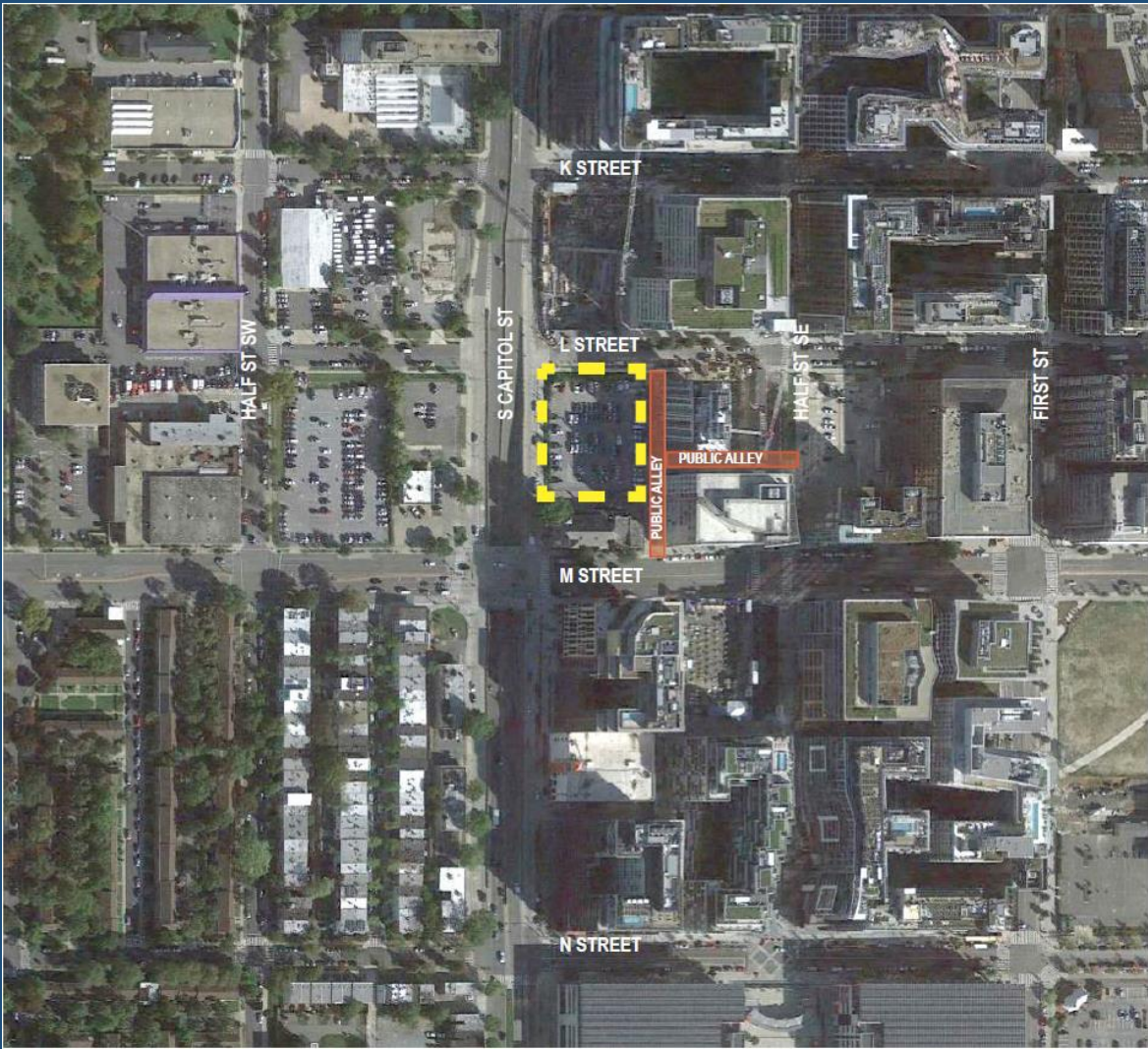




**Zoning Commission Public Hearing
1100 South Capitol Street, SE
Design Review
Z.C. Case No. 22-28
Nov. 17, 2022**

PROJECT SITE



ENGAGEMENT WITH PUBLIC AGENCIES

- Office of Planning

- Support with one condition:

1. *“Proposed Signage and Ornament: To maintain the primacy of the view of the U.S. Capitol, there should be no signage or any illuminated ornament above the top of the second-floor level on the southern, western or northern building faces.”*

The Applicant agrees to this condition.

- Additional comments:

- Provide clarifications on PUDO/loading zones
- Consider public easement for 5 ft. setback along alley
- Consider additional balconies in east court

ENGAGEMENT WITH PUBLIC AGENCIES

- **DDOT**

- No objection with two conditions:

1. Implement the TDM Plan proposed in the Applicant's CTR with revisions:

The Applicant agrees to this condition (see Exhibits 17 and 18).

2. Include language in final Order allowing for flexibility in the design of the 15 ft. setback area on private property to comply with adjustments to DDOT'S South Capitol Streetscape Project.

The Applicant agrees to this condition (see Exhibit 17).

- **DOEE**

ENGAGEMENT WITH THE COMMUNITY

Engagement with ANC 6D

- 6/23/2022 – Call with SMD
- 6/27/2022 – Meeting with ANC Chair and SMD
- 7/11/2022 – ANC administrative meeting
- 9/6/2022 – ANC administrative Meeting
- 10/11/2022 – ANC public meeting
- 11/1/2022 – Meeting with ANC commissioners
- 11/3/2022 – ANC administrative meeting
- 11/14/2022 – ANC public meeting

Engagement with The Kennedy on L Condominium

- 8/12/2022 – Outreach to developer of Condo Building
- 9/22–10/22 – Multiple emails with developer and confirmation of transition of control of Condo Board to residents
- 10/2/2022 – Initial outreach to Condo Board following transition of control
- 10/18/2022 – Presentation at meeting of Condo Board
- 10/22–11/22 – Multiple emails with President of Condo Board

Engagement with St. Vincent de Paul Church

- 11/4/2021 – Meeting with representatives from St. Vincent de Paul Church (the “Church”)
- 1/27/2022 – Meeting with the Church
- 2/9/2022 – Meeting with the Church
- 2/28/2022 – Meeting with the Church and Archdiocese of Washington
- 4/20/2022 – Meeting with the Church and Archdiocese of Washington
- 5/12/2022 – Meeting with the Church
- 6/13/2022 – Meeting with the Church
- 6/22-9/22 – Regular meetings and calls with the Church and the Archdiocese of Washington

ENGAGEMENT WITH THE COMMUNITY

- **ANC 6D - Commitments in response to ANC concerns:**
 - **Agreement to include a lighting condition: *“For the life of the Project, the Applicant shall install building lighting that is consistent with the lighting shown on the Lighting Plan and shall prohibit neon lighting on the exterior of the Project.”***
 - **Agreement to provide pet relief bags at the front desk and to provide a pet relief disposal system**
 - **Agreement to identify all amenities that are included in the amenity fee and disclose any additional amenities or other services that are not included in the amenity fee.**
- **St. Vincent de Paul Church**
- **The Kennedy on L Condominium**



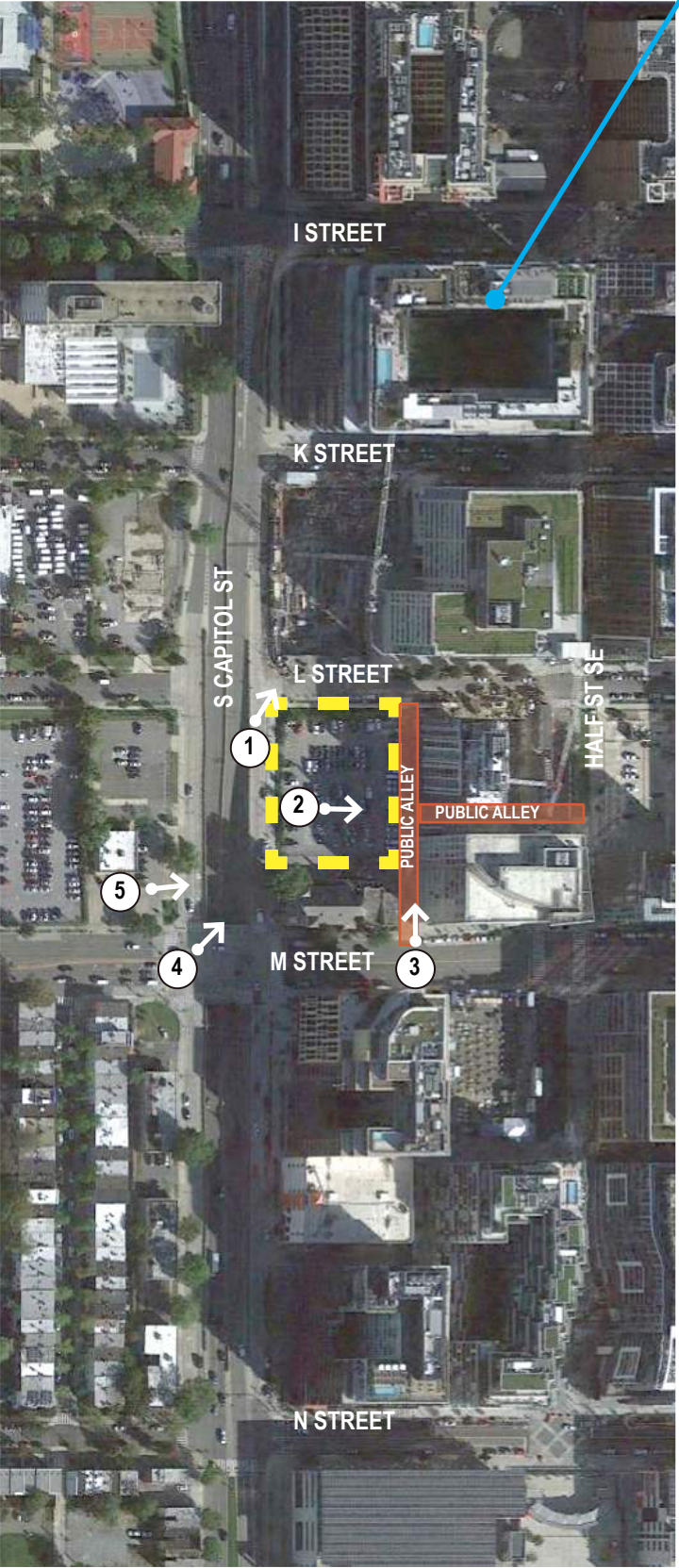
VIEW 1 - 1000 S CAPITOL APTS



VIEW 2 - EAST NEIGHBORING BUILDINGS

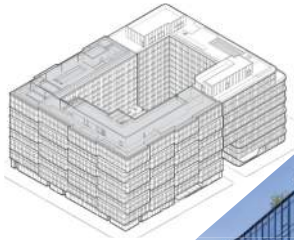


VIEW 3 - CHURCH RECTORY & EAST ALLEY



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

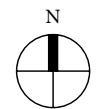
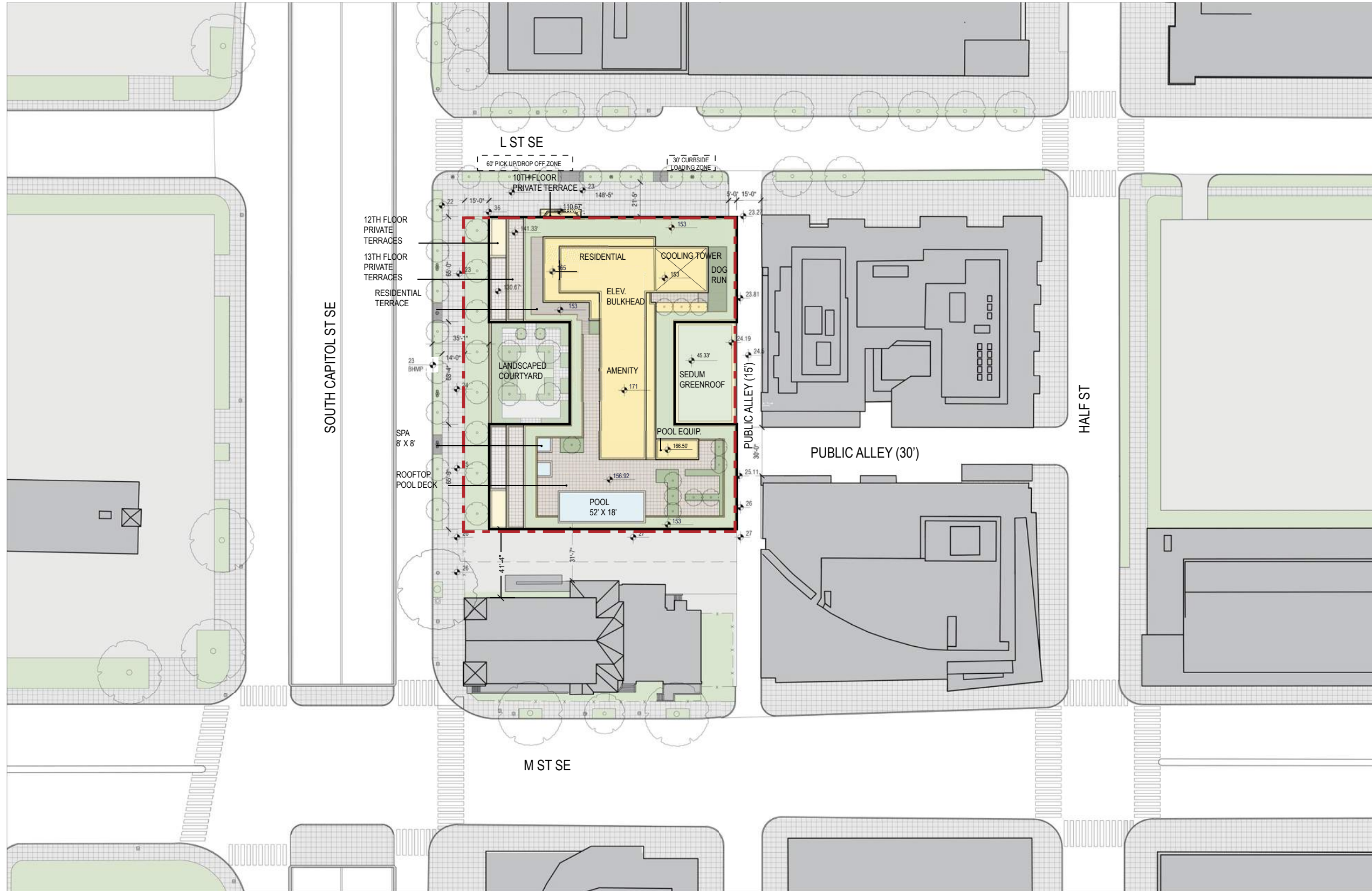
1903 - W. F. WAGNER & BROTHERS

NOVEMBER 17, 2022

CONTEXT PHOTOGRAPHS

KEY

--- PROPERTY LINE

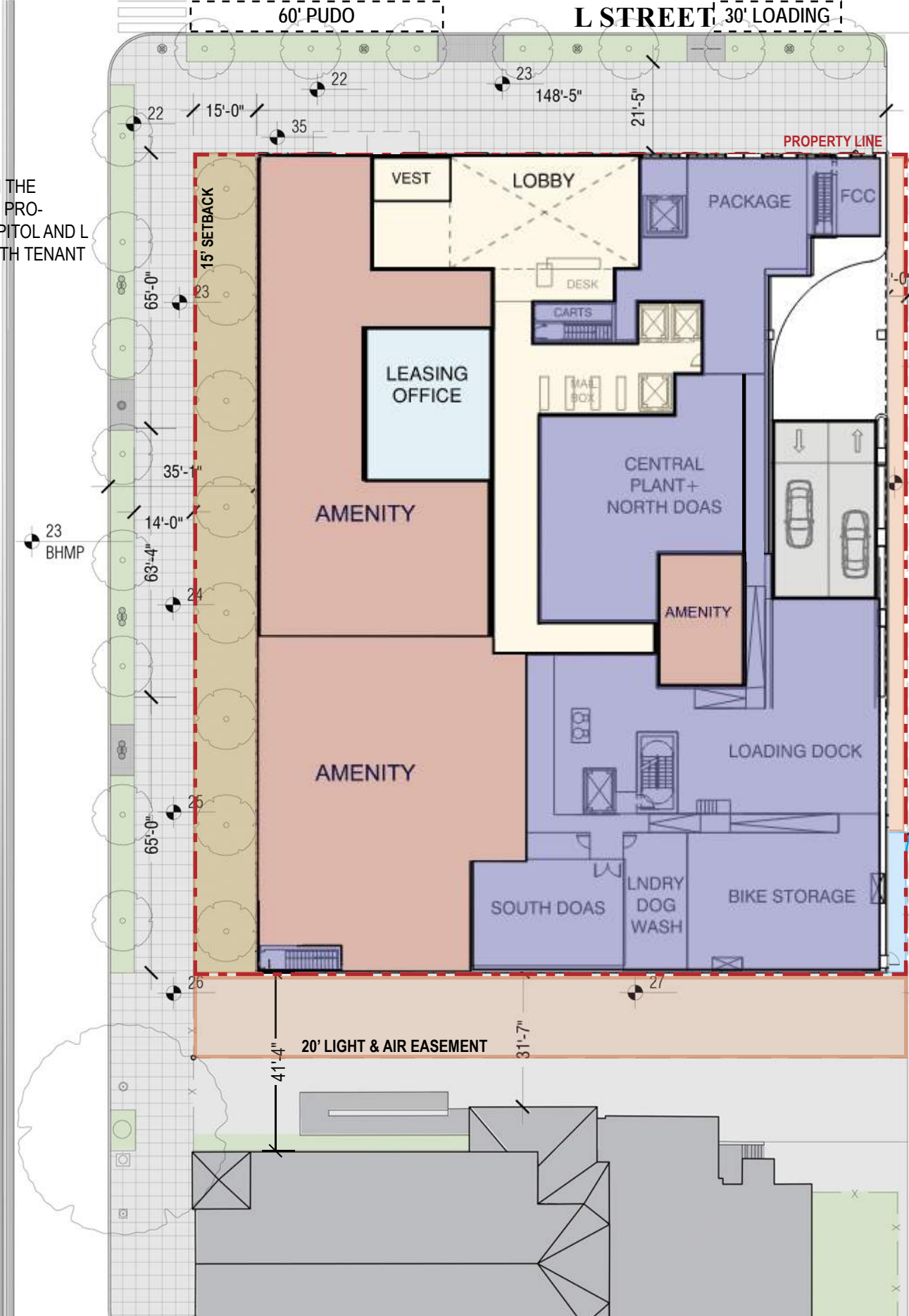


SCALE: 1" = 64'
0 32 64

NOVEMBER 17, 2022

IF RETAIL IS PROVIDED IN THE FUTURE, DOORS WILL BE PROVIDED ALONG SOUTH CAPITOL AND L STREETS TO COMPLY WITH TENANT REQUIREMENTS

S. CAPITOL ST.



M STREET

EXISTING 5' EASEMENT

VOLUNTARY 5' SETBACK SOUTH OF EASEMENT

PUBLIC ALLEY (15')

PUBLIC ALLEY (30')

NOTES:

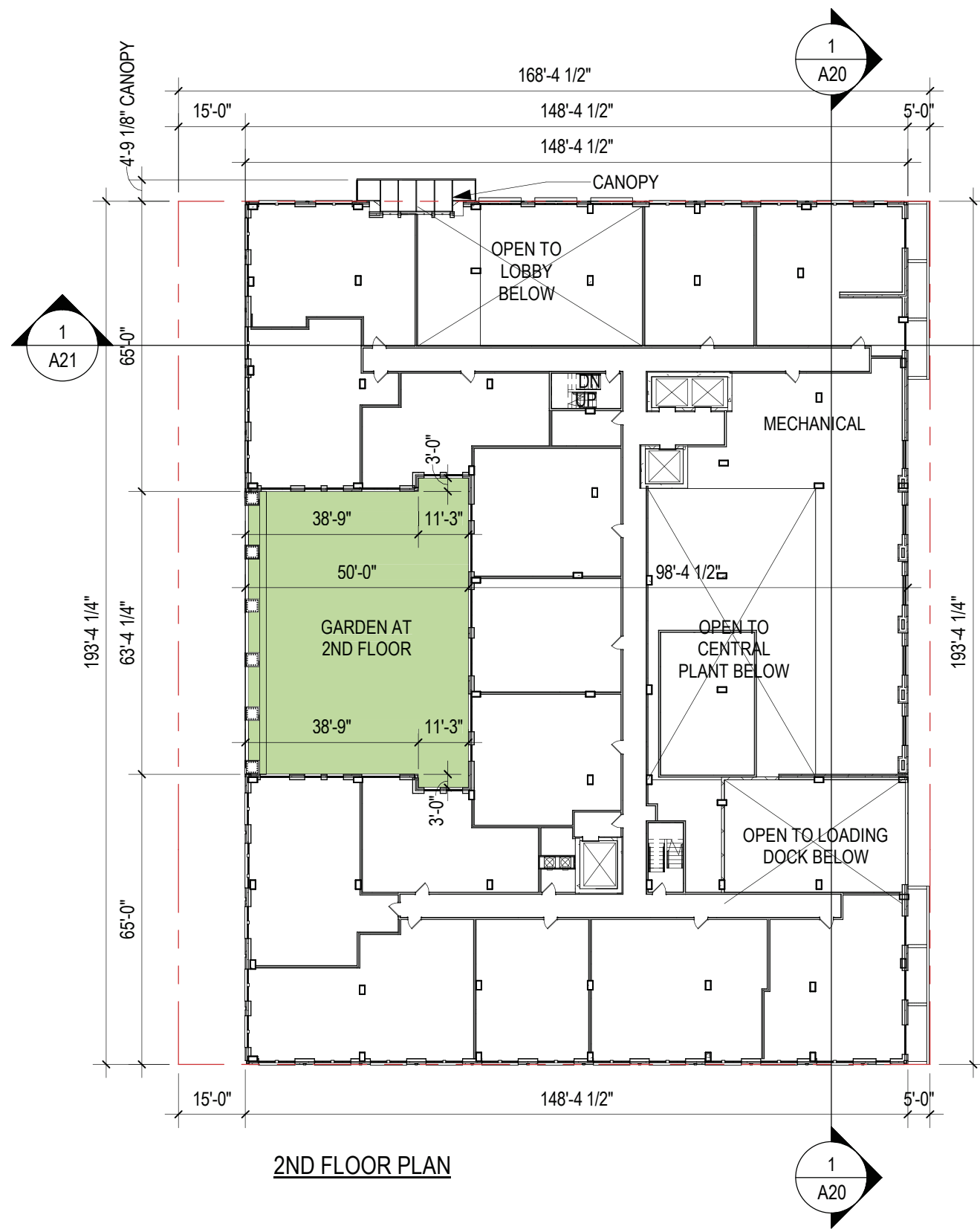
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE EXTERIOR COURTYARD ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



1ST FLOOR PLAN

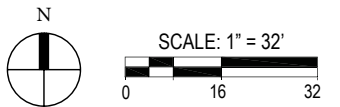
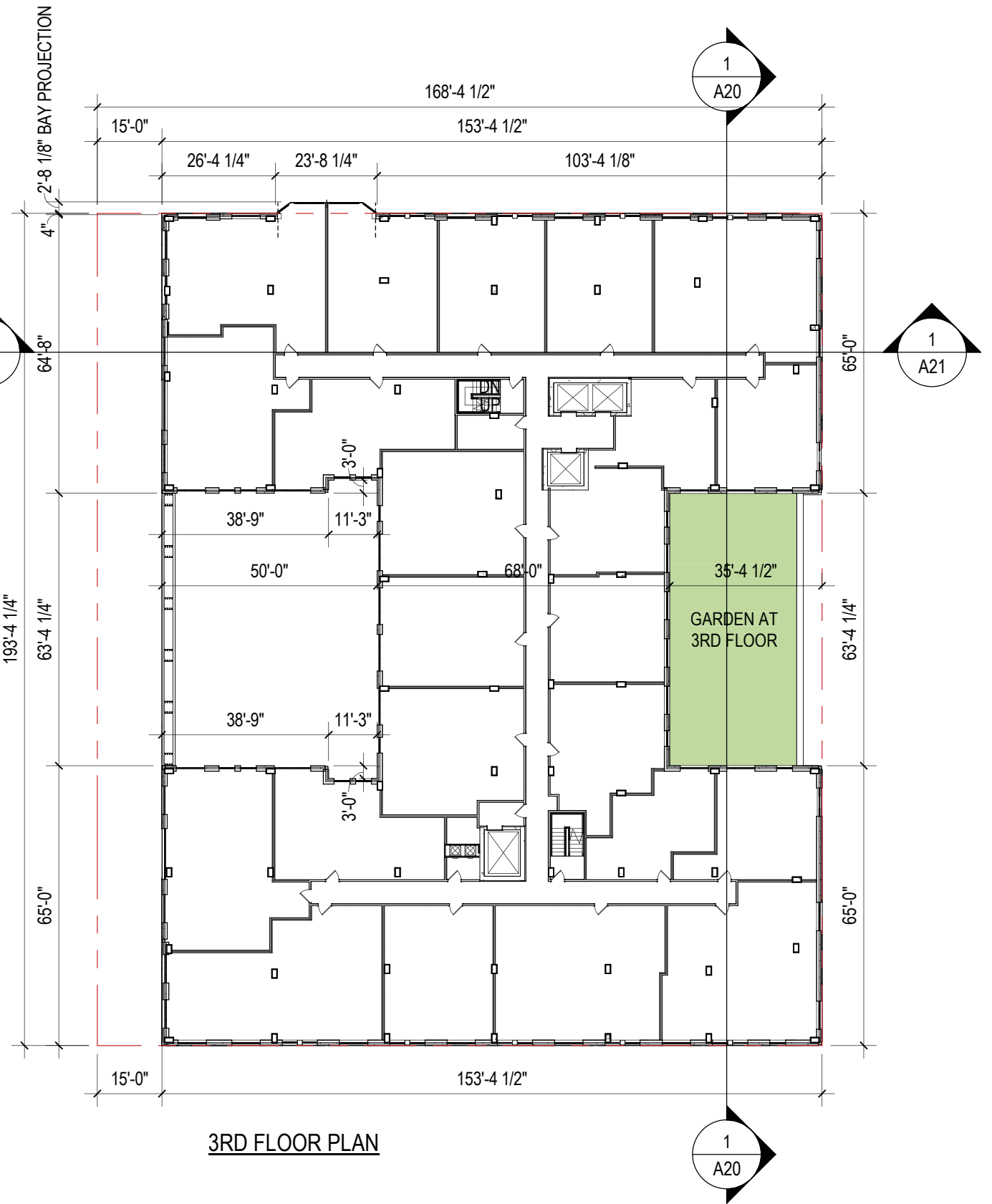
NOVEMBER 17, 2022



NOTES:

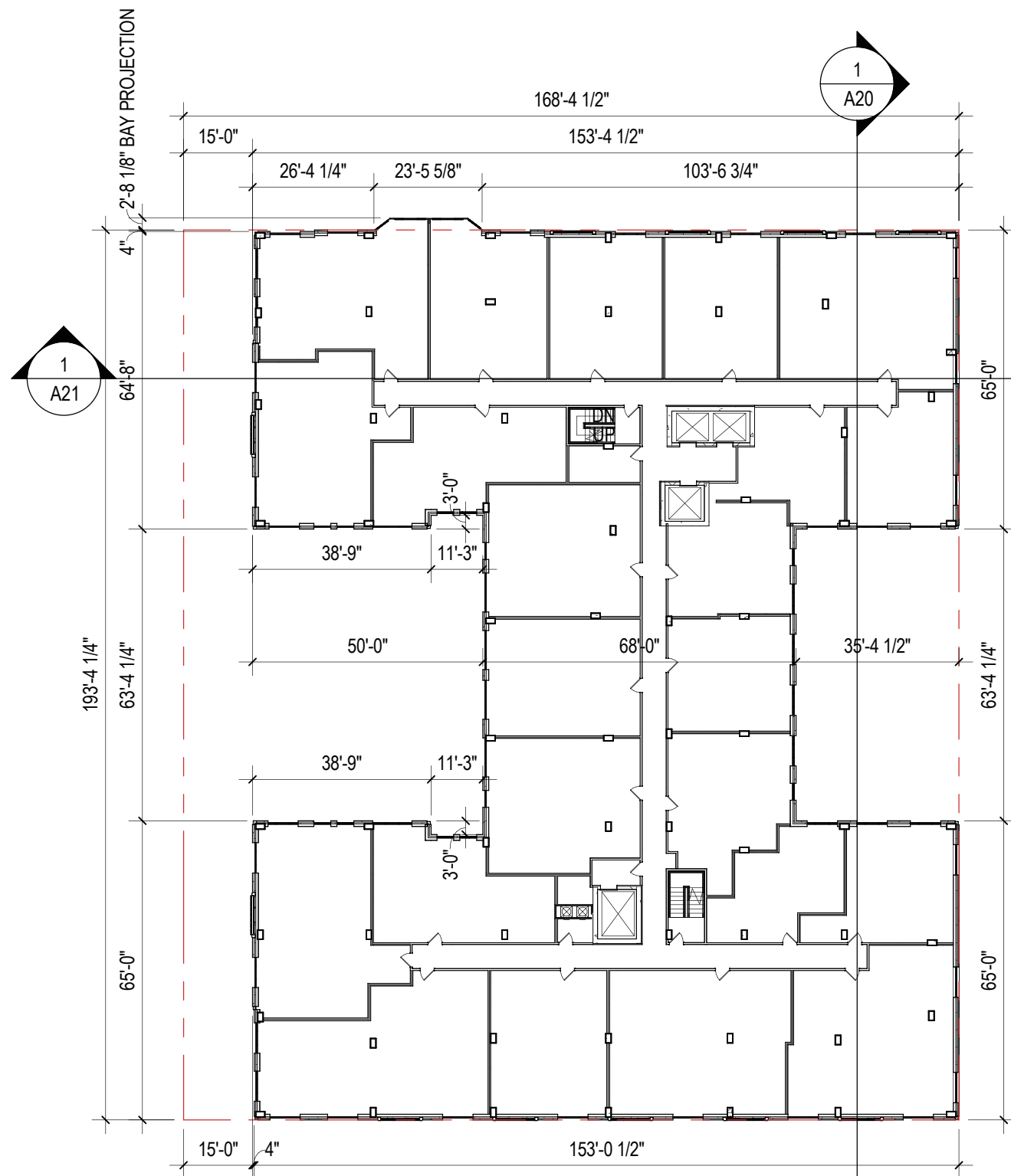
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



NOVEMBER 17, 2022

2ND AND 3RD FLOOR PLAN

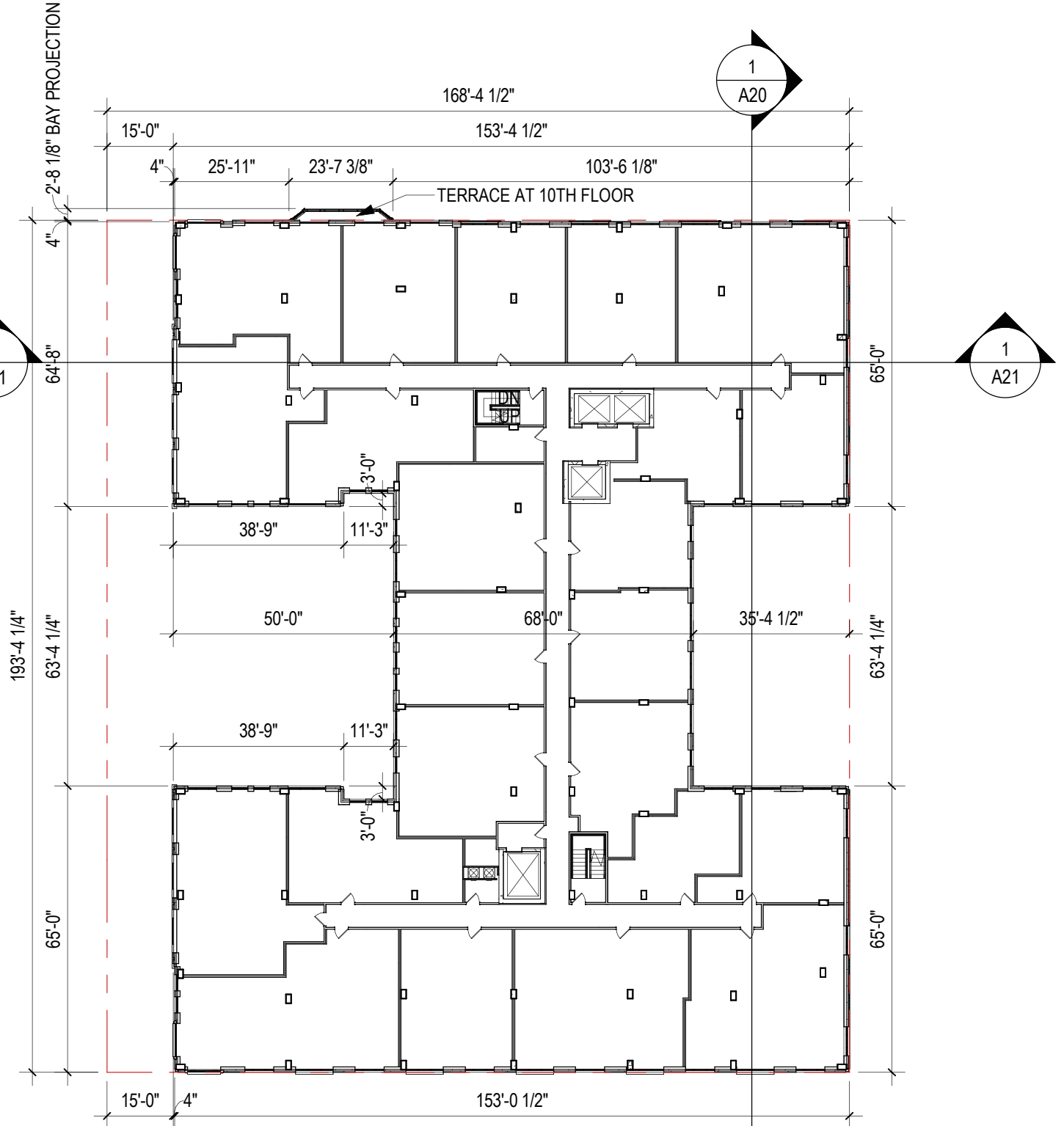


TYPICAL (4TH - 9TH) FLOOR PLAN

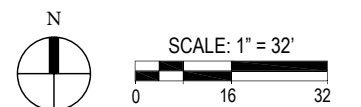
NOTES:

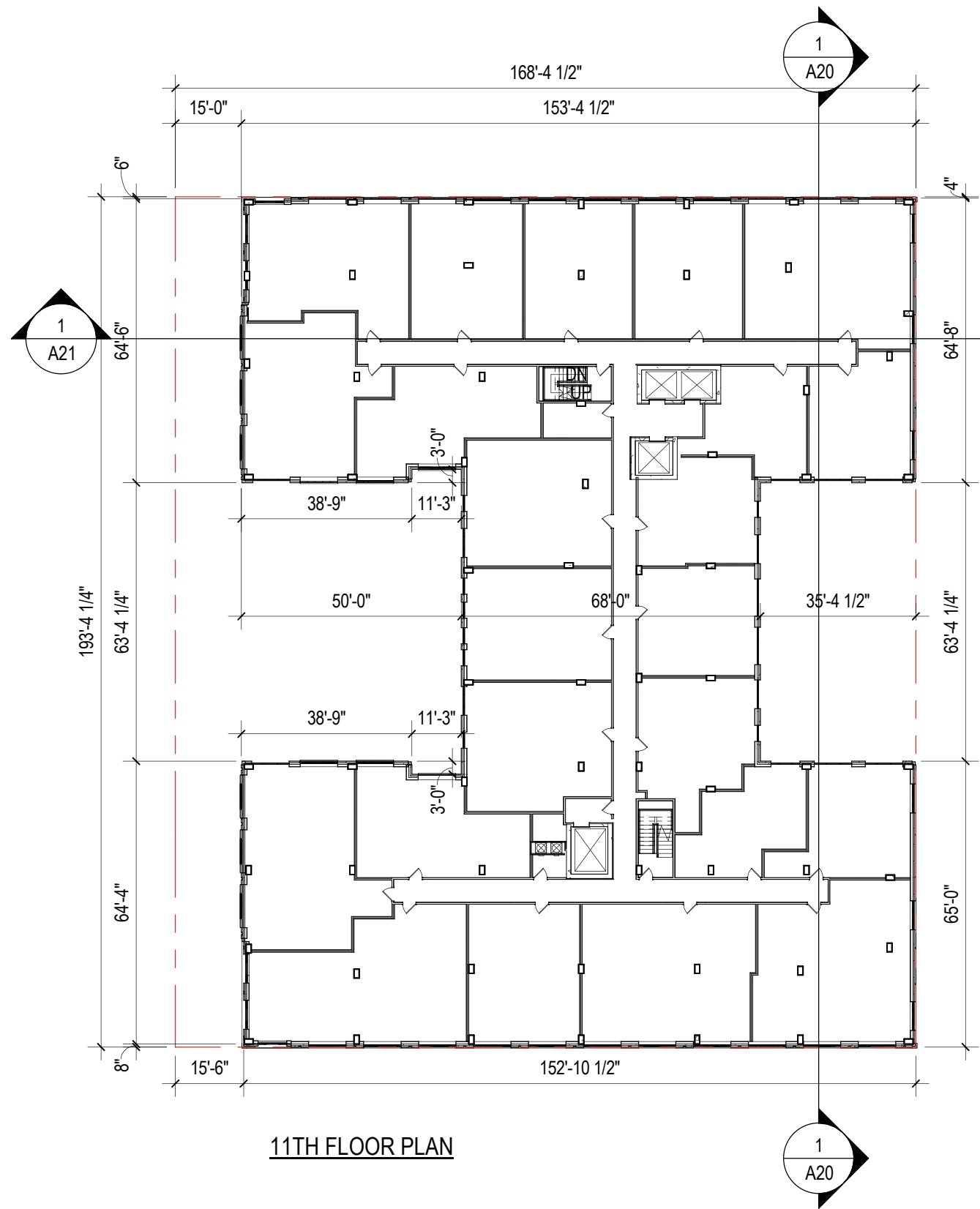
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



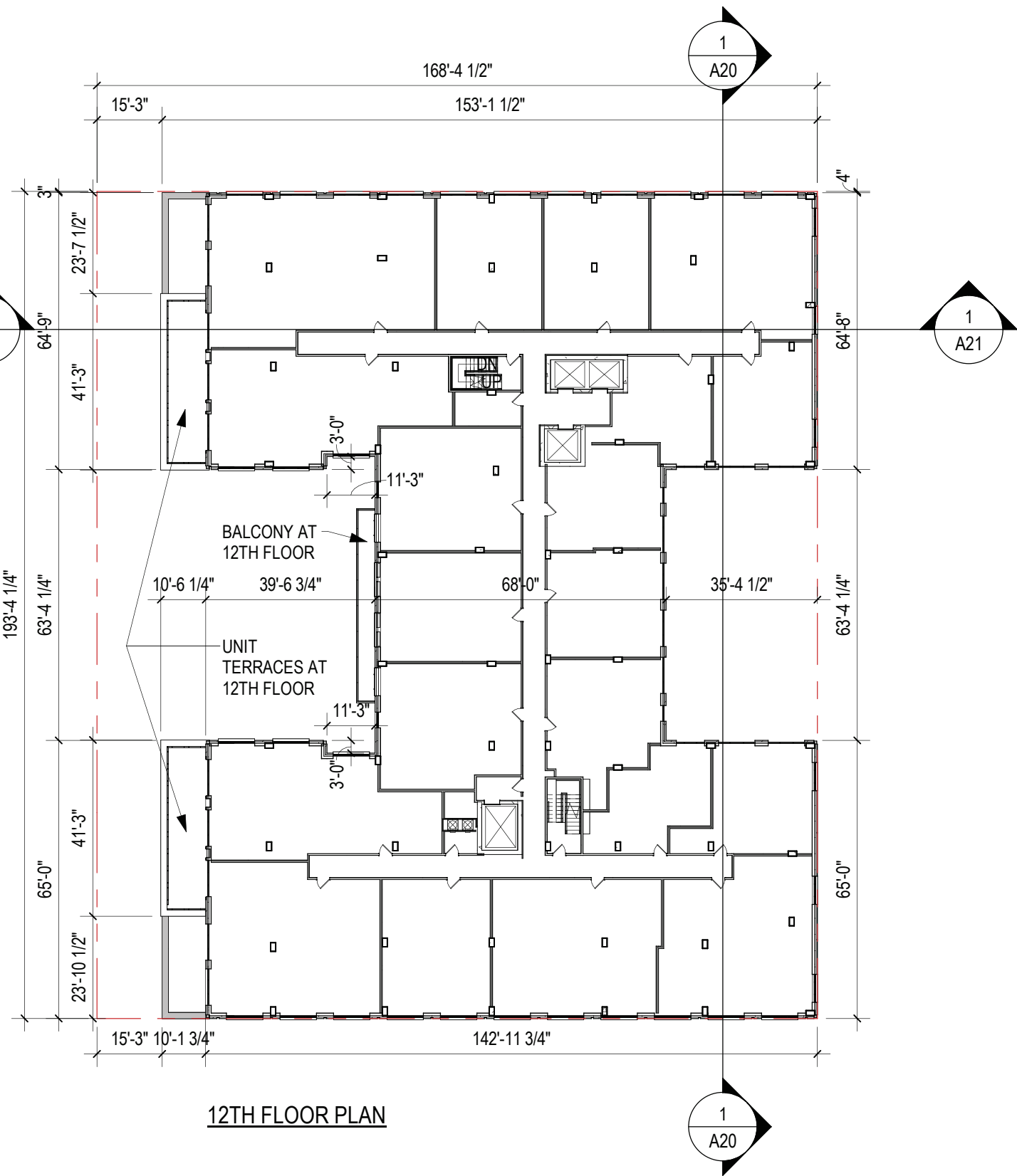
10TH FLOOR PLAN



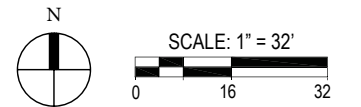


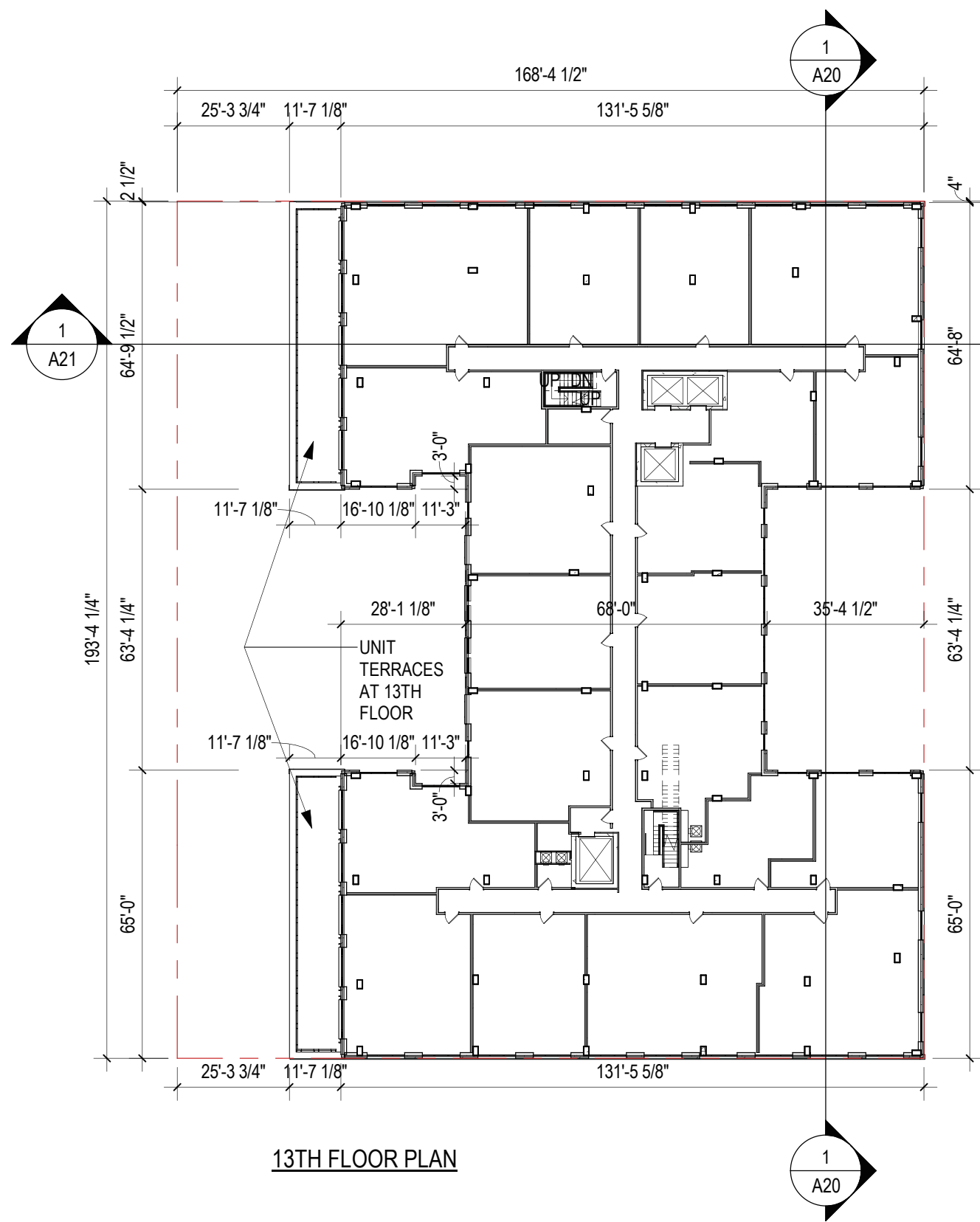
11TH FLOOR PLAN

NOTES:
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
 THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



12TH FLOOR PLAN

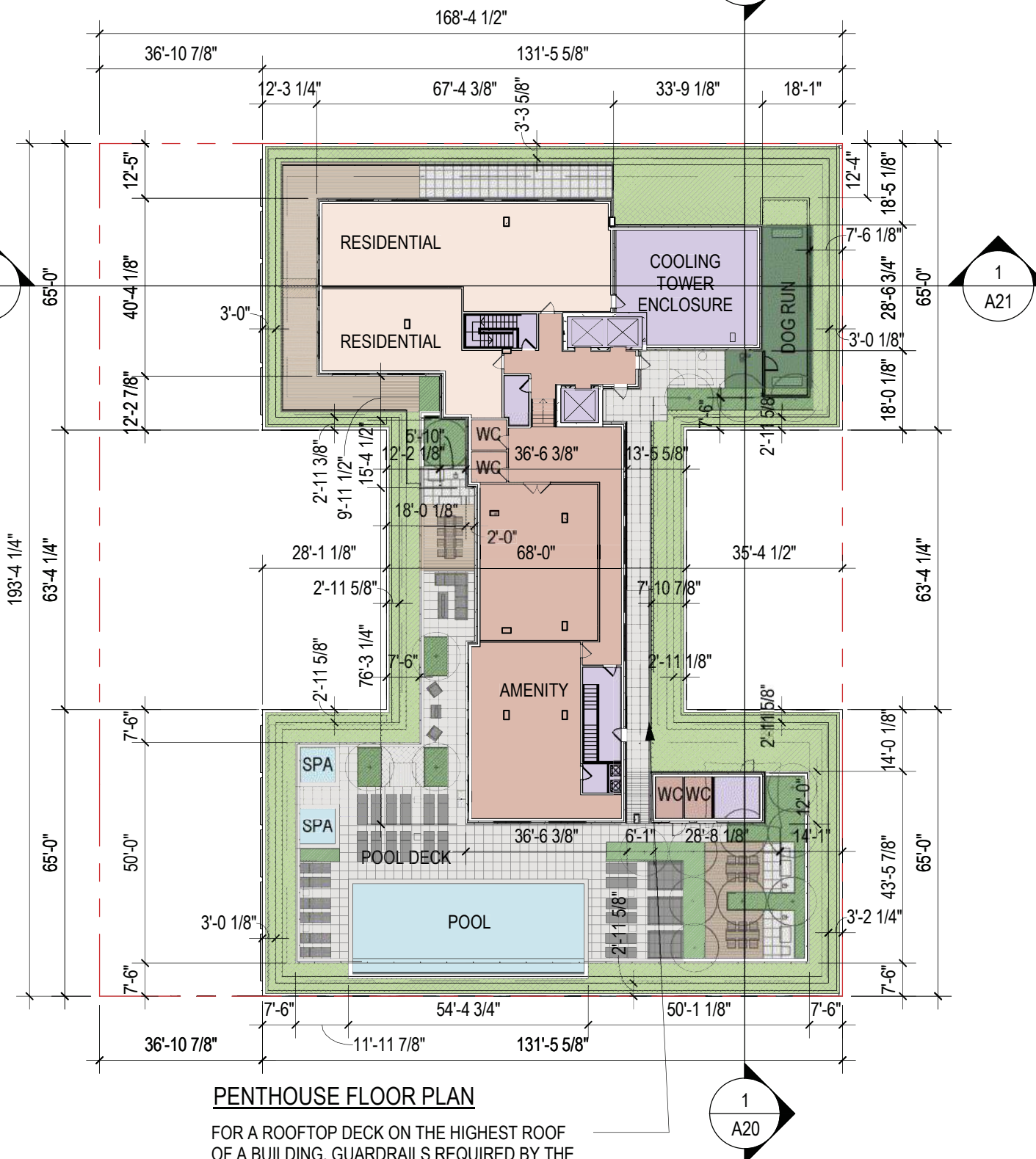




NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



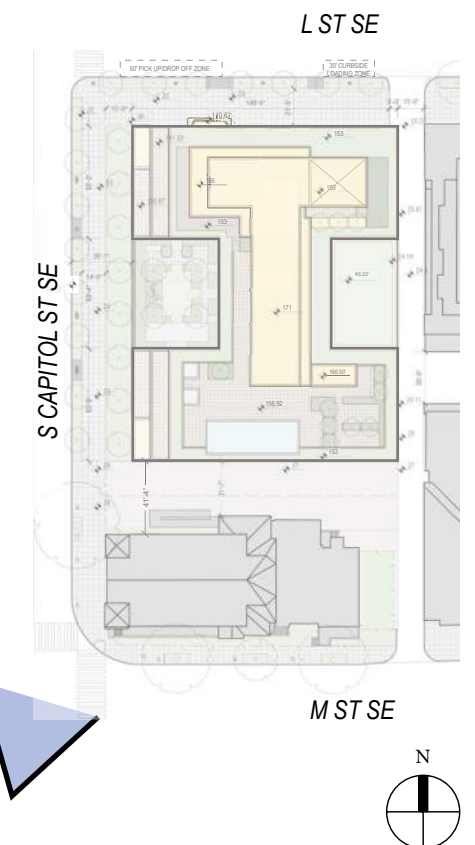
FOR A ROOFTOP DECK ON THE HIGHEST ROOF OF A BUILDING, GUARDRAILS REQUIRED BY THE BUILDING CODE THAT DO NOT EXCEED A HEIGHT OF 3'-6" ARE NOT REQUIRED TO BE SETBACK WHEN THE FACADE IS NOT FACING A PUBLIC OR PRIVATE STREET OR A PUBLIC PARK.



NOVEMBER 17, 2022



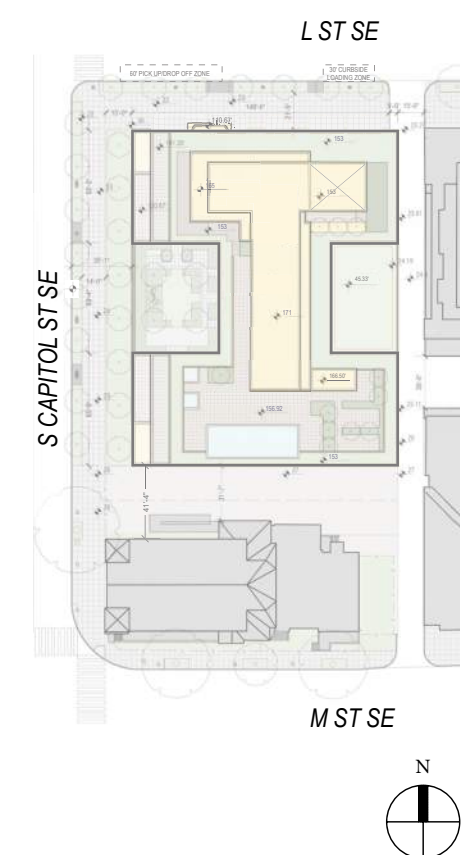
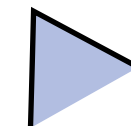
TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



NOVEMBER 17, 2022

VIEW FROM M STREET - LOOKING NORTH ALONG SOUTH CAPITOL ST.

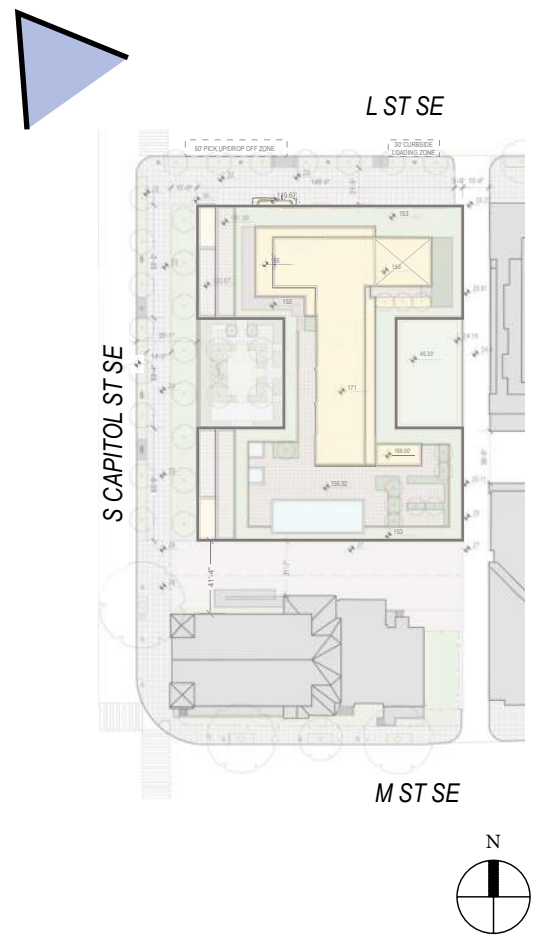
TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



NOVEMBER 17, 2022

VIEW LOOKING SOUTH ALONG SOUTH CAPITOL STREET

TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



NOVEMBER 17, 2022

VIEW FROM SOUTH CAPITOL STREET - NORTH CORNER