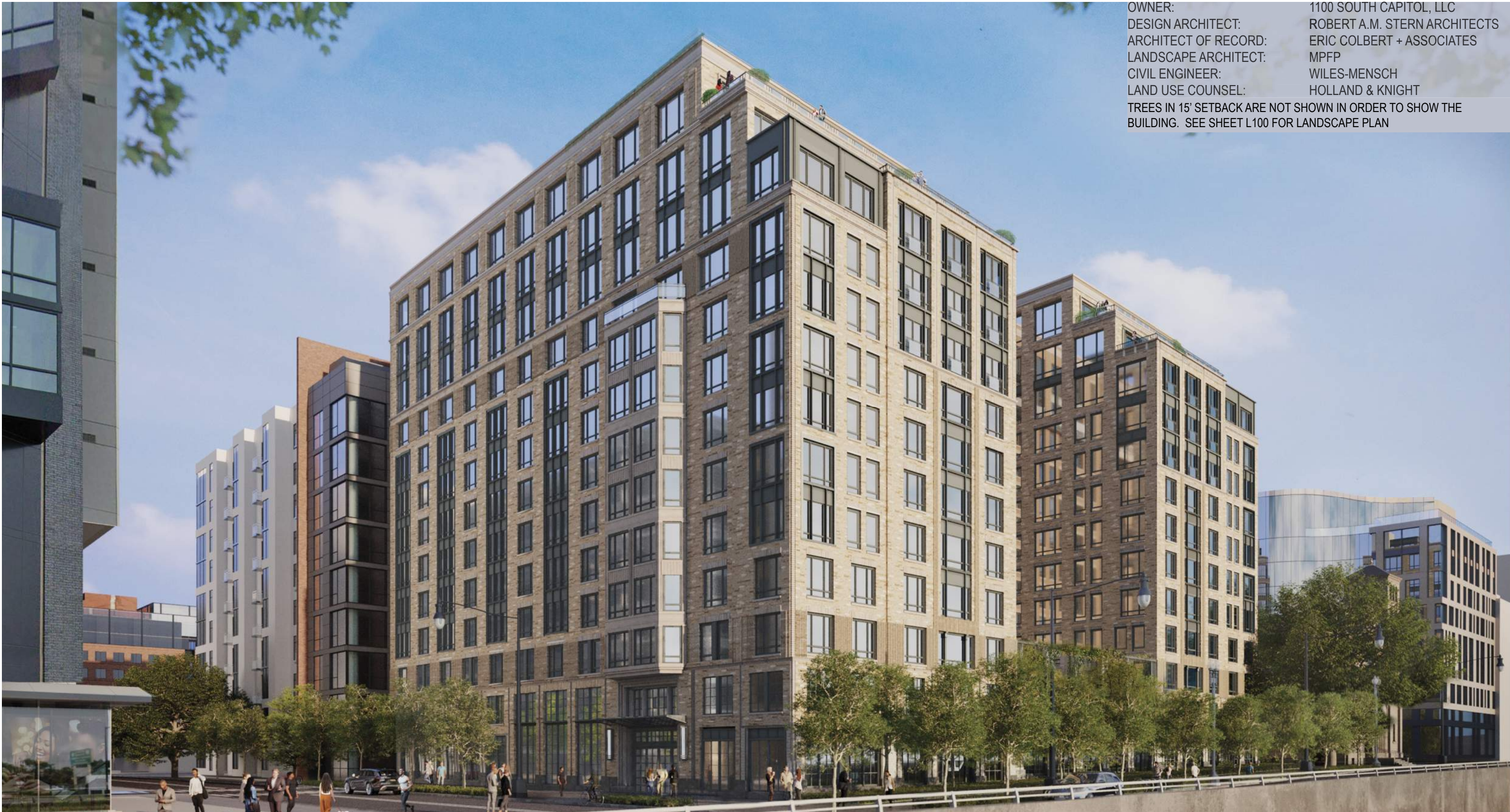


OWNER: 1100 SOUTH CAPITOL, LLC
DESIGN ARCHITECT: ROBERT A.M. STERN ARCHITECTS
ARCHITECT OF RECORD: ERIC COLBERT + ASSOCIATES
LANDSCAPE ARCHITECT: MPFP
CIVIL ENGINEER: WILES-MENSCH
LAND USE COUNSEL: HOLLAND & KNIGHT
TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



OCTOBER 28, 2022

DESIGN REVIEW PREHEARING SUBMISSION - Z.C. CASE NO. 22-28

ECA RAMSA MPFP
ROBERT A.M. STERN ARCHITECTS

1100 S. CAPITOL ST. SE - LOT 814+817, SQ. 698

ZONING COMMISSION
District of Columbia
CASE NO. 22-28
EXHIBIT NO. 13A1

/ ZONING ANALYSIS

ZONING TABULATION

10/28/2022

Downtown (D) Zones - D-5

Square 698 / Lots 814 + 817

Lot Area: 32,556 sq.ft.

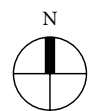
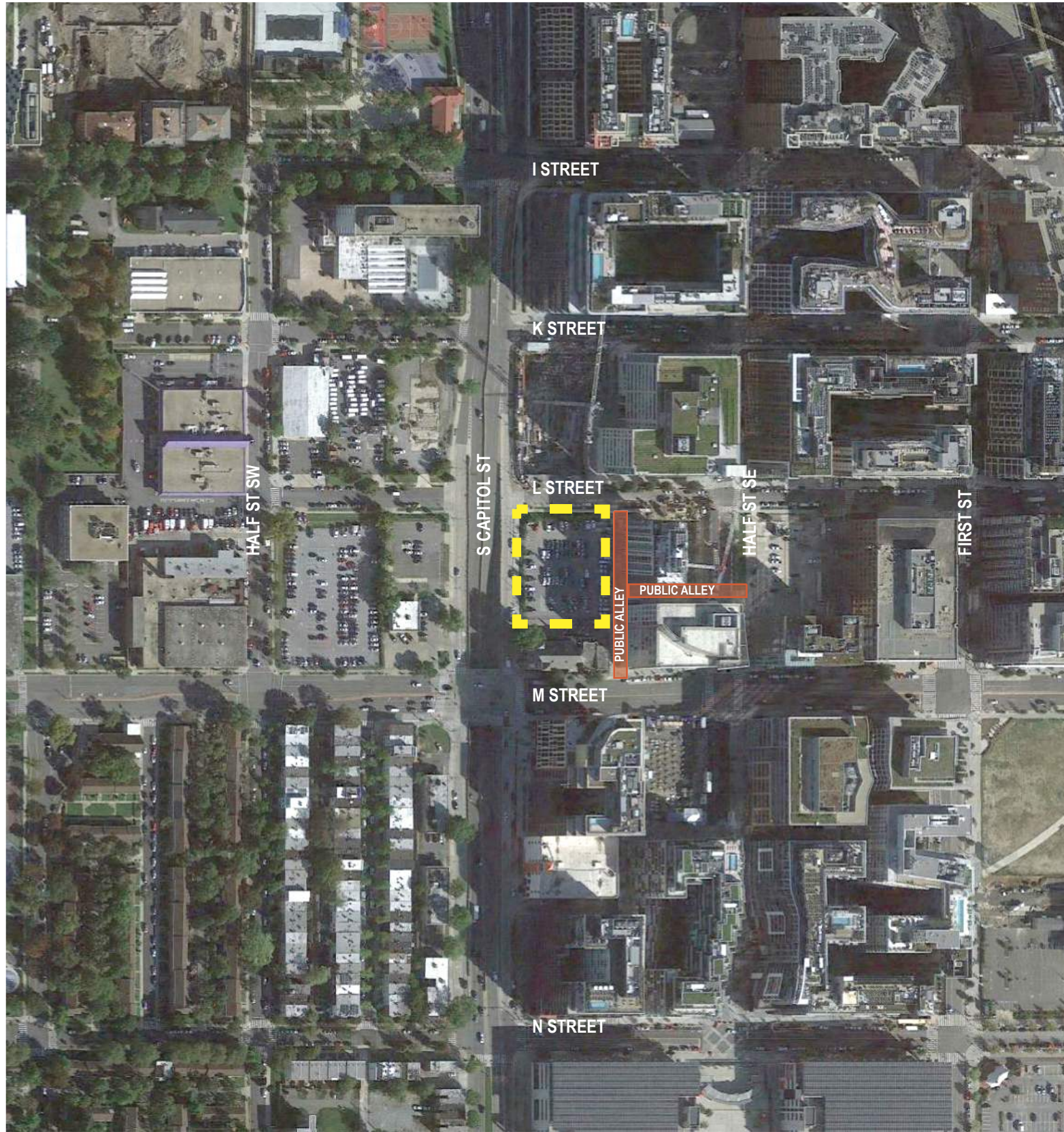
Proposed Use: Residential

Proposed Number of Units: 263

ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS
DCMR11, I539 Density / FAR	NONE	301,249 SF GFA / 9.25 FAR	COMPLY
DCMR11, I616 Setback	Street wall setback 15' from property line along South Capitol Street	15' Setback provided	COMPLY
DCMR11, I616 Build To	Minimum 75% of street wall along South Capitol to be built to setback line	75.91% of façade built to set back line (see A19)	COMPLY
DCMR11, I616 Setback	1:1 Setback required along South Capitol Street above 110'	1:1 Setback at 110' provided as required	COMPLY
DCMR11, I540 Height	Maximum building height: 130'	130'	COMPLY
DCMR11, I202 Lot Occupancy	100%	88%	COMPLY
DCMR11, I207 Open Court	Not req'd, but if provided 4 in./ft. of height of court/10 ft.min. Court height at west court along South Capitol = 117'-0" . Minimum Court Width = 39'-0" . Not req'd, but if provided 4 in./ft. of height of court/10 ft.min. Court height at east court along alley = 107'-8" . Minimum Court Width = 35'-11" .	Court dimensions = 63'-4 1/4" wide x 50'-0" long Court dimensions = 63'-4 1/4" wide x 35'-4 1/2" long	COMPLY
DCMR11, I207 Closed Court	Not req'd, but if provided 4 in./ft. of height of court/15 ft.min.	None provided	COMPLY
DCMR11, I205 Rear Yard	For a corner lot, a court may be provided in lieu of a rear yard if the court comprises at least 2 building walls and at least 1 property line, is provided above 25 ft. or lower, and complies with the closed court width requirements. See I-205.4.	Compliant court provided, see above	COMPLY
DCMR11, I206 Side Yard	Not req'd but if provided no less than 4 ft	None provided	COMPLY
DCMR11, I208 Green Area Ratio	0.20	0.20	COMPLY
DCMR11, I540 Penthouse Height	20 ft.	12', 13'-6" and 18' .	COMPLY
DCMR11, C1502.1 Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, I543 Off Street Parking	Not req'd	162 Parking spaces provided	COMPLY
DCMR11, C802 Bicycle Parking	Short term: 1 per 20 units = 13 Long term: 1 per 3 units = 88	13 Short term spaces provided 88 Long term spaces provided	COMPLY
DCMR11, C901 Loading and Service /Delivery Spaces	1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep	1 berth @ 12' x 30' deep provided and 1 service / delivery space @ 10' x 20' provided	COMPLY
DCMR11, C905.4 Loading Platform	Minimum 100 sf. and at minimum 8 ft. wide	100 s.f. /10' wide provided	COMPLY

OCTOBER 28, 2022

ZONING/DEVELOPMENT DATA



OCTOBER 28, 2022



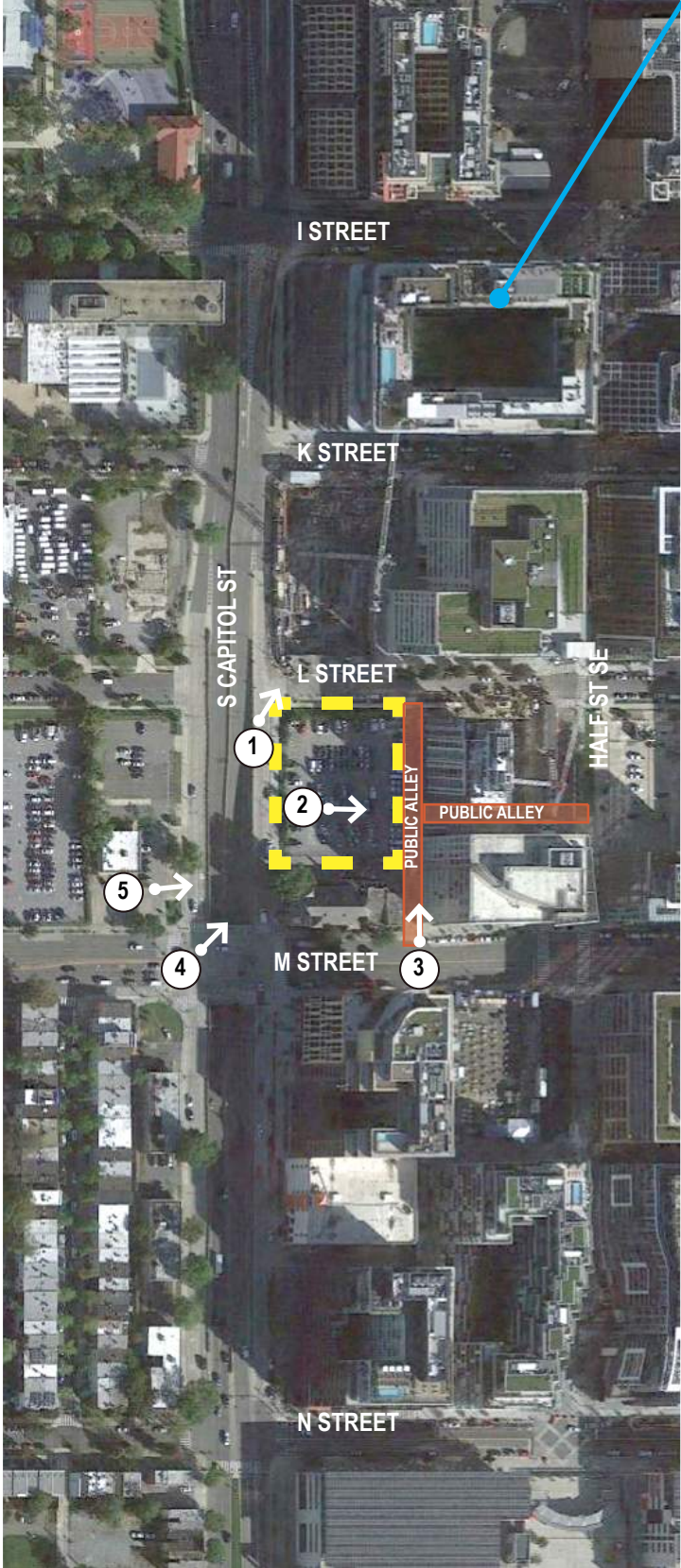
VIEW 1 - 1000 S CAPITOL APTS



VIEW 2 - EAST NEIGHBORING BUILDINGS

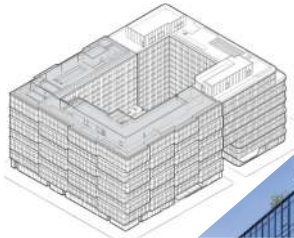


VIEW 3 - CHURCH RECTORY & EAST ALLEY



AERIAL MAP

RECENTLY COMPLETED BUILDINGS BY RELATED AND RUBEN. BOTH DESIGNED BY MORRIS ADJMI



VIEW 4 - ST. VINCENT DE PAUL CHURCH

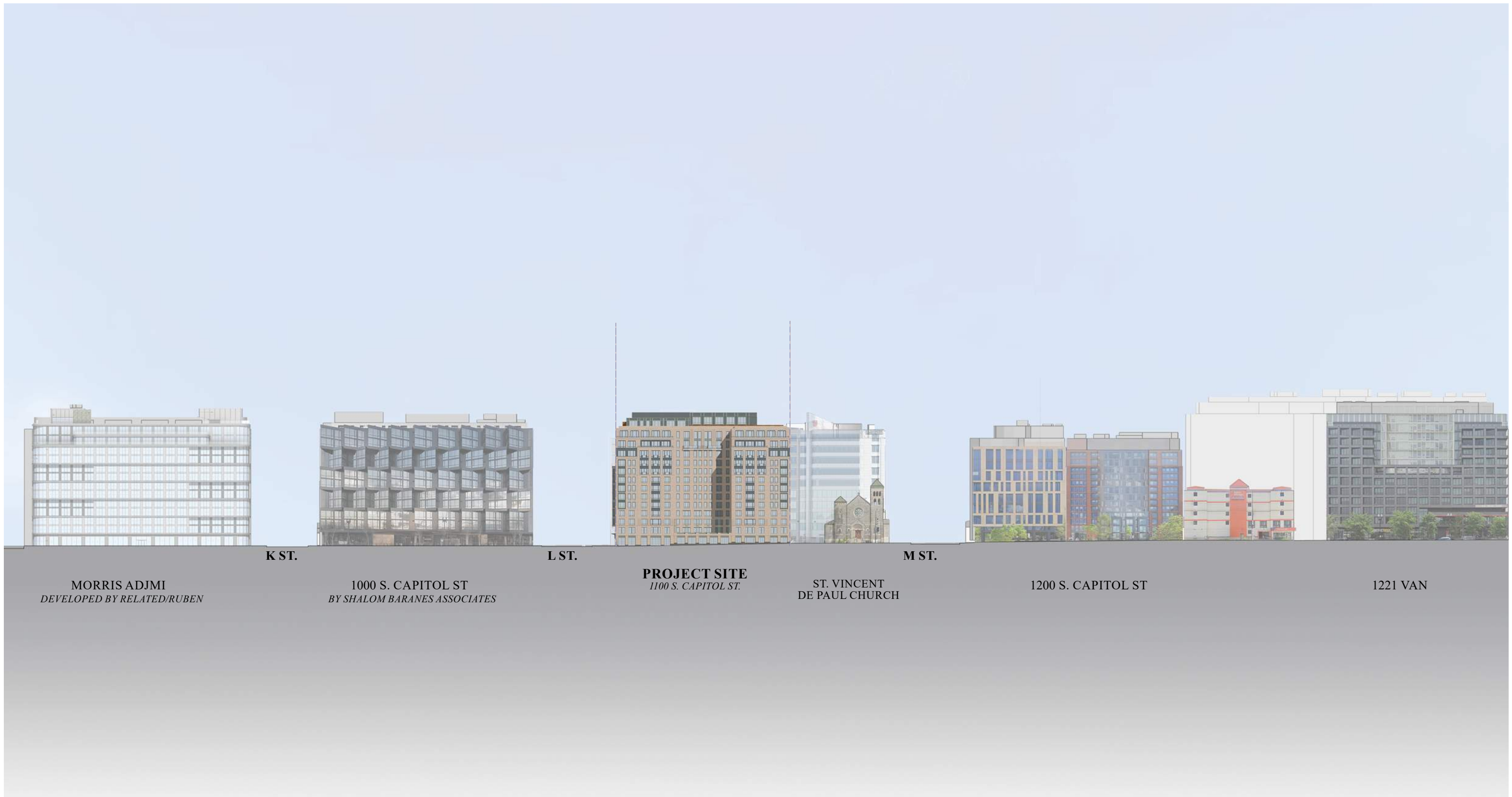


VIEW 5 - ST. VINCENT DE PAUL CHURCH

1903 - W. F. WAGNER & BROTHERS

OCTOBER 28, 2022

CONTEXT PHOTOGRAPHS



MORRIS ADJMI
DEVELOPED BY RELATED/RUBEN

K ST.

1000 S. CAPITOL ST
BY SHALOM BARANES ASSOCIATES

L ST.

PROJECT SITE
1100 S. CAPITOL ST.

ST. VINCENT
DE PAUL CHURCH

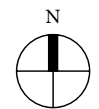
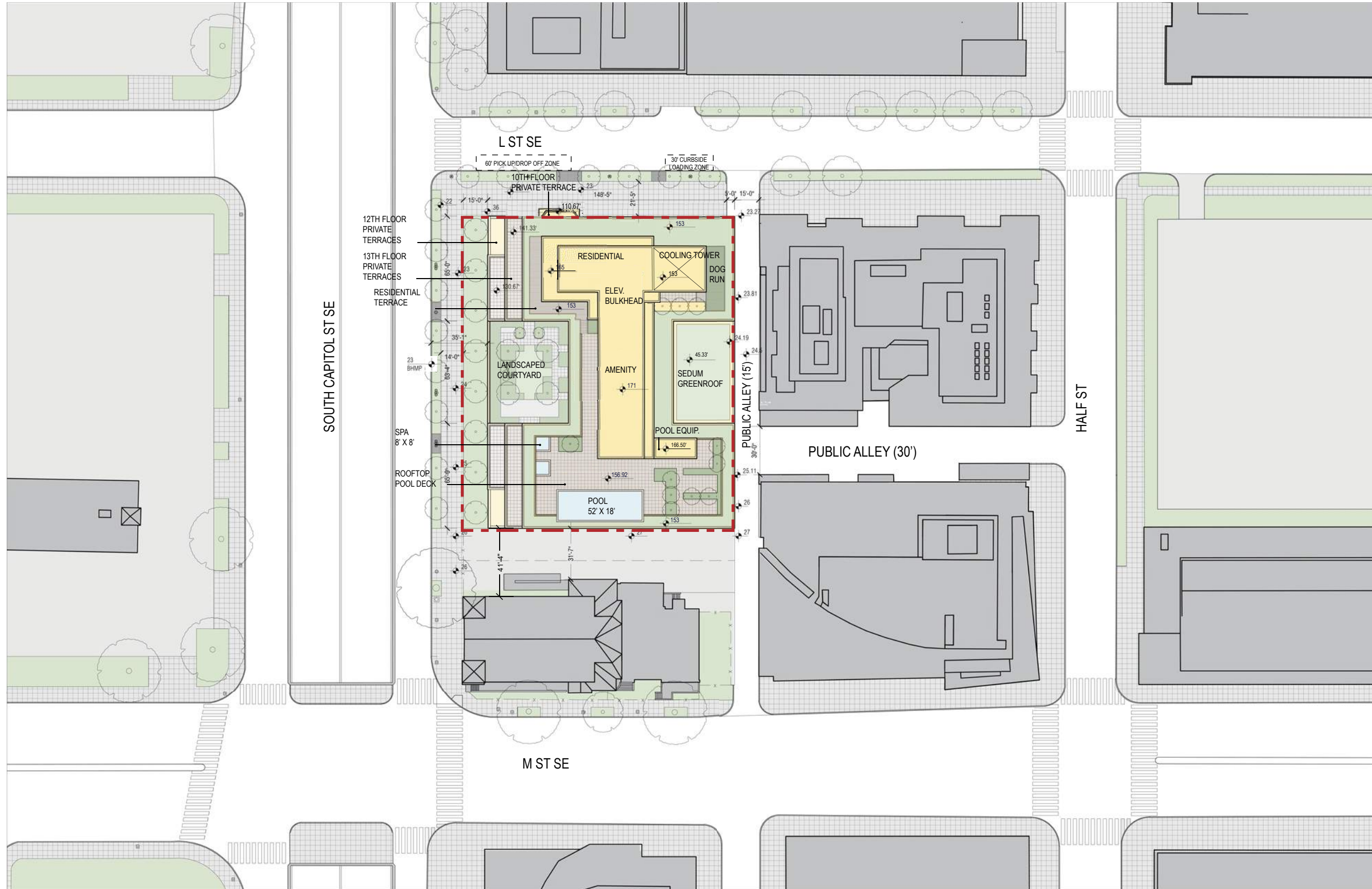
M ST.

1200 S. CAPITOL ST

1221 VAN

KEY

--- PROPERTY LINE



SCALE: 1" = 64'

0 32 64

OCTOBER 28, 2022

1100 South Capitol Street SE, DC

60		21		LEEDv4 NC Scorecard		7/29/2022		
Y		H		L		N		
CREDIT NAME		n		PTS		LEED REQUIREMENTS ABV. (Commercial)		
Project Information Forms								
P				PIF1: Project Information Form	v4		Project size, details, and narrative.	
1	0	0	0	Integrative Design (ID)				
1				IDc1: Integrative Process (D)	v4	1	Preliminary energy modeling and water budget to set goals and strategies and inform the DPR, BOD, and Construction Docs and support integrative design.	
14	0		4	Location and Transportation (LT)				
1				LTc2: Sensitive Land Protection (D)	v4	1	Option 1. Previously developed site. OR Option 2. Site that is not considered sensitive. (prime farmland, floodplains, wetlands, etc.)	
				2	LTc3: High Priority Site (D)	v4	2	Option 1. Historic District (1 point) OR Option 2. Priority Designation (1 point) OR Option 3. Brownfield (2 points)
5				LTc4: Surrounding Density and Diverse Uses (D)	v4	5	Option 1. Surrounding Density (2-3 points) Surrounding density meets the values in Table 1. OR Option 2. Diverse Uses (1-2 points) Near diverse uses (listed in Appendix 1). Four to seven (1 point), or eight or more (2 points).	
6				LTc5: Access to Quality Transit (D) RP	v4	5	Project within 1/4 mile of bus, streetcar or rideshare stops, or within a 1/2 mile of bus rapid transit, rail or commuter ferry terminals. Points based on number of weekday and weekend trips.	
				LTc6: Bicycle Facilities (D)	v4	1	Include long and short term bicycle storage, adequate showers, and locate the project near a bicycle network that connects to a variety of services/destinations.	
				2	LTc7: Reduced Parking Footprint (D) RP	v4	1	Provide parking capacity that is 20%-40% (depending on density) below the referenced base ratios. Provide 5% preferred parking for carpools.
2				LTc8: Green Vehicles (D) RP	v4	1	Provide 5% preferred parking for green vehicles. Also, Option 1. Electric Vehicle Charging for 2%, OR Option 2. Liquid, gas, or battery facilities for 2%	
6			0	Sustainable Sites (SS)				
P				SSp1: Construction Activity Pollution Prevention (C)	v4		Create and implement an erosion and sedimentation control plan.	
				SSc1: Site Assessment (D)	v4	1	Complete and document a site survey or assessment including topography, hydrology, climate, vegetation, soils, human use and human health effects.	

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				SSc2: Site Development - Protect or Restore Habitat (D) RP	v4	2	Protect 40% of the greenfield area (if it exists). AND Option 1. 30% On-Site Restoration (2 points) OR Option 2. \$0.40/sf Financial Support (1 point)
1				SSc3: Open Space (D)	v4	1	Provide 30% outdoor space for pedestrian or recreation-oriented activity (paving, turf, garden, habitat). A minimum of 25% of that outdoor space must be vegetated (non-turf) or have a vegetated canopy.
3				SSc4: Rainwater Management (D) RP	v4	3	Option 1. Natural Hydrology for Percentile of Rainfall Path 1. 95th % (2 pts) OR Path 2. 98th % (3 pts) OR Path 3. Zero Lot Line - 85th % (3 pts) OR Option 2. Natural Land Cover Conditions (3 points)
2				SSc5: Heat Island Reduction (D)	v4	2	Option 1. Nonroof and Roof (2 points) OR Option 2. 75% Parking under Cover (1 point)
				SSc6: Light Pollution Reduction (D)	v4	1	Meet up light and light trespass requirements, using either the backlight-up light-glare (BUG) method (Option 1) or the calculation method (Option 2).
5	0		2	Water Efficiency (WE)			
P				WEp1: Outdoor Water Use Reduction (D)	v4		Option 1. No Irrigation Required OR Option 2. 30% Irrigation Reduced
P				WEp2: Indoor Water Use Reduction (D)	v4		20% water reduction for the fixtures and fittings listed in Table 1. WaterSense labeled fixtures where applicable, and additional appliance and process water loads detailed in guidelines.
P				WEp3: Building Level Water Metering (D)	v4		Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated. Commit to sharing with USGBC the resulting whole-project water usage data for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first. This commitment must carry forward for five years or until the building changes ownership or lessee.
1				WEc1: Outdoor Water Use Reduction (D)	v4	2	Option 1. No Irrigation Required (2 points) OR Option 2. 50% Reduced Irrigation thru efficiency (1-2 points)
2				WEc2: Indoor Water Use Reduction (D)	v4	6	Indoor water fixture reductions: 25% - 1 pt, 30% - 2 pts, 35% - 3 pts, 40% - 4 pts, 45% - 5 pts, 50% - 6 pts AND additional appliance and process water use reductions.

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1				WEc3: Cooling Tower and Process Water Use (D)	v4.1	2	Option 1: Cooling Tower Water Use - Conduct a one-time potable water analysis and determine the max. number of cycles achieved (1 pt) or increase cycles by >=25% (2 pts) OR use >=20% recycled alternative water for max. cycles (2 pts) OR Option 2: No Cooling Tower - No cooling tower and project meets conditions outlined in guidelines (2 pts) OR Option 3: Process Water Use - Use recycled alternative water to meet the demand for process water uses >=10% total project water use: 20% - 1 pt, 30% - 2 pts
1				WEc4: Water Metering (D)	v4	1	Water submetering for at least two systems including irrigation, indoor plumbing, domestic hot water, large boilers, reclaimed water, or other process water.
15			8	Energy and Atmosphere (EA)			
P				EAp1: Fundamental Commissioning and Verification (C)	v4		Complete the commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies (ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007).
P				EAp2: Minimum Energy Performance (D)	v4		Requires a 5% reduction for new construction and 3% reduction for major renovation as compared against the ASHRAE 90.1-2010 baseline.
P				EAp3: Building Level Energy Metering (D)	v4		New building-level energy meters must be installed/used or sub-meters that have the ability to aggregate data for whole building reporting. Data must be shared with USGBC.
P				EAp4: Fundamental Refrigerant Management (D)	v4		No CFC-based refrigerants in new HVAC&R systems. For existing HVAC&R equipment, complete a CFC phase-out conversion before project completion.
4				EAc1: Enhanced Commissioning (C)	v4	6	Option 1. Path 1: Enhanced Cx (ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007) (3 pts) OR Path 2: Enhanced and Monitoring-Based Cx (4 pts) AND/OR Option 2. Envelope Commissioning (ASHRAE Guideline 0-2005 and NIBS Guideline 3-2012) (2 pts)
9			8	EAc2: Optimize Energy Performance (D) RP	v4	18	Option 1. Whole-Building Energy Simulation (1-18 points) OR Option 2. Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (1-6 points)
1				EAc3: Advanced Energy Metering (D)	v4	1	Install meters for energy end uses that represent 10% or more of the total building energy consumption.

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				EAc4: Demand Response (C)	v4	2	Design building and equipment for participation in demand response programs through load shedding or shifting for 10% estimated peak electricity demand. On-site electricity generation does not meet the intent of this credit.	
				EAc5: Renewable Energy (D)	v4.1	5	Use on-site renewable energy systems (Tier 1) or procure off-site renewables (Tier 2-5) for at least 2% of annual energy use via ownership, lease or contract to meet values in Table 1 (1-5 points) AND/OR Procure carbon offsets for at least 100% of total annual GHG emissions (1-2 points)	
1				EAc6: Enhanced Refrigerant Management (D)	v4	1	Option 1. No Refrigerants or Low-Impact Refrigerants (1 point) OR Option 2. Calculation of Refrigerant Impact (1 point)	
6	0		5	Materials and Resources (MR)				
P				MRp1: Storage & Collection of Recyclables (D)	v4		Provide recycling for paper, cardboard, glass, plastic and metals, and two of the following three waste types: batteries, mercury-containing lamps, and e-waste.	
P				MRp2: Construction and Demolition Waste Management Planning (C)	v4		Develop and implement a construction and demolition waste management plan that establishes waste diversion goals for the project in at least five material categories.	
1				2	MRc1: Building Life-Cycle Impact Reduction (C)	v4	5	Option 1. Historic Building Reuse (5 pts) OR Option 2. Abandoned/Blighted Building (5 pts) OR Option 3. Building and Material Reuse (2-4 pts) OR Option 4. Whole-Building LCA (3 pts)
1				1	MRc2: Building Product Disclosure & Optimization - EPDs (C)	v4	2	Option 1. EPDs - include 20 products from 5 manufacturers (1 point) AND/OR Option 2. Multi-Attribute Optimization - 50% by cost (1 point)
1				1	MRc3: Building Product Disclosure & Optimization - Sourcing of Raw Materials (C)	v4	2	Option 1. Raw Material Source and Extraction Reporting - for 20 products (1 point) AND/OR Option 2. Leadership Extraction Practices - 25% by cost (1 point)
1				1	MRc4: Building Product Disclosure & Optimization - Material Ingredients (C)	v4	2	Option 1. Ingredient Reporting - 20 products AND/OR Option 2. Ingredient Optimization - 25% by cost (1 pt) AND/OR Option 3. Supply Chain Optimization (1 point)
2				2	MRc5: Construction and Demolition Waste Management (C)	v4	2	Option 1. Diversion (1-2 points) - Path 1. Divert 50% and 3 Material Streams (1 pt) - Path 2. Divert 75% and 4 Material Streams (2 pts) OR Option 2. Reduction of Total Waste Material (2 pts)

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CREDIT NAME		n		PTS		LEED REQUIREMENTS ABV. (Commercial)		
7				Indoor Environmental Quality (IEQ)				
P				IEQp1: Minimum IAQ Performance (D)	v4		Meet the minimum requirements of ASHRAE 62.1-2010, Sections 4-7, and monitor air quality.	
P				IEQp2: Environmental Tobacco Smoke (ETS) Control (D)	v4		No smoking in building - Exterior smoking areas to be min. 25 ft. away from entries, outdoor air intakes and operable windows, with signage.	
1				IEQc1: Enhanced Indoor Air Quality Strategies (D)	v4	2	Option 1. Enhanced IAQ Strategies (1 point) OR Option 2. Additional Enhanced IAQ Strategies (1 point)	
3				IEQc2: Low Emitting Materials (C)	v4	3	Option 1. Product Category Calculations (1-3 pts) OR Option 2. Budget Calculation Method (1-3 pts)	
1				IEQc3: Construction IAQ Management Plan (C)	v4	1	Requires plans to be developed and implemented to protect IAQ during construction.	
				IEQc4: Indoor Air Quality Assessment (C)	v4	2	Option 1. Flush-Out (1 point) Path 1. Before Occupancy OR Path 2. During Occupancy OR Option 2: Air Testing (2 points)	
				1	IEQc5: Thermal Comfort (D)	v4	1	Provide thermal comfort controls AND Option 1. ASHRAE Standard 55-2010 OR Option 2. ISO and CEN Standards
1				IEQc6: Interior Lighting (D)	v4	2	Option 1. Lighting Control (1 point) 90% + multi-occupant spaces AND/OR Option 2. Lighting Quality (1 point) Choose four of the strategies listed in guidelines.	
				IEQc7: Daylight (D)	v4	3	For all regularly-occupied space, provide glare control AND meet illuminance levels for portion of floor area. Option 1: Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (2-3 points) OR Option 2: Simulation: Illuminance Calcs (1-2 points) OR Option 3. Measurement (2-3 points)	
1				IEQc8: Quality Views (D)	v4	1	Provide direct line of sight to the outdoors for 75% of all regularly occupied floor area. 75% of all regularly occupied area must have at least two of the four kind of views listed in guidelines.	
				IEQc9: Acoustic Performance (D)	v4	1	For all occupied spaces, meet the requirements in the guidelines, as applicable, for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking.	

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6	0	0	0	Innovation (IN)			
1				INc1A: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points
1				INc1B: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points
1				INc1C: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points
1				INc1D: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points
1				INc1E: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points
1				INc2: LEED™ Accredited Professional	v4.1	1	At least one principal participant of the project team is LEED Accredited Professional (AP).

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LEED SCORECARD

A07