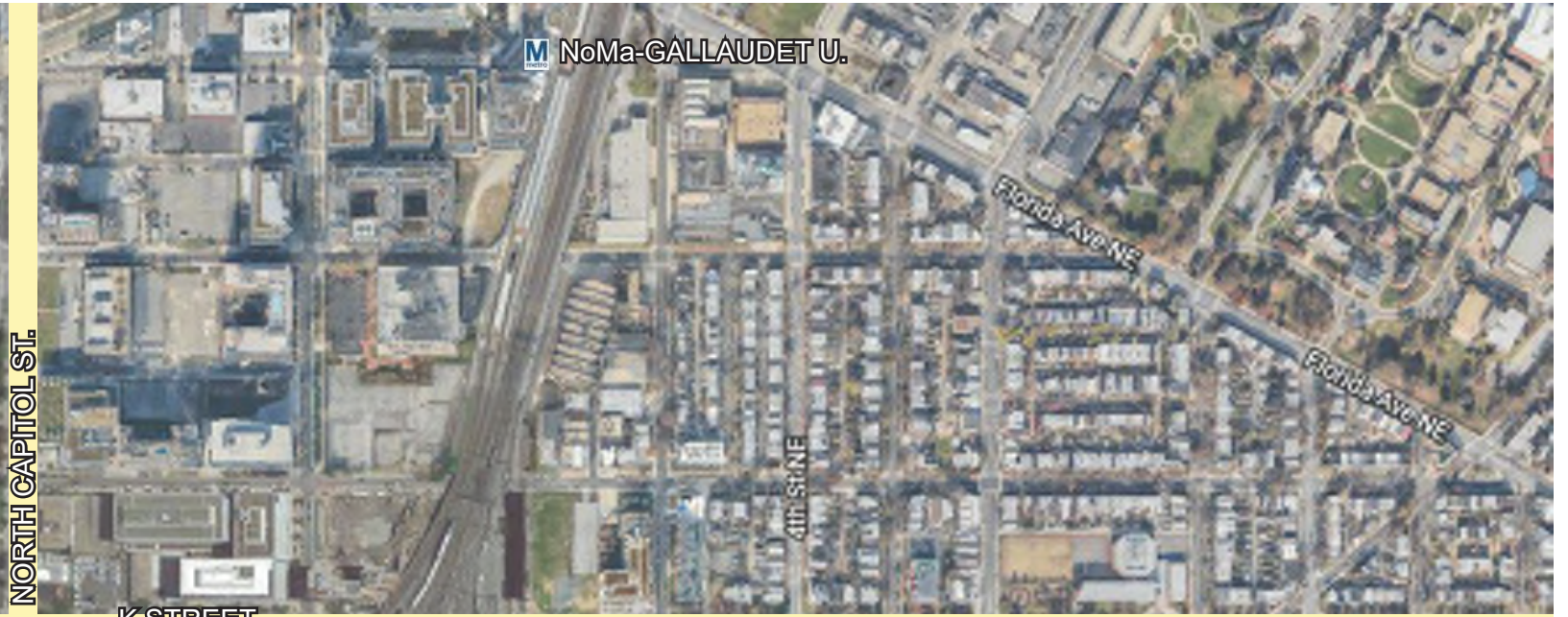
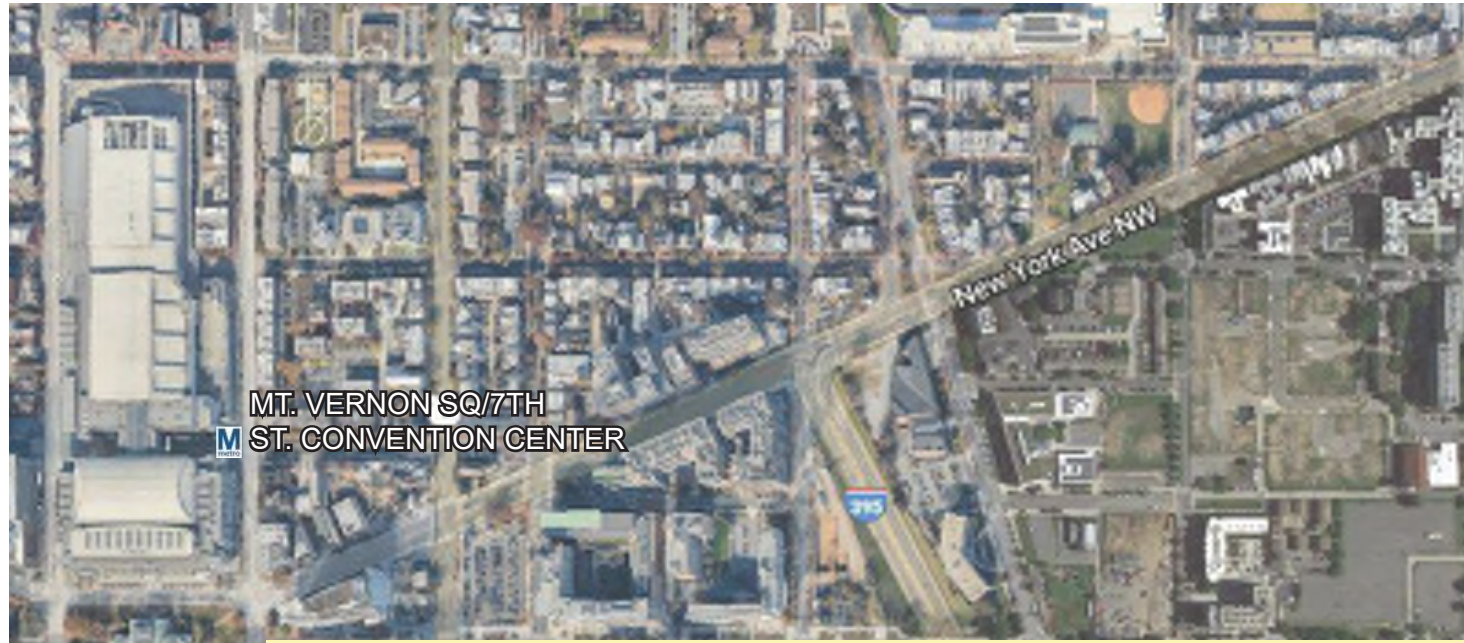
May 25th, 2021

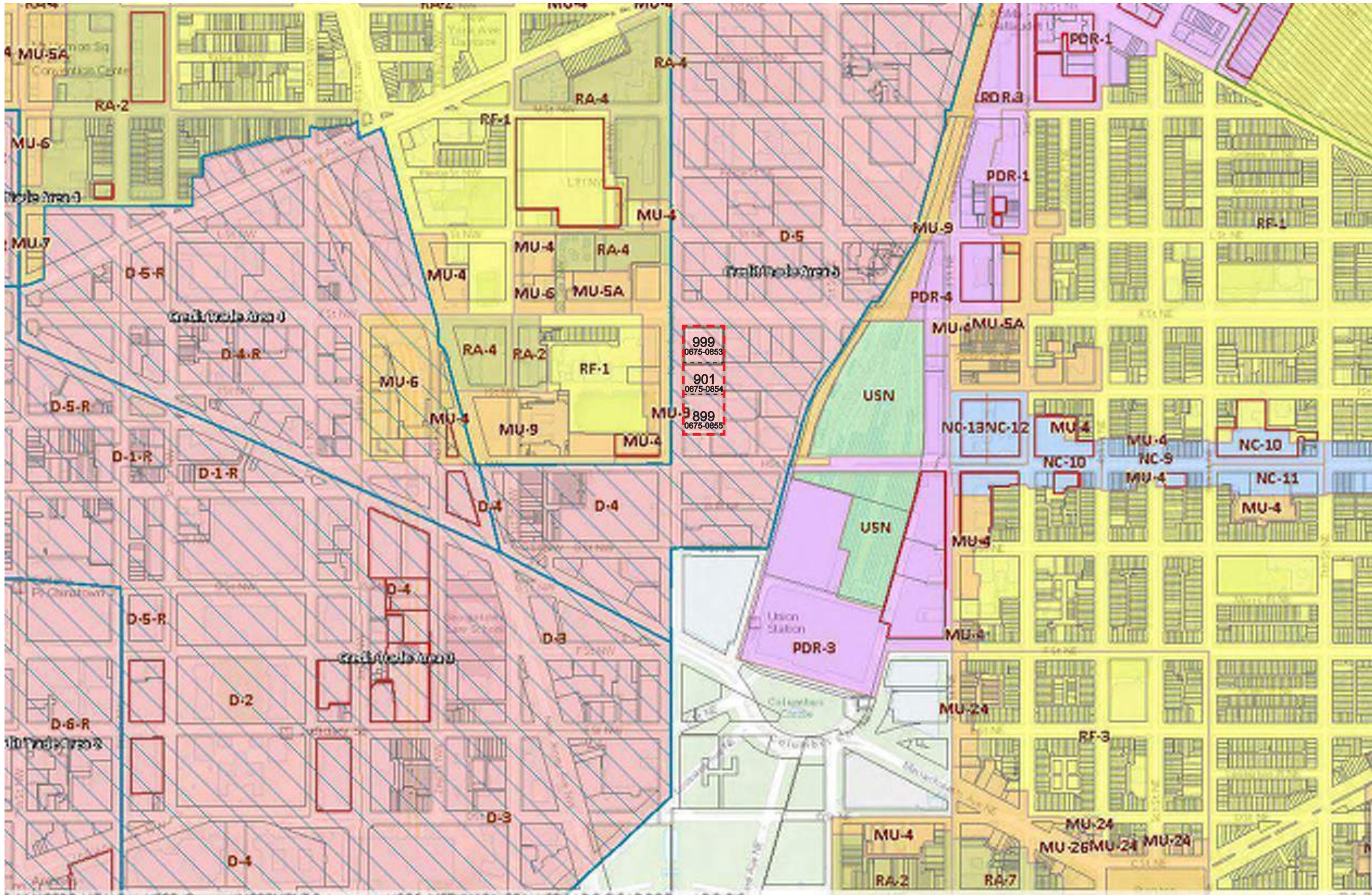


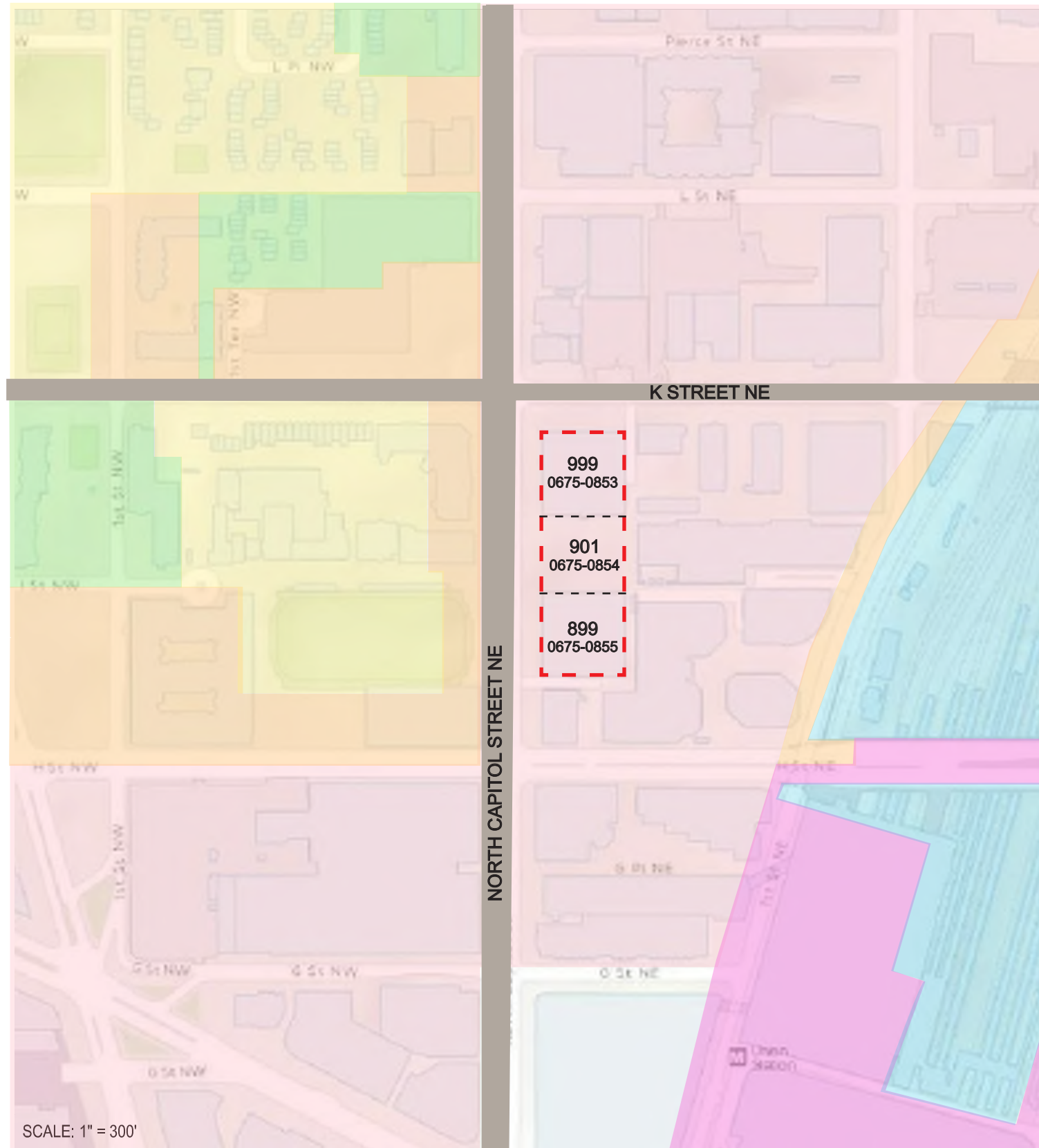
899 and 999 North Capitol Street, NE
PHASE 1
May 25th, 2021

ZONING COMMISSION
District of Columbia
CASE NO.21-09
EXHIBIT NO.3F1

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SCALE: 1" = 300'



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)		70% 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

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	12 spaces
Total Phase 1	20 spaces	22 required	22 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
Total Phase 2		6 required	6 spaces
Site Totals (PHASE 1 + 2)	20 spaces	29 required	29 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
Site Totals (PHASE 1 + 2)	72 spaces	83 spaces	212 spaces

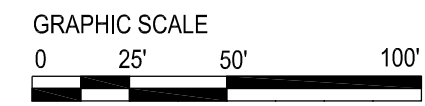
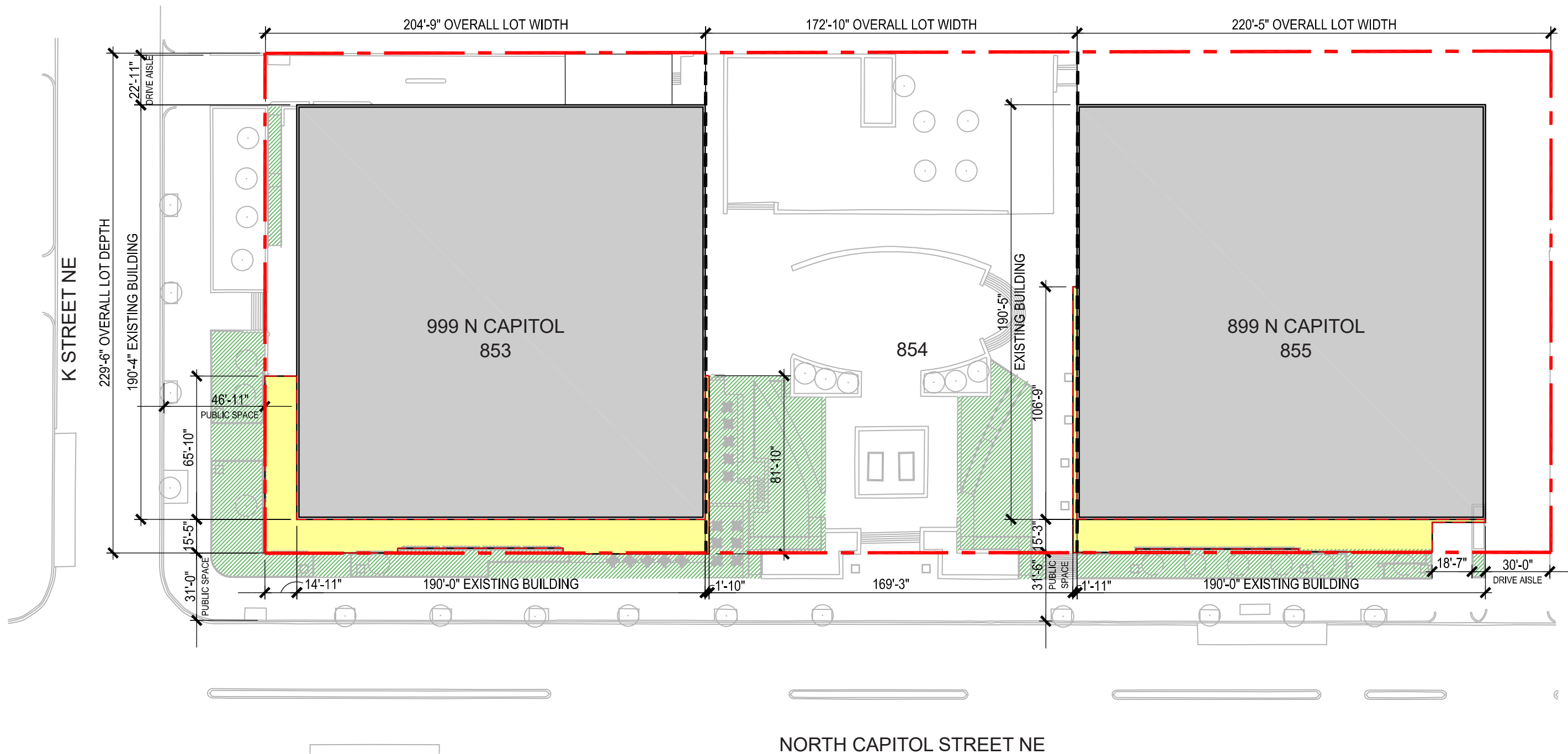
* No new parking is required in the D Zones west of 20th Street NW. Per Zoning Administrator determination, the project is required to maintain the amount of parking required under ZR-58 for the uses in the existing building structures that are being maintained. The ZR-58 parking requirement for office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



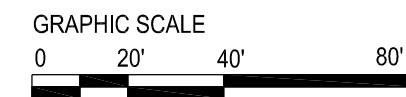
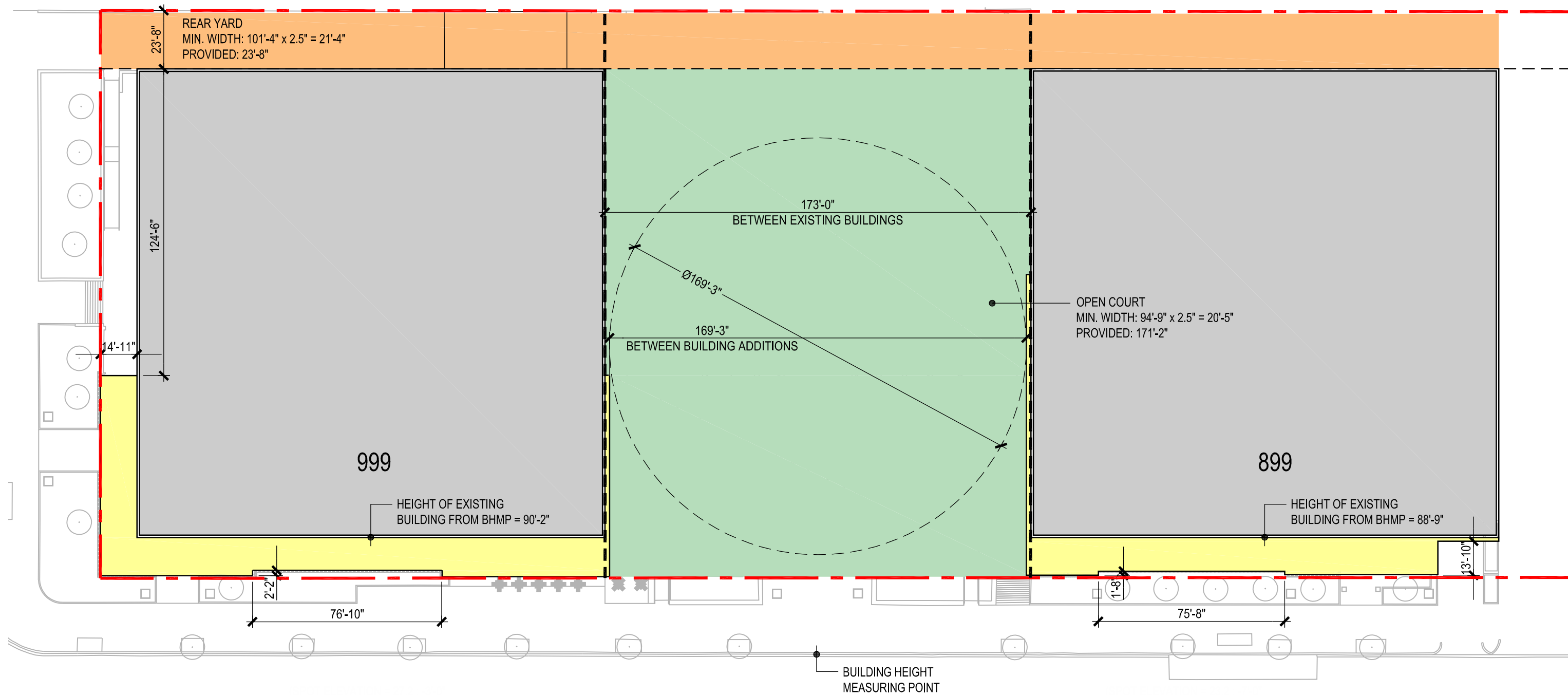


999 - Looking North



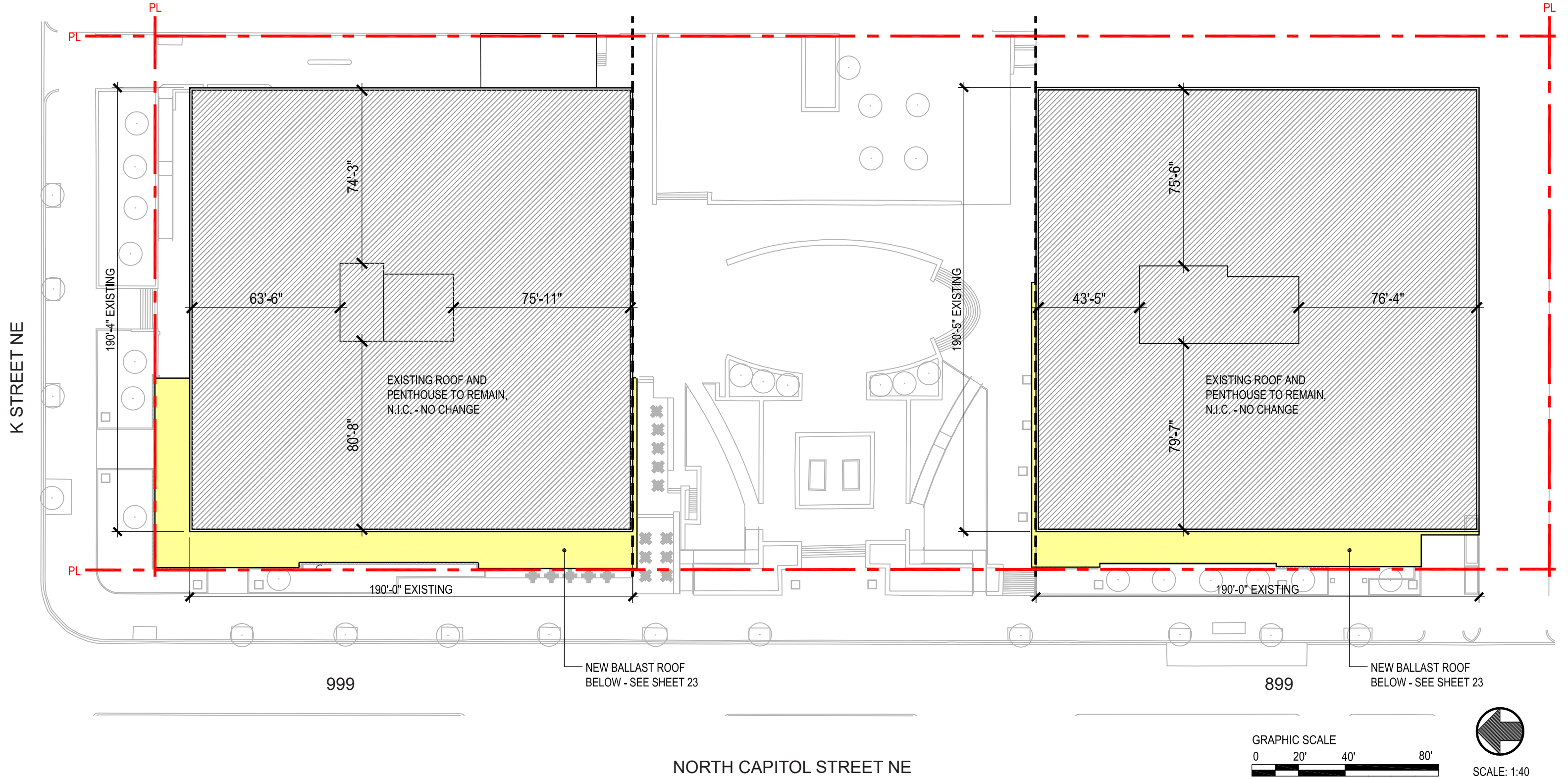
899 - Looking South

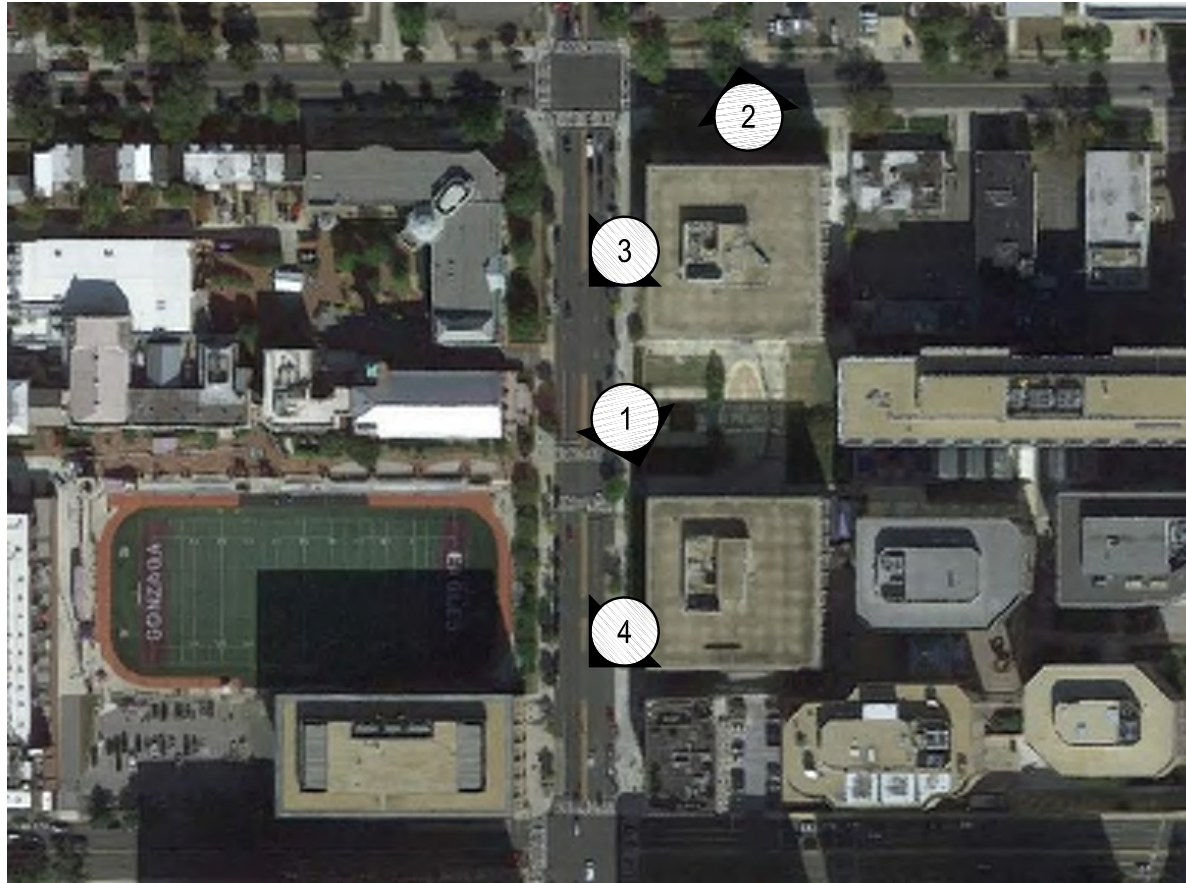
EXISTING BUILDING BUILDING ADDITION



SCALE: 1:40

EXISTING BUILDING BUILDING ADDITION





1 899 N CAP ST - ACROSS PLAZA



2 ACROSS K STREET - VIEW LOOKING NORTH



3 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHWEST



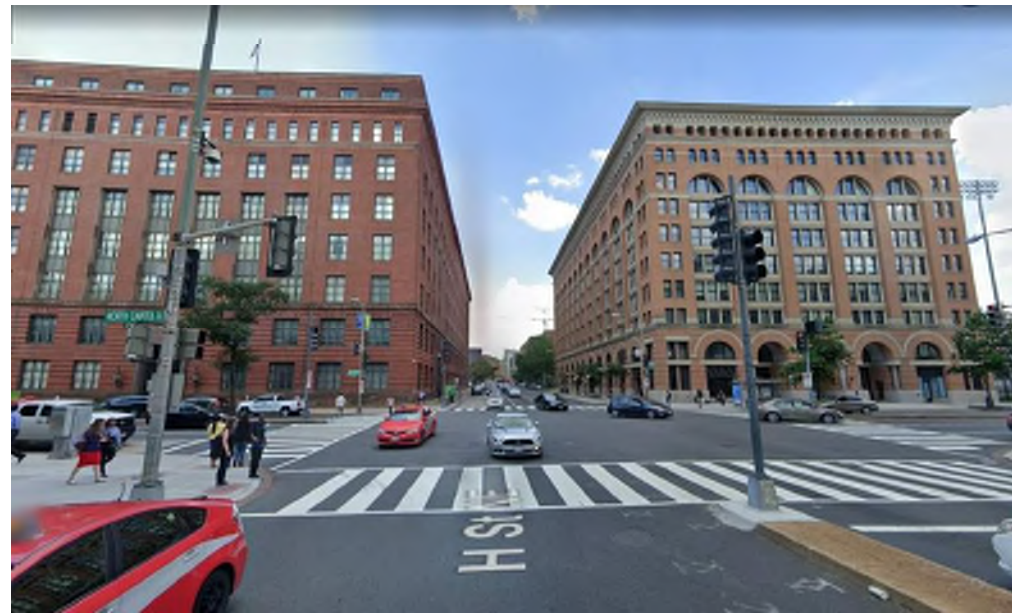
4 ACROSS NORTH CAPITOL STREET - VIEW LOOKING SOUTHWEST



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



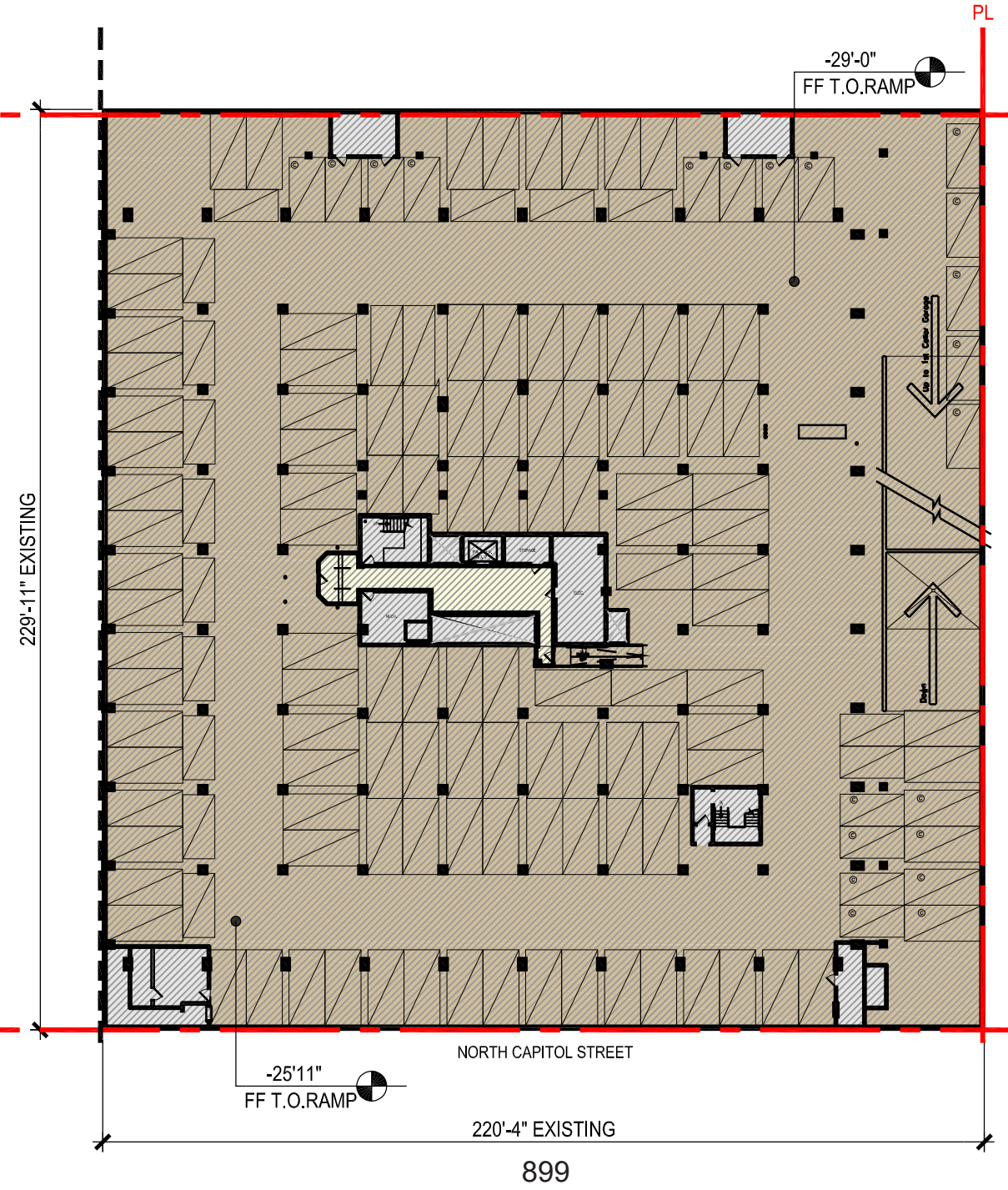
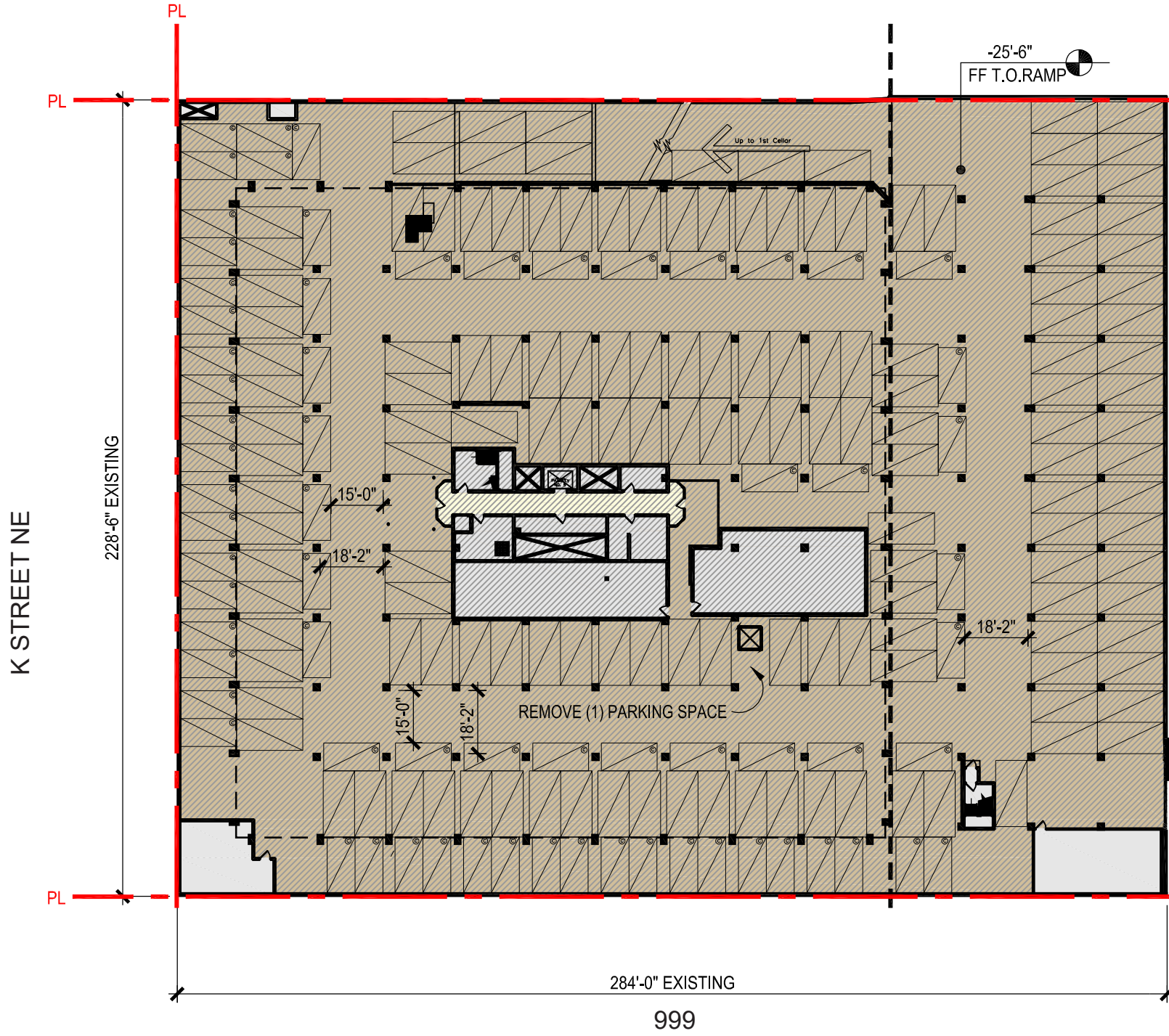
2 SOUTHWEST ELEVATION



3 NORTH ELEVATION



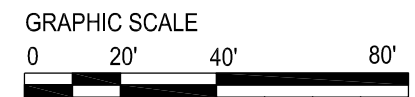
4 NORTHWEST ELEVATION



*NOTE: PARKING LEVELS REMAIN AS-IS WITH EXCEPTION OF REMOVING (1) PARKING SPACE AT 999 TO ACCOMMODATE NEW ELEVATOR

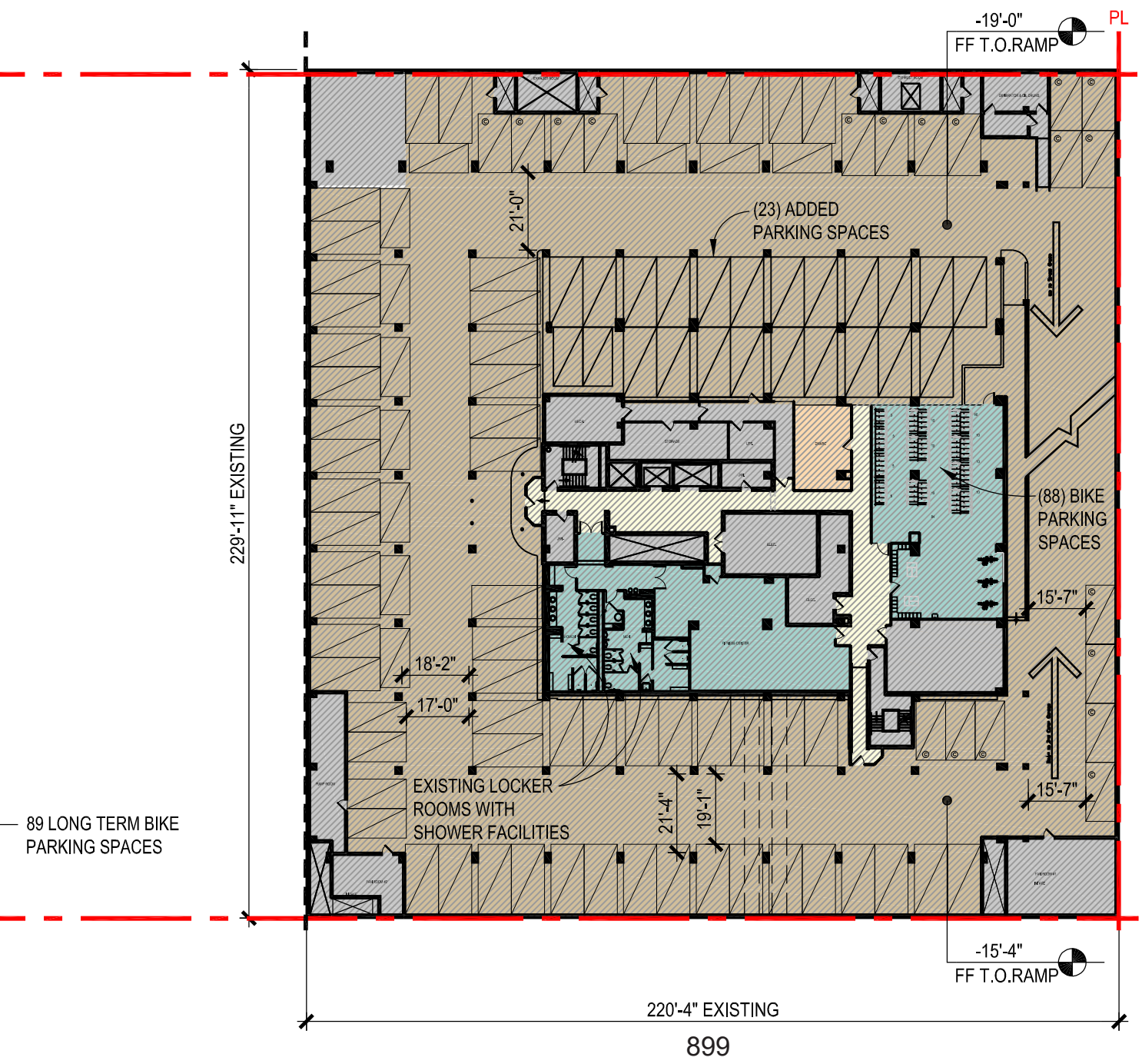
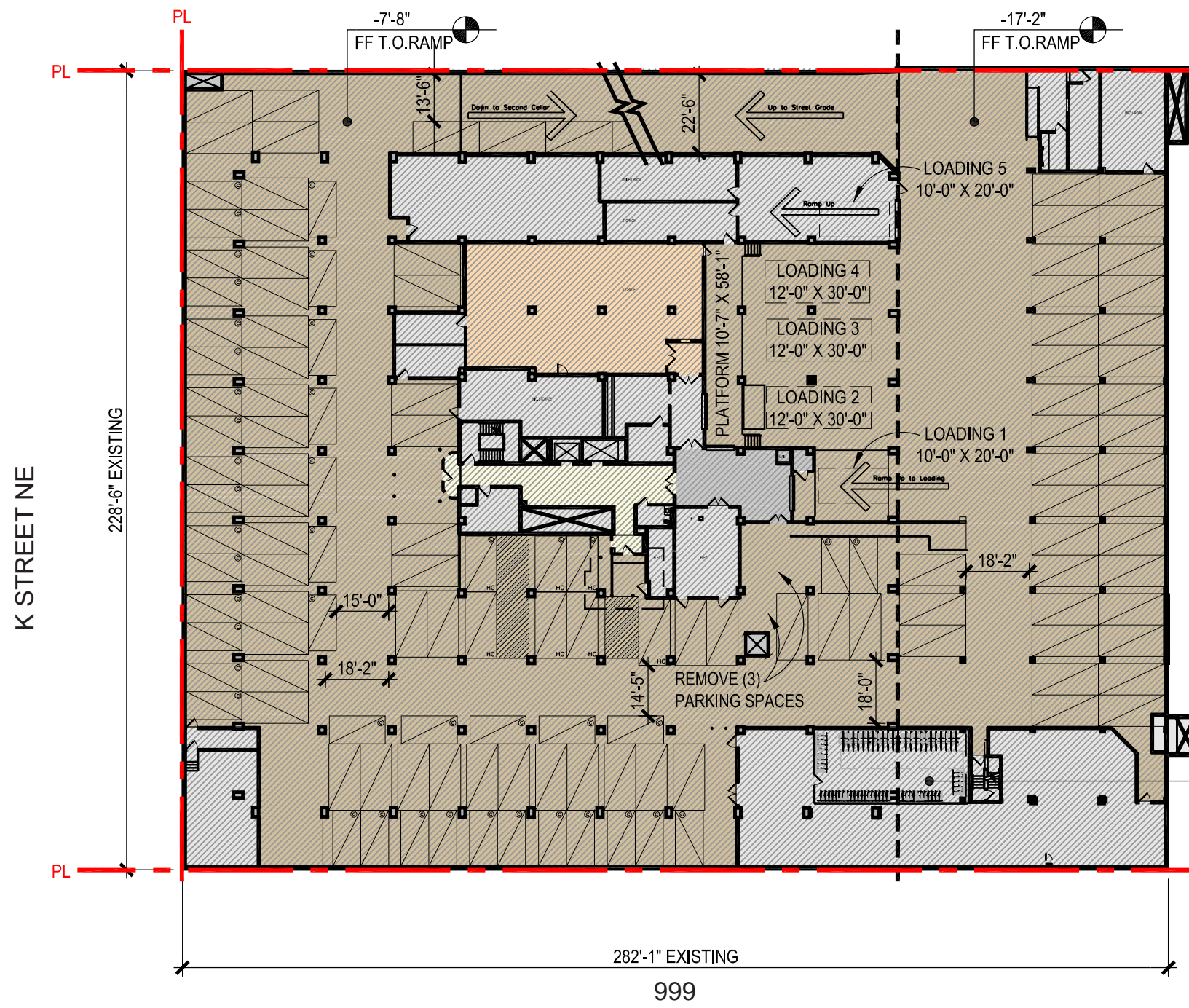
*NOTE: ALL PARKING GARAGE DIMENSIONS ARE EXISTING TO REMAIN

NORTH CAPITOL STREET NE





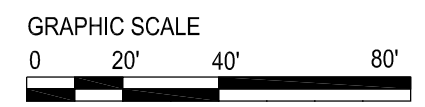
999 TOTAL PARKING SPACES:	899 TOTAL PARKING SPACES:
EXISTING SPACES: 365	EXISTING SPACES: 239
REMOVED SPACES: 4	REMOVED SPACES: 0
ADDED SPACES: 0	ADDED SPACES: 23
NEW TOTAL SPACES: 361	NEW TOTAL SPACES: 262



*NOTE: PARKING LEVELS REMAIN AS-IS WITH EXCEPTION OF REMOVING (3) PARKING SPACE AT 999 TO ACCOMMODATE NEW ELEVATOR AND ADDING (23) PARKING SPACES AT 899

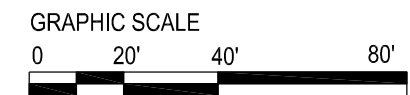
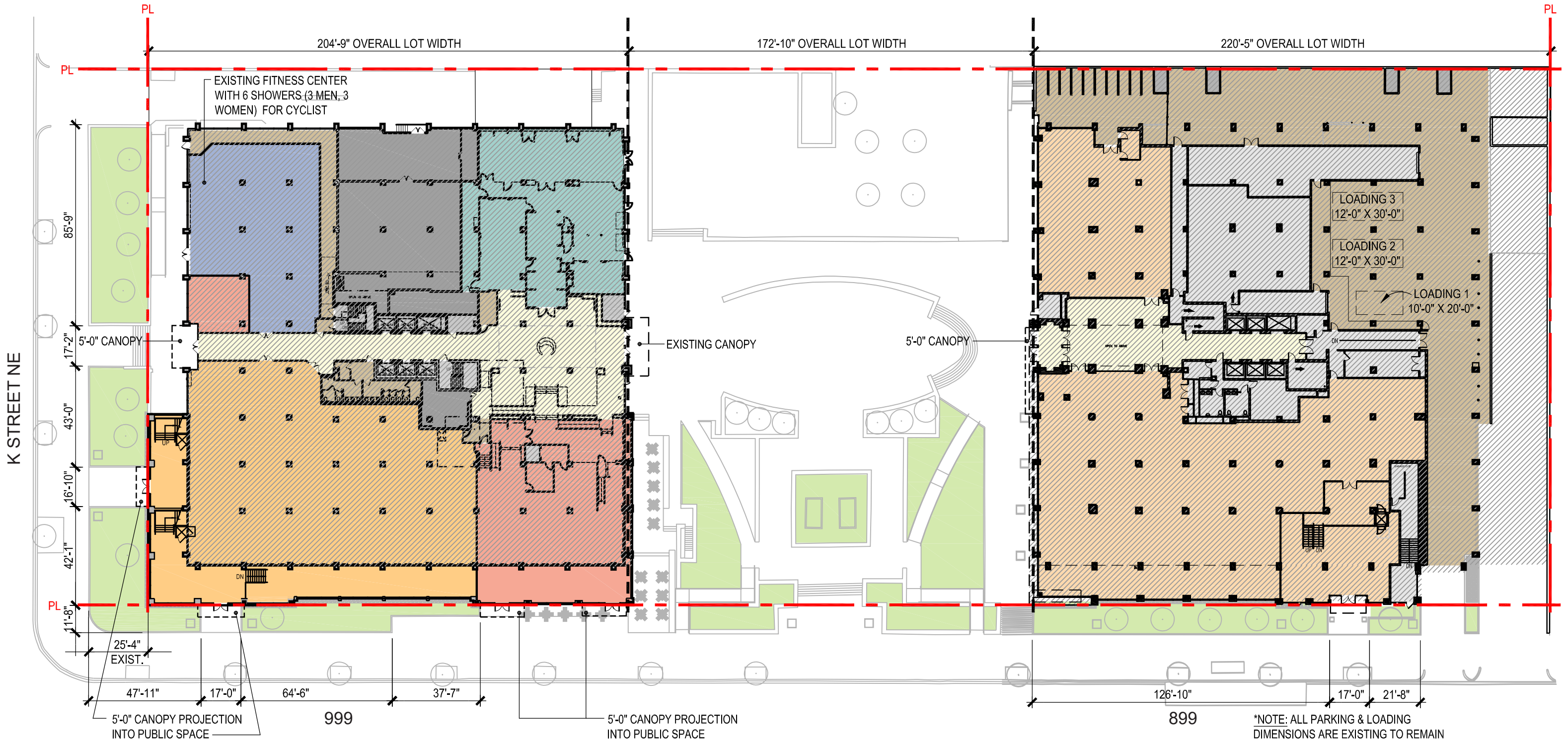
*NOTE: ALL PARKING GARAGE DIMENSIONS ARE EXISTING TO REMAIN

NORTH CAPITOL STREET NE

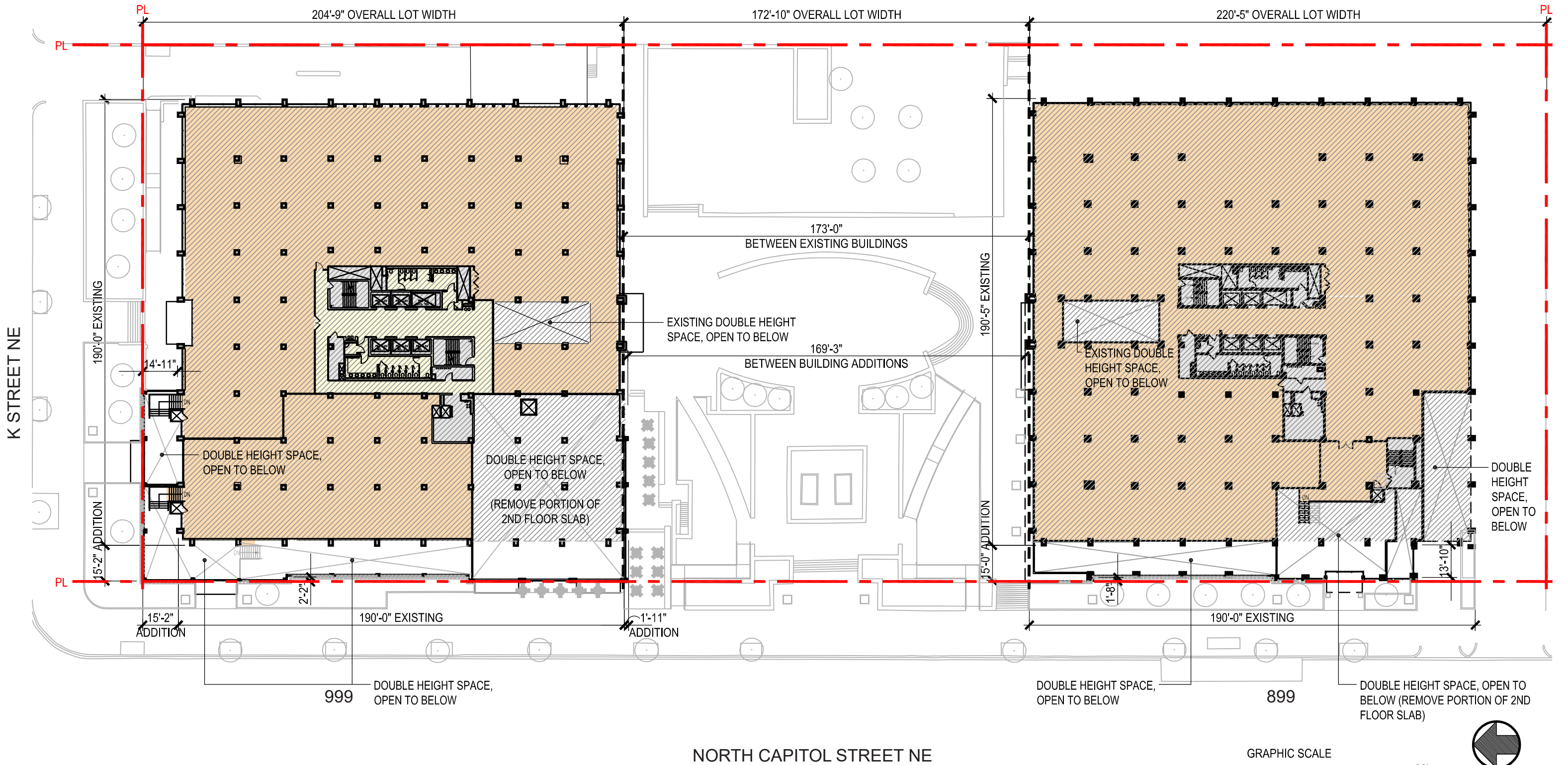


899 and 999 North Capitol Street, NE
 PHASE 1
 May 25th, 2021

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



- EXISTING BUILDING
- AMENITY AREA
- RETAIL
- OFFICE AREA
- BACK OF HOUSE
- LOBBY
- PARKING

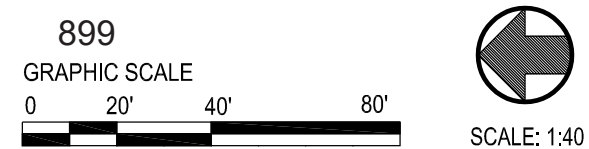
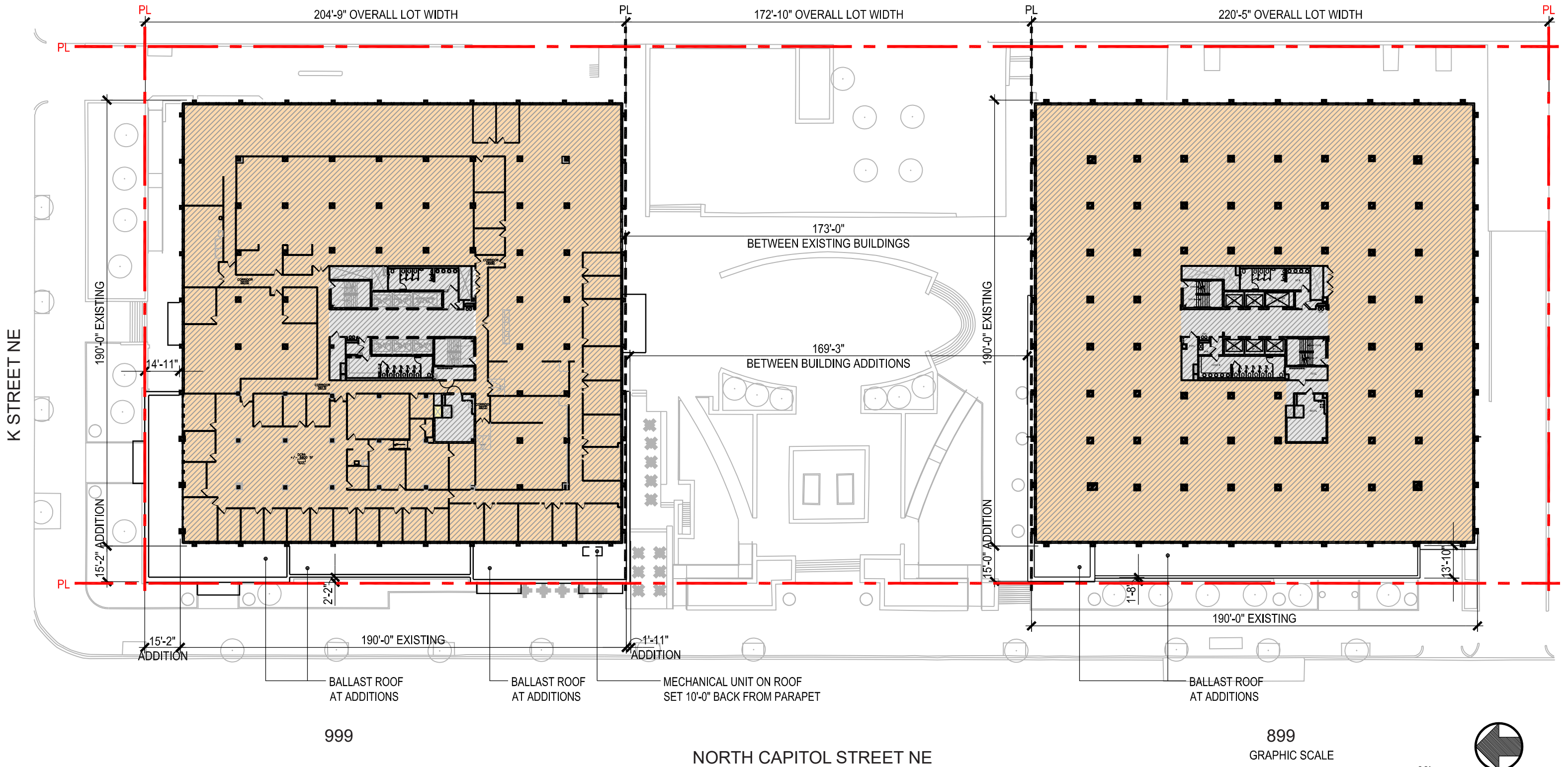


899 and 999 North Capitol Street, NE
 PHASE 1
 May 25th, 2021



Second Floor Plans
 899 & 999 North Capitol Street Building Plans

EXISTING BUILDING
 AMENITY AREA
 RETAIL
 OFFICE AREA
 BACK OF HOUSE
 LOBBY
 PARKING

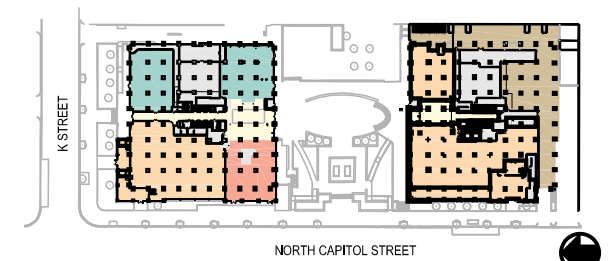




New Streetscape along North Capitol Street - Looking South



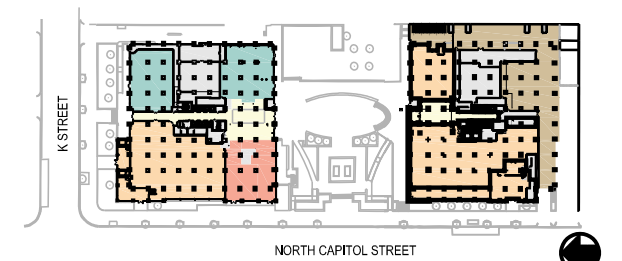
*Trees and some landscaping for purposes of illustration



Site Rendering
Overall Site Concept



Proposed Additions Only along North Capitol Street - Looking South

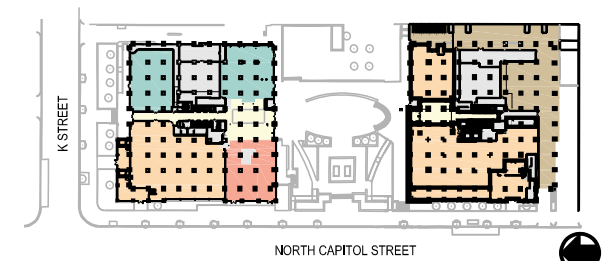




New Streetscape along North Capitol Street - Looking North



*Trees and some landscaping for purposes of illustration



Site Rendering
Overall Site Concept

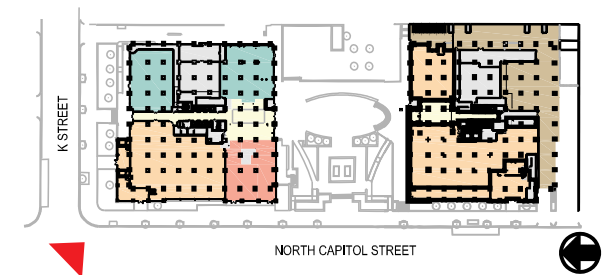




999 N Capitol - Looking Southeast



*Trees and some landscaping for purposes of illustration

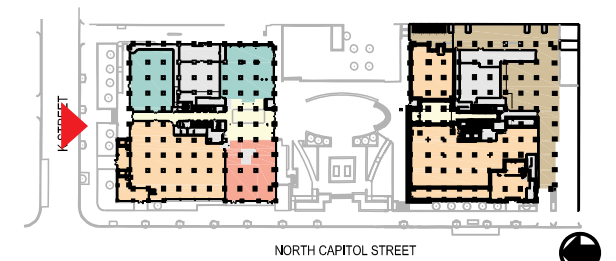




999 N Capitol - Looking South



*Trees and some landscaping for purposes of illustration

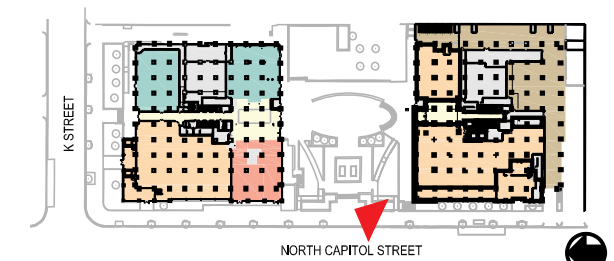




999 N Capitol - Looking Northeast



*Trees and some landscaping for purposes of illustration





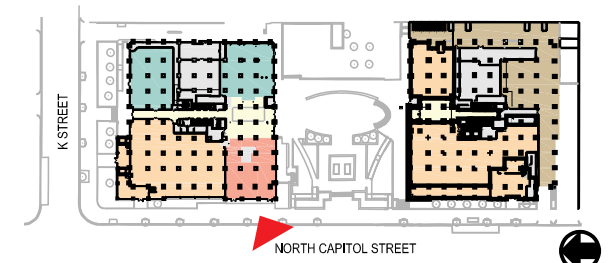
999 N Capitol - Looking Northeast



899 and 999 North Capitol Street, NE
 PHASE 1
 May 25th, 2021



*Trees and some landscaping for purposes of illustration



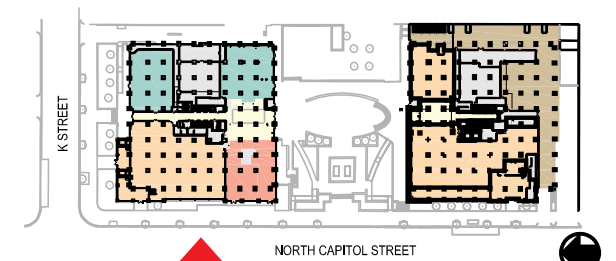
Building Renderings
 999 North Capitol Street Building



999 N Capitol - N Capitol Elevation



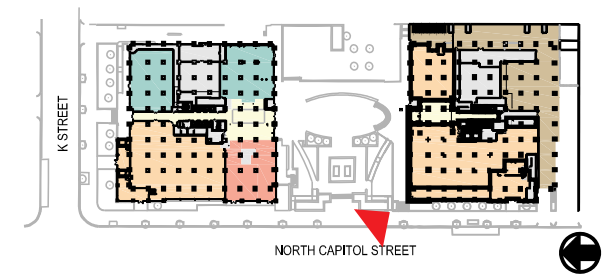
*Trees and some landscaping for purposes of illustration





899 N Capitol - Looking Southeast

*Trees and some landscaping for purposes of illustration





899 N Capitol - Looking Northeast



*Trees and some landscaping for purposes of illustration

