

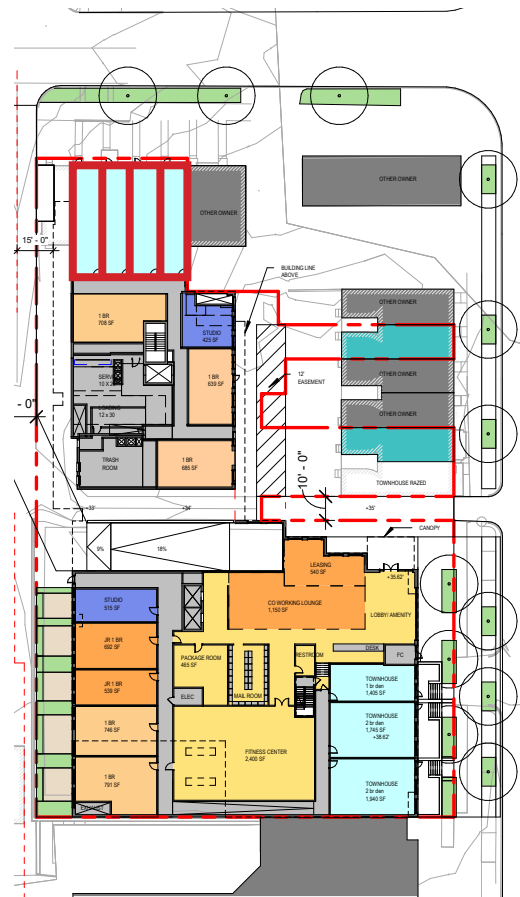
**INCLUSIONARY ZONING**

Greater of 8% of residential GFA or 50% of the bonus used above 6.0 FAR must be IZ; rental = 60% MFI; condo = 80% MFI

**22,472 GFA SF REQUIRED/ 17,528 NET SF REQUIRED**

FLOOR	STUDIO	JR 1	1 BR	JR 2 BR	2 BR 2 BTH	3 BR 2 BTH	NEW TOWNHOUSE	TOTAL
PH	0	0	2	1	3	1	0	7
11	2	9	6	5	3	1	0	26
10	8	10	6	3	3	0	0	30
9	8	10	6	3	3	0	0	30
8	8	10	6	3	3	0	0	30
7	8	10	6	3	3	0	0	30
6	8	10	6	3	3	0	0	30
5	8	10	6	3	3	0	0	30
4	8	10	6	3	3	0	0	30
3	8	10	6	3	3	0	0	30
2	3	9	5	4	1	1	0	23
1	2	2	5	1	0	1	3	14
TOTALS	71	100	66	35	31	4	3	310
AVG SIZE	477	663	735	1019	1011	1275	1697	
CURRENT MIX	23%	32%	21%	11%	10%	1%	1%	

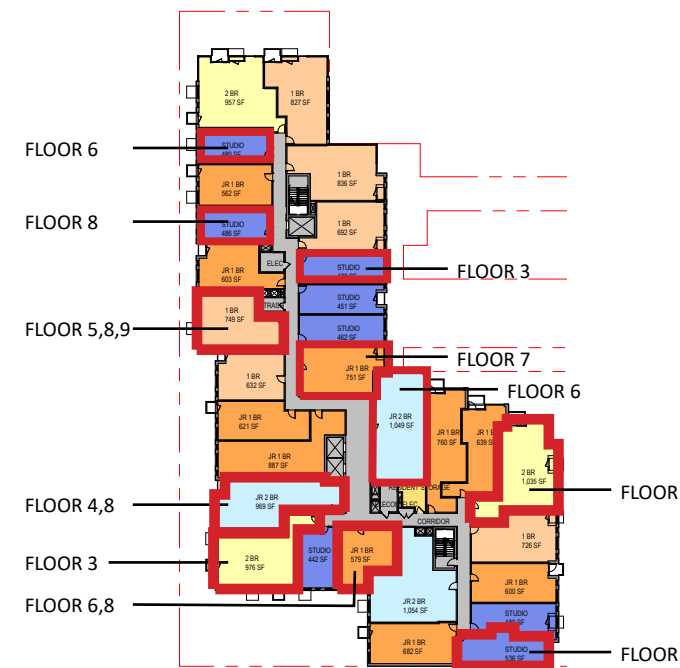
IZ	10 42%	9 38%	2 8%	3 13%	0	24 17,528	TOTAL IZ UNITS IZ GFA IZ NET SF
	STUDIO/ JR 1	1 BR/ JR 2 BR	2 BR	3 BR			



FLOOR 1



FLOOR 2



TYPICAL FLOORS  
3-10

**NOTES:**

1. FINAL LOCATION OF IZ UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT AND COUNT, PROVIDED THAT THE DISTRIBUTION OF IZ UNITS WILL REMAIN CONSISTENT WITH IZ REGULATIONS. UNIT MIX PERCENTAGES FOR IZ UNITS COULD SHIFT DUE TO N STREET ROWHOUSE UNITS AND AGENCY APPROVALS RELATED THERETO.

**LEGEND**

— PROPOSED IZ UNIT LOCATION

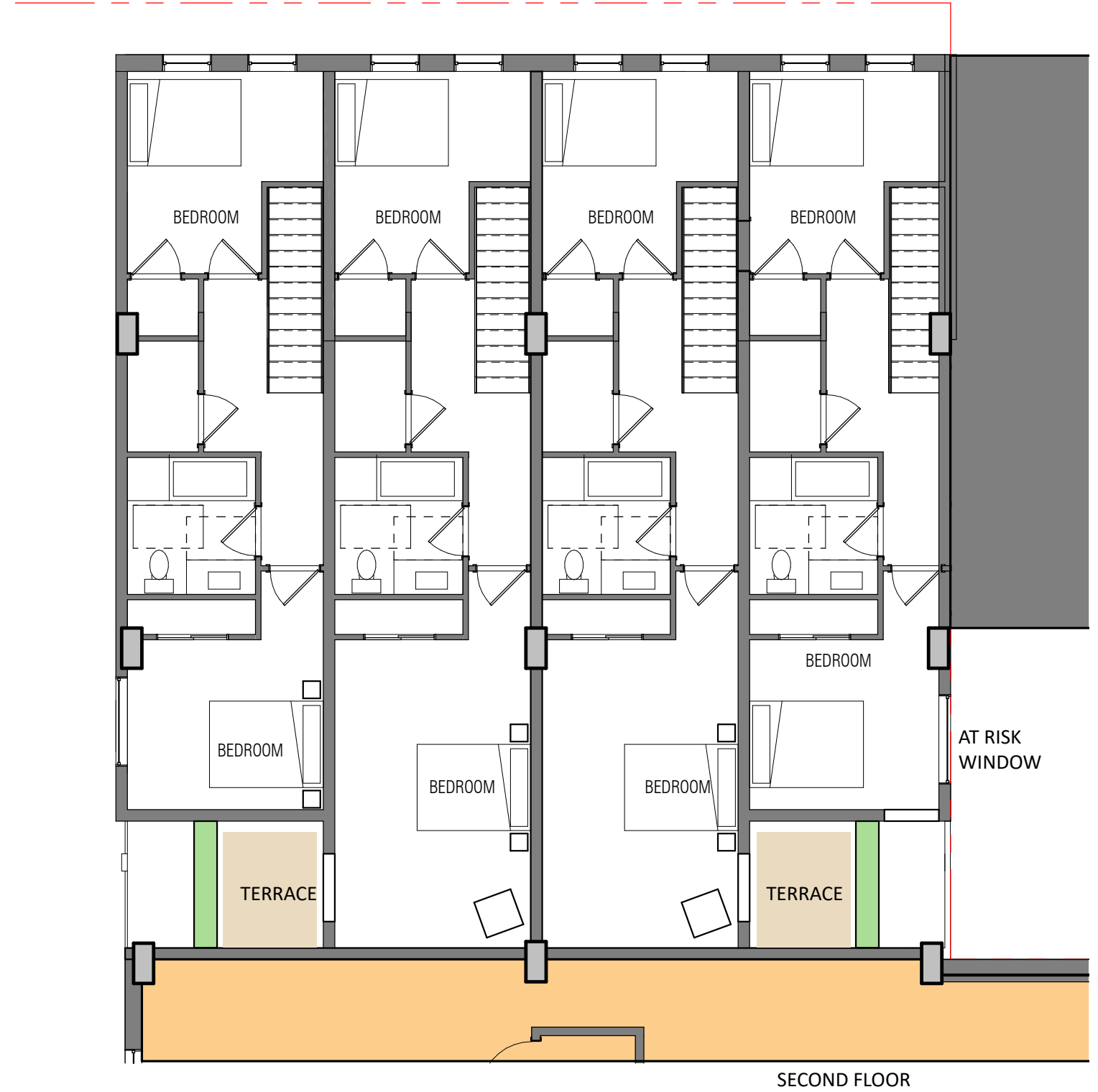
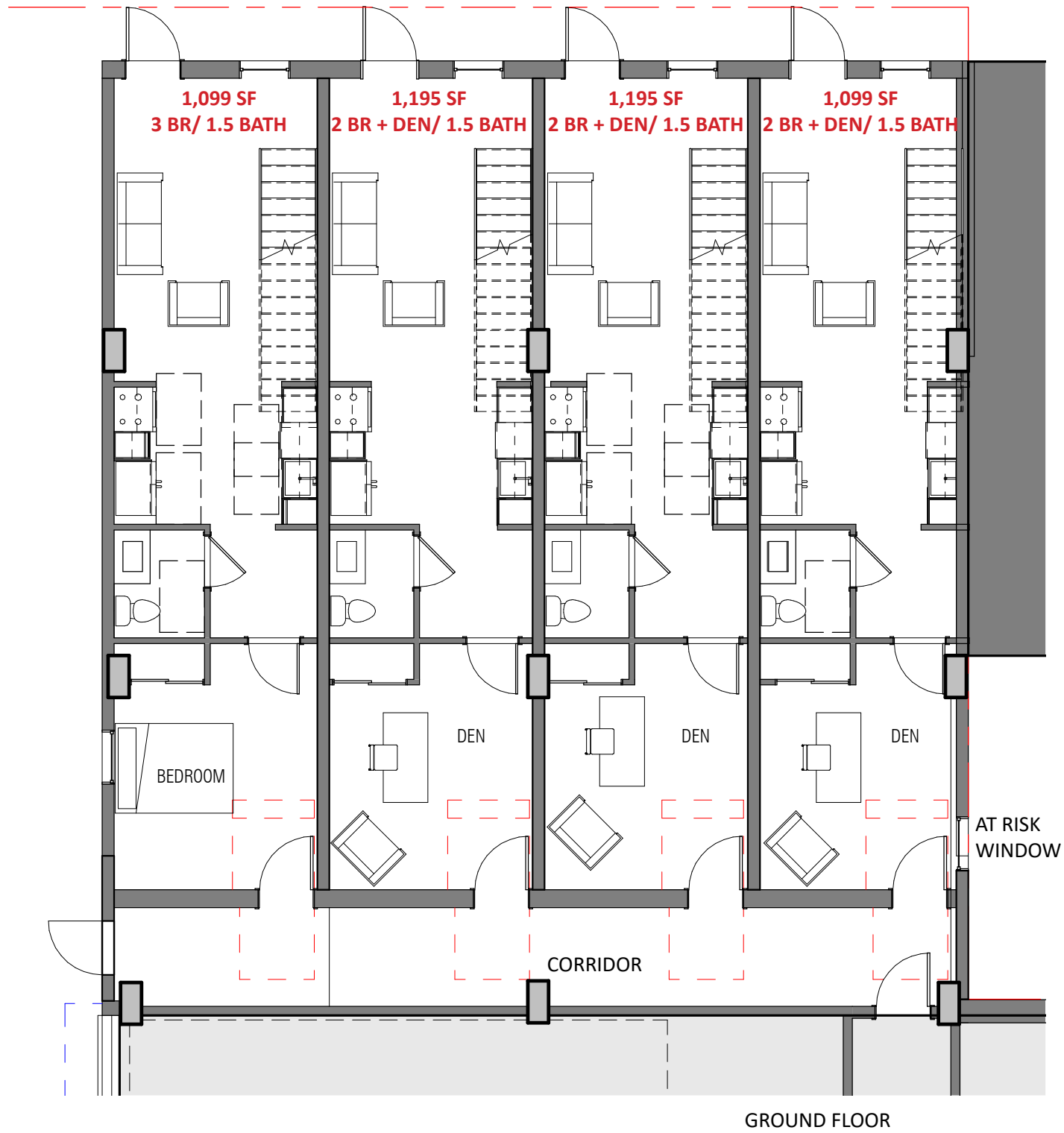
**N STREET TOWNHOUSES COMPARISON**

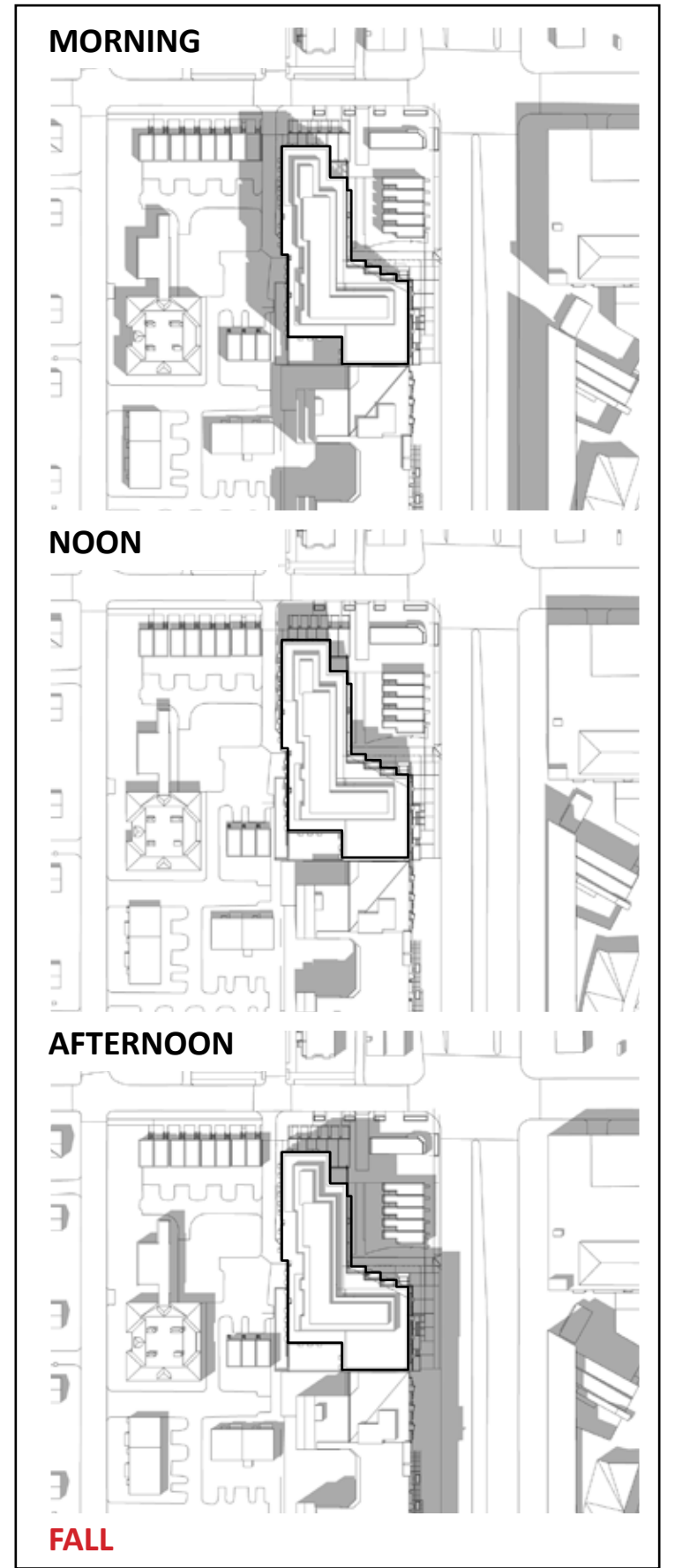
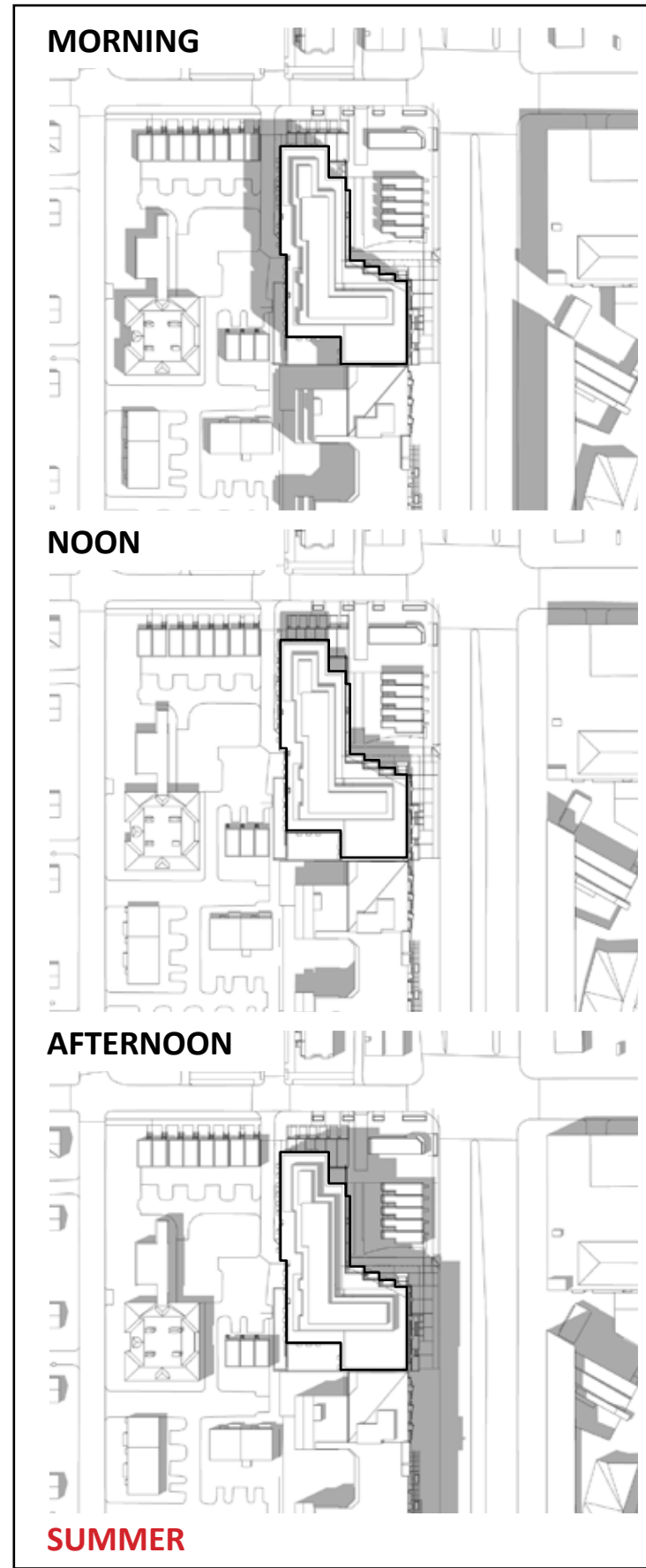
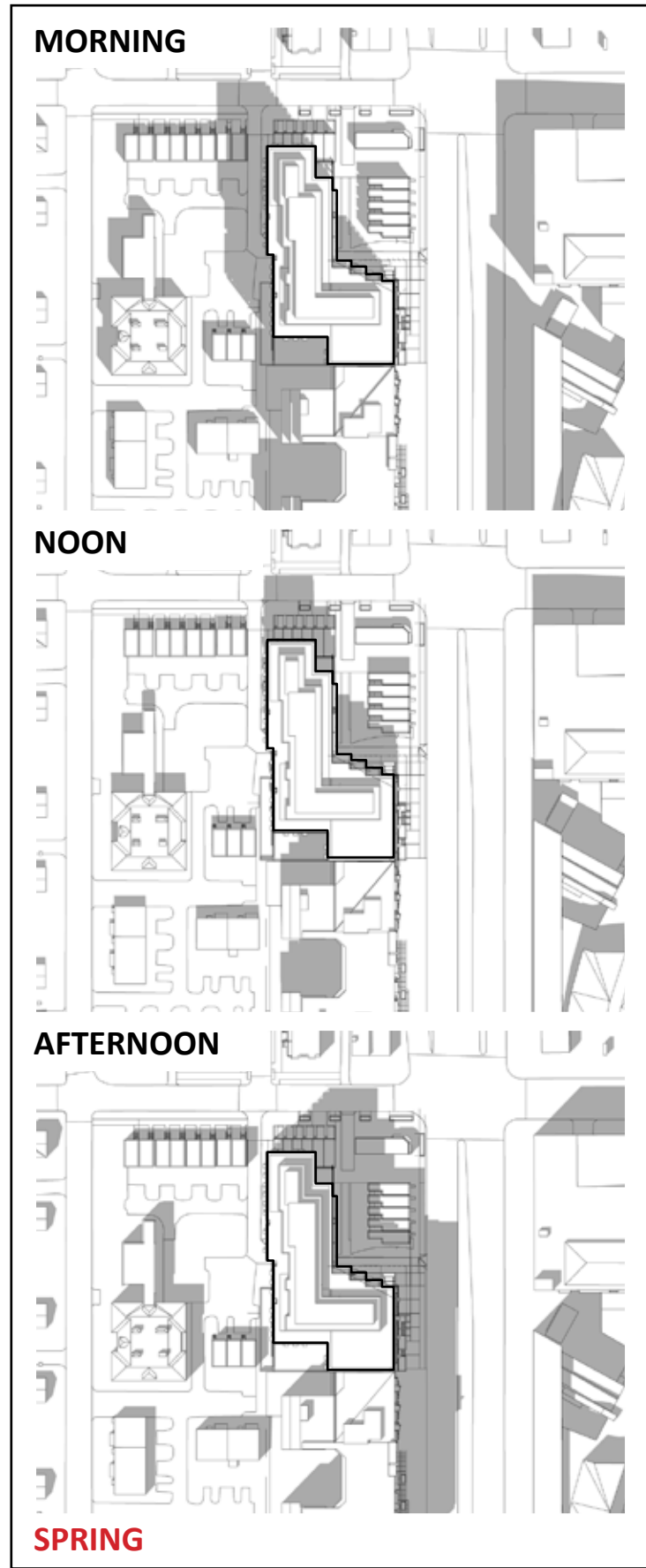
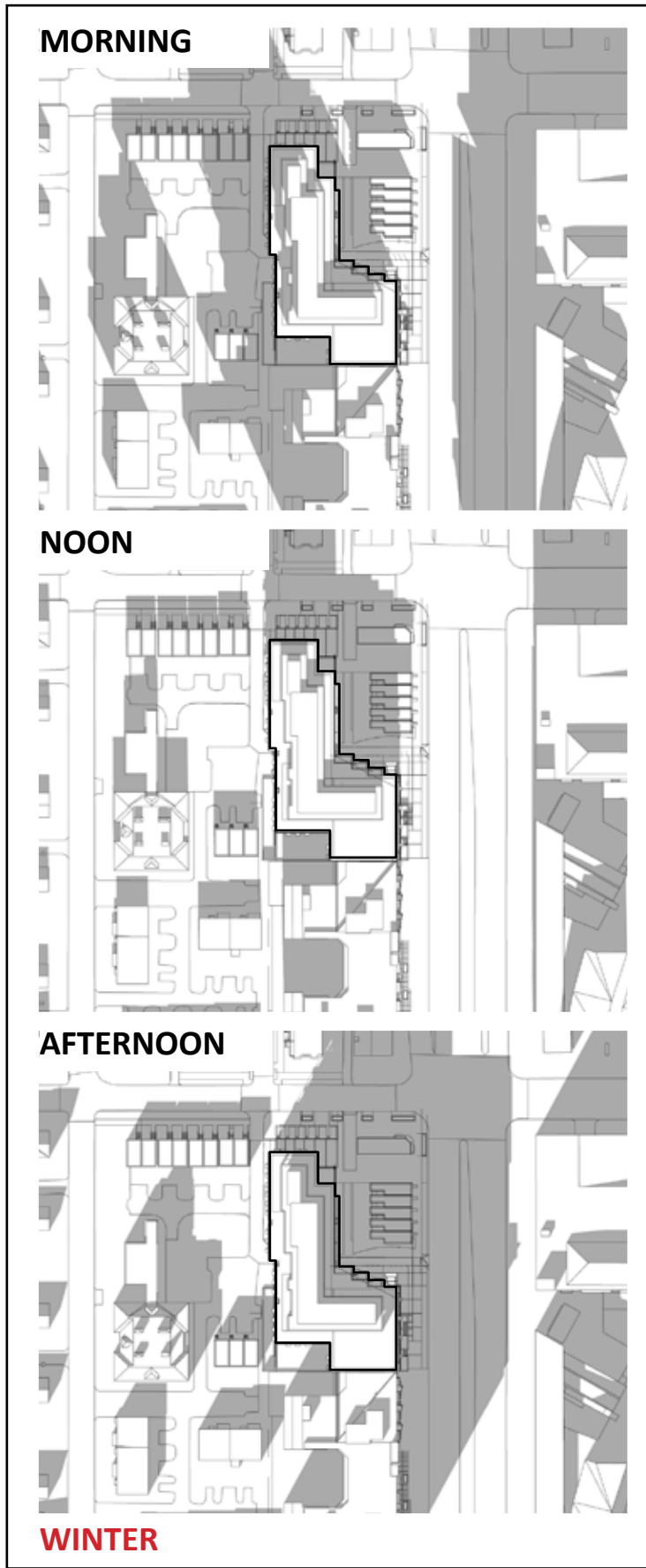
**TOWNHOUSES (NEW)**

4,588 SF  
7 BRS, 5 DENS  
4 BATHS  
4 HALF BATHS

**FLATS:**

5,144 SF  
8 BRS, 3 DENS  
8 BATHS





# LANDSCAPE





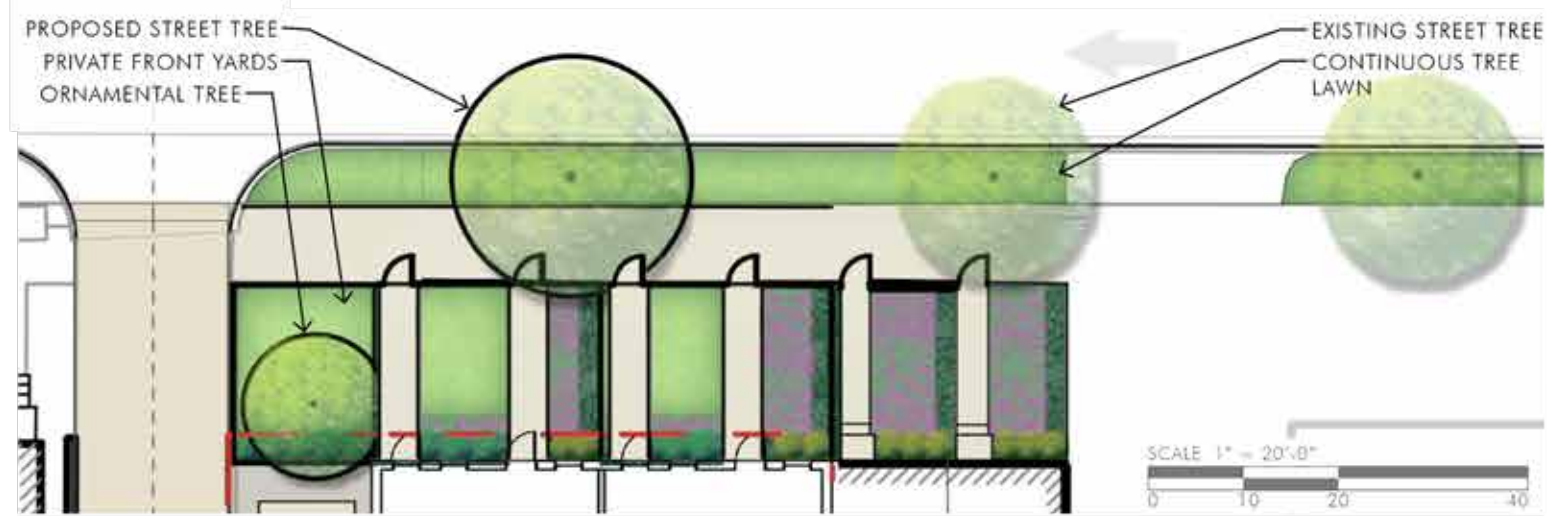
STUDIO39

BEYER  
BLINDER  
BELLE

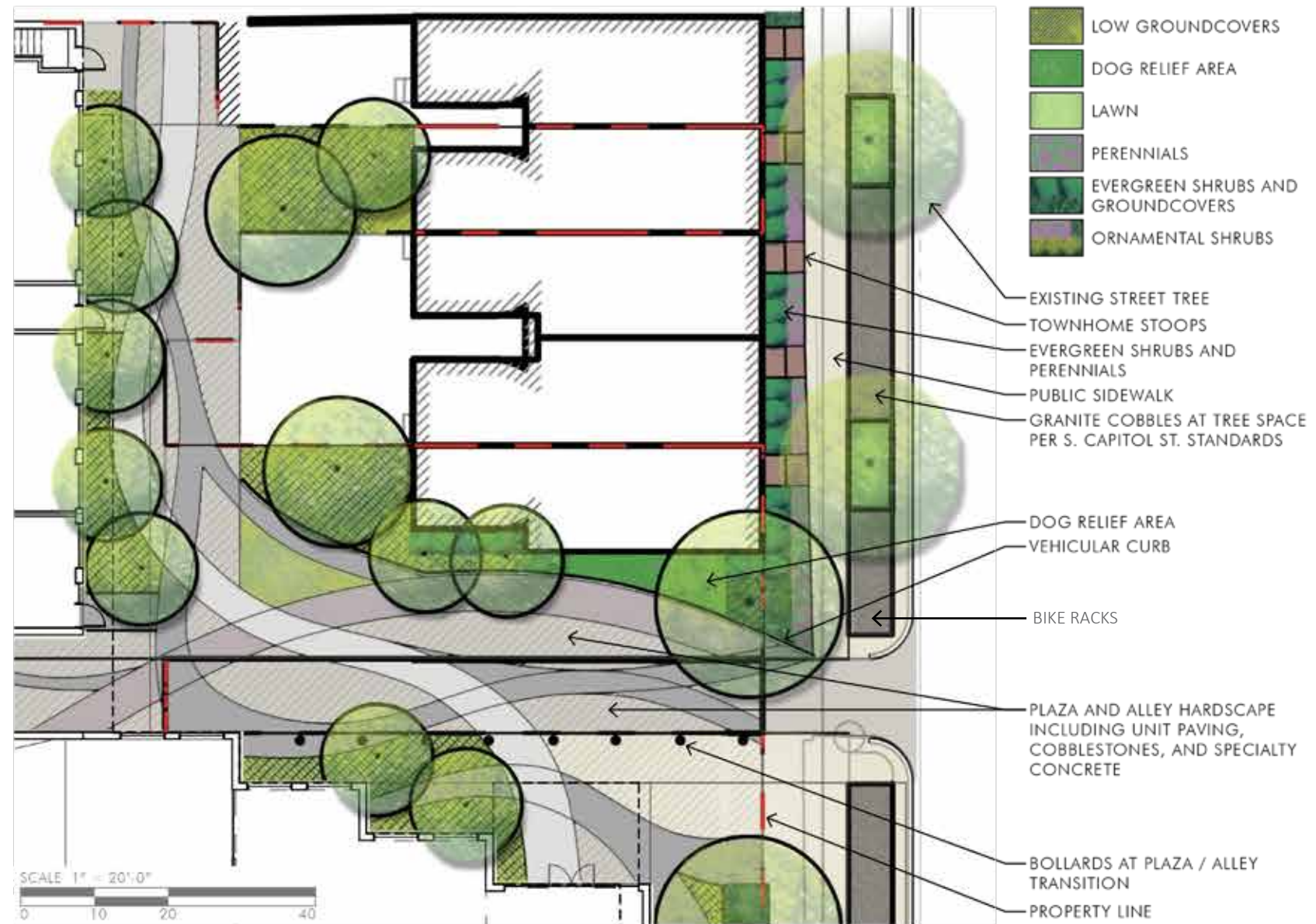
1319 SOUTH CAPITOL STREET SW  
6 OCTOBER 2020

LANDSCAPE CONCEPT



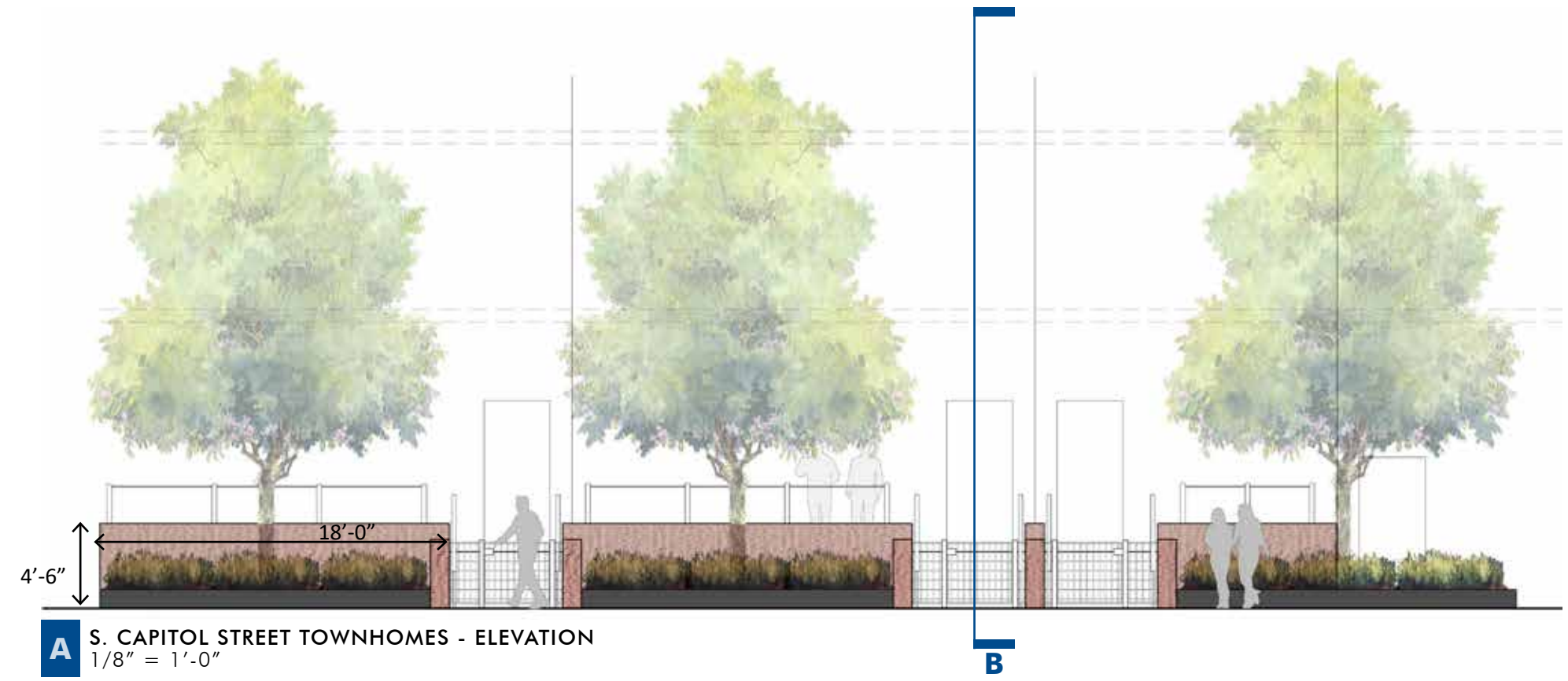
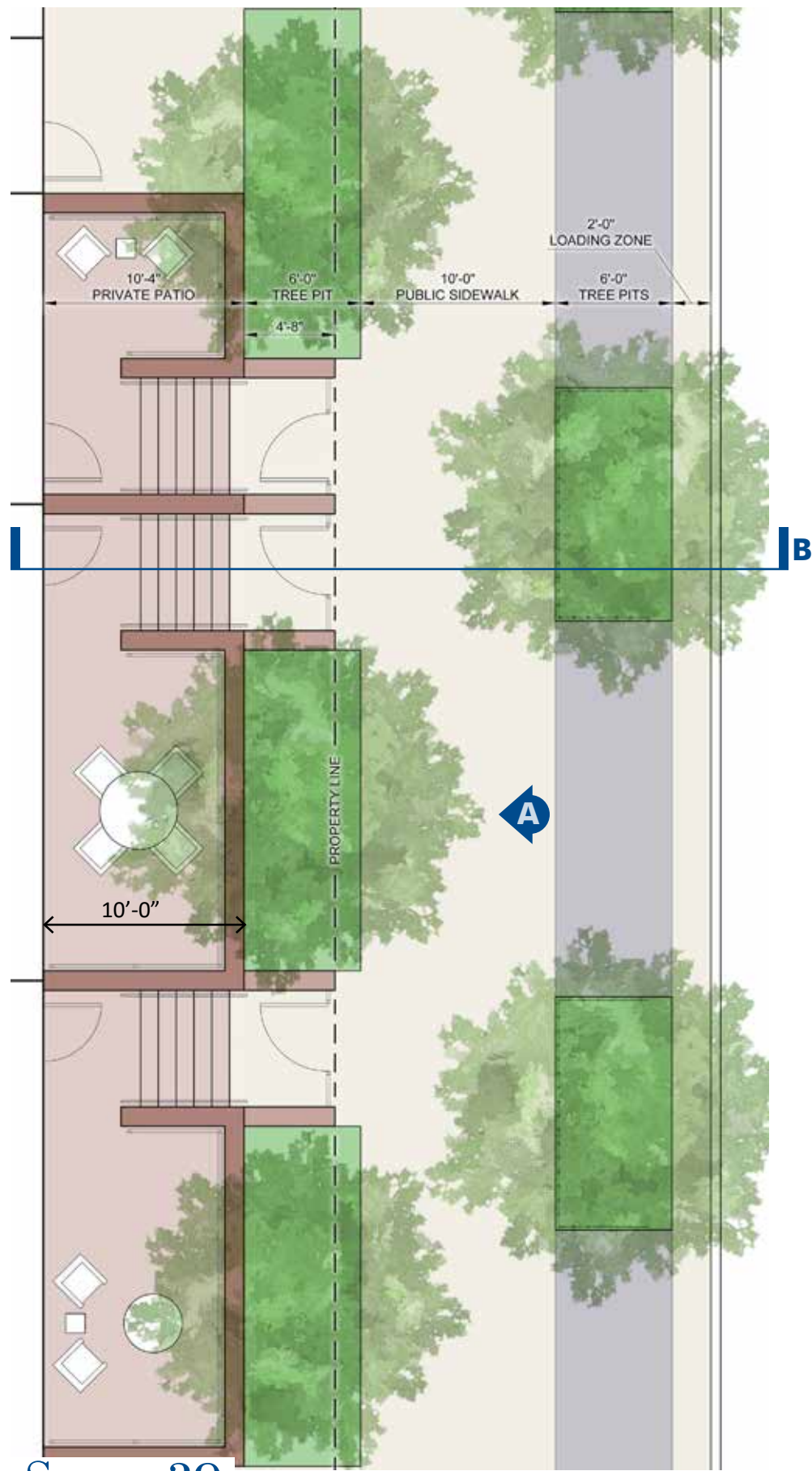


LANDSCAPE IMPROVEMENTS ALONG N STREET TOWNHOUSES

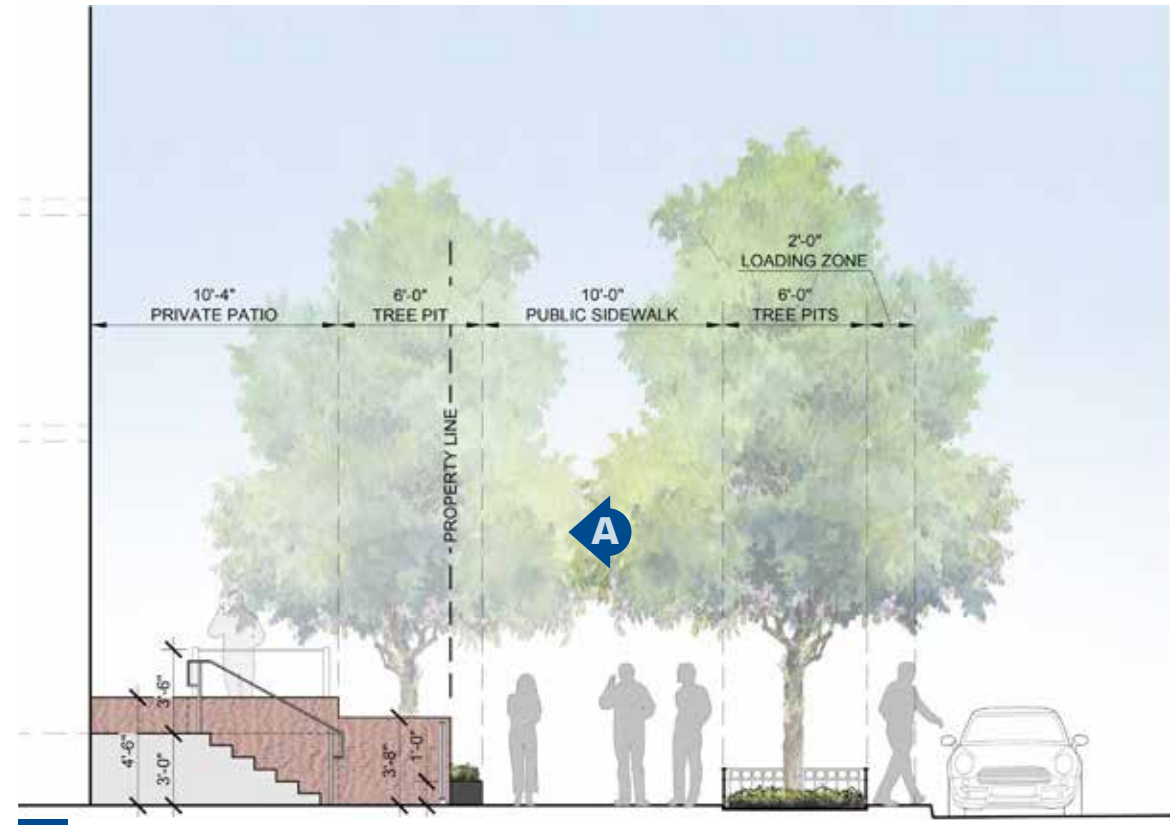


LANDSCAPE IMPROVEMENTS ALONG SOUTH CAPITOL TOWNHOUSES AND NEW PLAZA





**A** S. CAPITOL STREET TOWNHOMES - ELEVATION  
1/8" = 1'-0"



**B** S. CAPITOL STREET TOWNHOMES - SECTION  
1/8" = 1'-0"

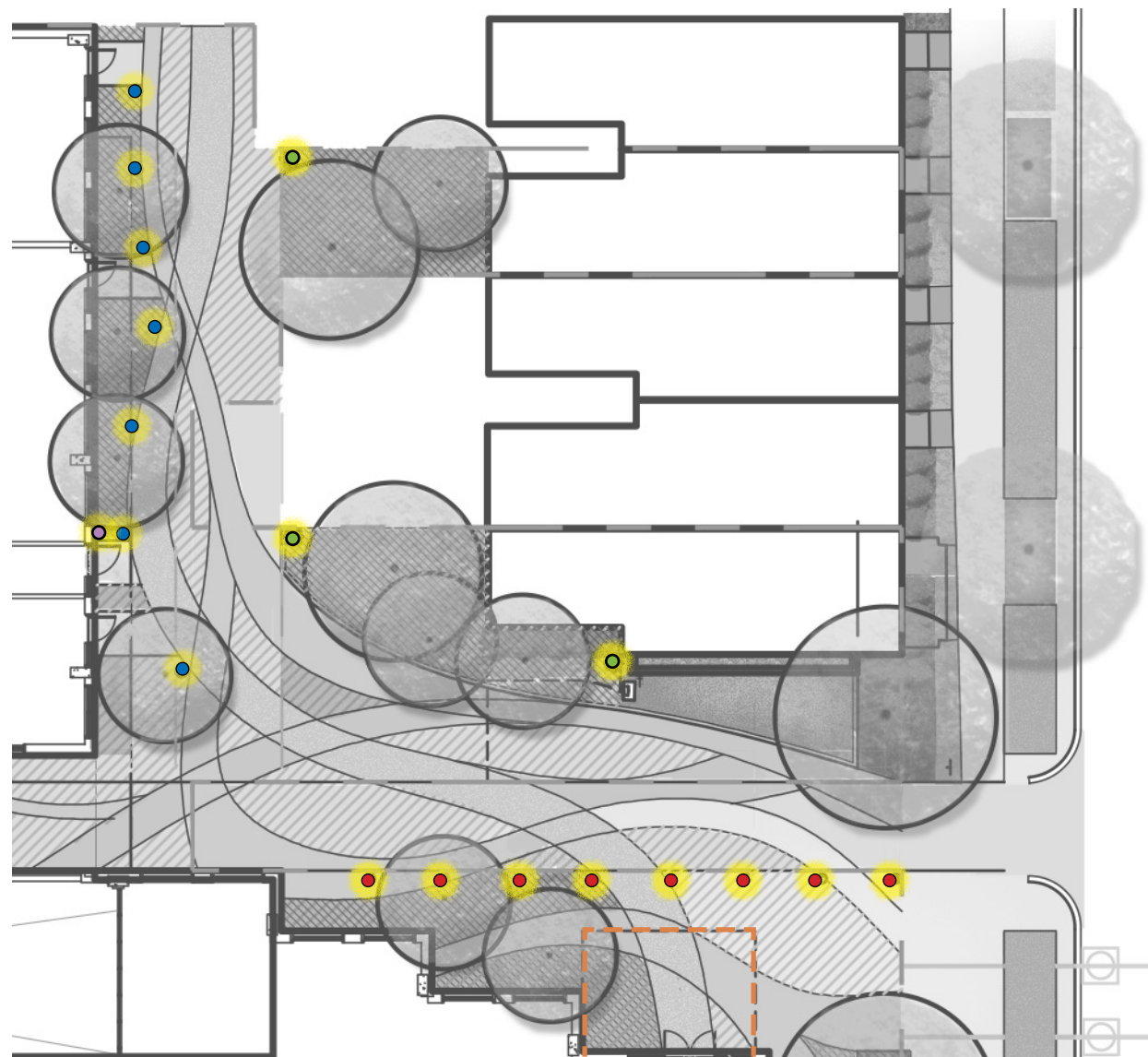
STUDIO39

BEYER  
BLINDER  
BELLE

1319 SOUTH CAPITOL STREET SW  
6 OCTOBER 2020

S. CAPITOL STREETSCAPE DESIGN

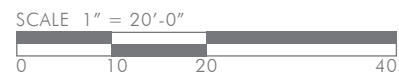




Capitol Street SW

**LEGEND:**

- LIGHT POLES
- ILLUMINATED BOLLARDS
- MINI BOLLARDS
- EGRESS LIGHT
- CANOPY LIGHT



**STUDIO39**

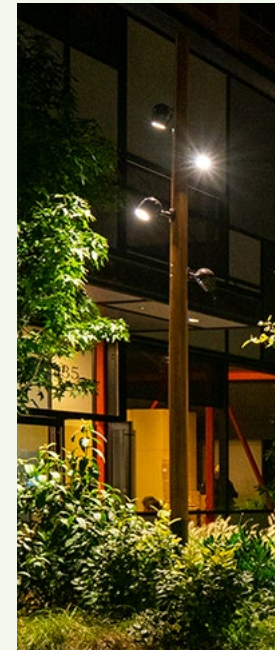
**BEYER  
BLINDER  
BELLE**

1319 SOUTH CAPITOL STREET SW  
6 OCTOBER 2020

**LIGHT POLE OPTIONS:**



OLIVIO CANDELABRA  
BY SELUX



ARINI  
BY HESS AMERICA



ASHBERY AREA LIGHT  
BY LANDSCAPE FORMS



ALCOTT AREA LIGHT  
BY LANDSCAPE FORMS

**EGRESS LIGHT:**

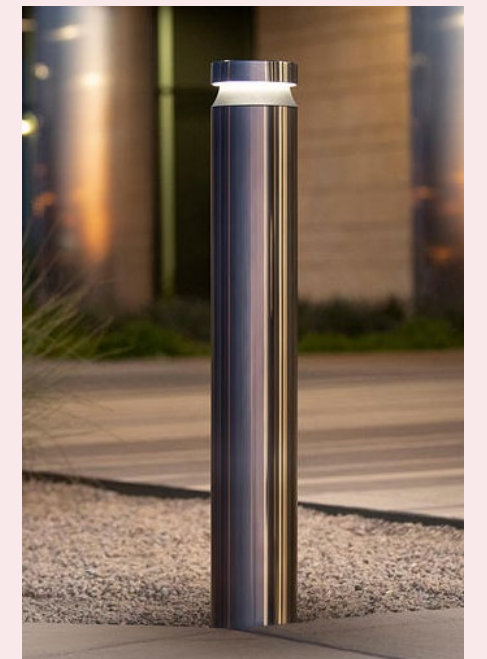


NOVARA ML450 LVC  
BY HESS AMERICA

**ILLUMINATED BOLLARDS OPTIONS:  
MAX HEIGHT 3'6"**



STAINLESS STEEL BOLLARD  
BY BEGA



HELLIO BOLLARD  
BY FORMS AND SURFACES

**MINI BOLLARDS:**

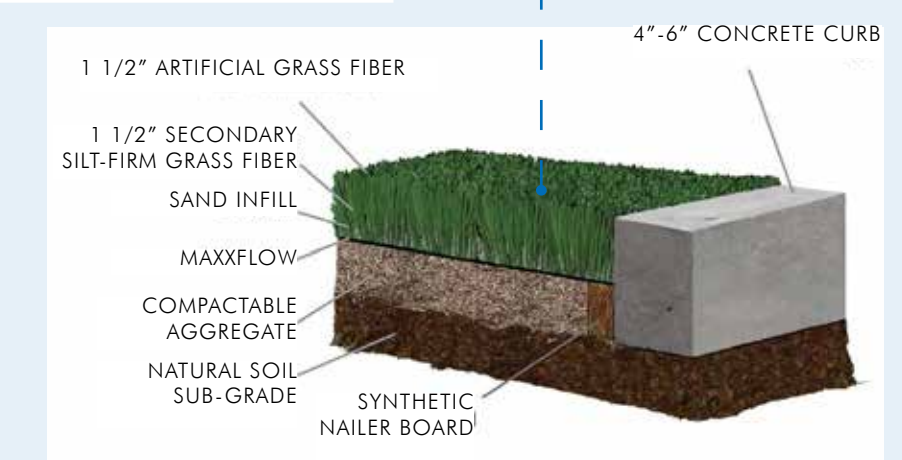
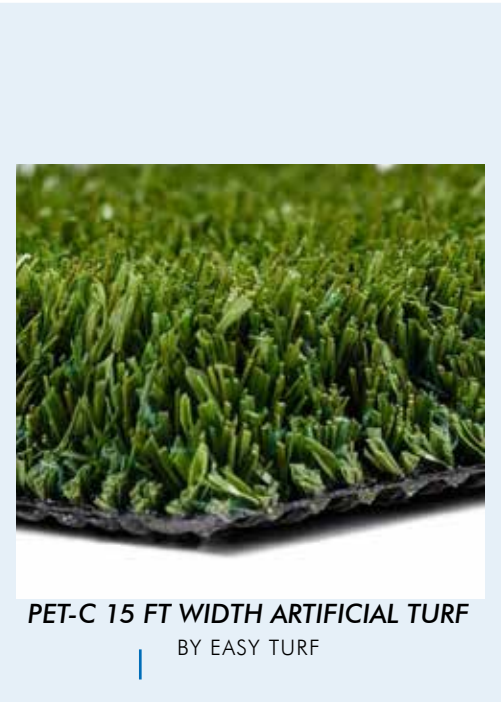
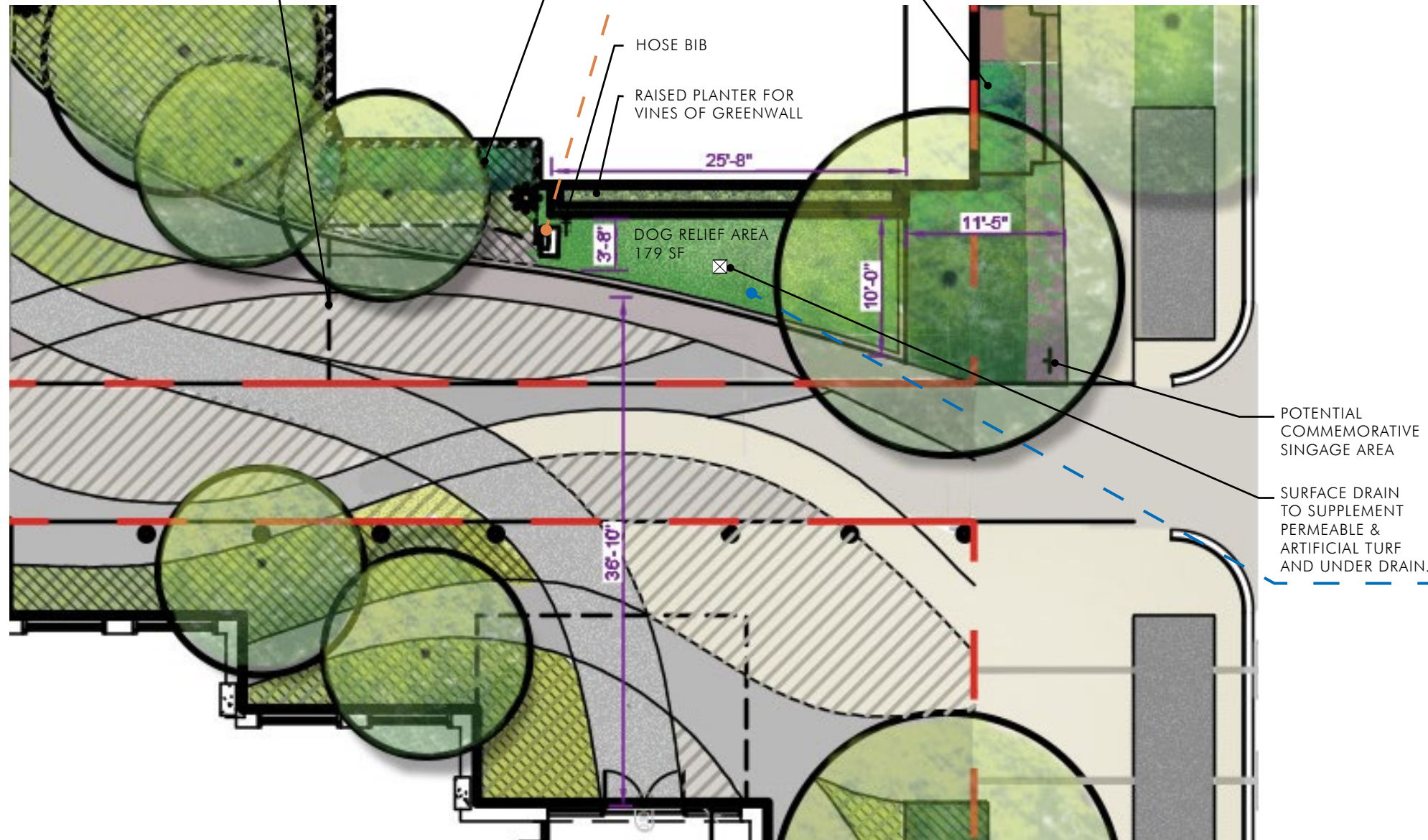


LIGHT COLUMN PATHWAY BOLLARD  
BY FORMS AND SURFACES

NOTE: ALL SIGHT LIGHTING DIRECTED TOWARDS GROUND.

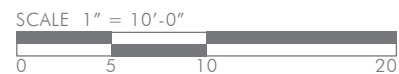


POTENTIAL FOOTPRINT OF TOWNHOUSE MEMORIALIZED IN THE PAVING DESIGN WITH CHANGE IN PATTERN.



**ARTIFICIAL TURF MAINTENANCE:**

- SOLID WASTE TO BE REMOVED BY PET OWNERS USING INSTALLED PET WASTE BAGS AND BASKET. WASTE RESIDUE TO BE WASHED OFF WITH A HOSE. FULL RELIEF AREA WASHES WILL OCCUR BY BUILDING MANAGEMENT STAFF NO LESS THAN 2-3 TIMES PER DAY AND AS NEEDED.
- TO CLEAN WASTE AND ELIMINATE ODORS DURING DRY WEATHER, SIGNAGE WILL REQUEST THAT PET OWNERS DAMPEN THE AREA THAT PETS USE WITH WATER (OR A COMBINATION OF WATER AND ENZYME BASED CLEANERS LIKE EASYTURF'S PET URINE NEUTRALIZER).



**STUDIO39**

**BEYER  
BLINDER  
BELLE**

1319 SOUTH CAPITOL STREET SW  
6 OCTOBER 2020

**PET RELIEF AREA**

# SUSTAINABLE DESIGN



# SUSTAINABLE STRATEGIES

Assets & Measures



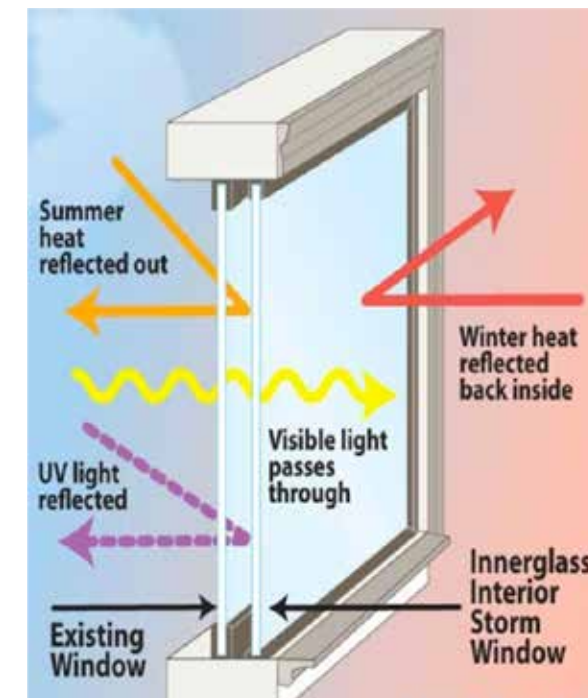
- **LEED v4**

- Intro
- ASHRAE Standard 2007 vs. 2010



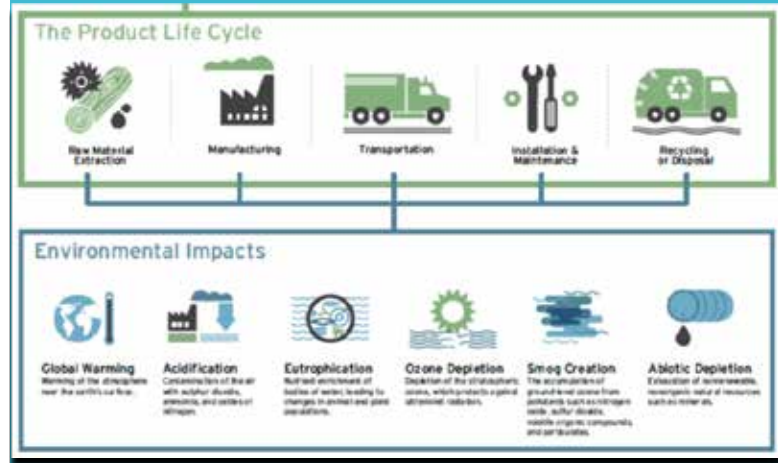
- **OPTIMIZING ENERGY**

- PV System (1%)
- VRF
- EMS
- Thermal Enclosure
- HVAC Efficiency & Utilization
- LED Lighting
- Energy Star
- Enhanced Commissioning



# SUSTAINABLE STRATEGIES

## Assets & Measures



### • SITE UTILIZATION

- RWM – 80<sup>th</sup> Percentile
- Mitigate Light Pollution
- Electric Car Charging

### • WATER

- 35% Potable Water Reduction
- No Permanent Irrigation

### • IEQ

- CO<sub>2</sub> Sensors
- Low/No VOC Materials
- IAQ Testing

### • MATERIAL LIFE CYCLE IMPACT

- Building Product Disclosure and Optimization
- Life Cycle Assessment (LCA)







1319 South Capitol Street  
LEED v4 NC  
October 19, 2020

**0 0 1 Integrated Process Possible Points: 1**

			1	Credit 1	Integrated Process	1
--	--	--	---	----------	--------------------	---

**14 0 2 Location and Transportation Possible Points: 16**

			16	Credit 1	LEED for Neighborhood Development	16
1				Credit 2	Sensitive Land Protection	1
2				Credit 3	High Priority Site	2
5				Credit 4	Surrounding Density and Diverse Uses	5
4		1		Credit 5	Access to Quality Transit	5
1				Credit 6	Bicycle Facilities	1
			1	Credit 7	Reduced Parking Footprint	1
1				Credit 8	Green Vehicles	1

PATH 1		16
PATH 2		1

**4 4 2 Sustainable Sites Possible Points: 10**

Y				Prereq 1	Construction Activity Pollution Prevention	Req
1				Credit 1	Site Assessment	1
	1	1		Credit 2	Site Development - Protect or Restore Habitat	2
	1			Credit 3	Open Space	1
1	1	1		Credit 4	Rainwater Management	3
1	1			Credit 5	Heat Island Reduction	2
1				Credit 6	Light Pollution Reduction	1

**5 2 4 Water Efficiency Possible Points: 11**

Y				Prereq 1	Outdoor Water Use Reduction	Req
Y				Prereq 2	Indoor Water Use Reduction	Req
Y				Prereq 3	Building-Level Water Metering	Req
2				Credit 1	Outdoor Water Use Reduction	2
3	1	2		Credit 2	Indoor Water Use Reduction	6
		2		Credit 3	Cooling Tower Water Use	2
	1			Credit 4	Water Metering	1

**8 6 19 Energy and Atmosphere Possible Points: 33**

Y				Prereq 1	Fundamental Commissioning and Verification	Req
Y				Prereq 2	Minimum Energy Performance	Req
Y				Prereq 3	Building-Level Energy Metering	Req
Y				Prereq 4	Fundamental Refrigerant Management	Req
3		3		Credit 1	Enhanced Commissioning	6
5	3	10		Credit 2	Optimize Energy Performance	18
		1		Credit 3	Advanced Energy Metering	1
		2		Credit 4	Demand Response	2
	1	2		Credit 5	Renewable Energy Production	3
		1		Credit 6	Enhanced Refrigerant Management	1
	2			Credit 7	Green Power and Carbon Offsets	2

■ "Path to Gold" credit



**6 2 5 Materials and Resources Possible Points: 13**

Y				Prereq 1	Storage and Collection of Recyclables	Req
Y				Prereq 2	Construction and Demolition Waste Management Planning	Req
1	2	2		Credit 1	Building Life-Cycle Impact Reduction	5
1		1		Credit 2	Product Disclosure and Optimization - Environmental Product Declarations	2
1		1		Credit 3	Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1		Credit 4	Product Disclosure and Optimization - Material Ingredients	2
2				Credit 5	Construction and Demolition Waste Management	2

**5 5 6 Indoor Environmental Quality Possible Points: 16**

Y				Prereq 1	Minimum Indoor Air Quality Performance	Req
Y				Prereq 2	Environmental Tobacco Smoke Control	Req
1		1		Credit 1	Enhanced Indoor Air Quality Strategies	2
2	1			Credit 2	Low-Emitting Materials	3
1				Credit 3	Construction Indoor Air Quality Management Plan	1
	2			Credit 4	Indoor Air Quality Assessment	2
	1			Credit 5	Thermal Comfort	1
	1	1		Credit 6	Interior Lighting	2
		3		Credit 7	Daylight	3
1				Credit 8	Quality Views	1
		1		Credit 9	Acoustic Performance	1

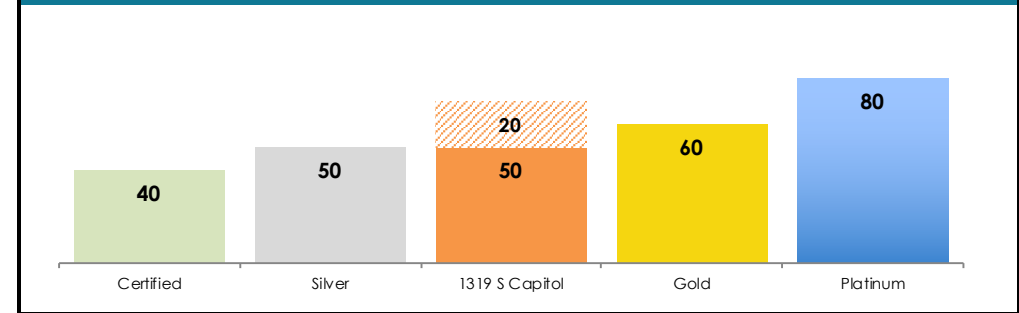
**6 0 0 Innovation Possible Points: 6**

5				Credit 1	Innovation	5
1				Credit 2	LEED Accredited Professional	1

**2 1 1 Regional Priority Credits (20003) Possible Points: 4**

1				Credit 1.1	Regional Priority: Access to Quality Transit (Threshold: 4 pts)	1
		1		Credit 1.2	Regional Priority: Reduced Parking Footprint (Carshare option)	1
1				Credit 1.3	Regional Priority: Green Vehicles	1
	1			Credit 1.4	Regional Priority: Rainwater Management (Threshold: 3 pts)	1

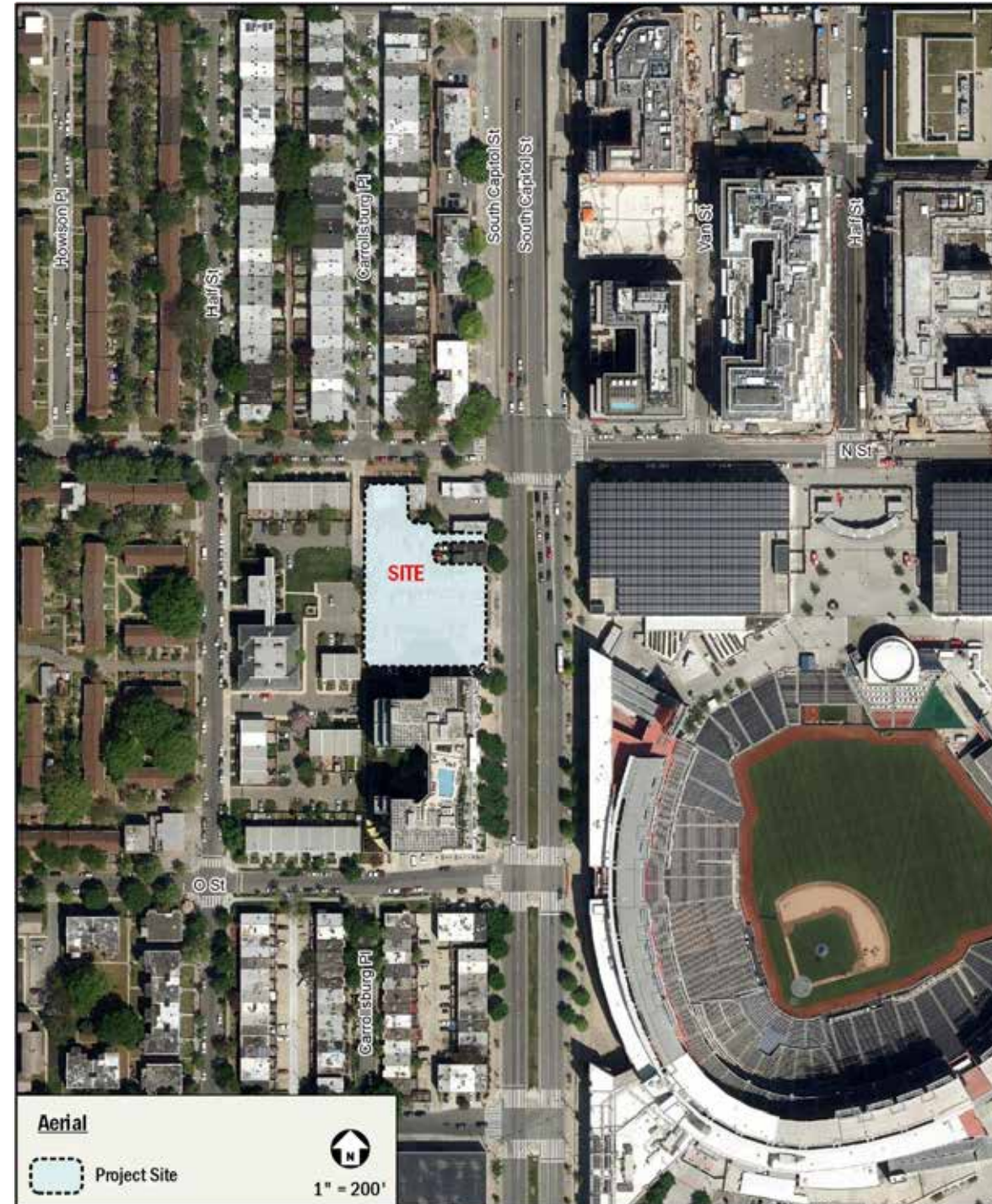
**Total Possible Points: 110**



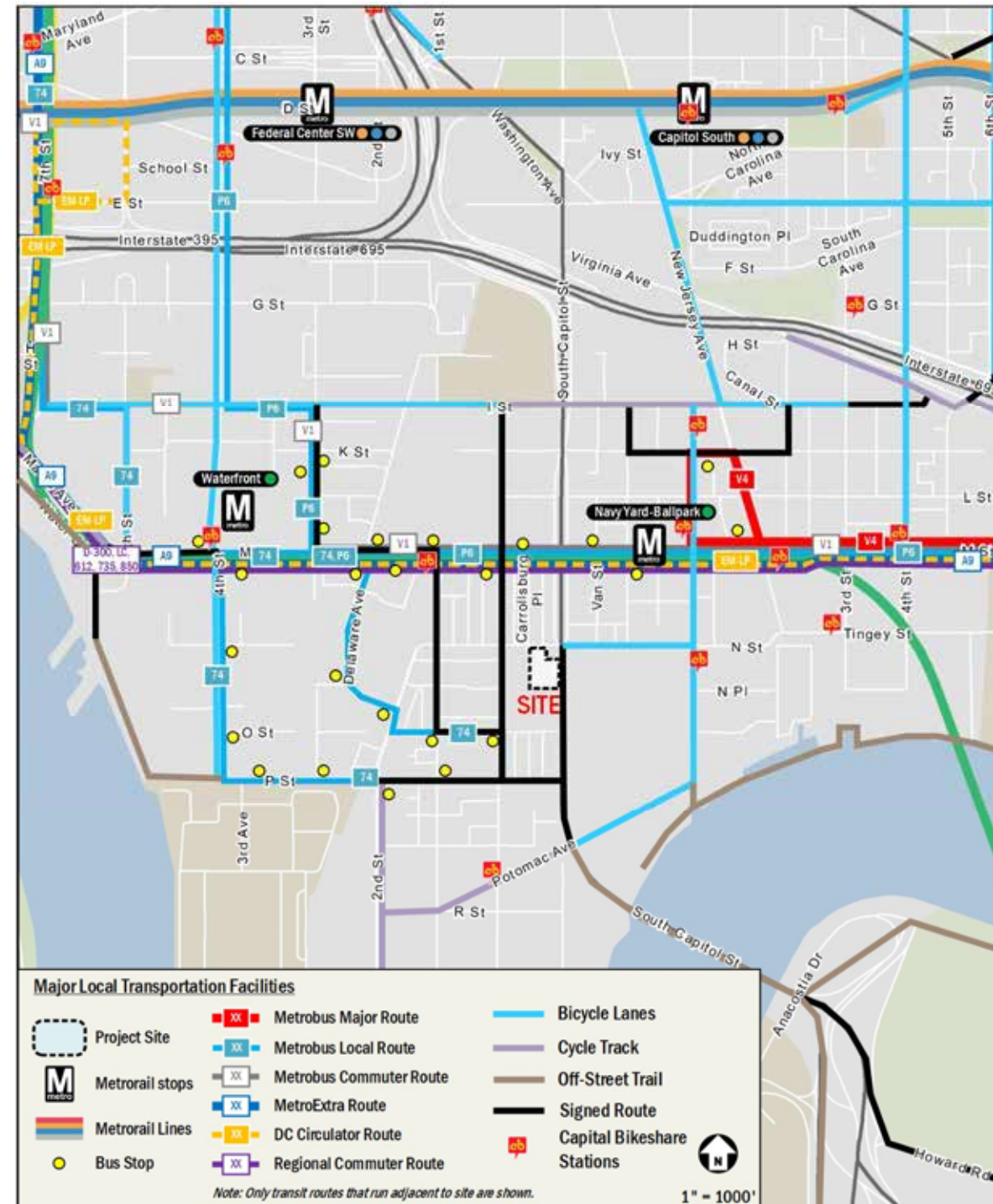
DDOT/ TDM



# Site Location



# Existing Transportation Facilities





# Project Transportation Characteristics

## Proximity to transit and alternative travel modes:

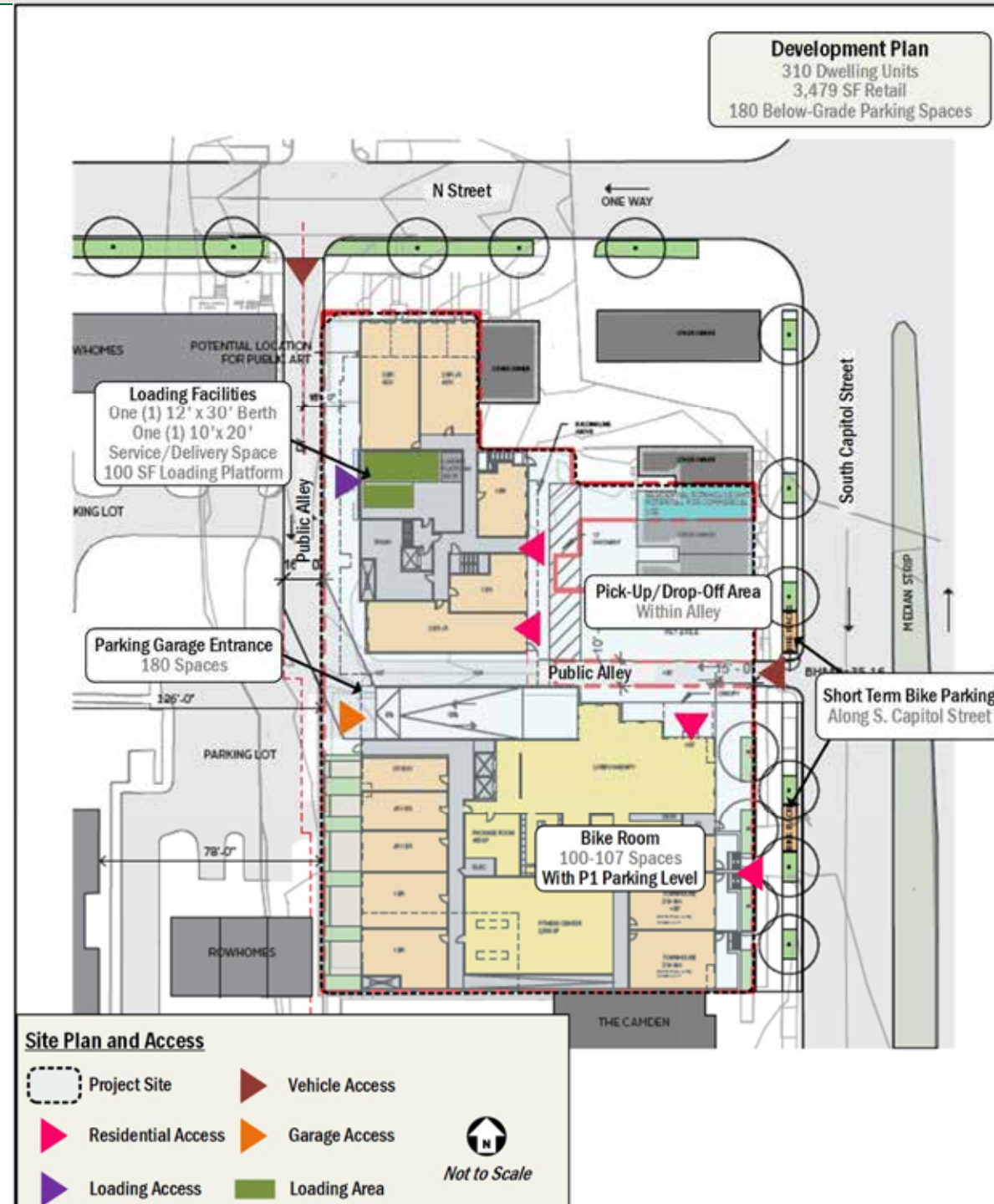
- Metrorail Access
  - 0.4 miles to Navy Yard – Ballpark Metrorail Station (8-Minute Walk)
  - 0.6 miles to Waterfront Metrorail Metrorail Station (12-Minute Walk)
- Bus Access
  - DC Circulator
  - 74, A9, P6, V1, V4 Metrobus Routes
- Bicycle Facilities
  - Capital Bikeshare station 3 blocks to the east

**Proposed Development Program: ~310 residential apts., potential ~3,479 s.f. retail, ~180 parking spaces**

**Proposed on-site parking & loading facilities meet zoning requirements**

**Comprehensive Transportation Demand Management (TDM) Plan**

# Site Plan





# Transportation Demand Management (TDM) Plan

- Unbundle the cost of vehicle parking from the lease or purchase or lease agreement for each residential, retail, and office unit and charge a minimum rate based on the average market rate within a quarter mile.
- Identify Transportation Coordinators for the planning, construction, and operations phases of the office units within the development.
- Provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year.
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees.
- Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan. Transportation Coordinator will subscribe to goDCgo's residential newsletter.
- Post all TDM Commitments on website, publicize availability, and allow the public to see what commitments have been promised.
- Provide a free SmartTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.
- Provide residents who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOCG).

# Transportation Demand Management (TDM) Plan

- Provide welcome packets to all new residents.
- Install a Transportation Information Center Display (electronic screen) within the lobby, containing information related to local transportation alternatives.
- Will be exceeding the ZR16 short- and long-term bicycle parking requirements by providing 110 long-term and 17 short-term bicycle parking spaces. Long-term bicycle storage will be provided free of charge to residents.
- Provide a bicycle repair station in each long-term bicycle parking storage room.
- Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final certificate of occupancy for the Project) summarizing continued compliance with the transportation and TDM conditions in the Order.
- To encourage teleworking, a business center will be provided on-site and available for free to residents 24 hours per day, 7 days per week. Access to a copier and internet services will be included.
- Offer an annual CaBi membership or SmartTrip card pre-loaded with \$85 for all new residents or employees for the first year after the building opens.
- Will hold a transportation event for residents, employees, and members of the community once per year for a total of three (3) years. Examples include resident social, walking tour of local transportation options, goDCgo lobby event, transportation fair, WABA Everyday Bicycling seminar, bicycle safety/information class, bicycle repair event, etc).



# DDOT Conditions

DDOT has no objection to approval of this Design Review application with the following conditions:

- Extend the proposed 12-foot easement northward to the edge of Lot 830 to allow for access to Lots 829/830 when those properties redevelop. Also, provide an easement across the private portion of the 10-foot alley (Lot 831) so that the rowhouses can exit out the 16-foot public alley. A copy of the easement(s) should be provided to DDOT Planning and Sustainability Division when it is signed by all parties
- **The Applicant agrees to the easement concept and has already implemented a portion of these easements.**
  - **There is a recorded easement across the private portion of the 10-foot wide east-west alley that provides a public access connection between the 10-foot wide east-west public alley segment and the 16-foot north-south public alley.**
  - **There is a signed, unrecorded private 12-foot wide north-south easement that allows the S. Cap. rowhouses and Lots 829/830 access to the 10-foot wide east-west public alley. This is intended for low intensity rowhouse use.**

# DDOT Conditions

- Implement the Transportation Demand Management (TDM) Plan proposed in the Applicant's September 11, 2020 CTR, for the life of the project, unless otherwise noted, with the requested additions noted in more detail at the end of this report:
  - Funding two 4-dock expansion plates for Capital Bikeshare stations in ANC 6D, locations to be determined by DDOT during permitting;
  - Funding and installing missing curb ramps and high visibility crosswalks at two (2) intersections in the surrounding residential neighborhood;
  - Increase the number of years of annual Capital Bikeshare memberships for new residents from one (1) year to three (3) years.
- **The Applicant agrees to this condition.**







# APPENDIX



**ZONE CG-2**

**REQUIRED/PERMITTED**

**SITE AREA:** 37,453 SF  
**FAR ALLOWED**  
 7.2 X 37,453 SF (269,661 SF)

**BUILDING HEIGHT**

110'

**LOT OCCUPANCY**

90% maximum with IZ

**REAR YARD**

15' minimum required

**SIDE YARD**

None Required

**COURTS**

Residential Width: 4" per 1' of height with a minimum of 10 ft for an open court and 15 ft for a closed court.

**GAR**

0.3

**DESIGNATED STREET DESIGN REQUIREMENT**

Building must be set back 15' along S. Capitol Street  
 At least 60% of the street-wall shall be constructed at this setback line  
 No vehicular garage or loading entrance or exit may be located on S. Capitol

**PARKING**

None required (K-513.2(a)).

**LOADING**

1 30' berth, 1 20' space, and 1 100 SF platform

**BIKE PARKING**

1 long term space for each 3 units (300-320 units/3 = 100-107)  
 1 short term space for each 20 units (300-320 units/20=15-16)  
 1 long term space per 10,000 sf retail (0 spaces)  
 1 short term space per 3,500 sf retail (0 spaces)

**PENTHOUSE**

Up to 0.4 FAR of additional FAR allowed for penthouse  
 37,453 X .4 = 14,981 SF  
 1:1 or 0.5:1 setbacks from exterior walls required.  
 Uniform height requirements (up to 3 heights permitted).

**PROVIDED**

Up to 269,661 SF (7.2 FAR) Residential Use OR  
 2,480 SF Retail Use and 267,181 SF Residential Use

110'

70%

Relief Requested - see page 12

None Provided

Relief Requested - see page 12

0.3

Relief Requested - see page 12  
 Complies

Complies (public alley access only)

Up to Approx. 180 (up to 3 Levels)

1 30' berth, 1 20' space, 1 100 sf Platform

100-107

15-16

None Required

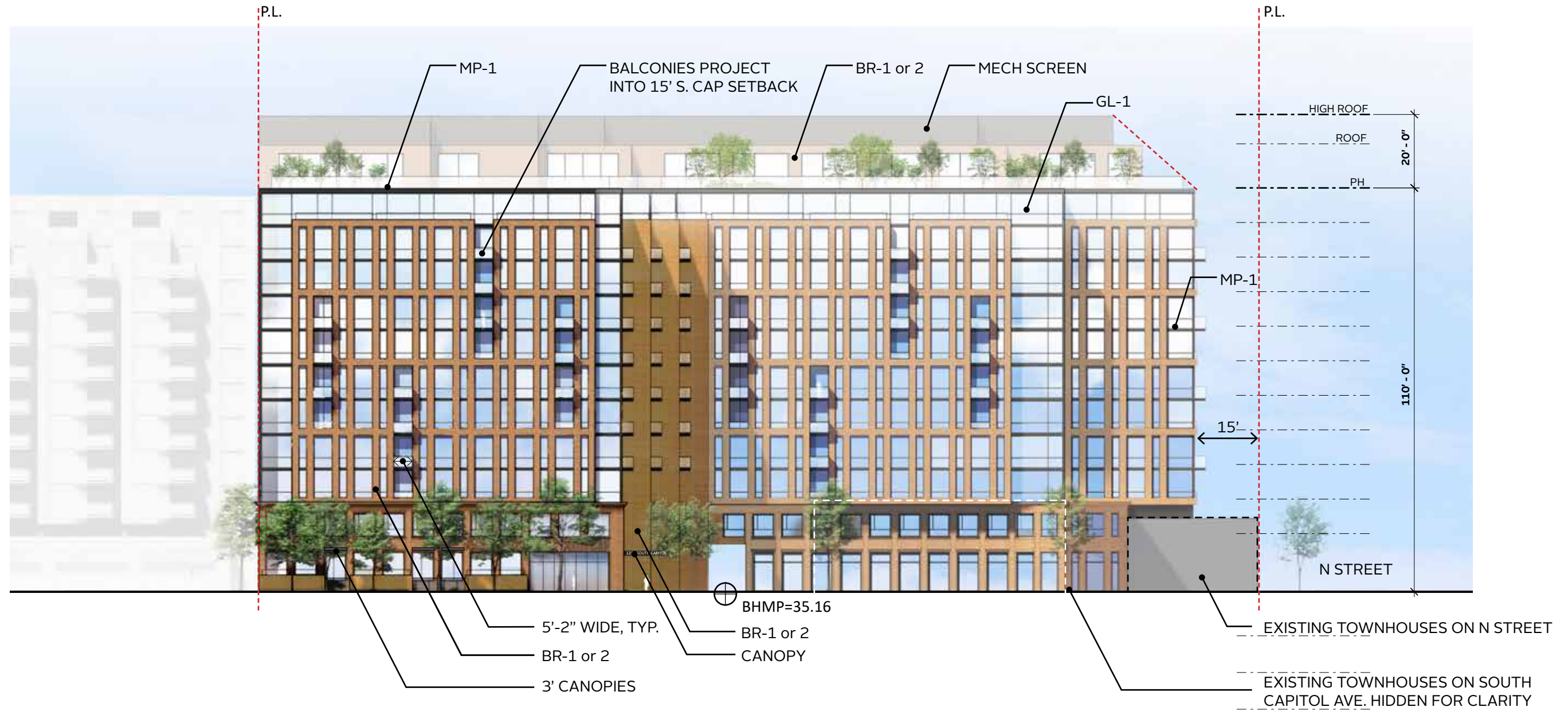
None Required

6,800 SF (0.18 FAR) Residential units (Complies)

Complies

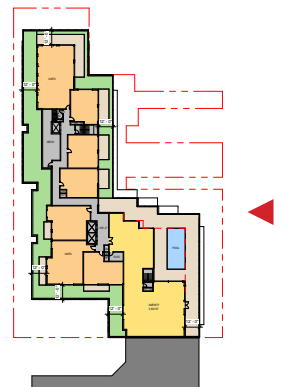
Complies

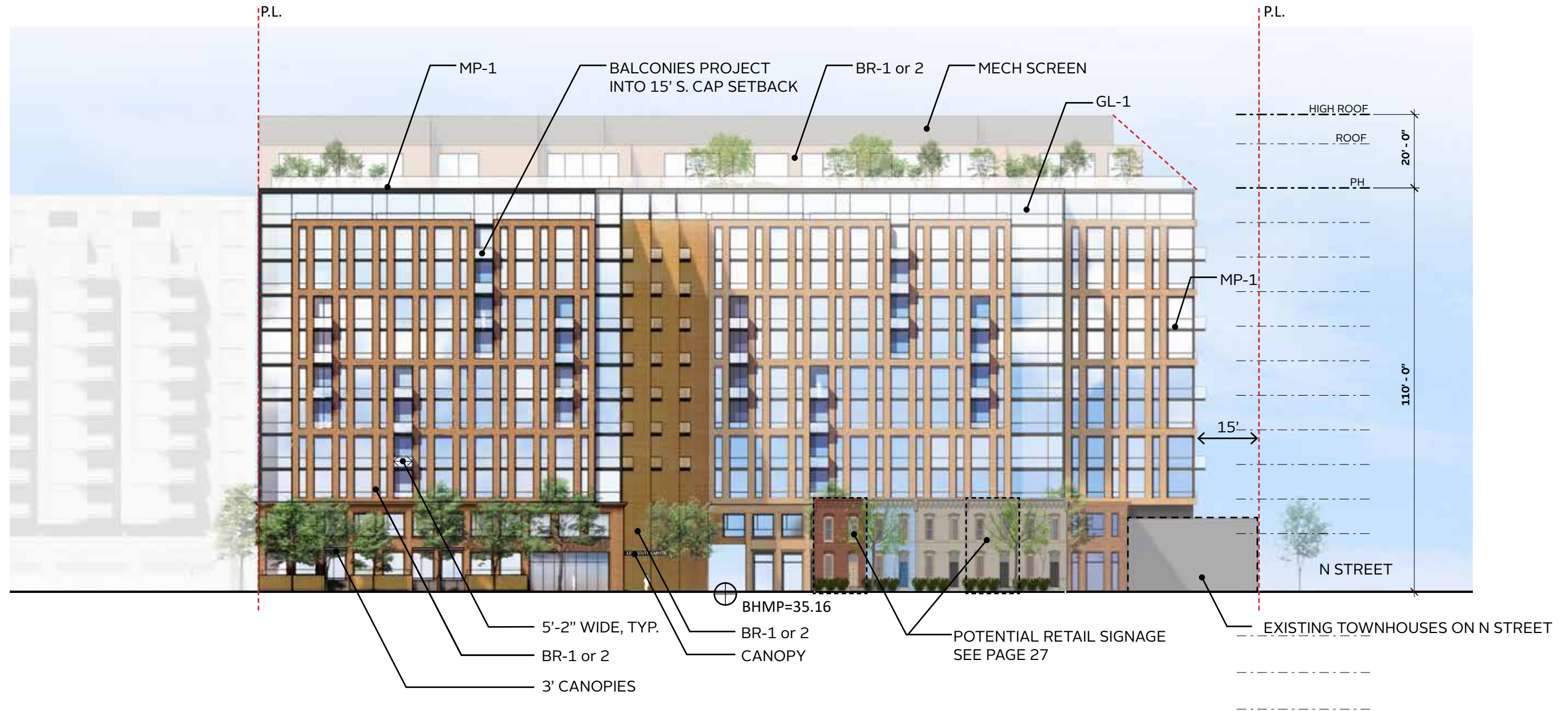




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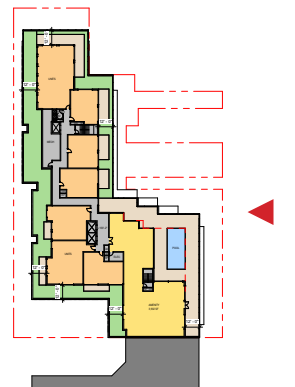
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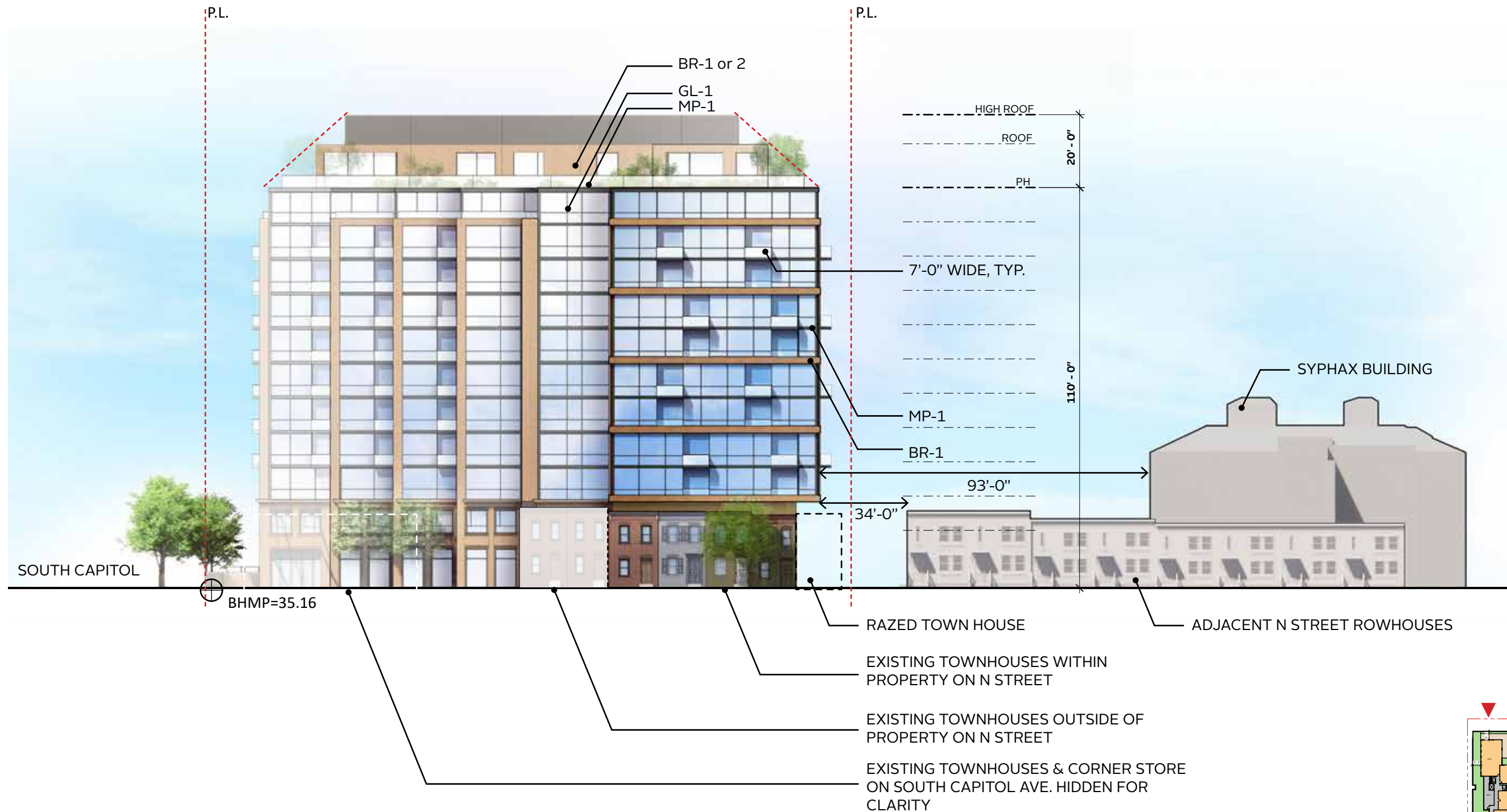


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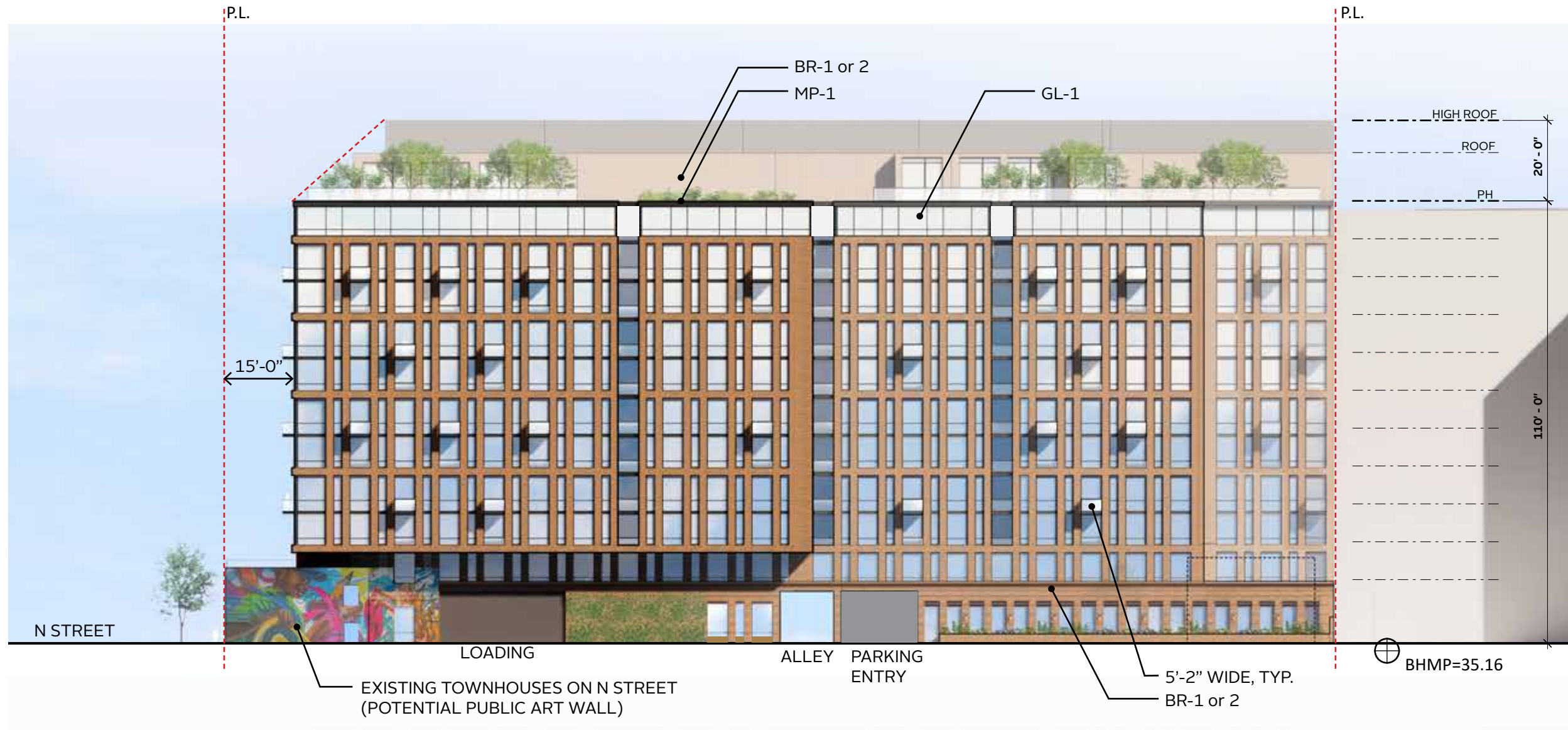






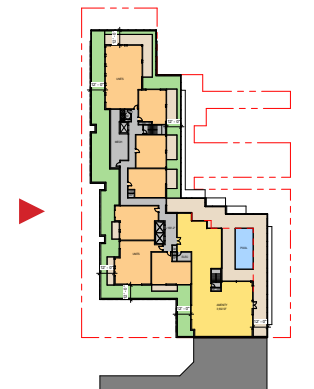
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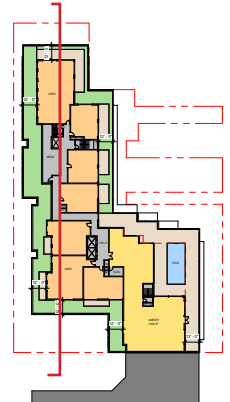
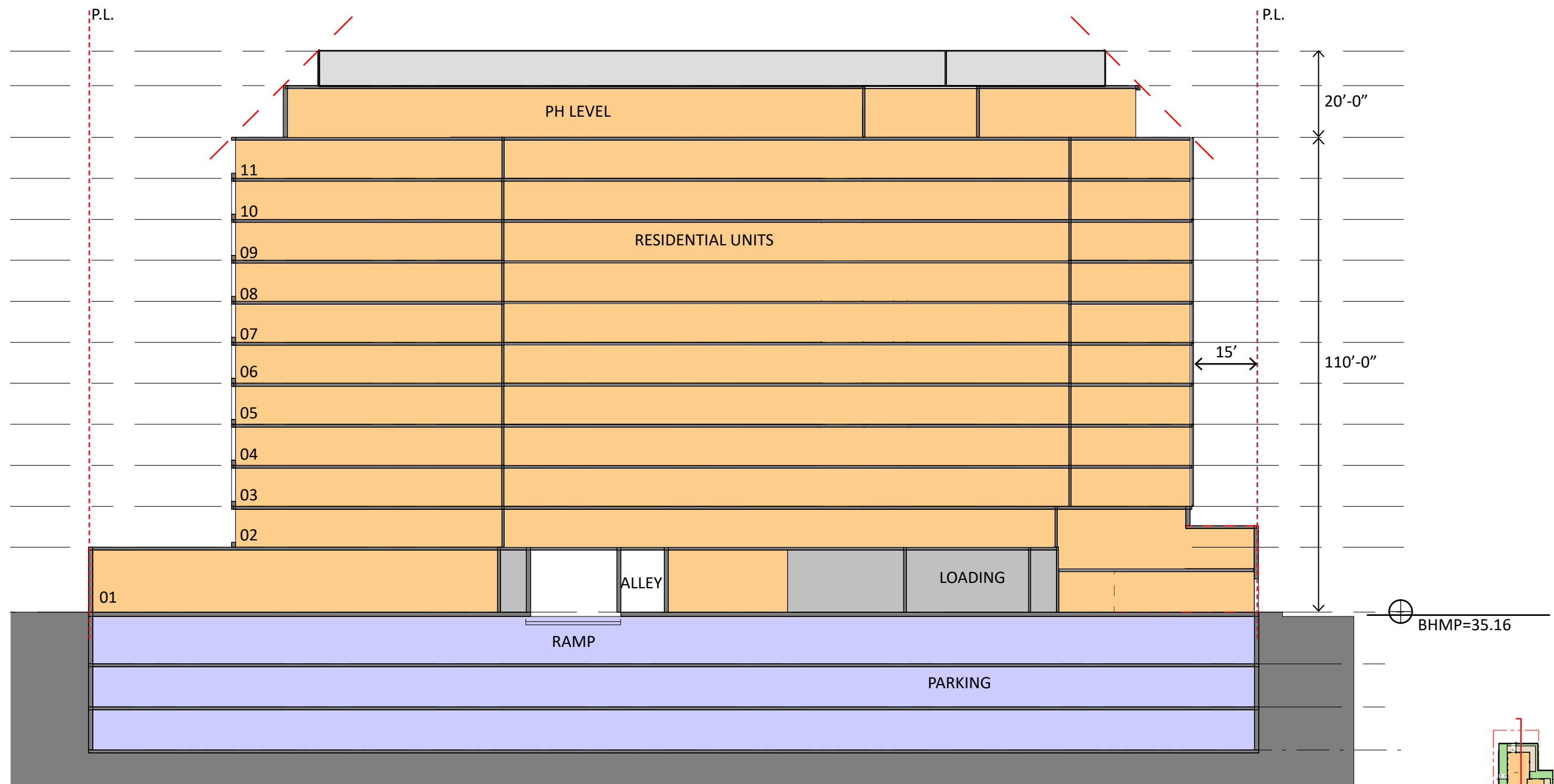


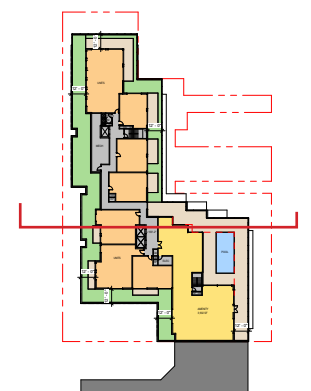
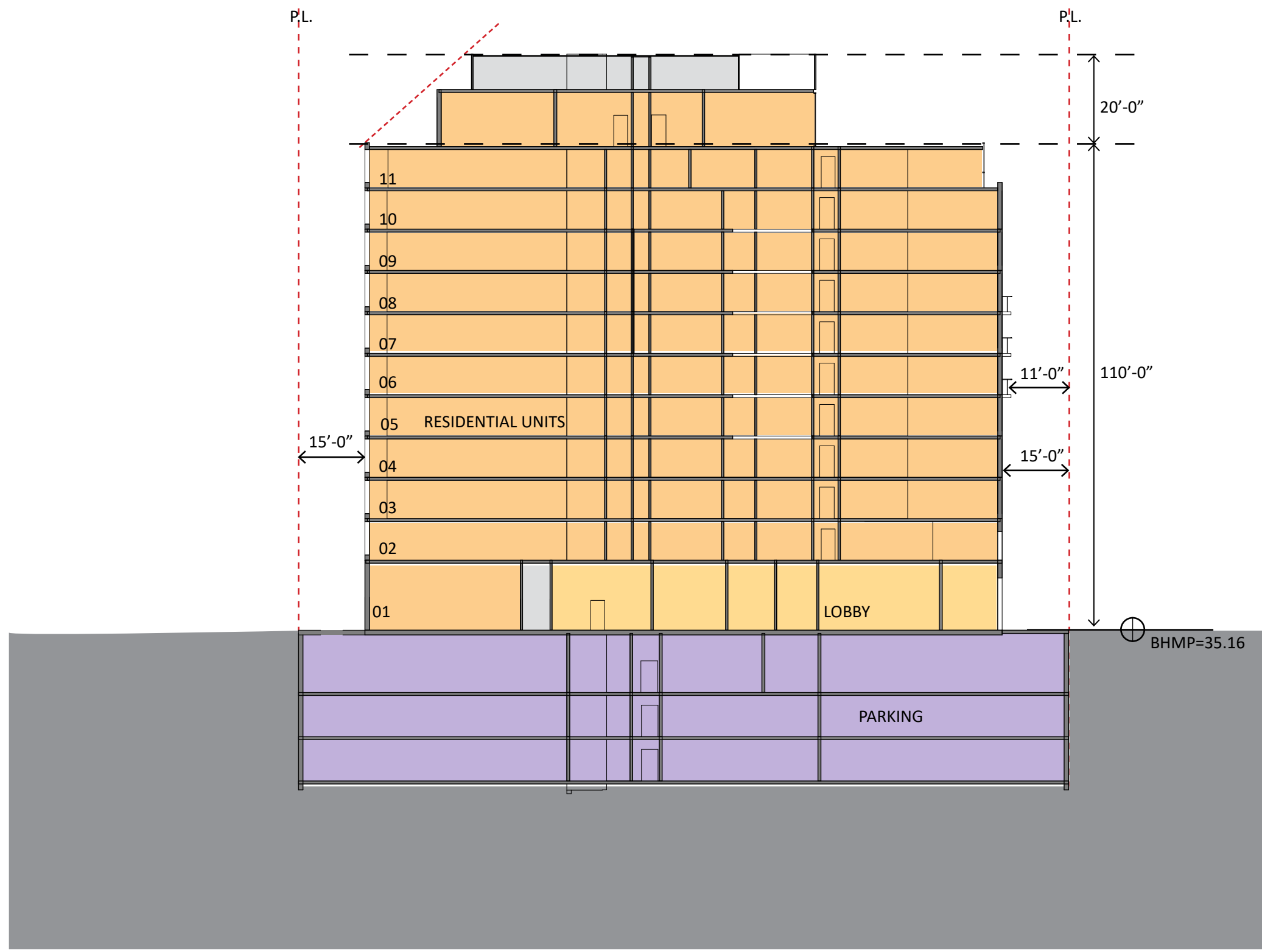
NOTES

- 1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 32
- 2. PARKING AND OR LOADING SIGNAGE TO BE ADDED LATER.











## Insulating Glass Data

Product	Outboard - Inboard Substrate	Appearance	Transmittance			Reflectance			U-Value Winter Nighttime		Relative Heat Gain	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
			Visible Light %	Ultra-violet %	Solar Energy %	Visible Light Out %	Visible Light In %	Solar Energy Out %	Air	Argon			
			Coating #2 Surface						6 mm/12.7 mm a.s./6 mm				
SunGuard SuperNeutral													
SN 54	UltraClear - UltraClear	Ultra Clear	56	22	26	13	19	44	0.29	0.24	69	0.29	1.96
	Clear - Clear	Clear	54	16	24	13	18	35	0.29	0.24	68	0.28	1.92
	Green - Clear	Green	45	7	17	11	18	10	0.29	0.24	58	0.24	1.89
	CrystalGray - Clear	Light Gray	38	9	17	9	18	17	0.29	0.24	56	0.23	1.67
	Gray - Clear	Gray	27	7	13	7	17	16	0.29	0.24	48	0.19	1.40
	CrvtalBlue - Clear	Blue	35	10	16	8	17	22	0.29	0.24	54	0.22	1.57

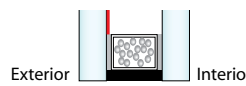


IMAGE OF J SOL RESIDENTIAL BUILDING, JAG PROJECT  
A GLASS SIMILAR TO THIS WILL BE UTILIZED

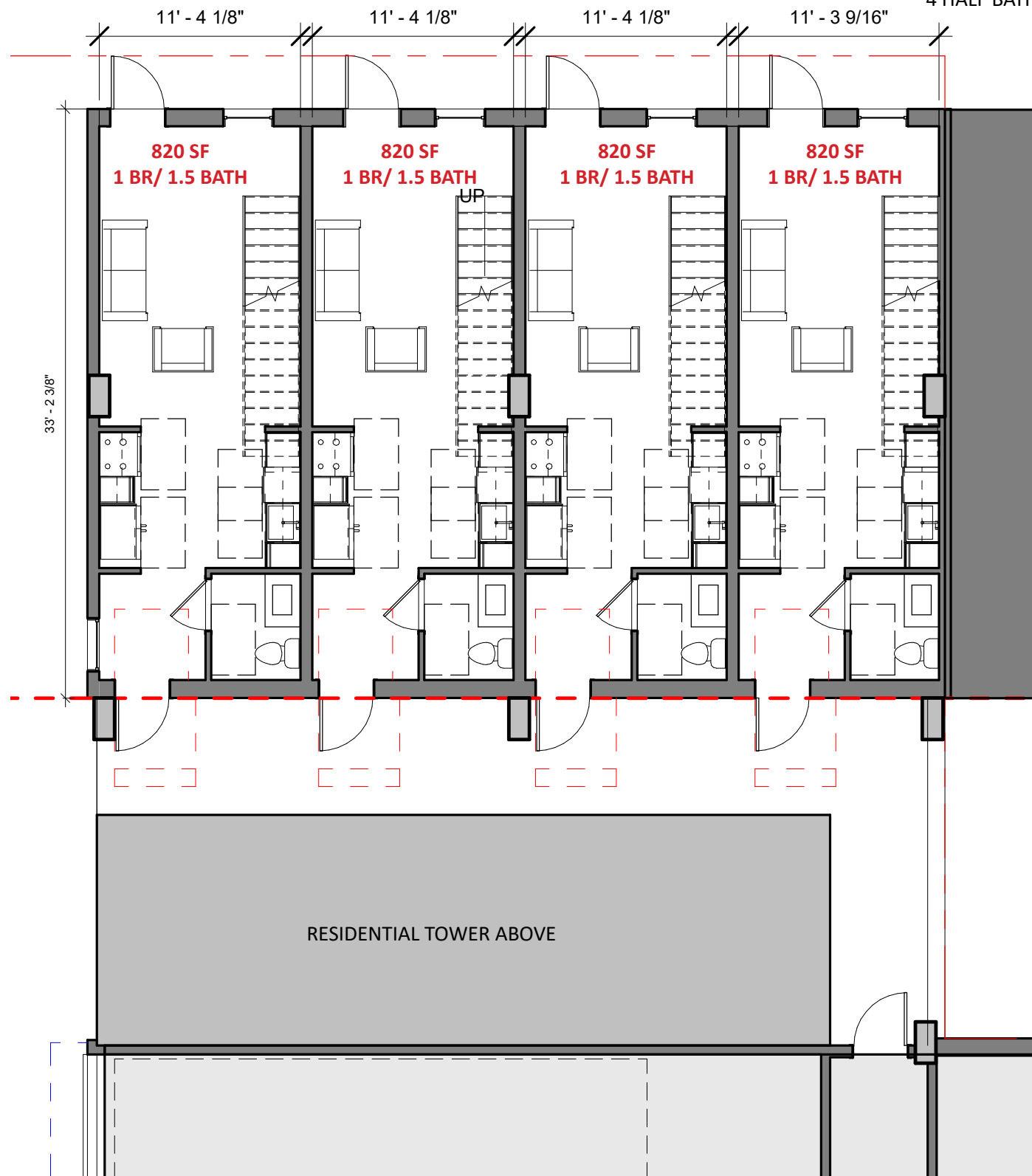
**N STREET TOWNHOUSES COMPARISON**

**TOWNHOUSES**

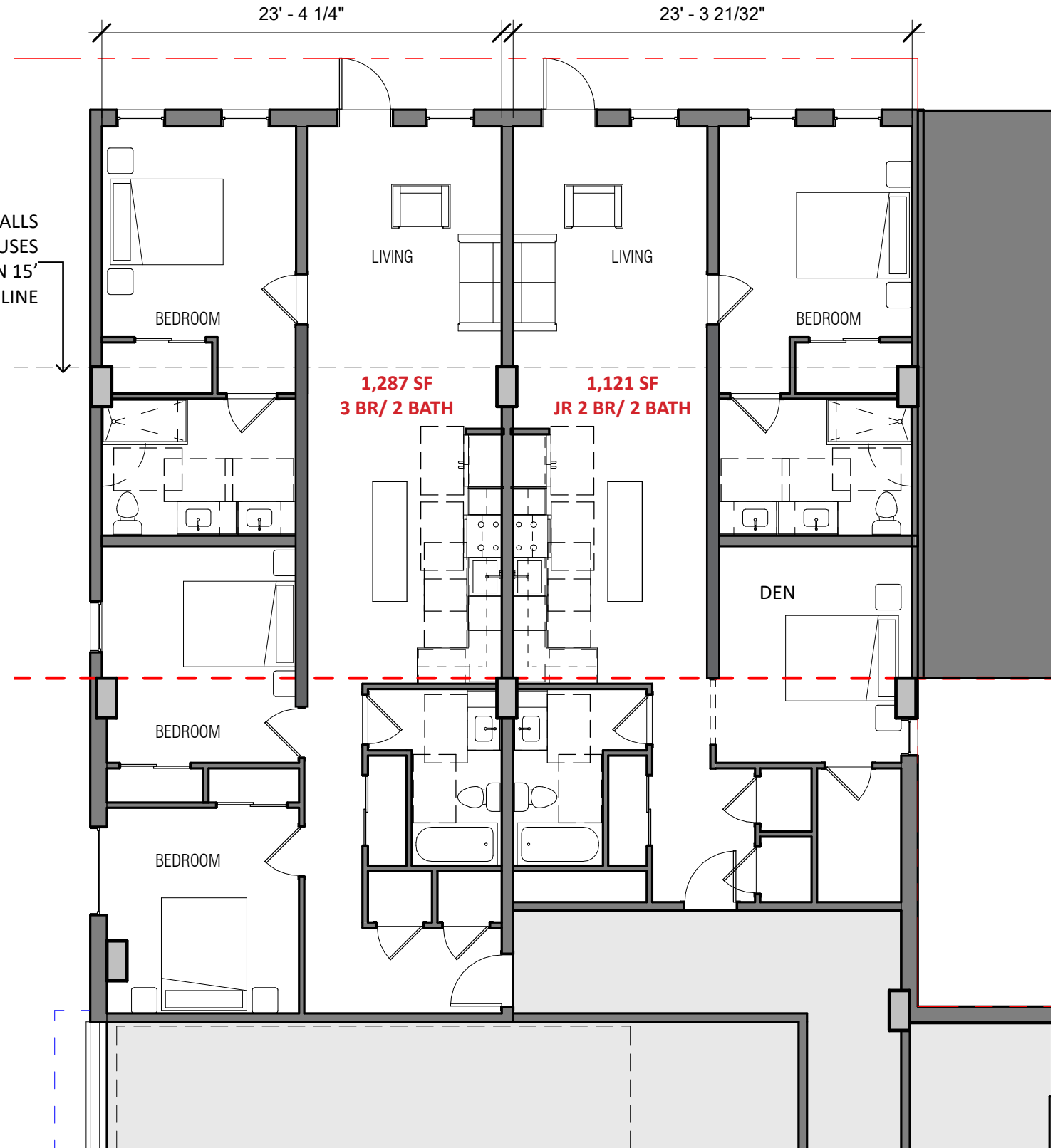
3,280 ST  
 4 BRS  
 4 BATHS  
 4 HALF BATHS

**FLATS:**

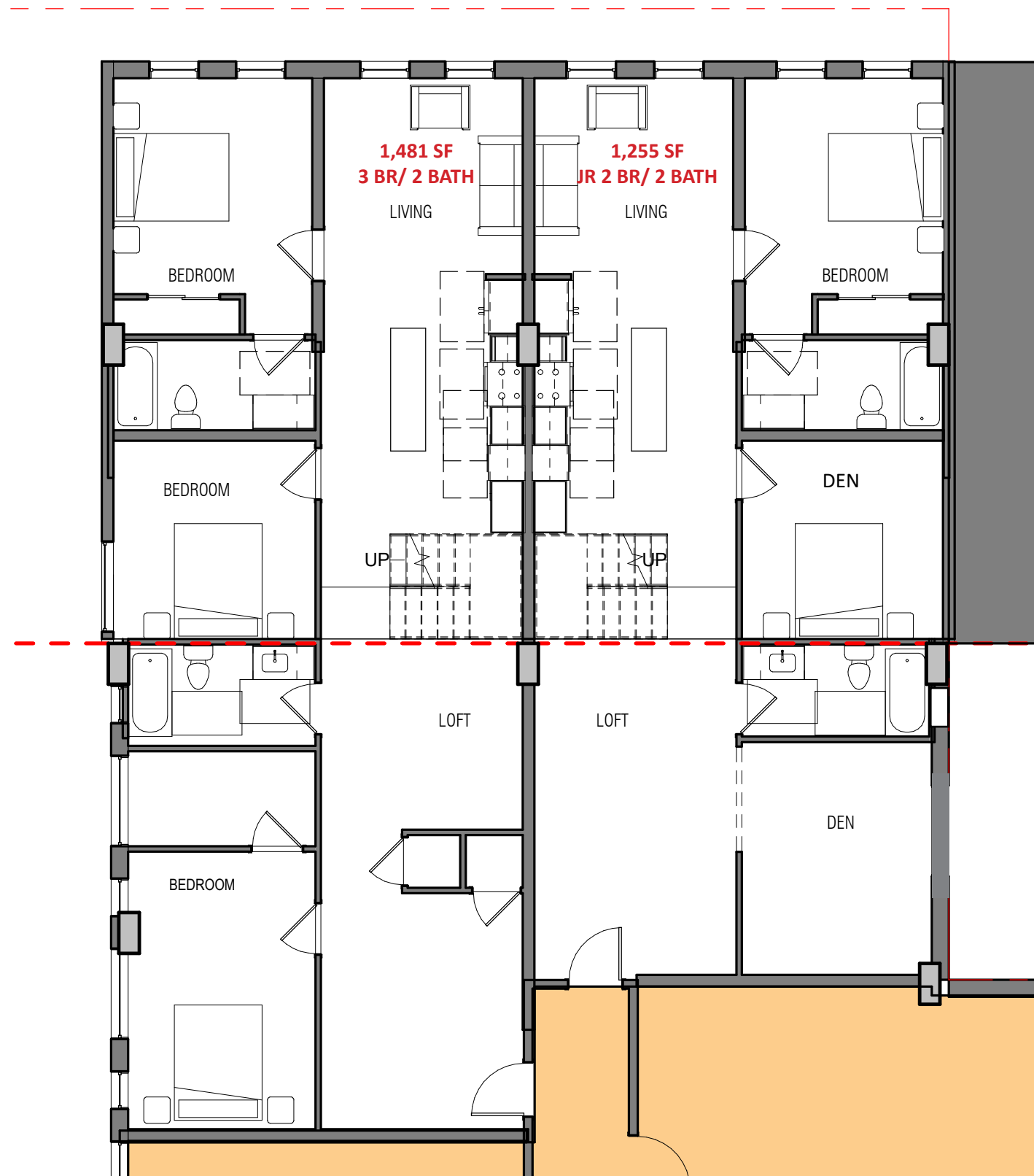
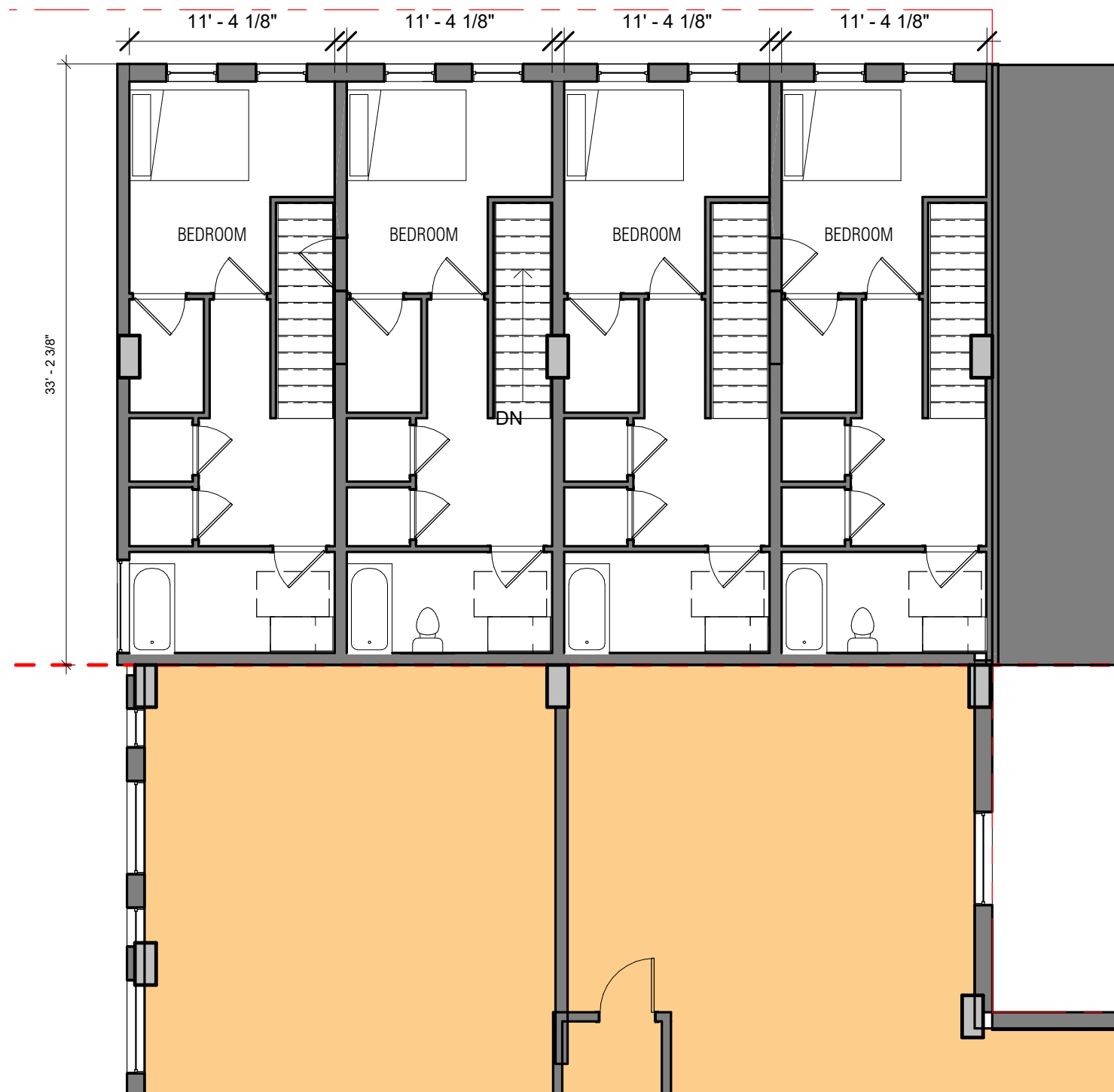
5,144 SF  
 8 BRS, 3 DENS  
 8 BATHS



CURRENT WALLS  
 OF TOWNHOUSES  
 TO REMAIN 15'  
 PAST FACADE LINE









JAMES CREEK



SYPHAX VILLAGE