

DATE: April 6, 2009

TO: DC Zoning Commission
One Judiciary Square
441 4th Street, NW
Suite 210 South
Washington, DC 20001

FROM: Steve Gang 
Lessard Group, Inc.

RE: Squares 769 North and 882 North

Based upon comments and suggestions received during the March 19, 2009 Public Hearing the following is a summary of the modifications and additions to the Architectural Plans and Elevations for the residential buildings in the northern portions of Squares 769 and 882.

Square 769 North

Sheets 4.5 and 4.6

1. Per the section of the Planning Department, the perspectives of the office building elevation have been redrawn to show a wider caststone banding to match the caststone banding of the approved office building in the southern portion of Square 769. The redesign incorporates prior comments from the Office of Planning.

Sheet 4.8

1. Spandrel glass label added to 3rd Street elevation at garage level, Elevation D. Spandrel glass is used to block the parking garage at the ground level and to provide a complimentary street edge.

Sheet 4.9

1. Details A and B have been adjusted depicting the wider caststone banding between the 2nd and 3rd floors and between the 9th and 10th floors.

Sheet 4.10

1. Trash room and door added for retail 2. Retail entrances pulled in so that the doors do not open into public space.
2. Door added off retail 1 private service drive.

Sheet 4.21 (added)

1. Location of affordable units labeled with the symbol PH on each floor.
Summary of Affordable Units labeled.

Square 882 North

Sheet 3.3

1. Revised along 7th Street to match revised design (See Sheet 3.7 for revision details).



Sheet 3.4

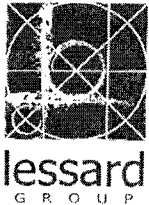
1. Revised along 6th Street to match revised design (See Sheet 3.8 for revision details).

Sheet 3.5

1. Juliet Balconies have been eliminated to respond to comments from the Commission.
2. Façade treatment at base has been changed from commercial size concrete masonry units to standard size brick to enhance sidewalk experience with residential scale.

Sheet 3.6

1. Fiber Cement Panels are extended to the top to eliminate mechanical penthouse look from the façade.
2. Vertical clear stories are reoriented to horizontal to facilitate window alignments where possible.
3. Color selections have been shifted in an attempt to simplify 6th and 7th Street elevations. Lighter color panels have been relocated to the corners to match the 6th and 7th Street elevations. The center has been designed with darker complimentary colors of the façade.
4. Loading area retaining wall and railing are indicated per relocation.
5. Brick façade treatment has been introduced to the southern elevation to facilitate pedestrian experience for the units on the southern portion of the building.
6. Brick along the base has been extended.
7. Limits of garage façade treatment have been indicated.



Sheet 3.7

1. Simplify building to compliment office buildings and to create urban edge by extending the brick area towards alley at all four (4) levels.
2. Juliet balcony has been eliminated to respond to comments from the Commission.

Sheet 3.8

1. Simplify building to compliment office buildings and to create urban edge by extending the brick area towards alley at base two (2) levels.
2. All windows are vertically aligned in respect to architectural order.

Sheet 3.9

1. Juliet balcony eliminated from Detail A.
2. In Detail B, concrete masonry units have been replaced with brick.
3. In both details, the aluminum windows have been replaced with Vinyl windows.

Sheet 3.10

1. In Detail A, concrete masonry units have been replaced with brick.
2. The location and size of the mezzanine windows have been adjusted.
3. In Details A and B, the color of the fiber cement panel has been simplified.
4. In Detail B, the architectural concrete masonry unit has been changed to one color.

Sheet 3.13

1. Loading area relocated near the parking entrance along 7th Street (See Sheet 3.14) and away from the residential units on the first level in response to the Zoning Commission's concern regarding the location of the loading.
2. Location of affordable units labeled with the symbol PH. Summary of Affordable Units labeled.

Sheet 3.14

1. Loading area has been relocated within the private drive. The private drive entrance has been shifted slightly to the south along 7th Street to accommodate the revised loading area.
2. Location of affordable units labeled with the symbol PH. Summary of Affordable Units labeled.

Sheet 3.15, 3.16 and 3.17

1. Location of affordable units labeled with the symbol PH. Summary of Affordable Units labeled.

Square 769 South

Sheet 1.14

Private drive on Landscape Plan was adjusted to match the revised loading area for the apartment building.

Additional Revisions/Additions

1. We have enclosed the floor plans from the 6th Street side of the building depicting how the windows will align with the windows above and below. See Sheet 3.8 for details
2. Five color materials boards are submitted for the Commission's review. One materials board is for Square 769. Four materials boards are for Square 882.
3. Plans have been dated April 6, 2009.

Cc: Kyrus Freeman
Dan McCabe
Steve Sher



SQUARE 882 NORTH
601 L STREET SE
RESIDENTIAL BUILDING
SECTION 3

ZONING COMMISSION
District of Columbia

CASE NO.

03-12/03-B⁹

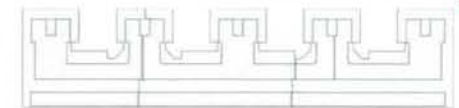
EXHIBIT NO.

86



SQUARE 882 / 601 L STREET SE

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KEYPLAN

SQUARE 882 /

WASHINGTON, DC

06 APRIL 2009

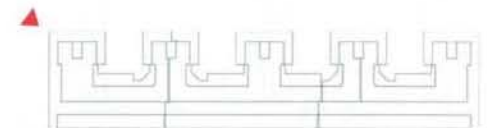
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architects



KEYPLAN

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08 APRIL 2009

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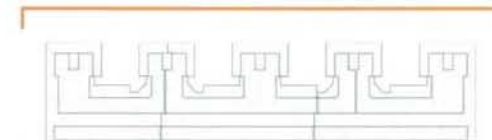
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architects

NORTH ELEVATION



KEYPLAN

SQUARE 882 /

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SOUTH ELEVATION



SQUARE 882 /

WASHINGTON, DC

06 APRIL 2023

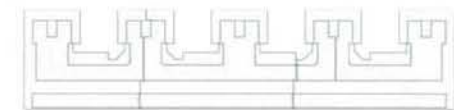
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EAST ELEVATION



KEYPLAN

SQUARE 882 /

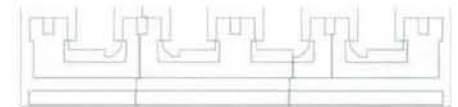
WASHINGTON, DC

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WEST ELEVATION



KEYPLAN

SQUARE 882 /

WASHINGTON, DC

11/14/2011 3:00 PM

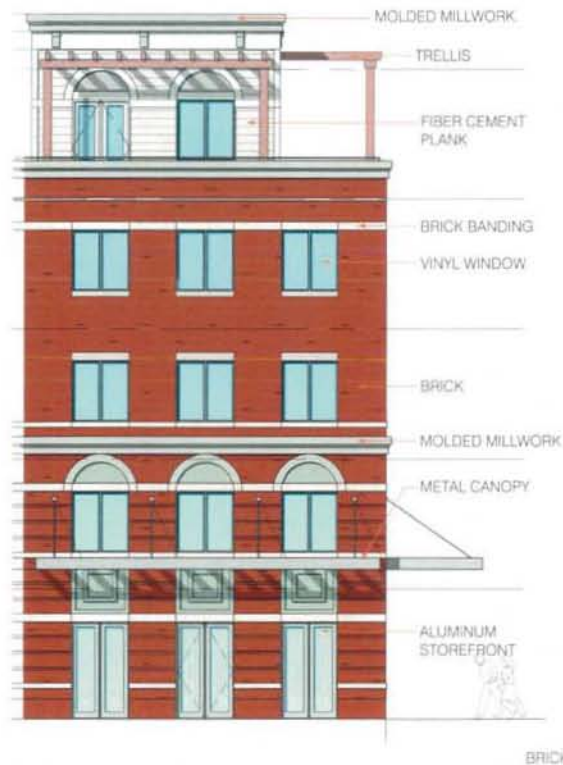
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ELEVATION DETAIL



DETAIL 'A'



DETAIL 'B'



AREA IN DETAIL 'A'



AREA IN DETAIL 'B'

SQUARE 882 /

WASHINGTON, DC

06 APRIL 2008

1 2471001 0000 10 000

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3.9

ELEVATION DETAIL



SQUARE 882 /

WASHINGTON, DC

30 APRIL 2008

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architects

3.10

SQUARE 882 /

PLANNED UNIT DEVELOPMENT SUBMISSION	3.13
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6TH STREET. SE
112'-0"

7TH STREET. SE

PRIVATE DRIVEWAY

PUBLIC HOUSING (PH) SUMMARY
(2) 4 BEDROOM
(5) 3 BEDROOM

Size of Parking Space
Standard: 9'x19'
Compact: 8'x16'

Parking Tabulation		189 Residential Units Proposed		
Required	95	0.5 space per units		
Standard	57	60%		
Compact	38	40%		
Proposed	172	0.91 space per units		
	Garage 2	Garage 1	Total	Mix
Standard	66	30	96	55.81%
Accessible	4		4	2.33%
Compact	52	20	72	41.86%
Total	122	50	172	100.00%

0 40'

GARAGE-1 LEVEL PLAN

L STREET SE

6TH STREET SE

7TH STREET SE



PRIVATE DRIVEWAY

OFFICE BLD'G

OFFICE BLD'G

PUBLIC HOUSING (PH) SUMMARY

- (2) 4 BEDROOM
- (5) 3 BEDROOM
- (2) 2 BEDROOM
- (1) 1 BEDROOM

Size of Parking Space

- Standard: 9'x19'
- Compact: 8'x16'

Parking Tabulation

189 Residential Units Proposed

Required	95	0.5 space per units
Standard	57	60%
Compact	38	40%

Proposed	172	0.91 space per units		
	Garage 2	Garage 1	Total	Mix
Standard	66	30	96	55.81%
Accessible	4		4	2.33%
Compact	52	20	72	41.86%
Total	122	50	172	100.00%

0 40'

SQUARE 882 /

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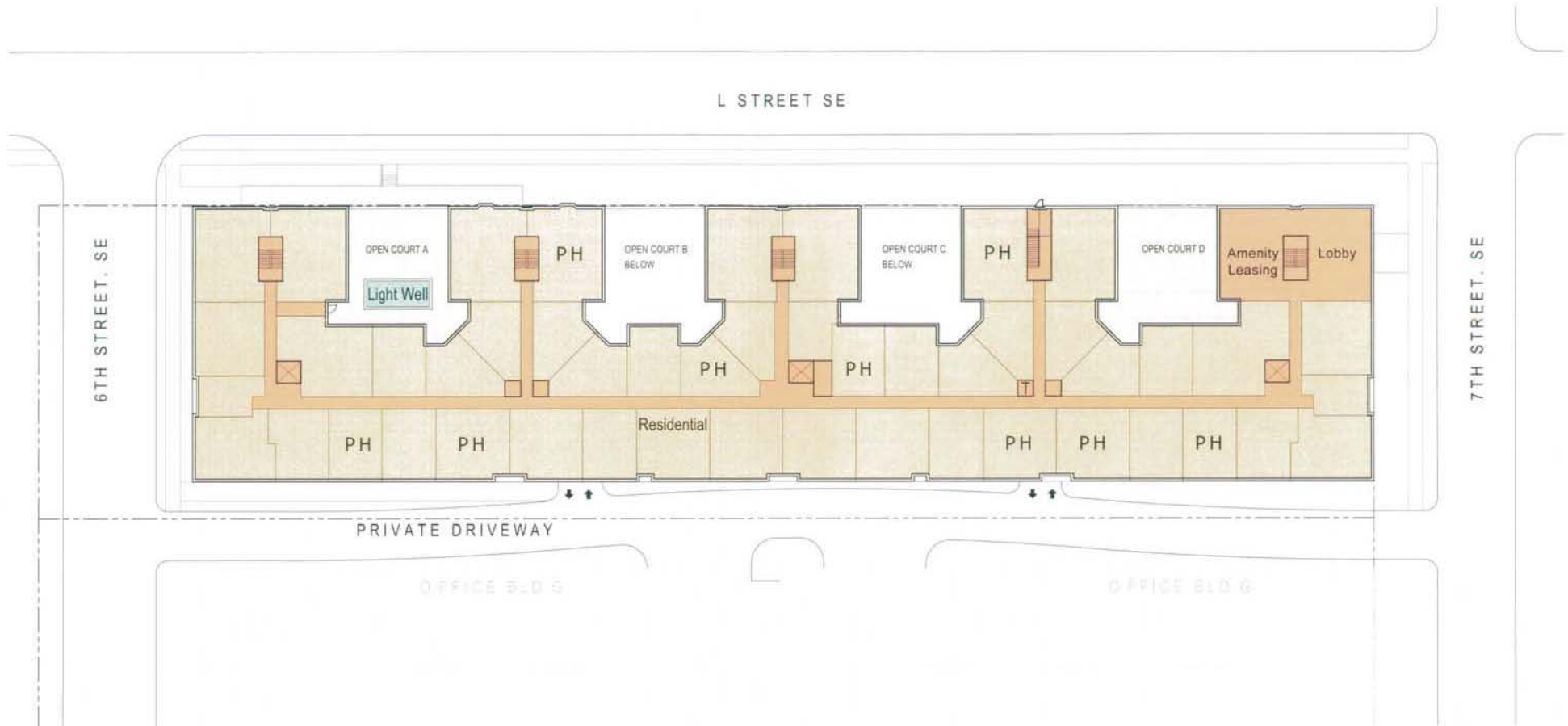
16 APRIL 2009

1200 10th Street NW

PLANNED UNIT DEVELOPMENT SUBMISSION

3.14

FIRST LEVEL PLAN



PUBLIC HOUSING (PH) SUMMARY
 (5) 2 BEDROOM
 (4) 1 BEDROOM

Unit Summation	
4 Bdrm	4
3 Bdrm	14
2 Bdrm	71
1 Bdrm	87
Efficiency	13
Total	189

NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL
 AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 THE FINAL LAYOUTS MAY VARY.

0 40'

SQUARE 882 /

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WASHINGTON, DC

1000 ARCADE DRIVE

WASHINGTON, DC 20001

PLANNED UNIT DEVELOPMENT SUBMISSION 3.15

PUBLIC HOUSING (PH) SUMMARY
 (2) 2 BEDROOM
 (5) 1 BEDROOM

0' 40'

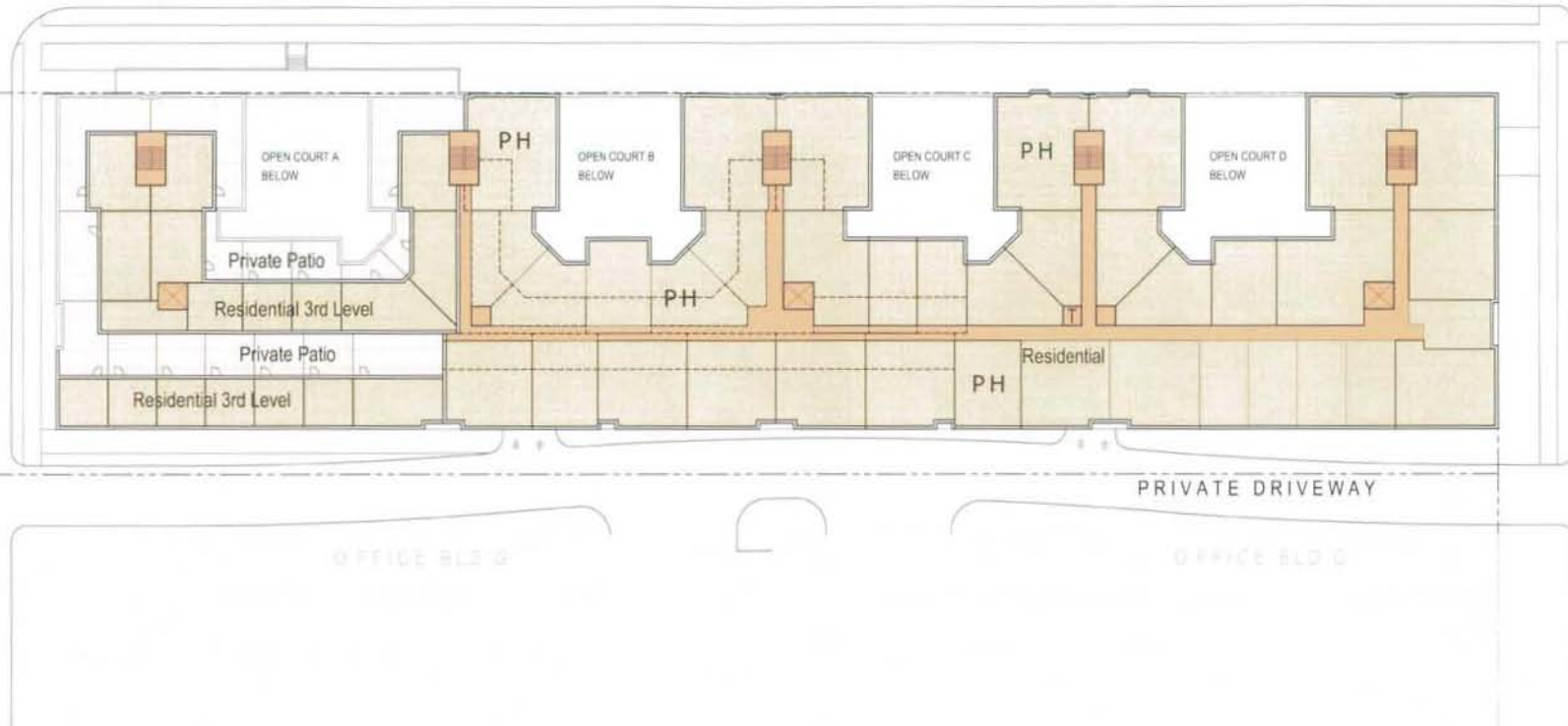
Number of trials	Percentage of correct responses
1	0
2	10
3	15
4	20
5	25
6	30
7	35
8	35
9	35
10	35

THIRD LEVEL PLAN

L STREET SE

6TH STREET SE

7TH STREET SE



PUBLIC HOUSING (PH) SUMMARY
 (2) 2 BEDROOM
 (2) 1 BEDROOM

0 40'

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WASHINGTON, DC

28 APRIL 2019

1400' x 100' 100' 100'

PLANNED UNIT DEVELOPMENT SUBMISSION 3.17

FOURTH LEVEL PLAN

L STREET SE

7TH STREET SE

6TH STREET SE



PRIVATE DRIVEWAY

OFFICE BLD G

OFFICE BLD G

PUBLIC HOUSING (PH) SUMMARY
(1) 1 BEDROOM

0 40'

SQUARE 882 /

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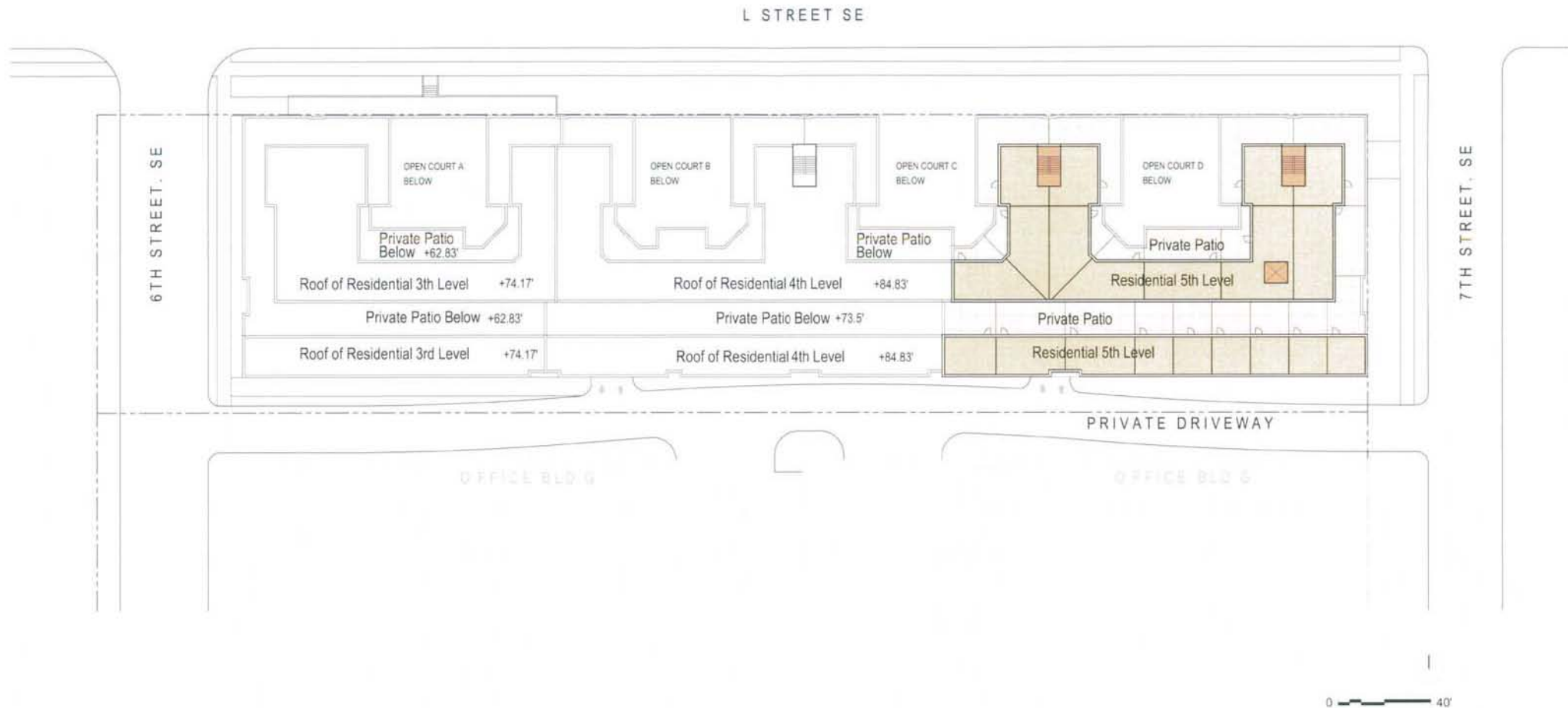
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FIFTH LEVEL PLAN



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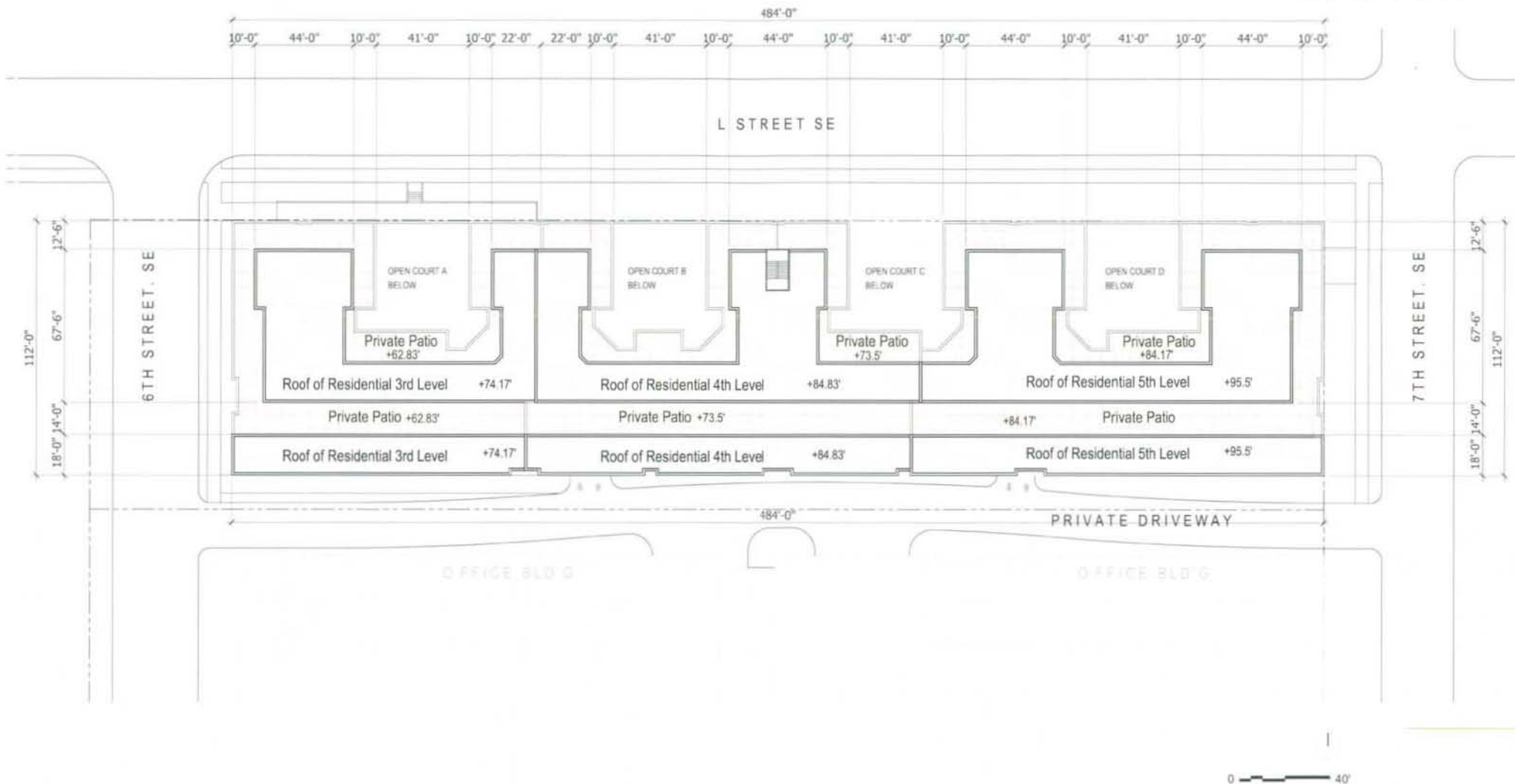
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ROOF PLAN



SQUARE 882 /

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02-APR-2024

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3.20



SQUARE 769 - NORTH
RESIDENTIAL BUILDING
SECTION 4

/ SQUARE 769

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/ SQUARE 769

CAPPER CARROLLSBURG VENTURE, LLC

WASHINGTON, DC

08 APRIL 2019

08/01/19 01/06/20 02/01/20

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4.5



/ SQUARE 769

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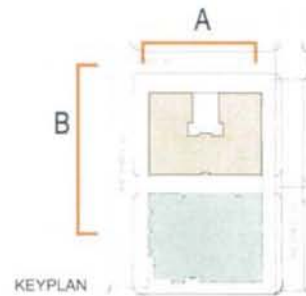
NORTH & WEST ELEVATION



L STREET SE, ELEVATION A



2ND STREET SE, ELEVATION B



/ SQUARE 769

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SOUTH & EAST ELEVATION



SERVICE DRIVE, ELEVATION C



3RD STREET SE, ELEVATION D



0 40'

/ SQUARE 769

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ELEVATION DETAIL



DETAIL 'B'

DETAIL 'A'

0 10'

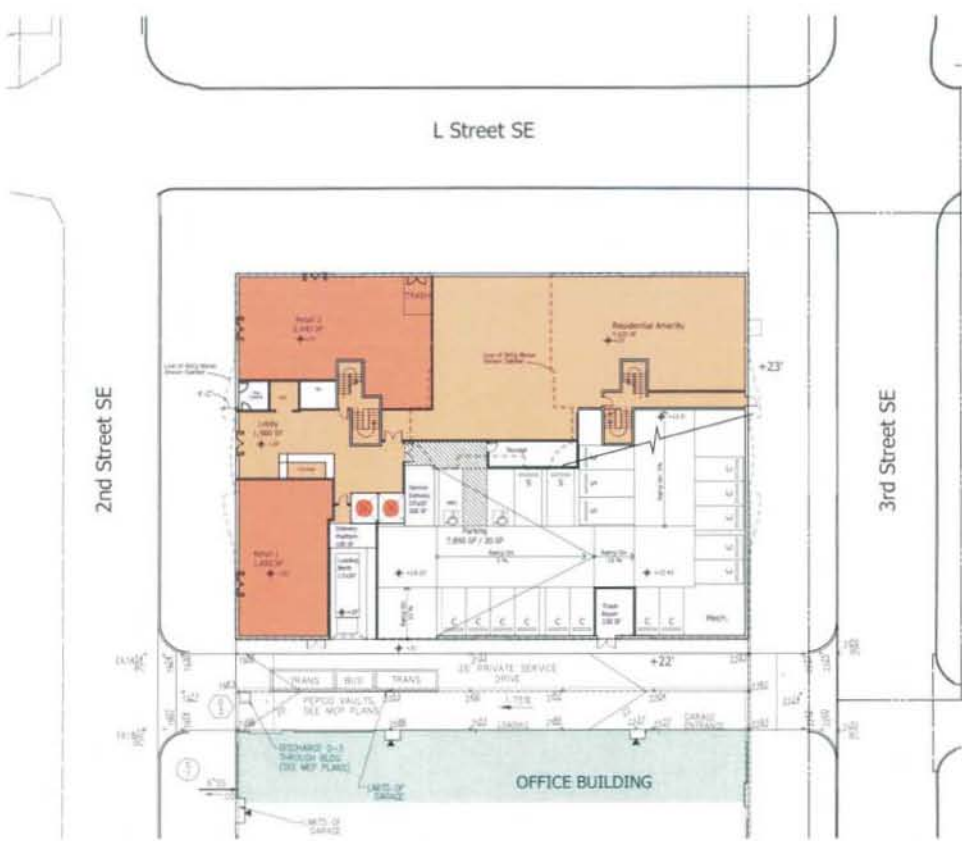


/ SQUARE 769

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PLANNED UNIT DEVELOPMENT SUBMISSION

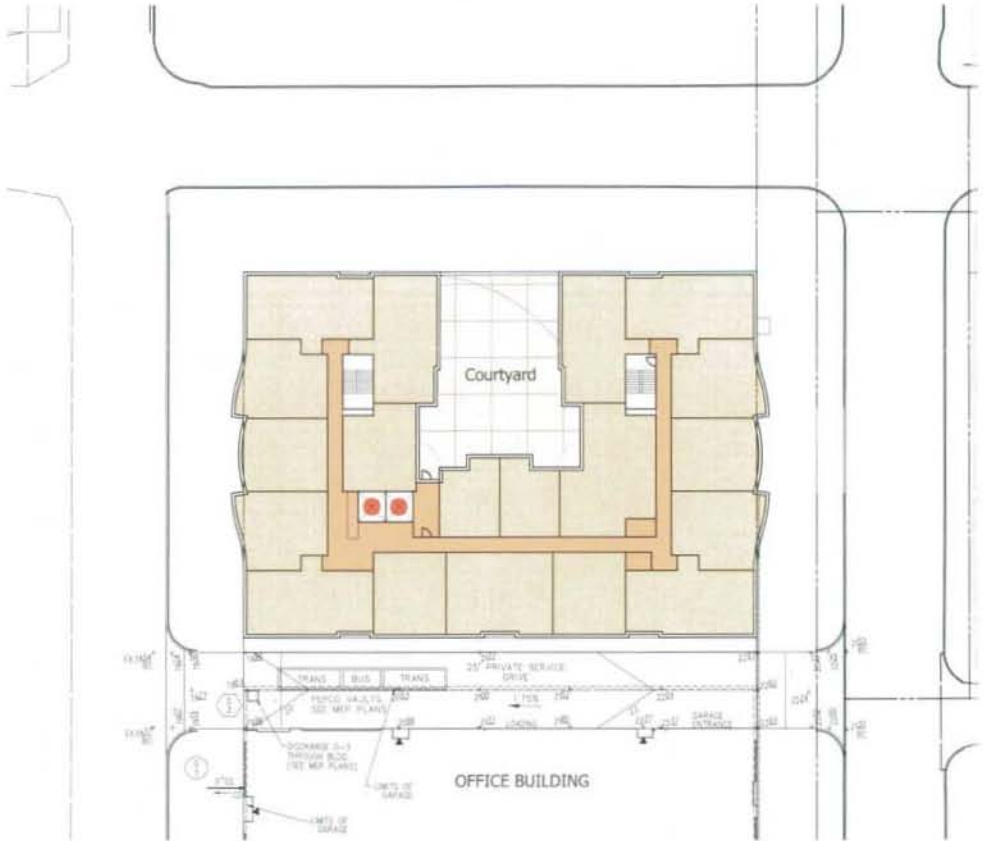




STREET LEVEL PLAN

Unit Summation	
2 Bdrm.	72
1 Bdrm.	99
Total	171

NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



2ND LEVEL PLAN

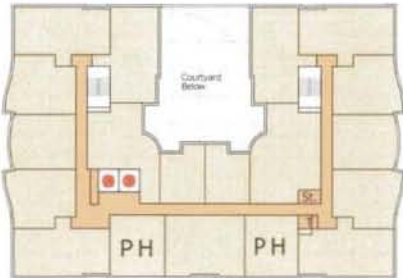
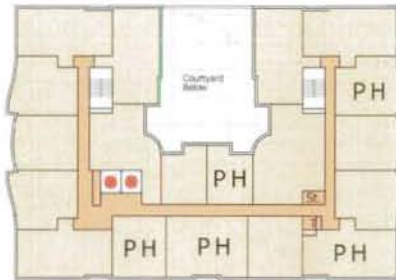
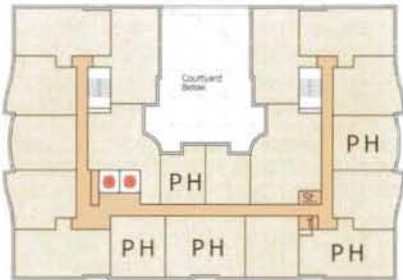
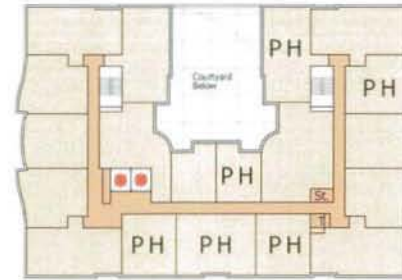
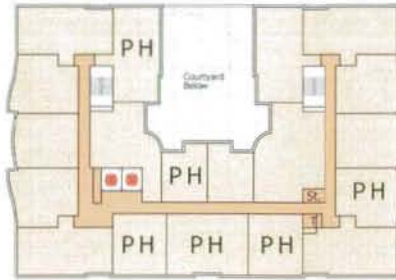
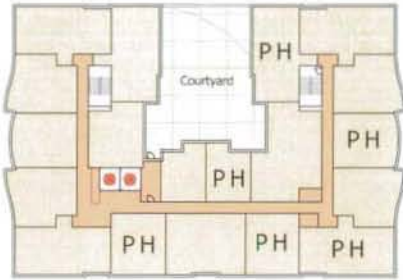
0 40'

/ SQUARE 769

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LOCATION OF PUBLIC HOUSING UNITS



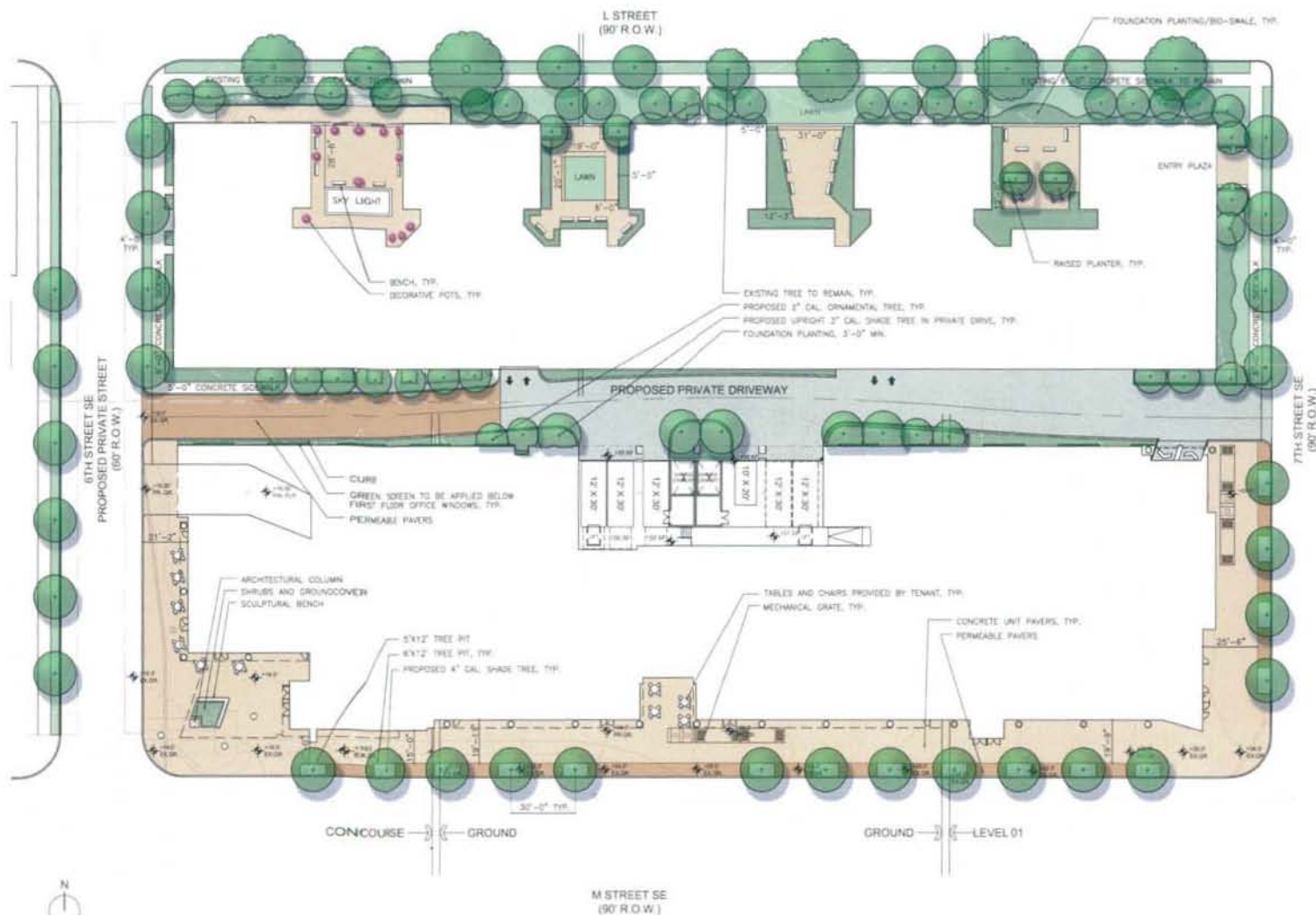
PUBLIC HOUSING (PH) SUMMARY
(12) 2 BEDROOM
(22) 1 BEDROOM

/ SQUARE 769

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PLANNED UNIT DEVELOPMENT SUBMISSION	4.21
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POTENTIAL TREE SCHEDULE	
Scientific name	Common Name
Potential 4" Cal. Shade Trees	
<i>Platanus acerifolia</i>	London Plane
<i>Quercus phellos</i>	Willow Oak
<i>Zelkova serrata</i> Green Vase	Green Vase Z
Potential Upright 3" Cal. Shade Trees	
<i>Ginkgo biloba</i> Male	Ginkgo
<i>Acer rubrum</i> Columnar	Columnar Red
<i>Quercus ilicifolia</i> Fastigiate	Upright English
Potential 3" Cal. Ornamental Trees	
<i>Cercis canadensis</i>	Eastern Redbud
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus serrulata</i> Weibolzer	Kweilang Tree