

NATIONAL CAPITAL BUSINESS PARK

Amendment to a Specific Design Plan

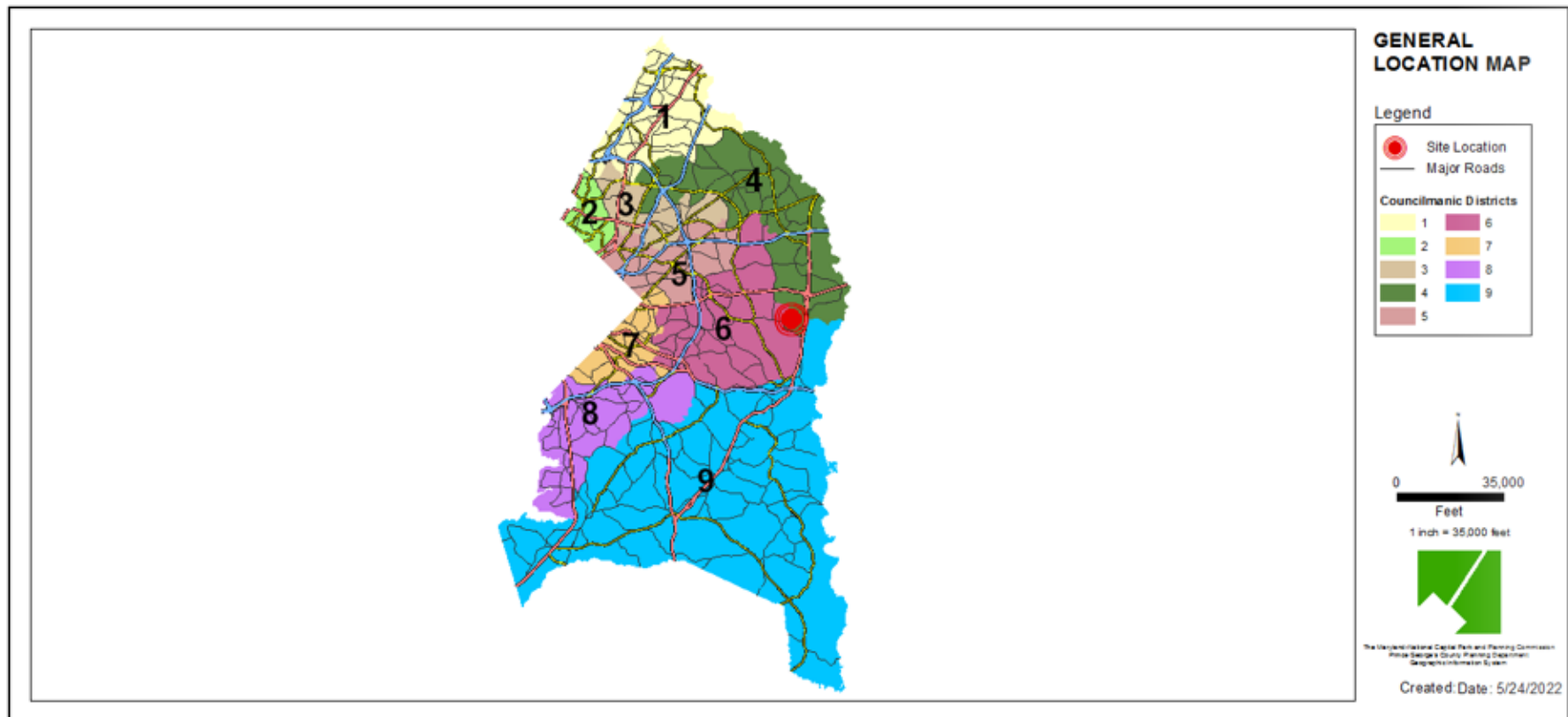
Staff Recommendation: APPROVAL with conditions



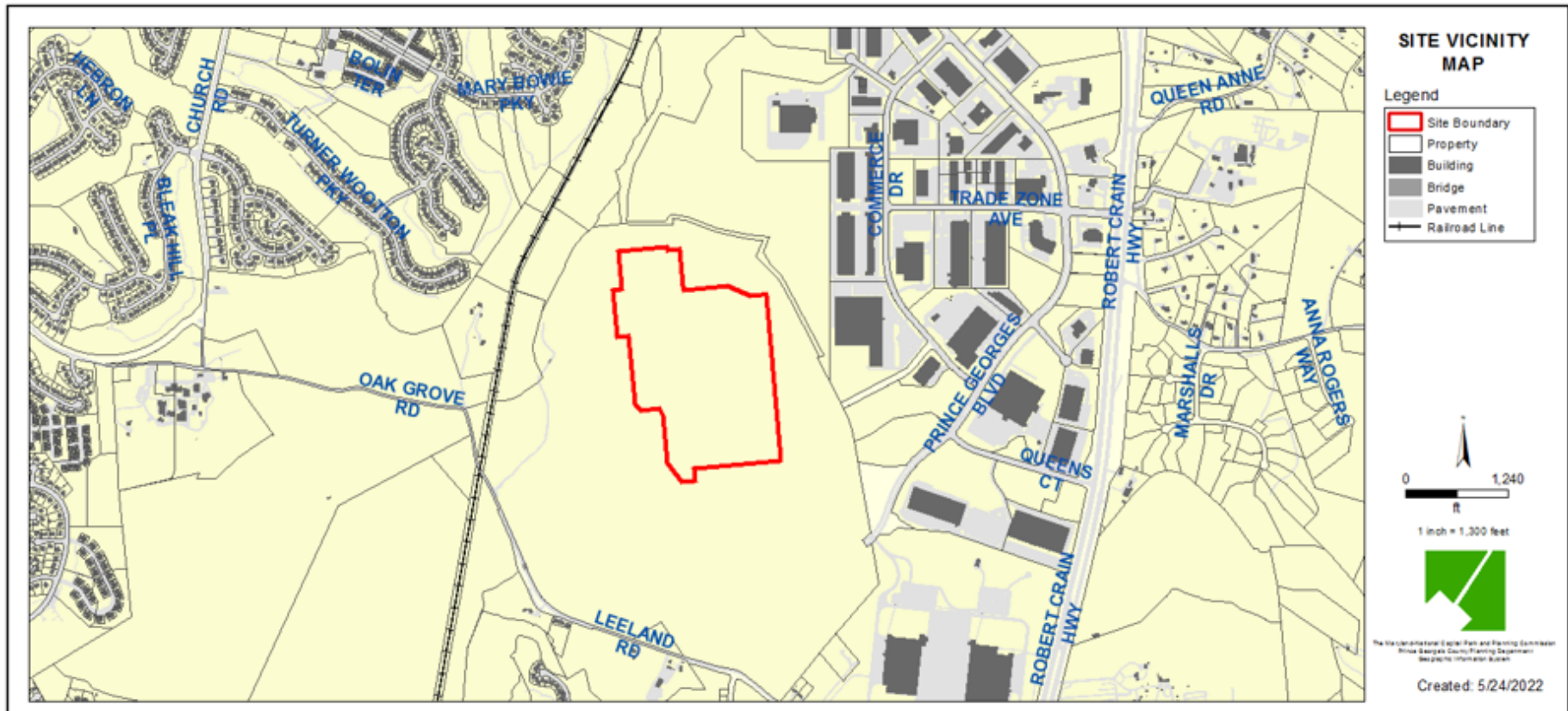
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A

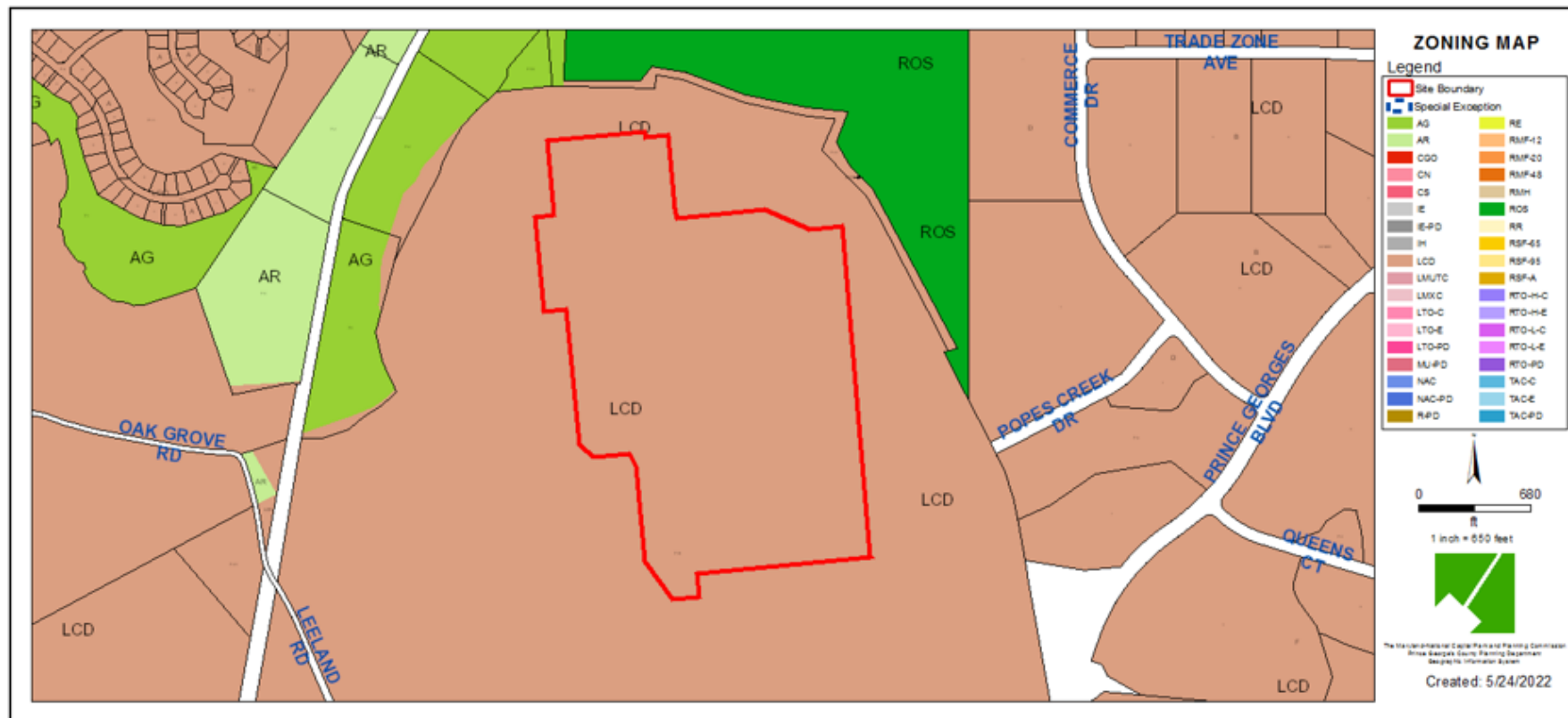


SITE VICINITY MAP



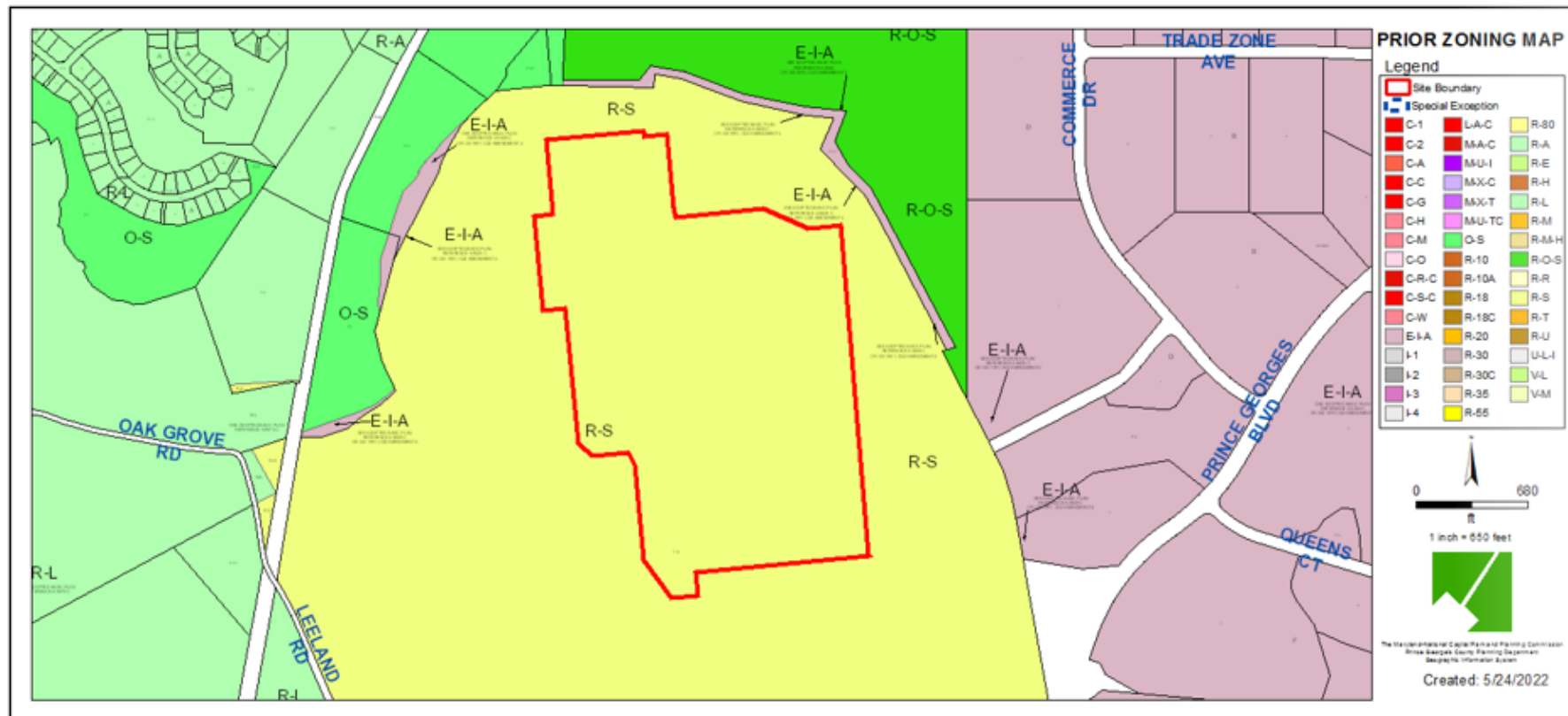
NEW ZONING MAP

Property Zone: LCD

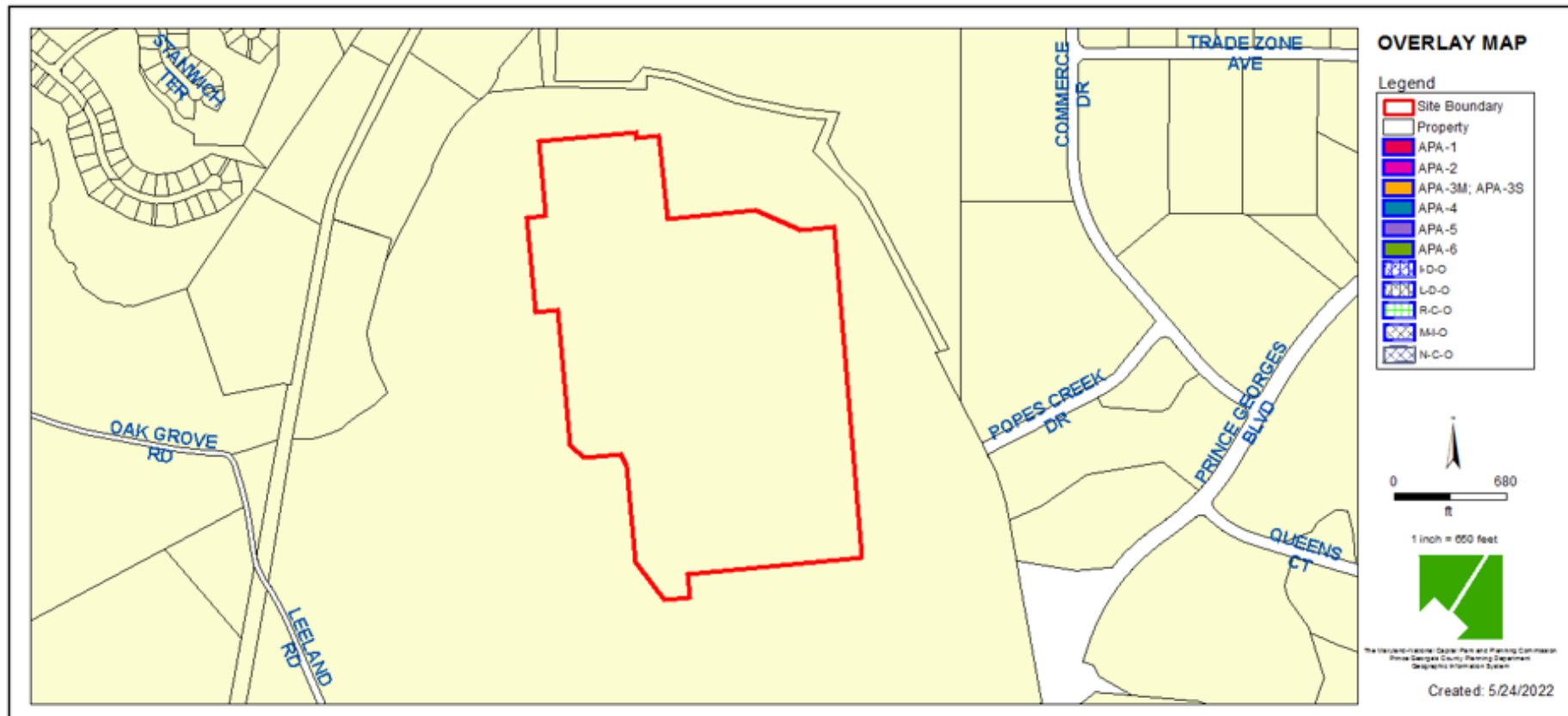


PRIOR ZONING MAP

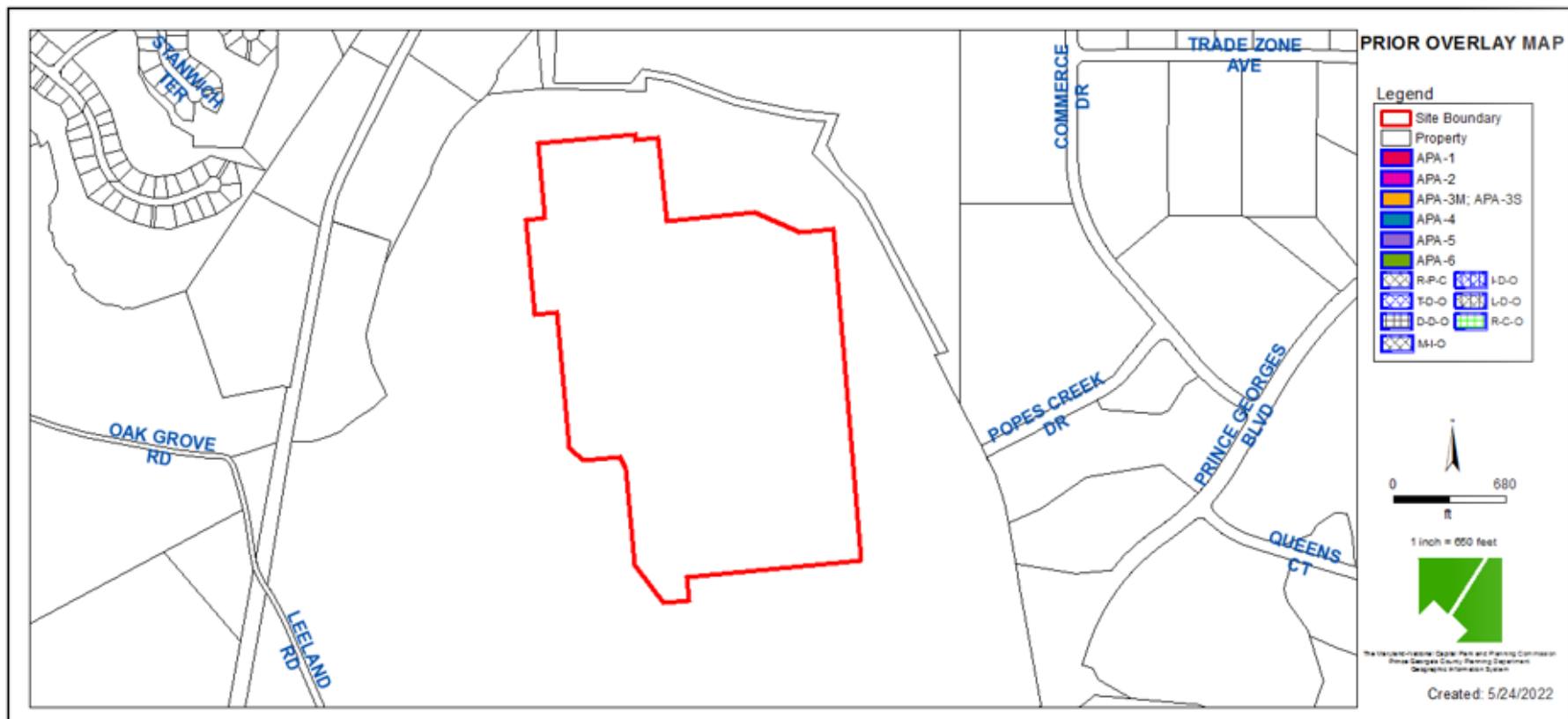
Property Zone: R-S



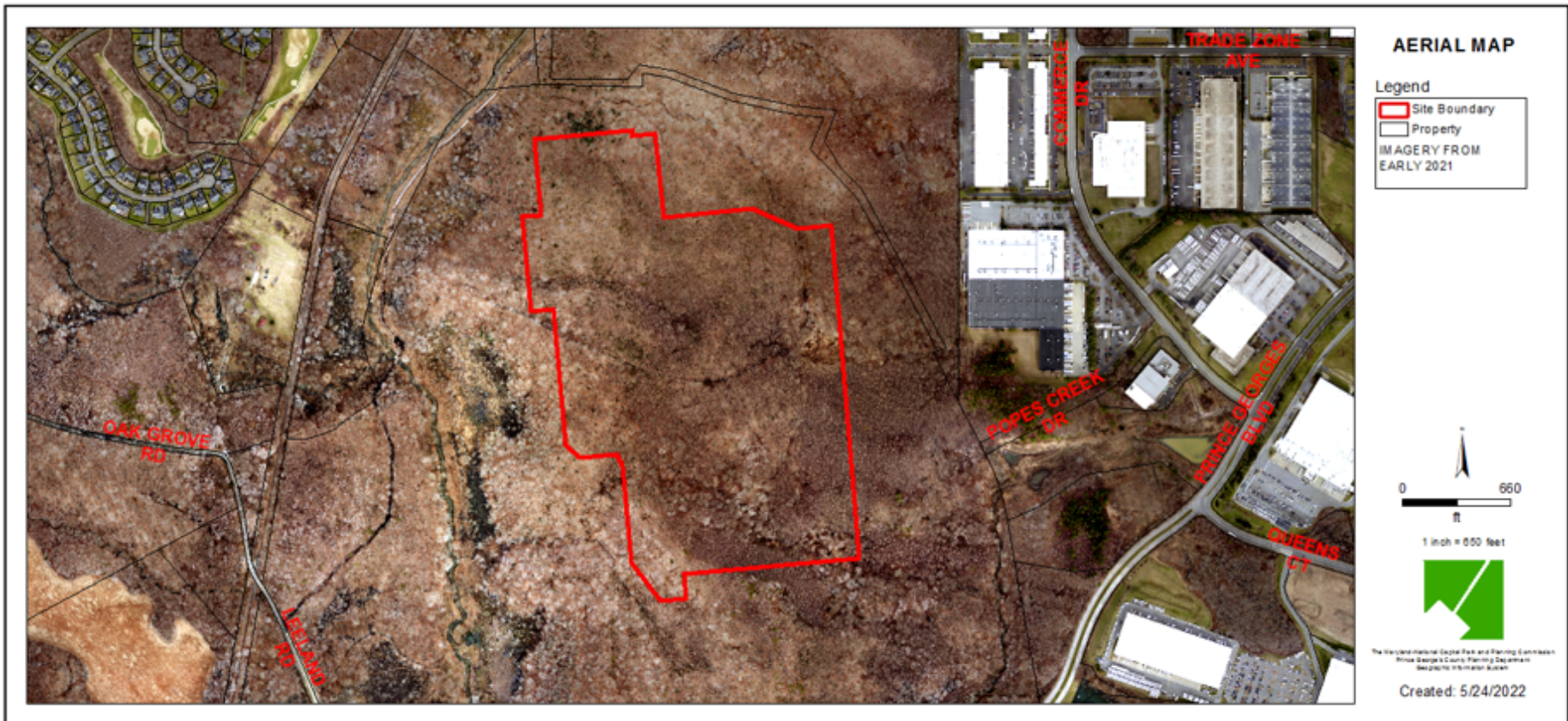
NEW OVERLAY MAP



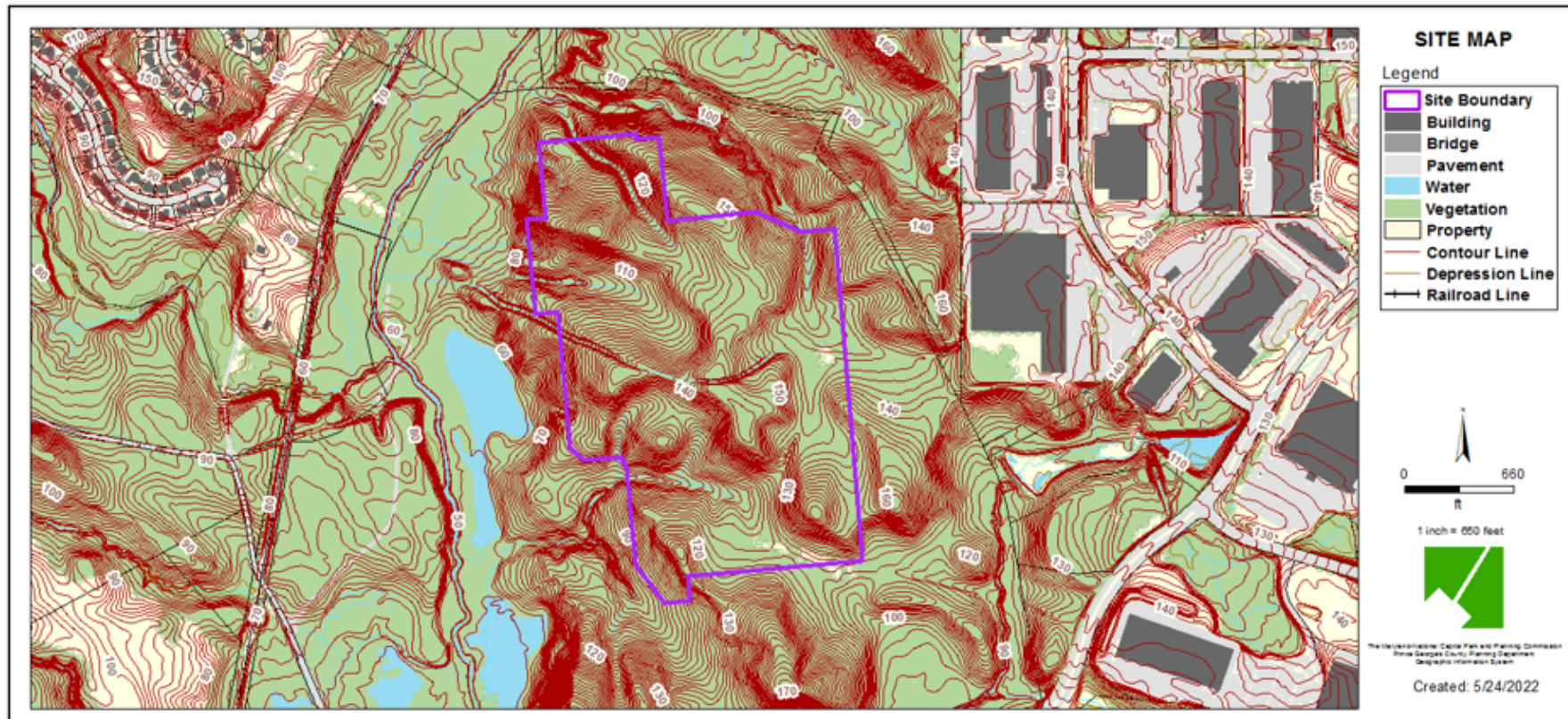
PRIOR OVERLAY MAP



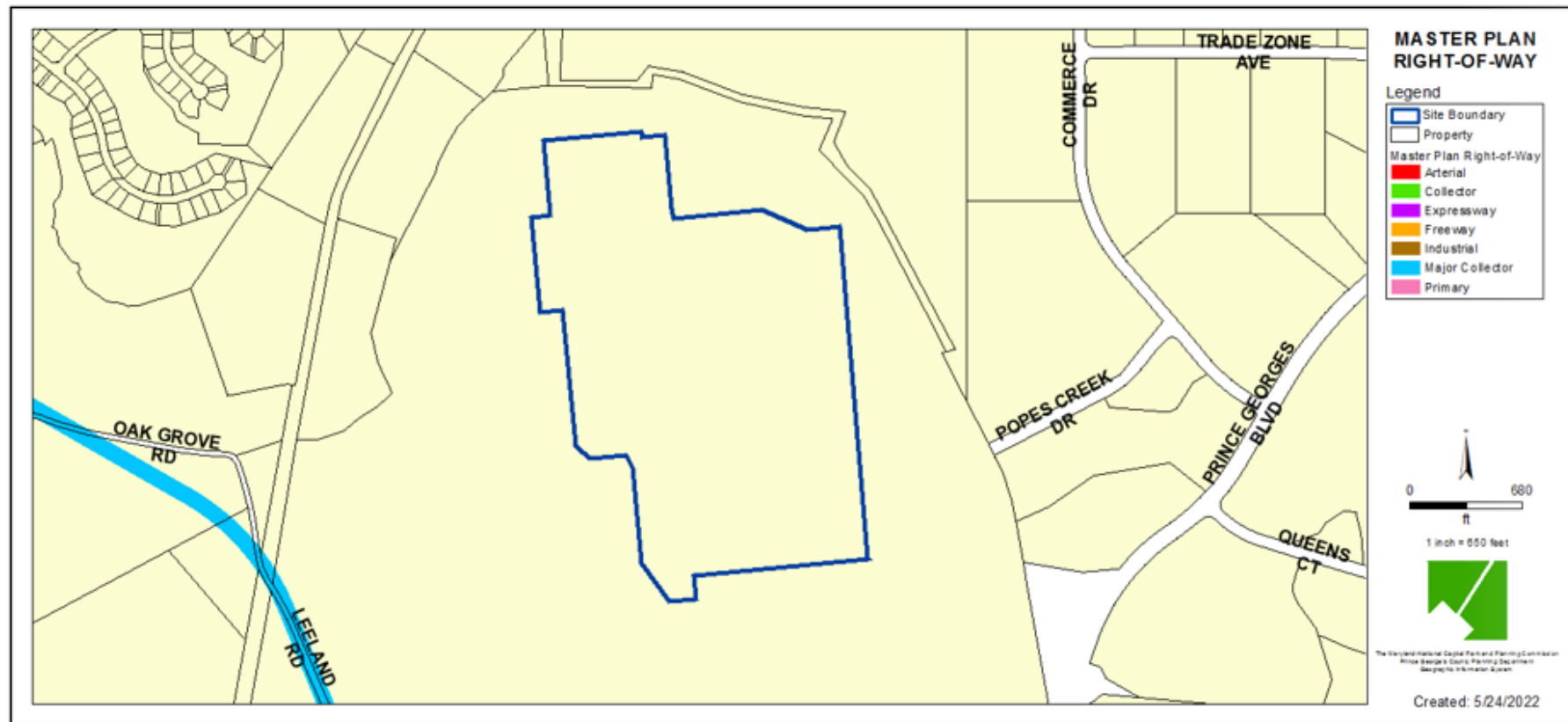
AERIAL MAP



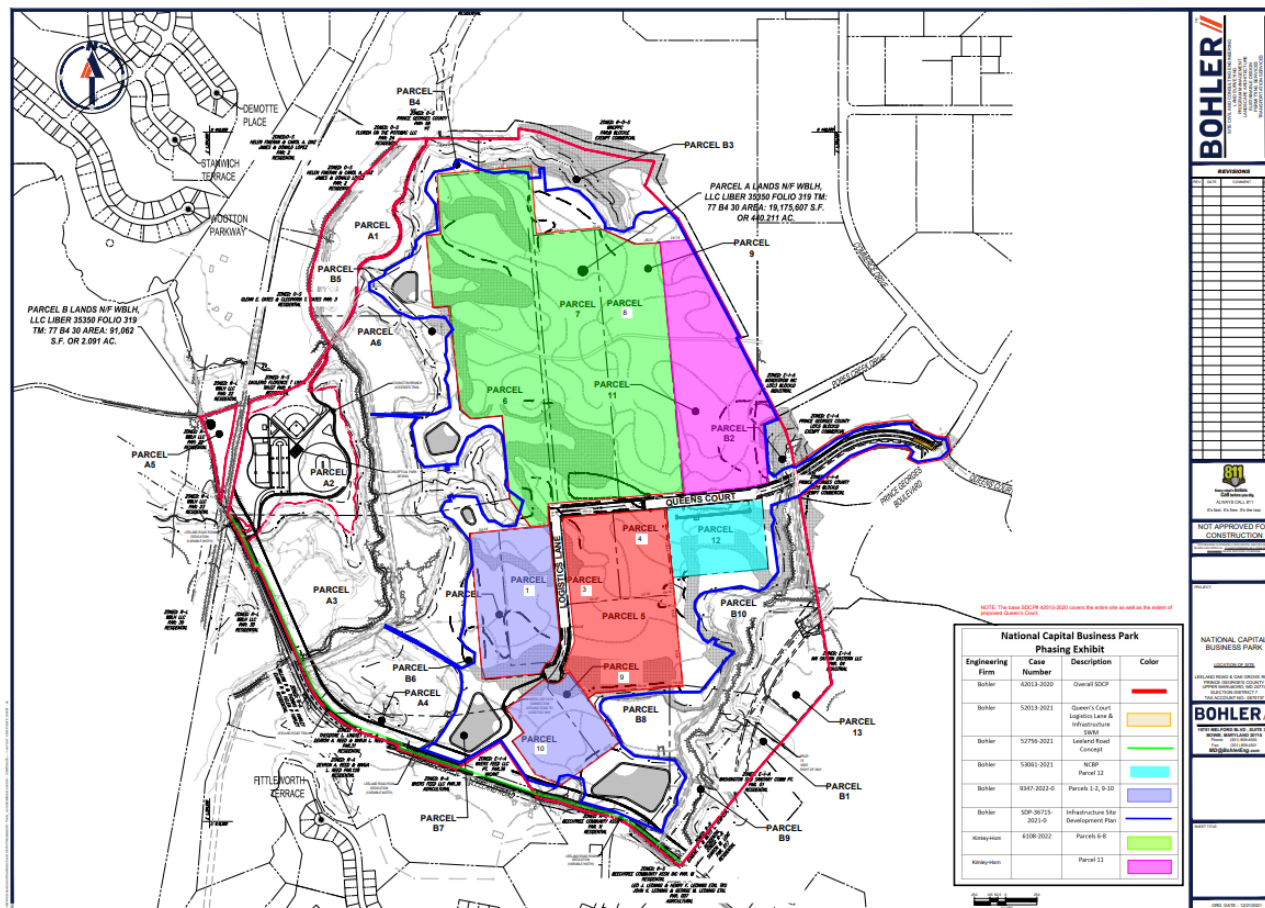
SITE MAP



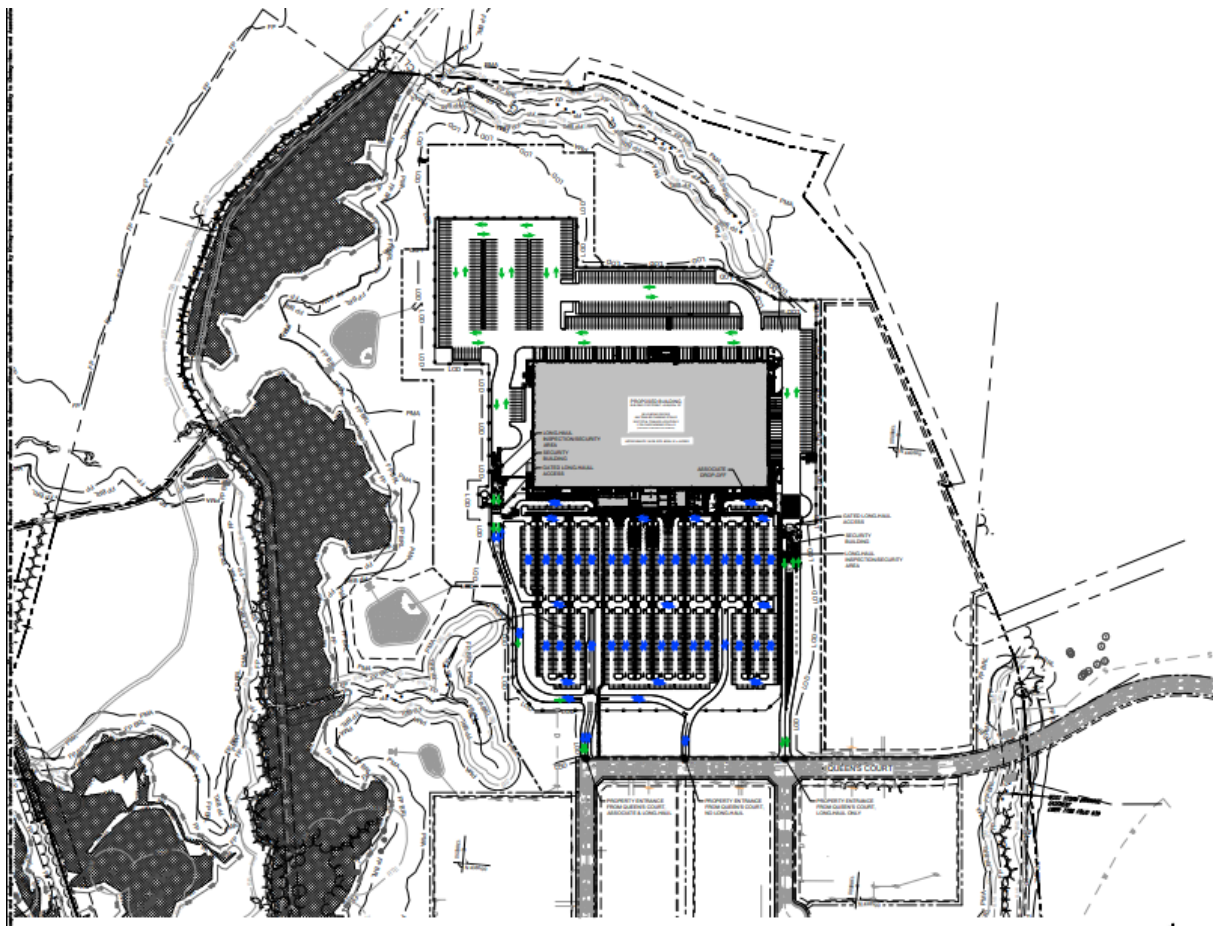
MASTER PLAN RIGHT-OF-WAY MAP



NCBP PHASING EXHIBIT



SPECIFIC DESIGN PLAN

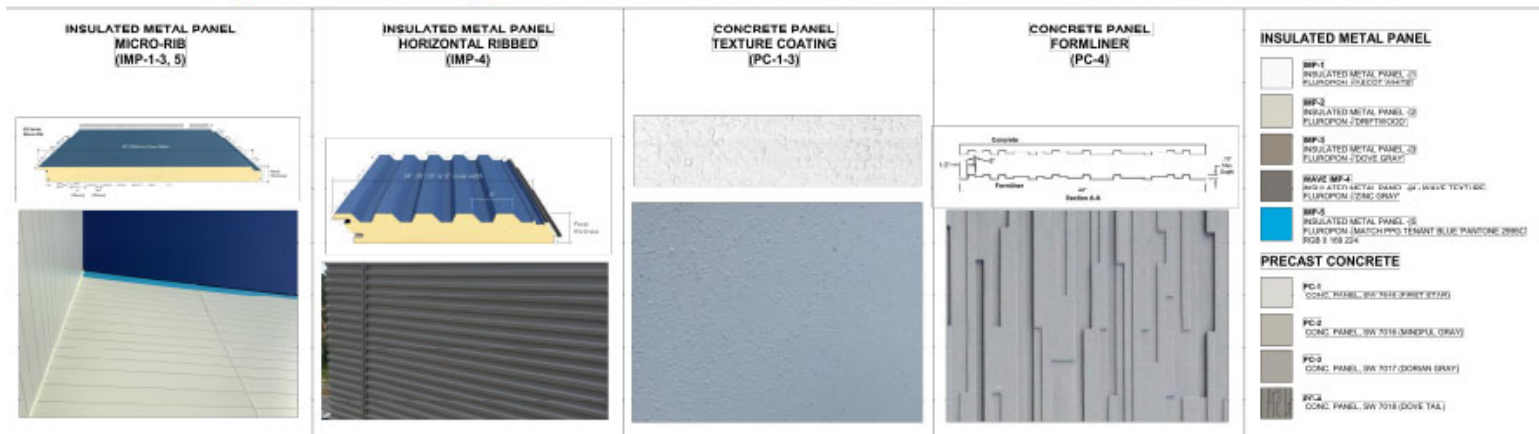


SITE DETAILS





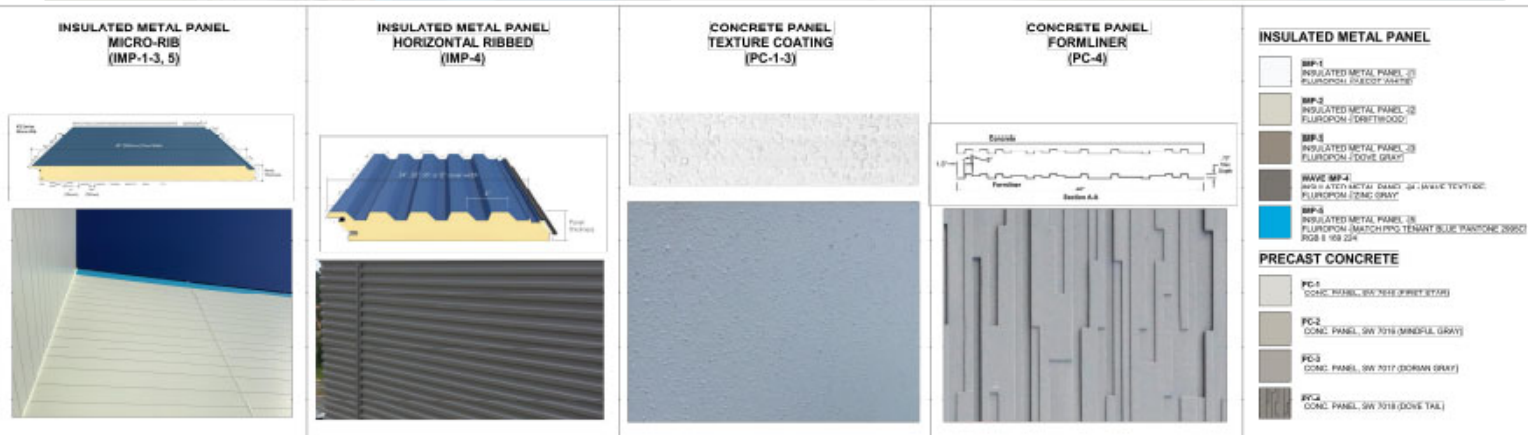
INSULATED METAL PANEL MICRO-RIB (IMP-1-3, 5)	INSULATED METAL PANEL HORIZONTAL RIBBED (IMP-4)	CONCRETE PANEL TEXTURE COATING (PC-1-3)	CONCRETE PANEL FORMLINER (PC-4)	INSULATED METAL PANEL
				<p>IMP-1 INSULATED METAL PANEL-3 FLUOROPOL (DOLBY GRAY)</p> <p>IMP-2 INSULATED METAL PANEL-3 FLUOROPOL (DRETTWOOD)</p> <p>IMP-3 INSULATED METAL PANEL-3 FLUOROPOL (DOVE GRAY)</p> <p>WAVE IMP-4 INSULATED METAL PANEL-3 FLUOROPOL (DOVE GRAY)</p> <p>IMP-5 INSULATED METAL PANEL-3 FLUOROPOL (MATCHING TERRY BLUE WAYFONK 2600) PGB 8 169 224</p> <p>PRECAST CONCRETE</p> <p>PC-1 CONC. PANEL, SW 7017 (DOVE GRAY)</p> <p>PC-2 CONC. PANEL, SW 7018 (MINI-FL. GRAY)</p> <p>PC-3 CONC. PANEL, SW 7017 (DOVE GRAY)</p> <p>PC-4 CONC. PANEL, SW 7018 (DOVE GRAY)</p>



ELEVATIONS



INSULATED METAL PANEL MICRO-RIB (IMP-1-3, 5)	INSULATED METAL PANEL HORIZONTAL RIBBED (IMP-4)	CONCRETE PANEL TEXTURE COATING (PC-1-3)	CONCRETE PANEL FORMLINER (PC-4)	INSULATED METAL PANEL
				<p>INSULATED METAL PANEL</p> <ul style="list-style-type: none"> IMP-1 INSULATED METAL PANEL (3) PLUMPOON (DARKST. GRAY) IMP-2 INSULATED METAL PANEL (2) PLUMPOON (SPRITWOOD) IMP-3 INSULATED METAL PANEL (3) PLUMPOON (DOVE GRAY) WAVE IMP-4 INSULATED METAL PANEL (4) WAVE TEXTURE PLUMPOON (DARK GRAY) IMP-5 INSULATED METAL PANEL (5) PLUMPOON (MATCHING TO TENANT BLUE WAREHOUSE 28902) RGB 1 108 224 <p>PRECAST CONCRETE</p> <ul style="list-style-type: none"> PC-1 CONC. PANEL, SW 7016 (SPRIT WOOD) PC-2 CONC. PANEL, SW 7018 (MINERAL GRAY) PC-3 CONC. PANEL, SW 7017 (DORMAN GRAY) PC-4 CONC. PANEL, SW 7018 (DOVE TAIL)



STAFF RECOMMENDATION

APPROVAL with 3 Conditions

Issues:

- No

Applicant Community Engagement:

- Multiple engagements previously
- Informational Mailing on February 15, 2022