



# ZONING COMMISSION HEARING

1319 SOUTH CAPITOL STREET SW  
26 OCTOBER 2020

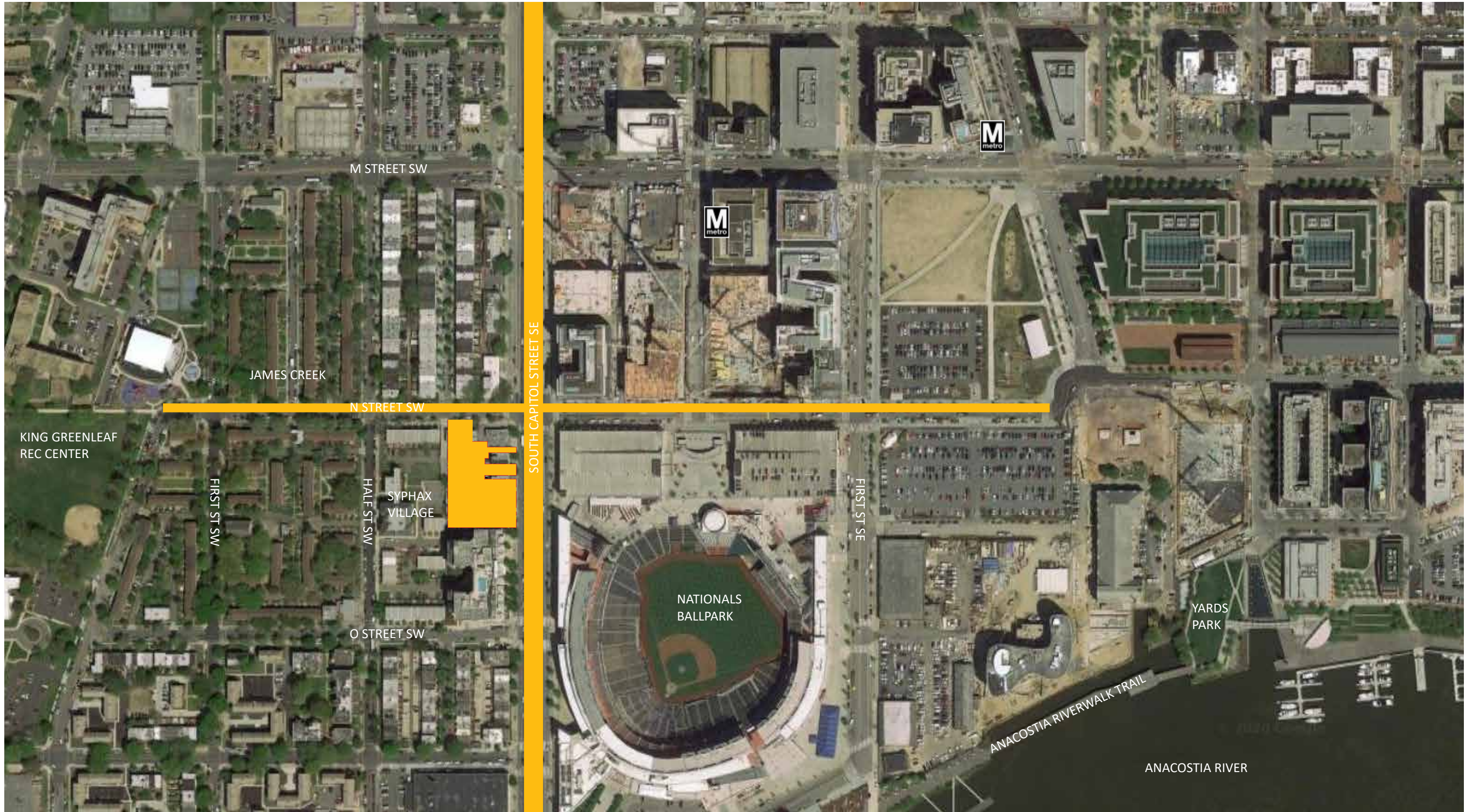


**FORTIS**

**BEYER  
BLINDER  
BELLE**

STUDIO39







## OP and DDOT Reports

- OP recommends approval, subject to the following conditions, which the Applicant agrees to:
  - Project shall include maintenance of S. Capitol rowhouses, N Street rowhouses, and new S. Capitol rowhouses
  - Façade detailing of first two floors along S. Capitol
  - Balconies shall be primarily glassAlso strongly encourages LEED v.4 Gold and larger solar area
- DDOT no objection, subject to conditions, which the Applicant agrees to:
  - Erwin Andres with Gorove/Slade will discuss conditions

## ANC 6D – “Conditions”

- ANC 6D supports the project (7-0-0), subject to the following conditions, which the Applicant agreed to:
  - Compliance with the terms of the “4 agreements” (Syphax Village, Adjacent Neighbor, Crane Swings, SWNA Agreement)
  - Incorporation of the 4 “vertical rowhouse” homes along N Street
    - Will designate these as IZ, if permitted by DC agencies
  - Share copies of Voluntary Clean-up Action and Health & Safety Plan as a part of participation in the Voluntary Clean-up Program (VCAP)
    - Schedule a meeting with the company performing the cleanup, ANC 6D, DOEE, and community prior to beginning clean up.
  - No digital or neon signage

# ANC 6D – “Considerations”

- ANC 6D described additional “considerations” in its letter of support:
  - Kings Mill coloration of west and part of north façade
  - Pet relief area details
  - Landscape management plan
  - Provide ANC Construction Management Plan prior to start of construction, including truck routes
  - Commemorative signage on N and S. Cap rowhouses and brick outlines of razed homes
  - Consider providing air purifier units to residents homes are near the Project during the voluntary clean-up
  - Request regular updates to ANC 6D on the status of the project including changes that occur to:
    - the design of the N Street homes
    - overall IZ unit mix
    - price and occupancy of live/work units. If the live/work concept is not successful, further considerations of retail consultation and conversion to affordable units





1. SOUTH CAPITOL STREET LOOKING NORTH



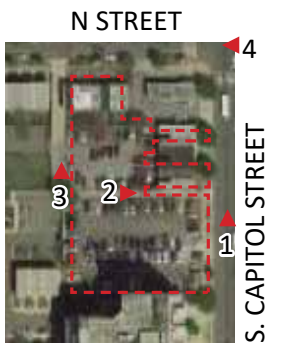
3. N/S ALLEY LOOKING NORTH TOWARDS N STREET



2. E/W ALLEY LOOKING EAST



4. N STREET LOOKING WEST







1. N STREET TOWNHOUSES



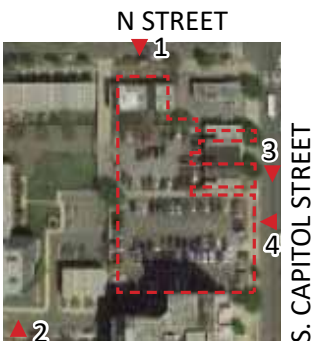
3. LOOKING SOUTH ON SOUTH CAPITOL STREET



2. SYPHAX VILLAGE



4. CURRENT PARKING LOT







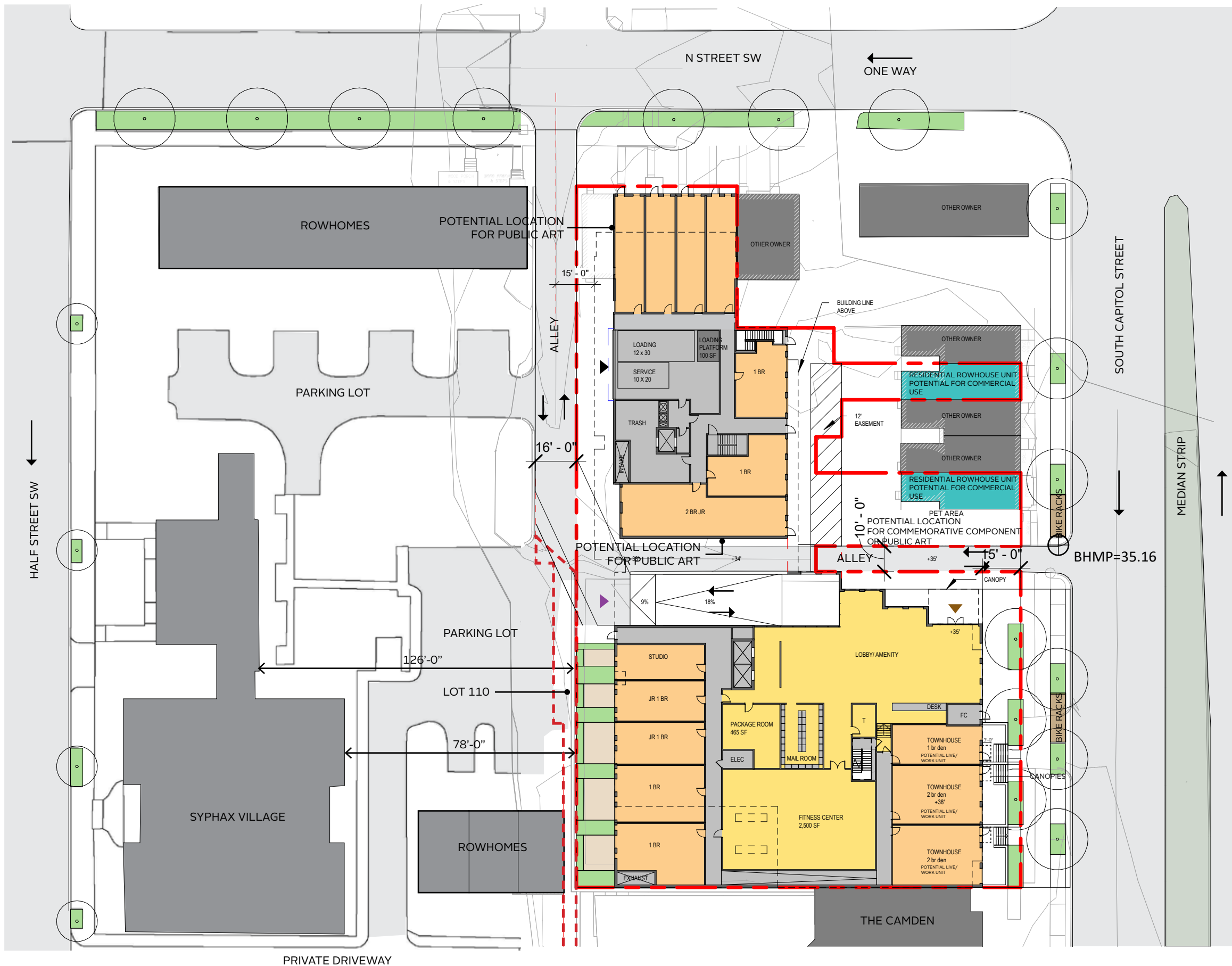




## PROJECT VISION

- INTEGRATE CONTEXT
- PRESERVE EXISTING ROWHOUSES
- COMPATIBILITY WITH THE NEIGHBORHOOD
- STREETScape IMPROVEMENTS
- BLEND PRIVATE/ PUBLIC SPACE
- COHESIVE FACADE DESIGN





- LEGEND**
- ▶ RESIDENTIAL PARKING RAMP ENTRY/ EXIT
  - ▶ LOADING
  - ▶ RESIDENTIAL LOBBY ENTRY
  - AMENITY
  - RESIDENTIAL UNITS
  - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
  - LOADING/ MECH/ CORE
  - PARKING











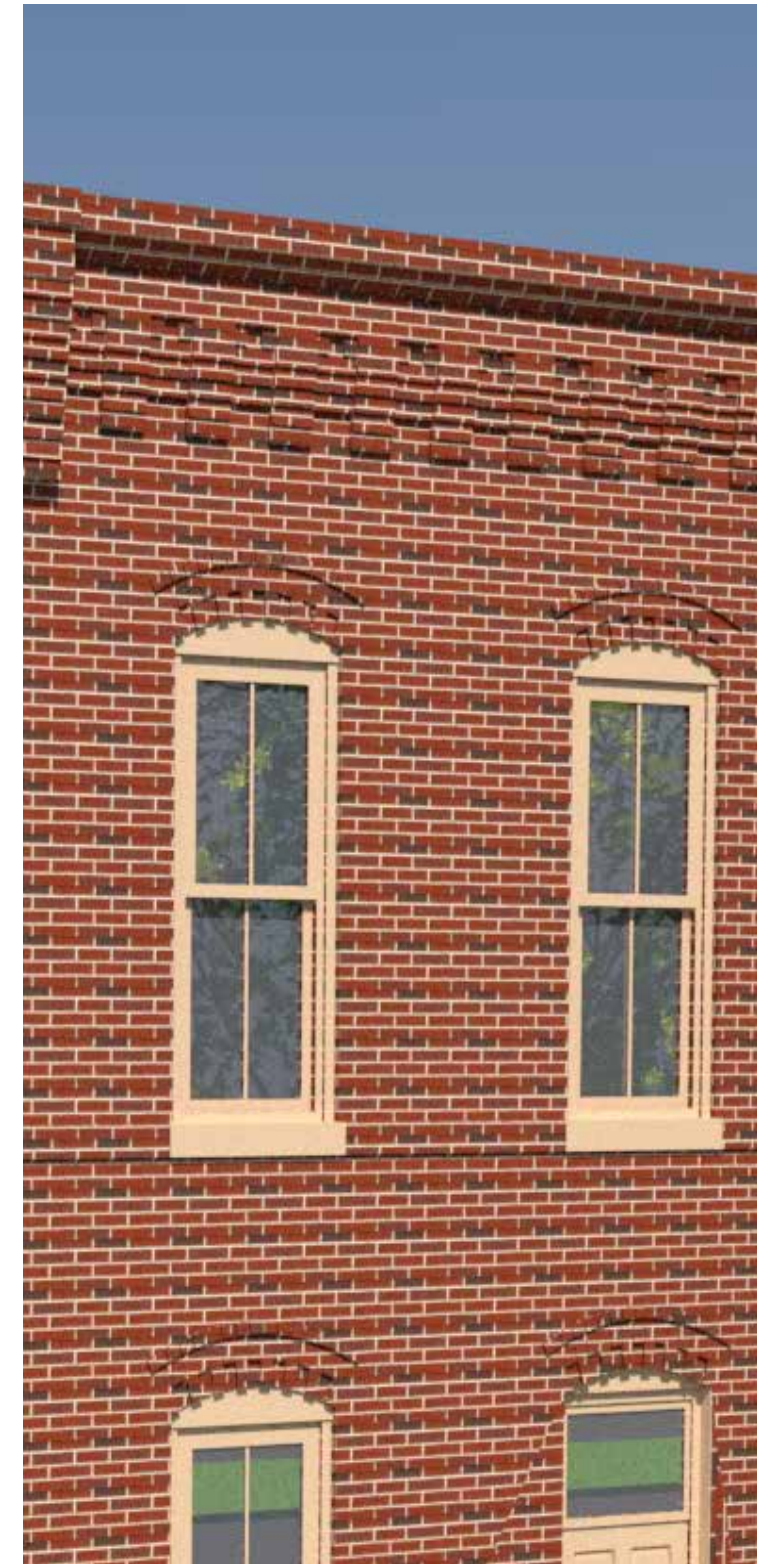


POTENTIAL BRONZE  
PLAQUE SIGNAGE





NEW PROPOSED SOUTH CAPITOL TOWNHOUSES

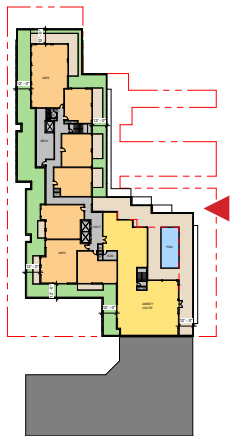


EXISTING TOWNHOUSE CORNICE DETAIL  
1315 SOUTH CAPITOL





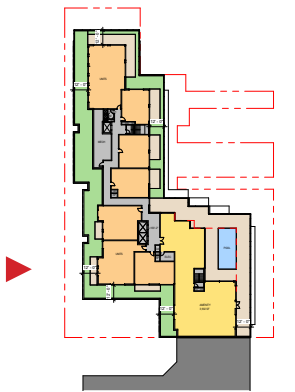








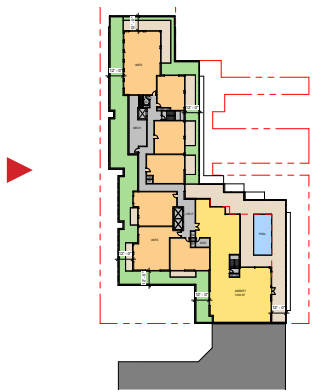




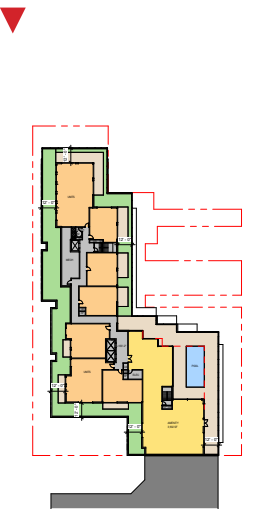




DETAIL OF EXISTING SYPHAX VILLAGE BRICK





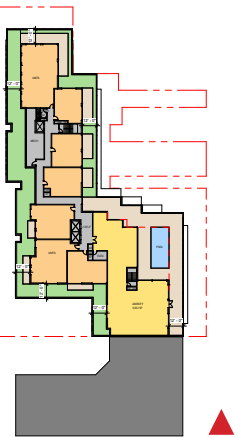




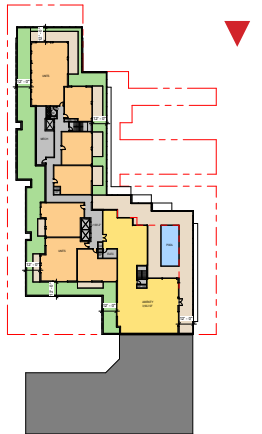
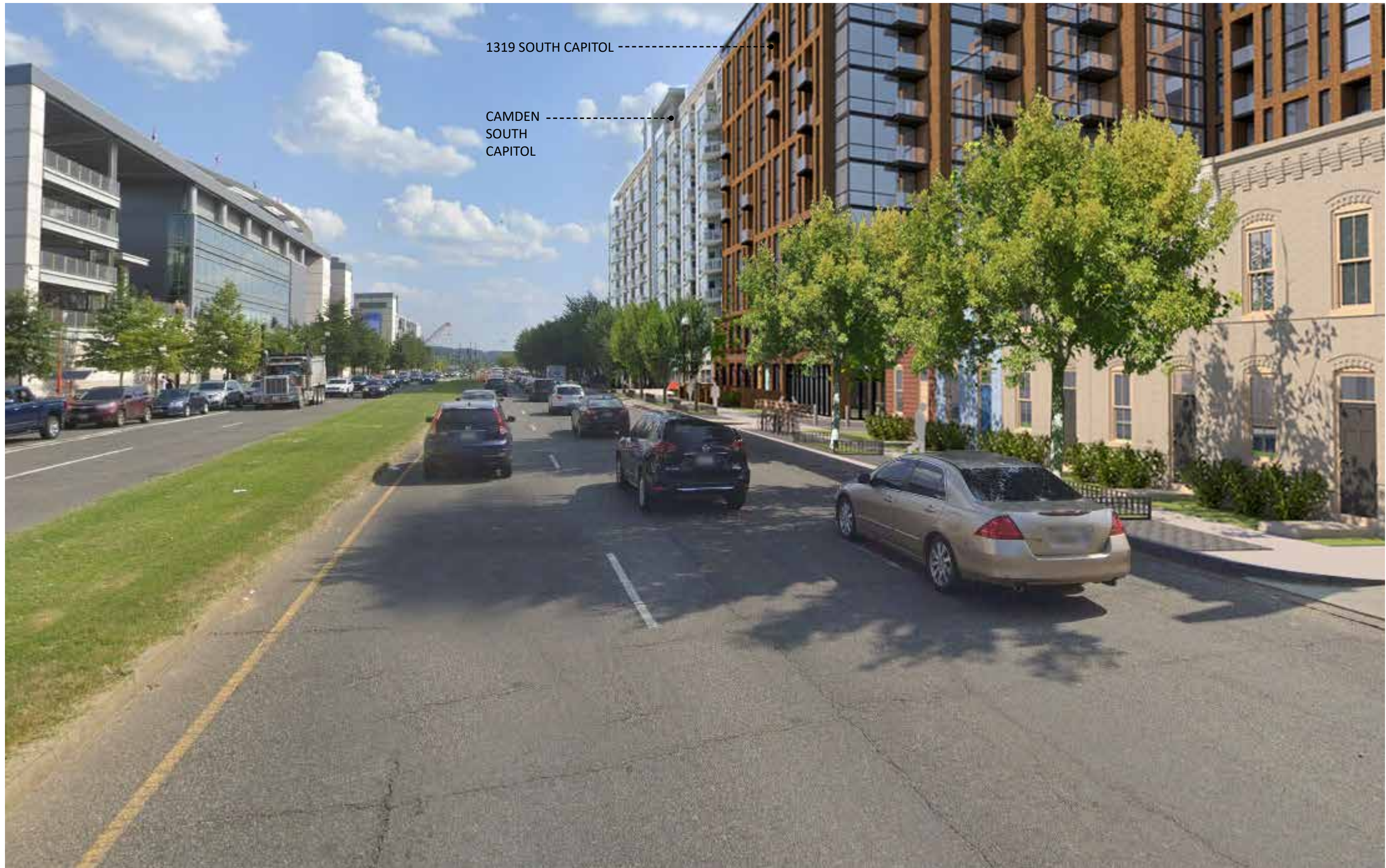


CAMDEN SOUTH CAPITOL

1319 SOUTH CAPITOL











SOUTH CAPITOL BALCONY DETAIL



STEPPED FACADE BALCONY DETAIL



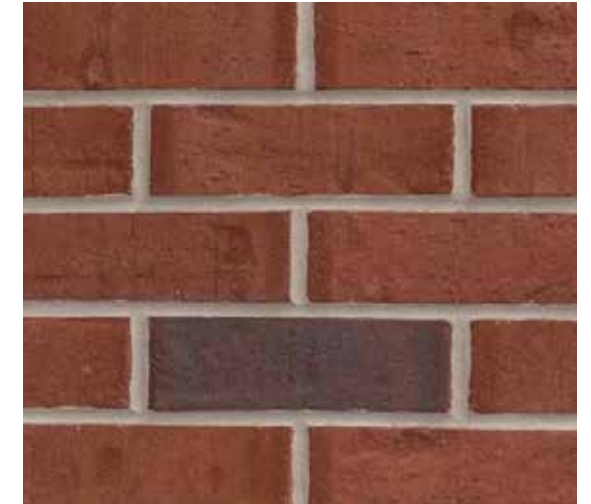
GL-1  
GLASS SYSTEM WITH  
METAL SLAB EDGE COVER



BR-1 BRICK  
MONARCH VELOUR  
GLEN GERY BRICK



MP-1  
METAL PANEL



BR-2 BRICK (ALTERNATE)  
KINGS MILL  
GENERAL SHALE

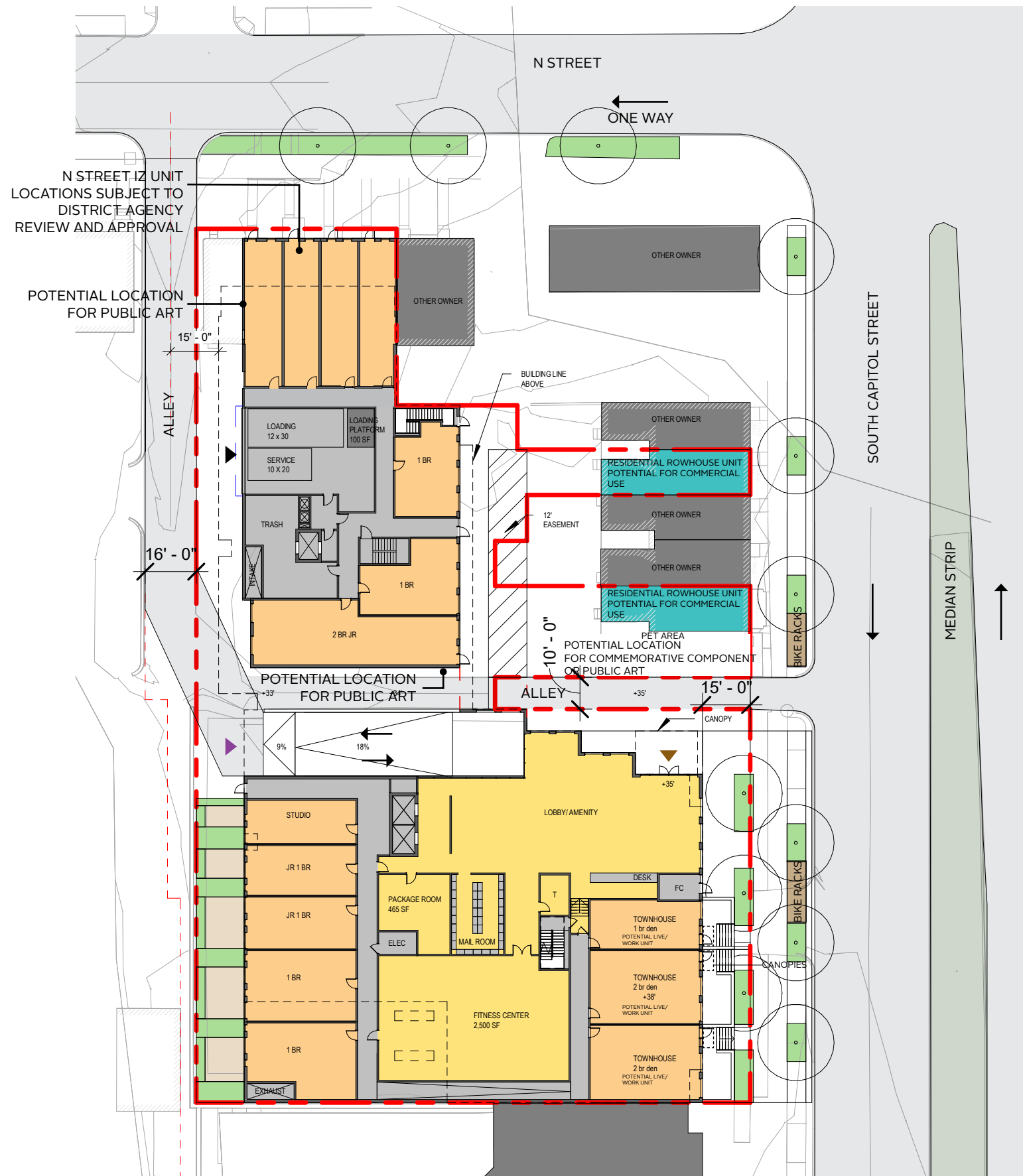


ENLARGED ELEVATION



ENLARGED ELEVATION













GROUND PLAN  
1" = 40'-0"

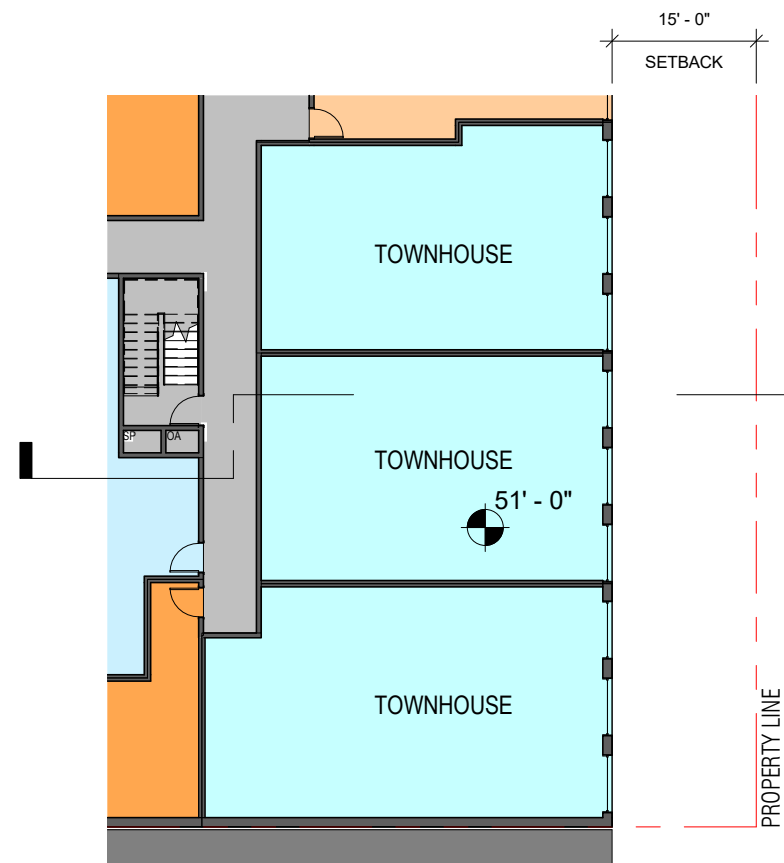
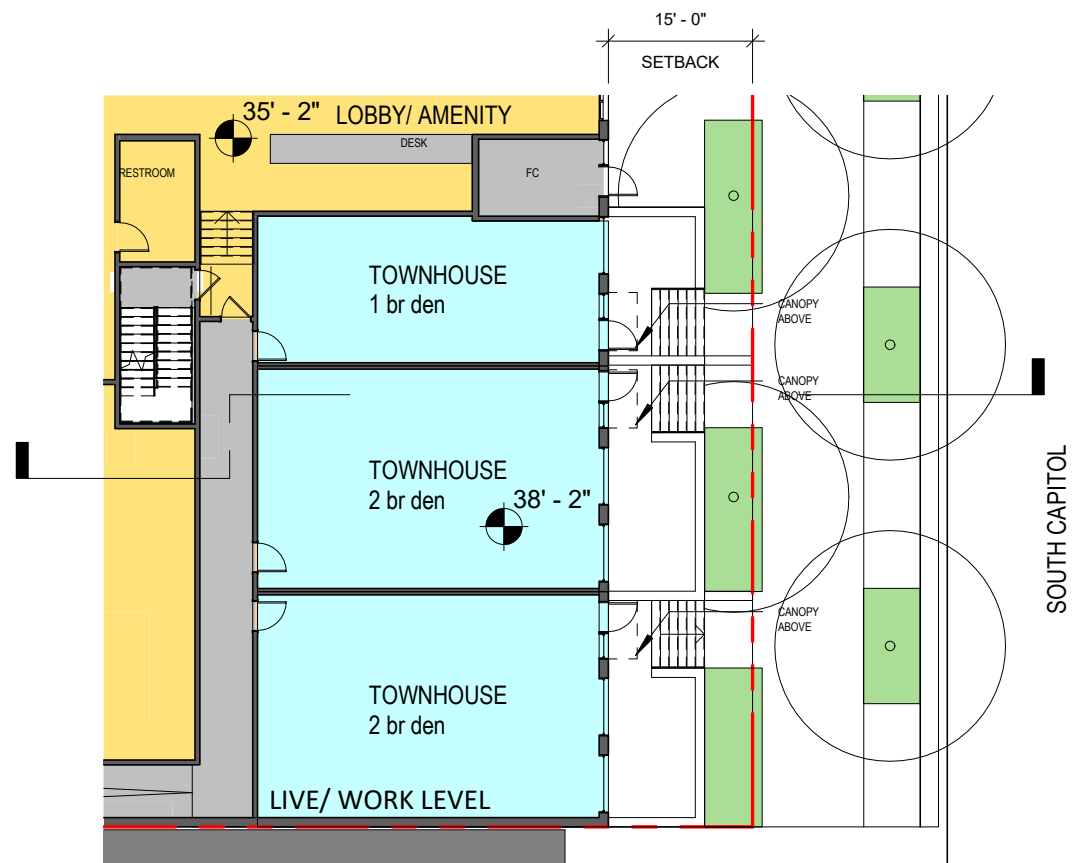


P1 PARKING PLAN (TYPICAL)  
1" = 40'-0"

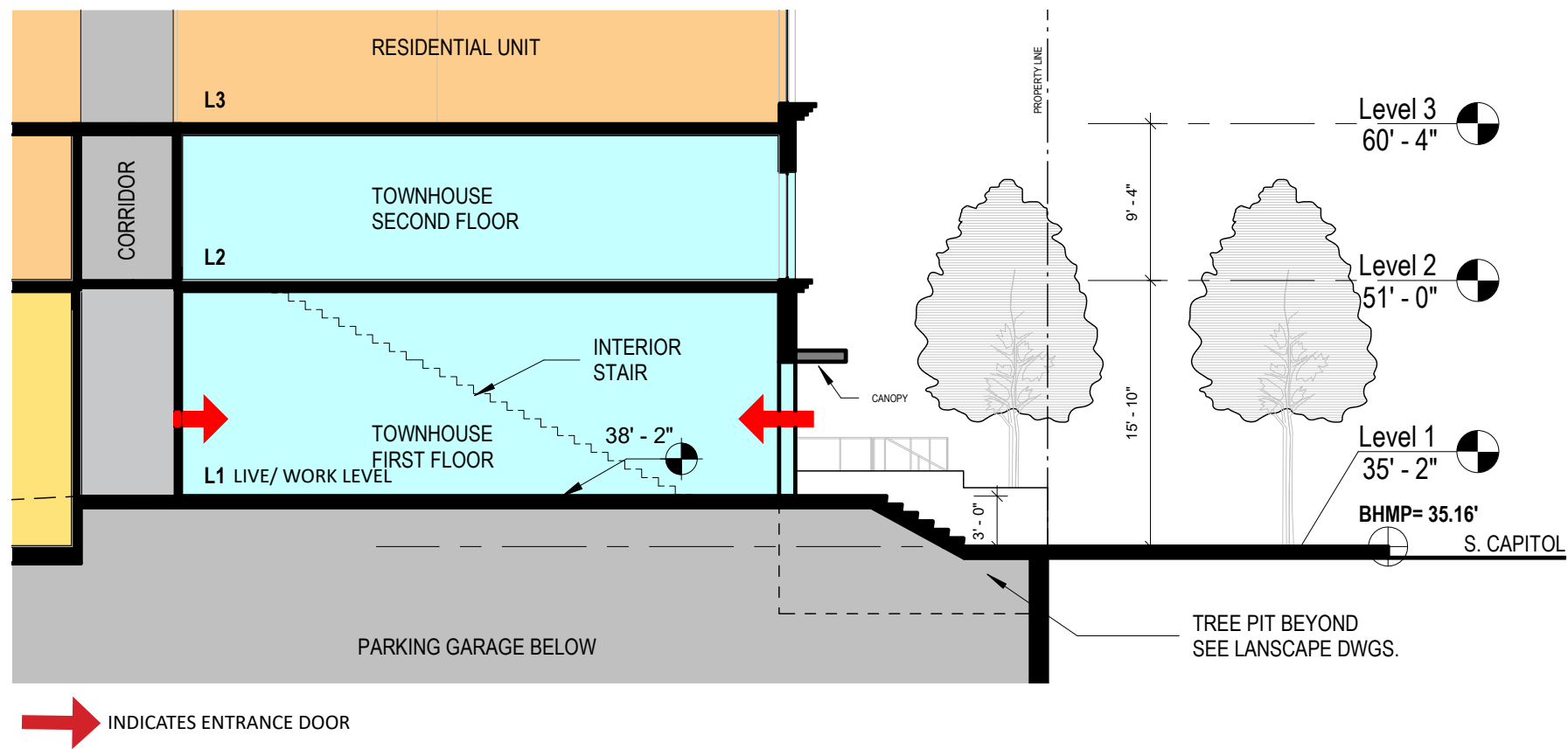
LEGEND

-  RESIDENTIAL PARKING RAMP ENTRY/ EXIT
-  LOADING
-  RESIDENTIAL LOBBY ENTRY
-  AMENITY
-  RESIDENTIAL UNITS
-  RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
-  LOADING/ MECH/ CORE
-  PARKING

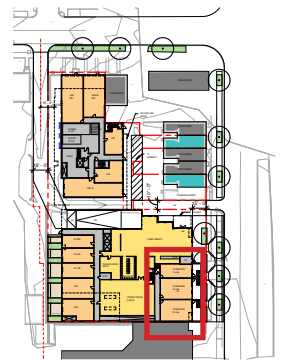




SECOND FLOOR PLAN

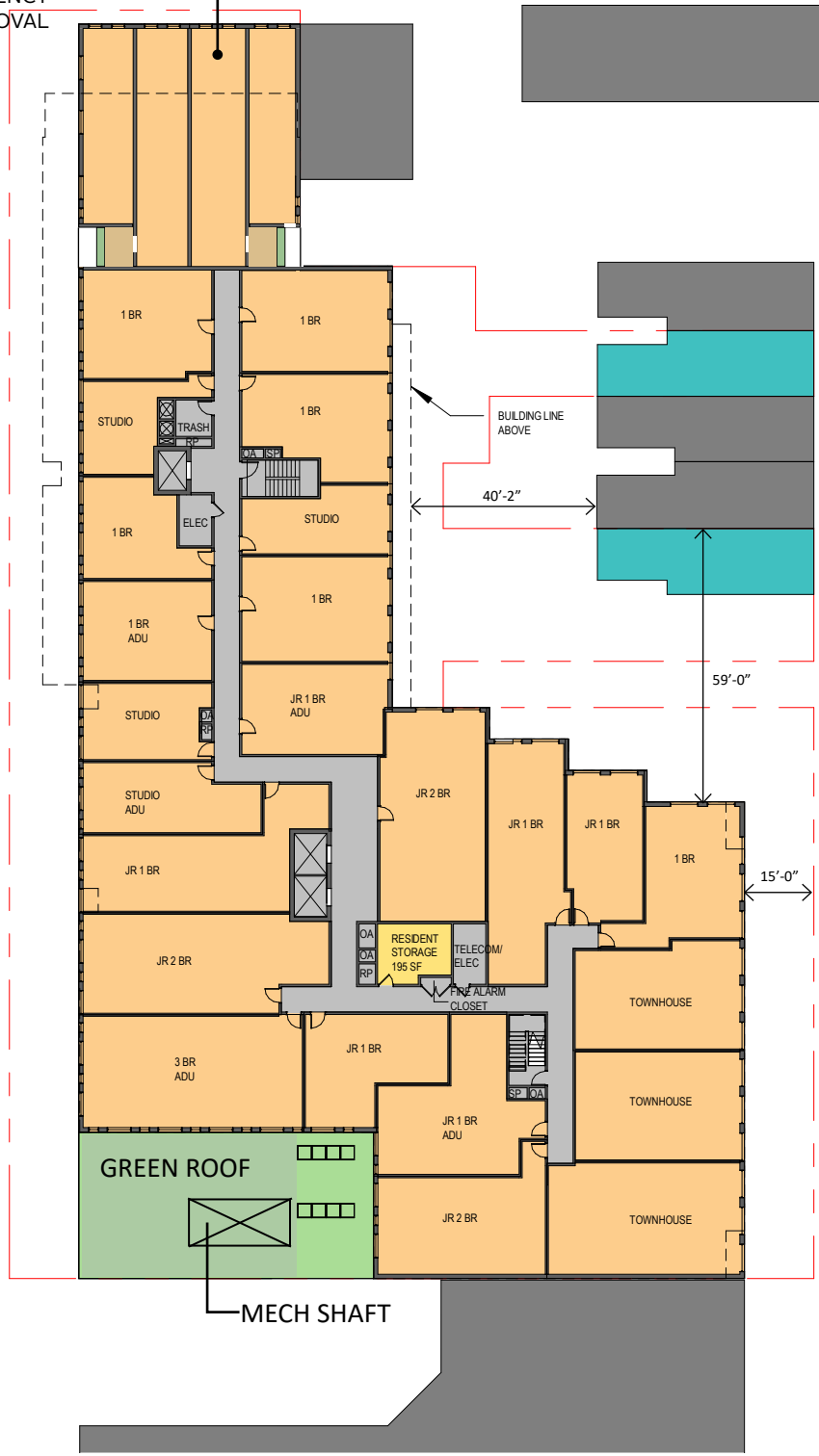


➔ INDICATES ENTRANCE DOOR



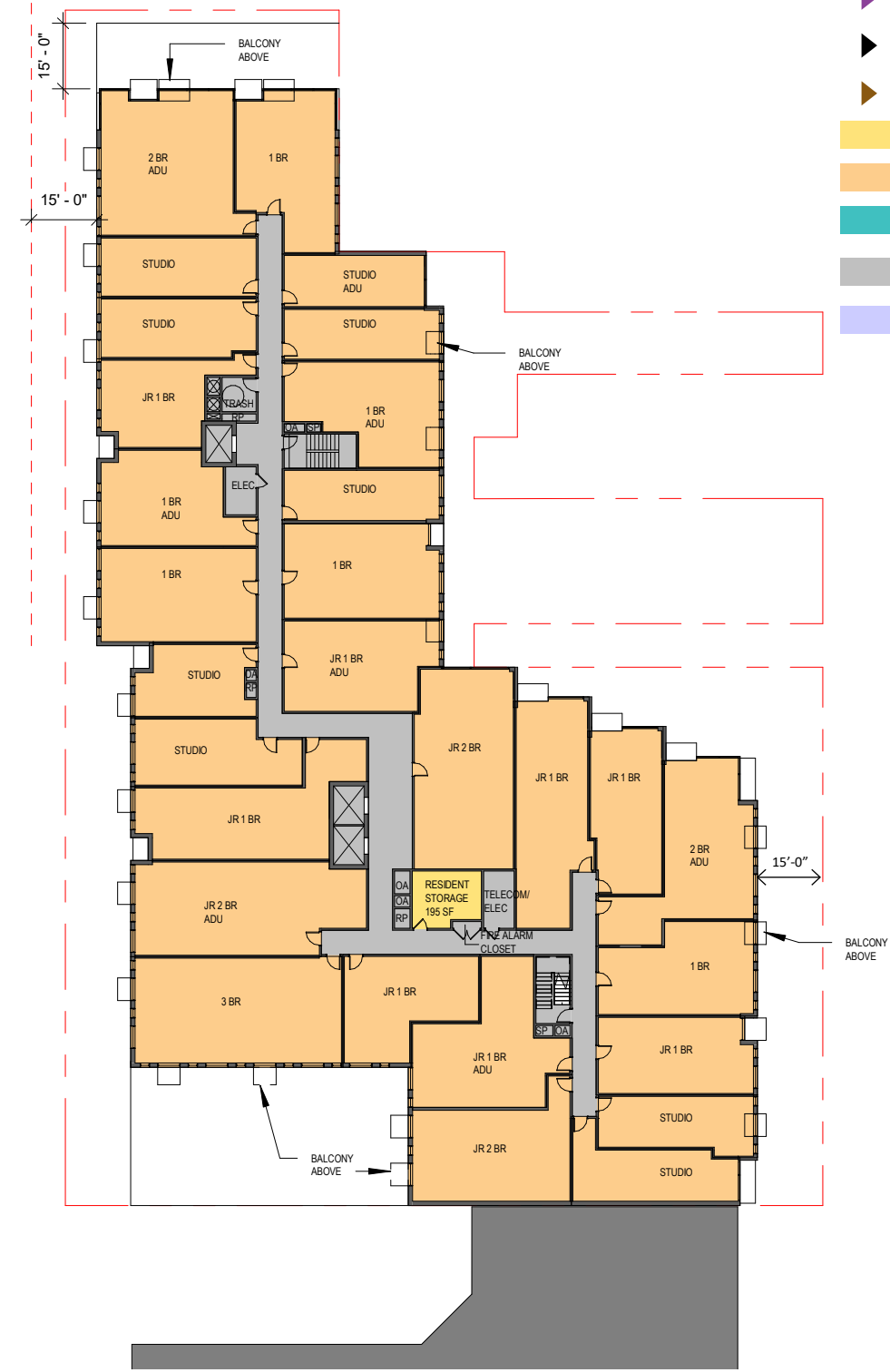


N STREET IZ UNIT  
LOCATIONS SUBJECT TO  
DISTRICT AGENCY  
REVIEW AND APPROVAL



SECOND FLOOR PLAN  
1" = 40'-0"

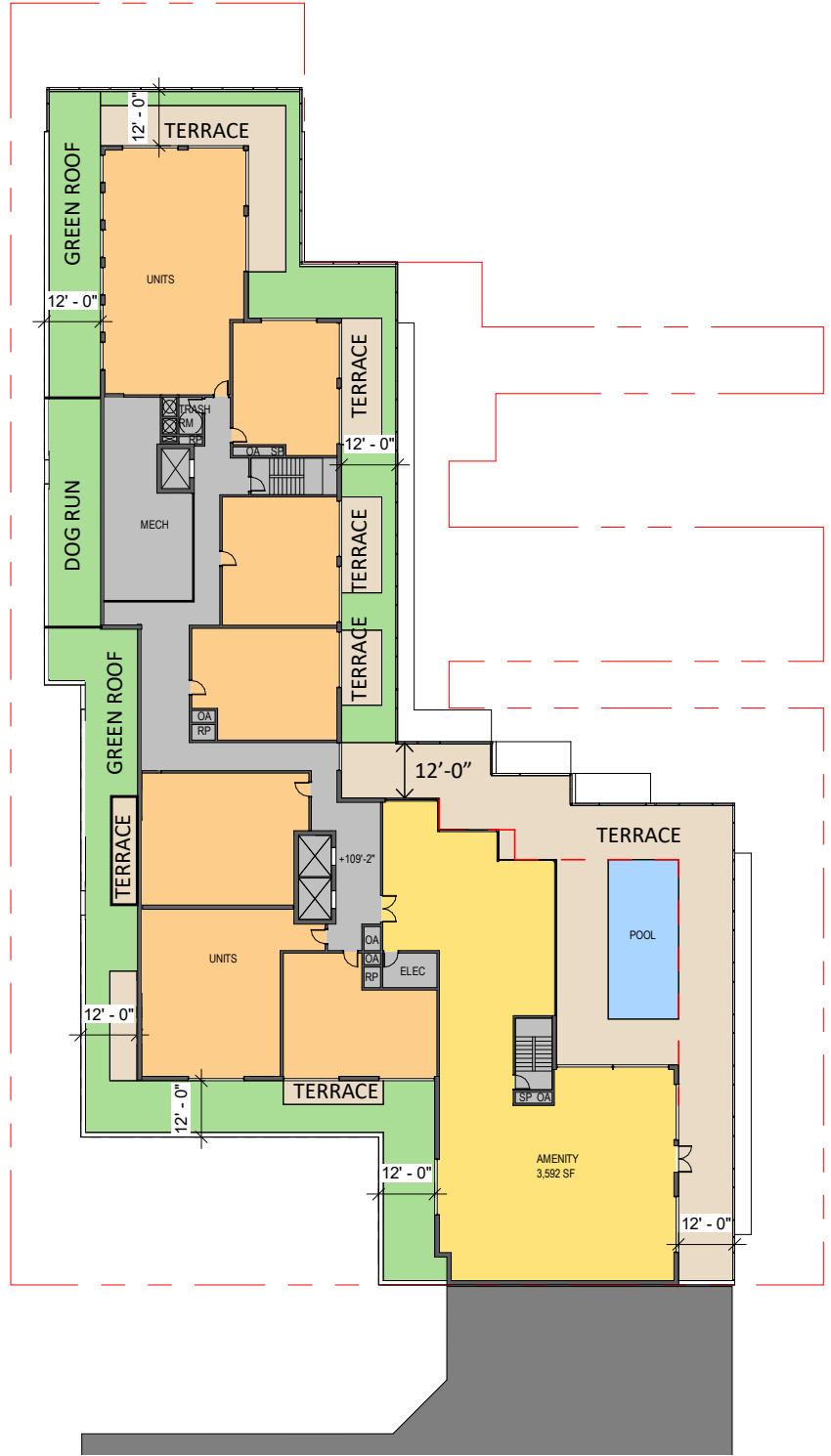
CLIFF  
ALLEY



TYPICAL FLOOR PLAN (FLOORS 3-11)  
1" = 40'-0"

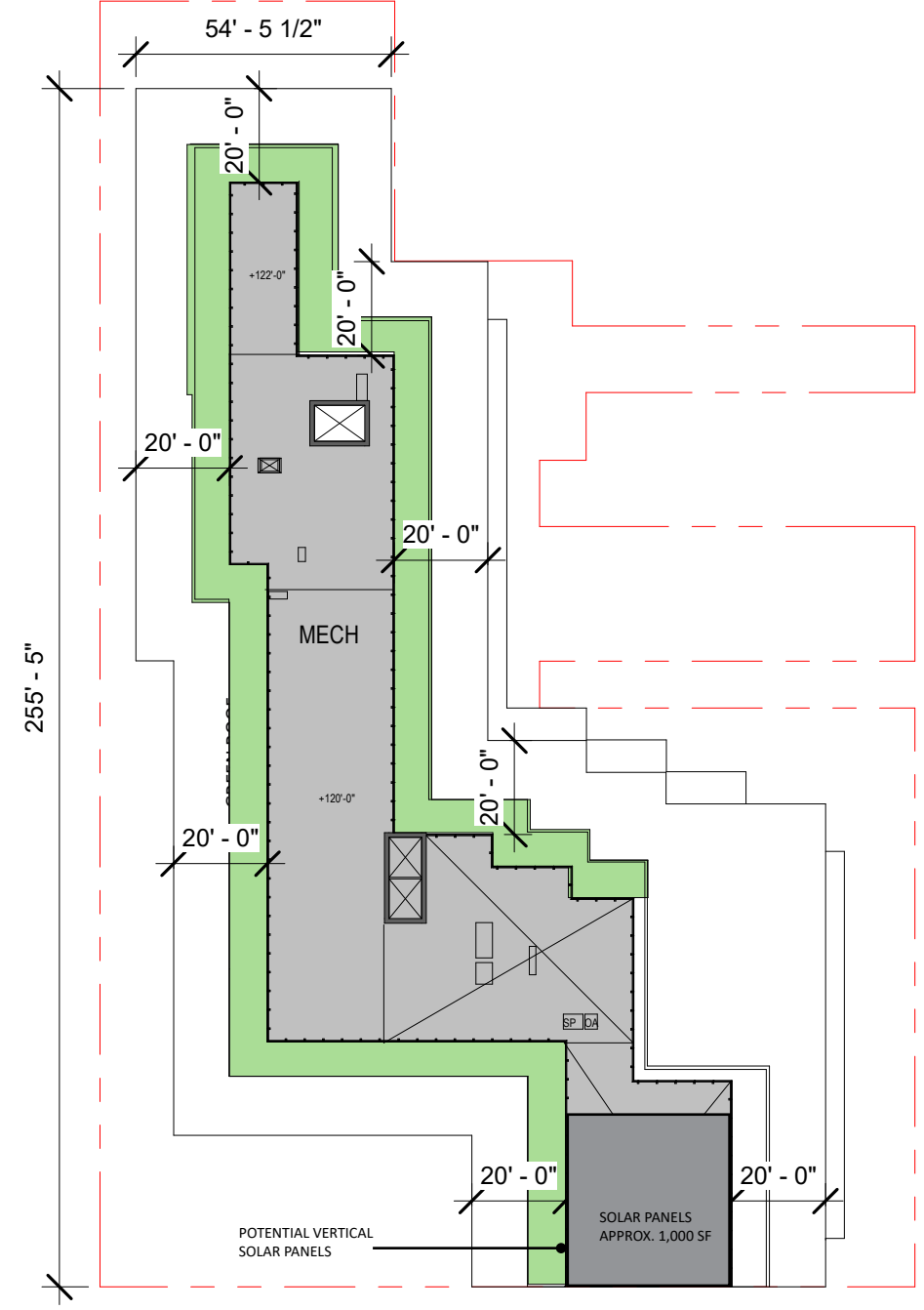
- LEGEND
- RESIDENTIAL PARKING RAMP ENTRY/ EXIT
  - LOADING
  - RESIDENTIAL LOBBY ENTRY
  - AMENITY
  - RESIDENTIAL UNITS
  - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
  - LOADING/ MECH/ CORE
  - PARKING





NOTE: ALL RAILINGS  
WILL COMPLY WITH 1:1 SETBACK

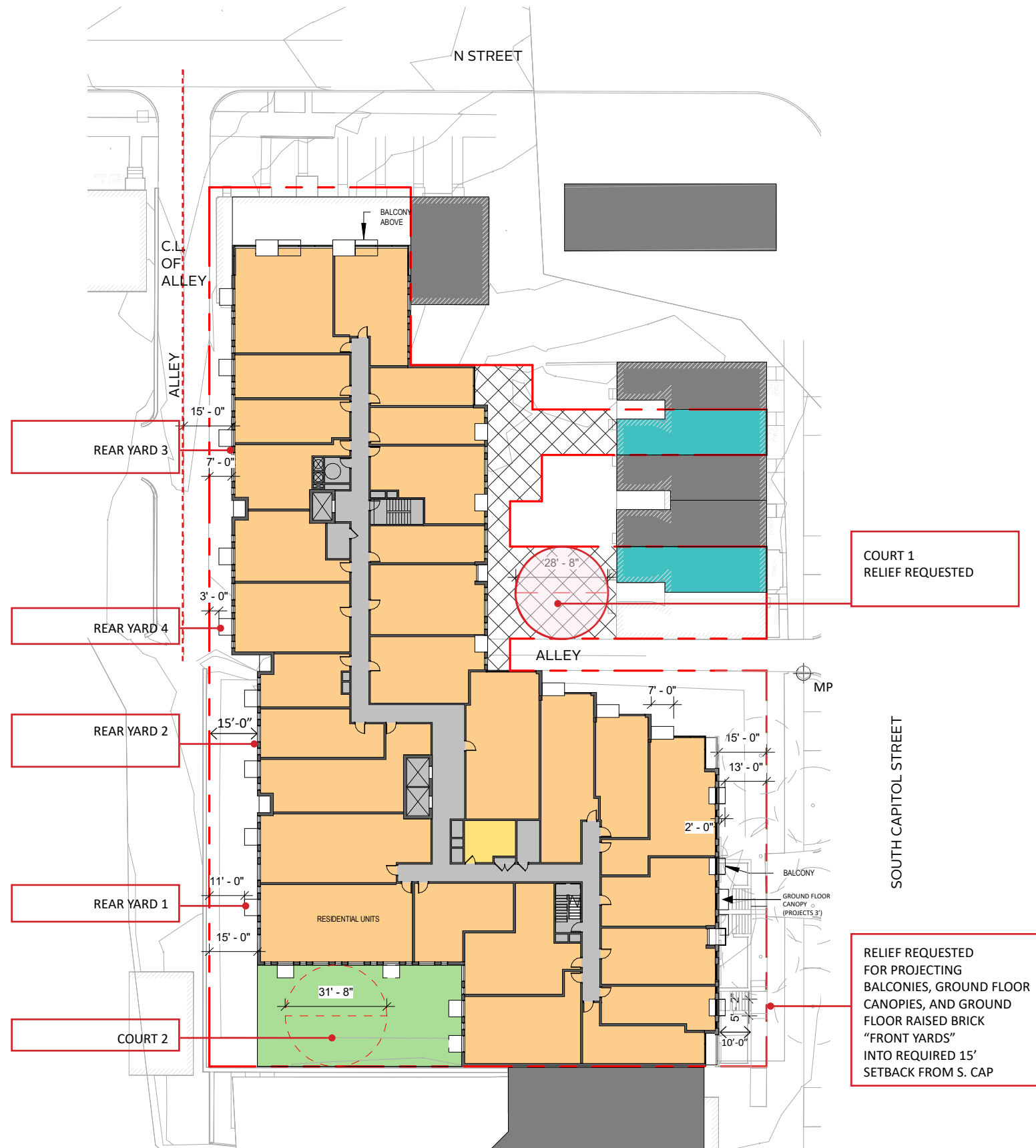
PH PLAN  
1" = 40'-0"



HIGH ROOF PLAN  
1" = 40'-0"

- LEGEND
- RESIDENTIAL PARKING RAMP ENTRY/ EXIT
  - LOADING
  - RESIDENTIAL LOBBY ENTRY
  - AMENITY
  - RESIDENTIAL UNITS
  - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
  - LOADING/ MECH/ CORE
  - PARKING





REAR YARD Requirement: 15'-0"		
	Width	
REAR YARD 1:	11'-0"	Relief Requested
REAR YARD 2:	15'-0"	Complies
REAR YARD 3:	7'-0"	Relief Requested
REAR YARD 4:	3'-0"	Relief Requested

COURT CALCULATIONS			
Open Court: 4" per 1' of height			
	Height	Required	Provided
Court 1:	110'	36'-8"	28'-8" Relief Requested
Court 2:	95'	31'-8"	31'-8" Complies