



1600 North Capitol Street
 Washington, DC
 86,000 square feet

Mixed Use
Underground Parking
Planned Unit Development

The building consists of a 6 story, L-shaped building, with a 7 story central tower at the intersection of the two streets. The approximate gross floor area is 85,428 gsf. The project will provide two levels of below-grade parking accessed from Florida Avenue. The maximum building height at the wings is roughly 65 feet with 15 feet and 10 feet setbacks at the sides and front respectively, and 86 feet (both measured from the top-of-curb at the North Capitol Street center front of building) at the tower. Additionally, at the North Capitol wing, 35 feet bays are proposed to compliment the massing of the residential townhouse bays to the north. Overall, the proposed building's massing and architectural character integrates sympathetically with the existing structures along both Florida Avenue and North Capitol Street while establishing itself as a new community landmark. It strongly relates to the rhythm, scale and proportion of the existing context while looking ahead to the future land use in the immediate neighborhood at all exposures.