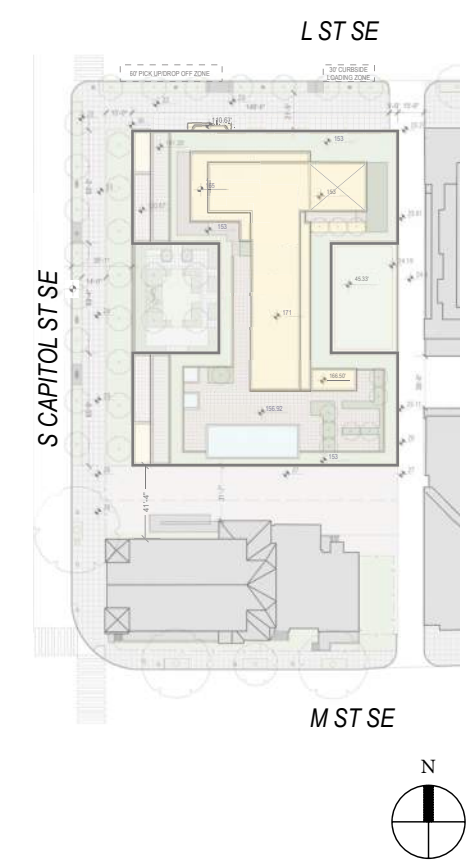
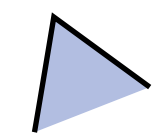


TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



NOVEMBER 17, 2022

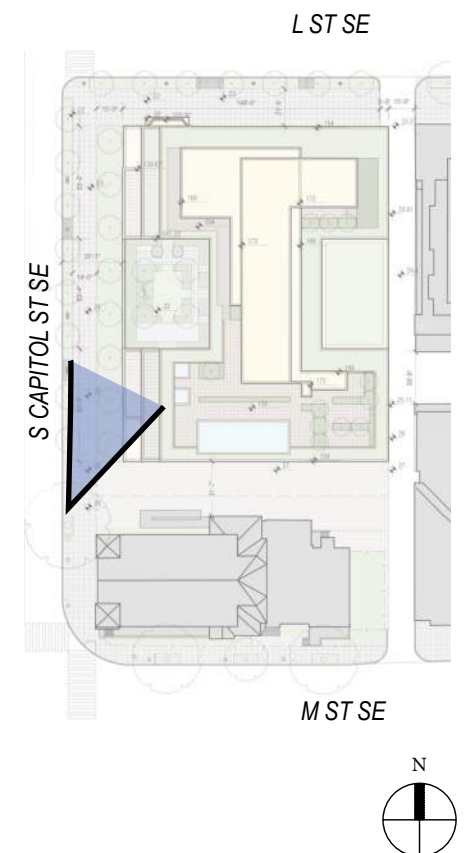


VIEW FROM L STREET

ZONING COMMISSION
District of Columbia
A11
CASE NO.22-28
EXHIBIT NO.20A2



THE IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO REVIEW AND APPROVAL BY DDOT THROUGH THE PUBLIC SPACE PERMIT APPROVAL PROCESS

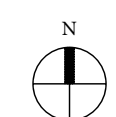
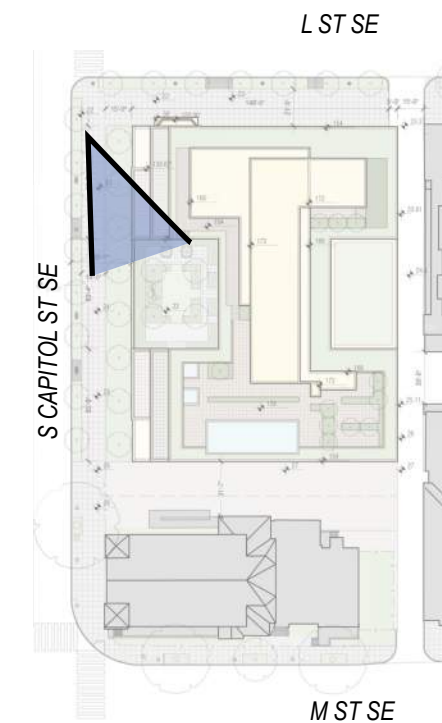


NOVEMBER 17, 2022

PEDESTRIAN EXPERIENCE ALONG SOUTH CAPITOL STREET - LOOKING NORTHEAST

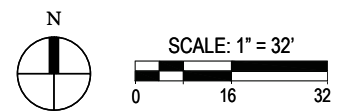


THE IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO REVIEW AND APPROVAL BY DDOT THROUGH THE PUBLIC SPACE PERMIT APPROVAL PROCESS



NOVEMBER 17, 2022

PEDESTRIAN EXPERIENCE ALONG SOUTH CAPITOL STREET - LOOKING SOUTHEAST



NOVEMBER 17, 2022

RENDERED SITE PLAN



KEY PLAN



STEEL FENCE TO MEET DDOT STANDARDS - BLACK

TREE

PROPERTY LINE

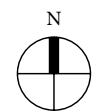
FACE OF BUILDING

6'-0"
AMENITY BAND/
PLANTED TREE PIT

14'-0"
SIDEWALK

15'-0"
FOUR SEASON GARDEN

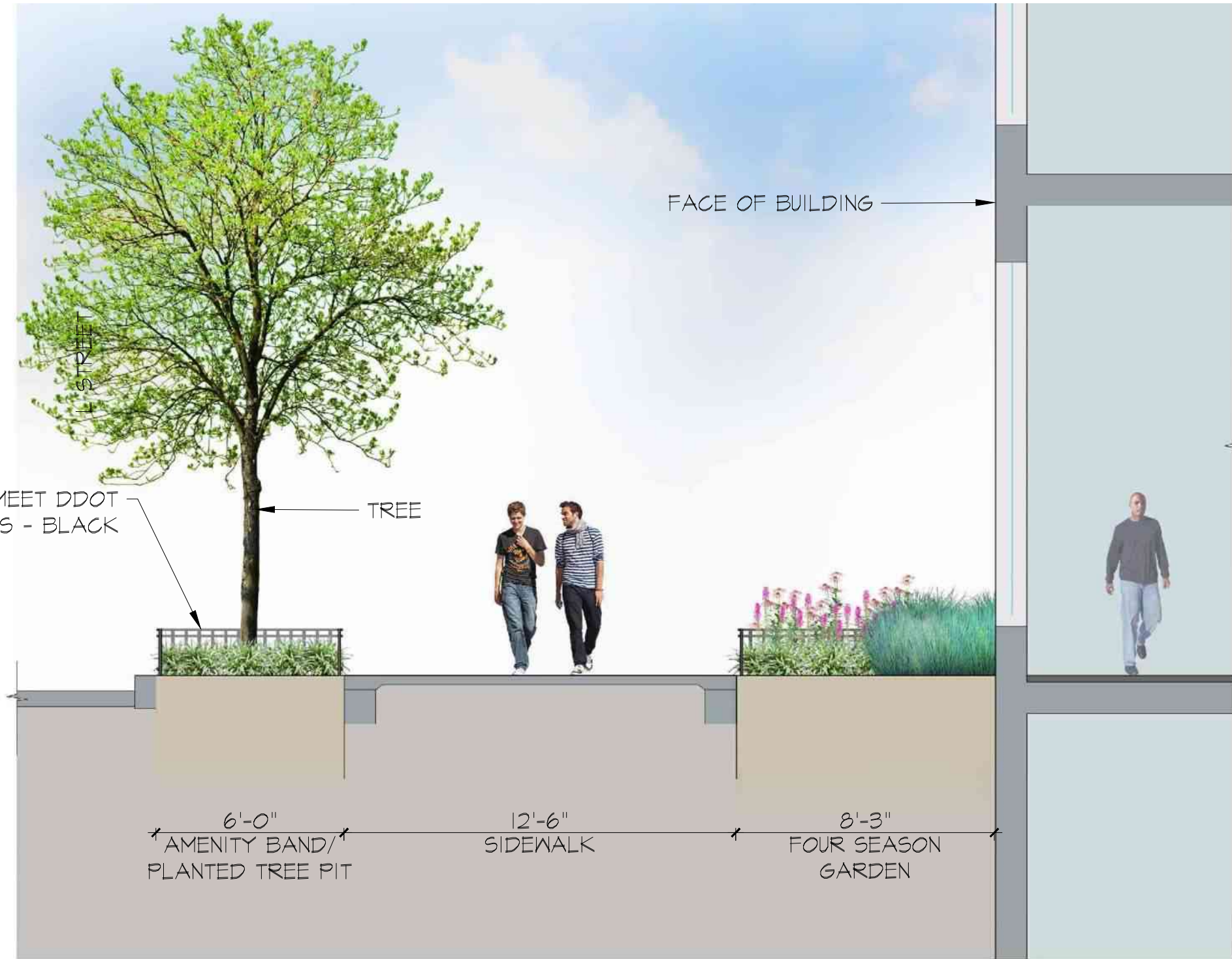
1 GROUND FLOOR SECTION @ SOUTH CAPITOL STREET
SCALE: 1/4" = 1'-0"



NOVEMBER 17, 2022



KEY PLAN



STEEL FENCE TO MEET DDOT STANDARDS - BLACK

TREE

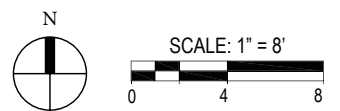
FACE OF BUILDING

6'-0"
AMENITY BAND/
PLANTED TREE PIT

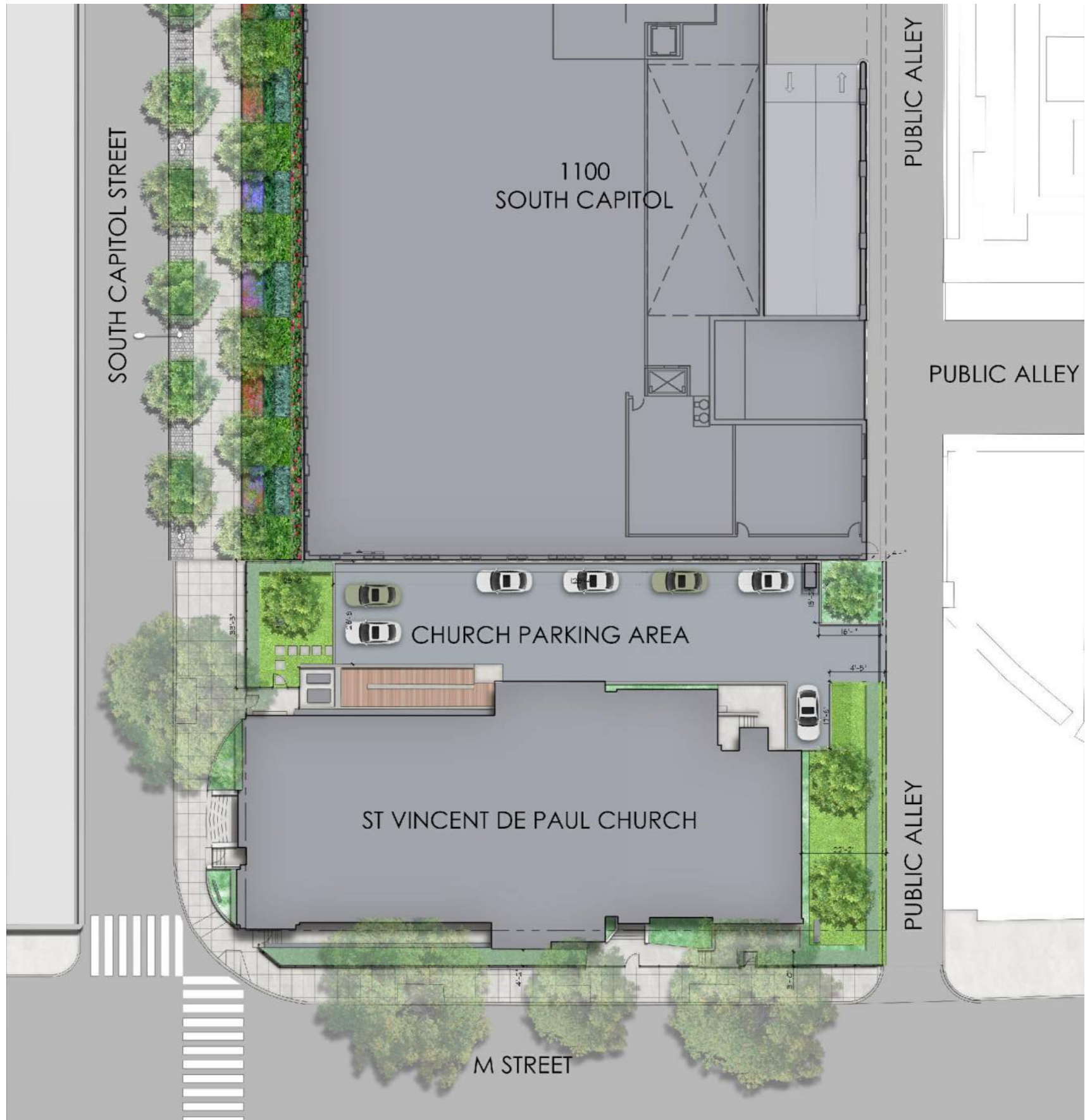
12'-6"
SIDEWALK

8'-3"
FOUR SEASON
GARDEN

1 GROUND FLOOR SECTION @ L STREET
SCALE: 1/4" = 1'-0"

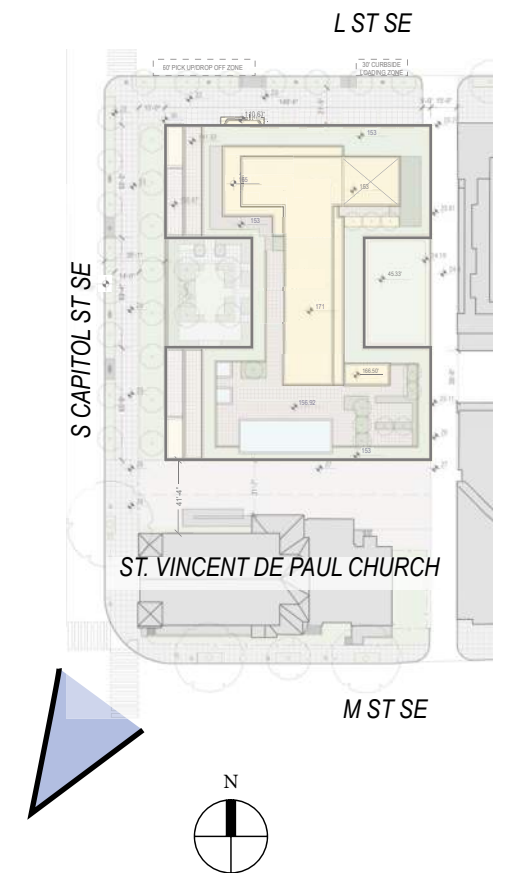


NOVEMBER 17, 2022



NOTE:
Proposed church plans subject to final review and approval by the church for improvements on private property and by DDOT for improvements in public space

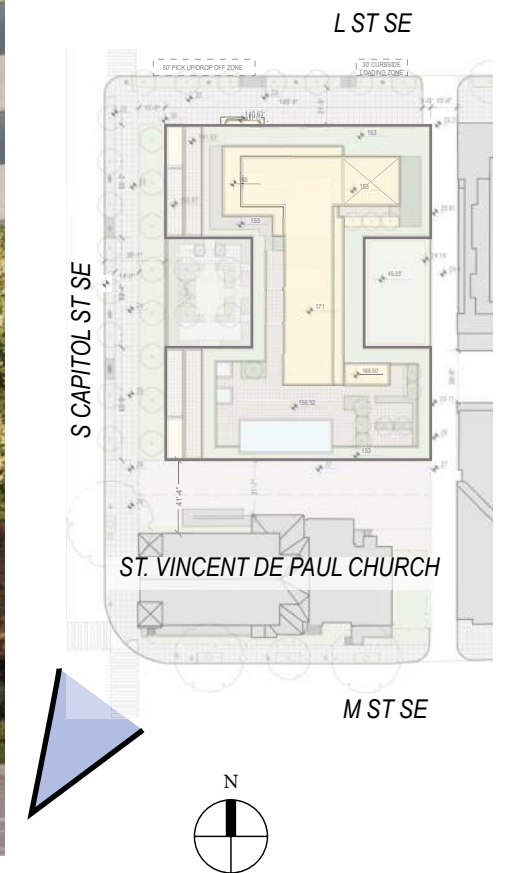
NOVEMBER 17, 2022



NOVEMBER 17, 2022

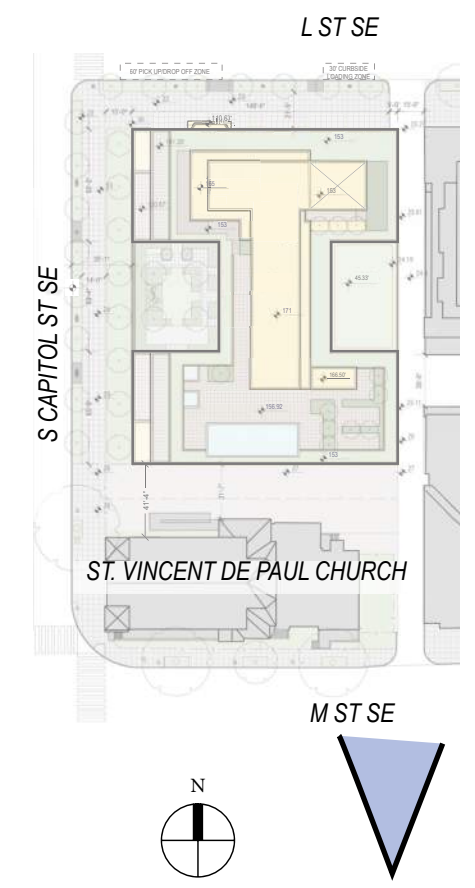
CHURCH IMPROVEMENTS - CORNER NORTHEAST VIEW - EXISTING

NOTE:
Proposed church plans subject to final review and approval by the church for improvements on private property and by DDOT for improvements in public space



NOVEMBER 17, 2022

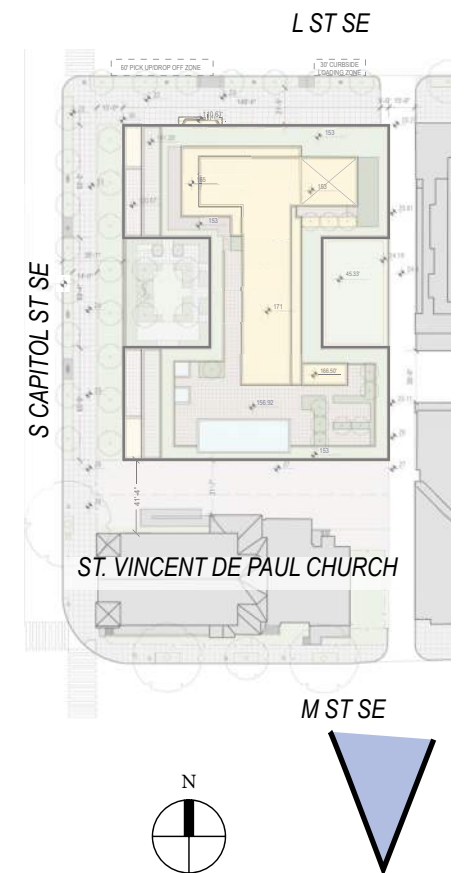
CHURCH IMPROVEMENTS - CORNER NORTHEAST VIEW - PROPOSED



NOVEMBER 17, 2022

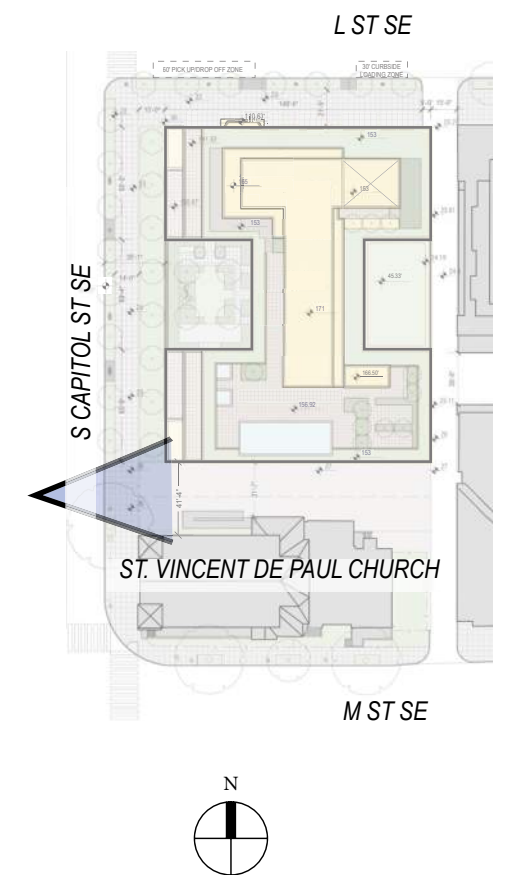
CHURCH IMPROVEMENTS - ALLEY VIEW LOOKING FROM M STREET - EXISTING

NOTE:
Proposed church plans subject to final review and approval by the church for improvements on private property and by DDOT for improvements in public space



NOVEMBER 17, 2022

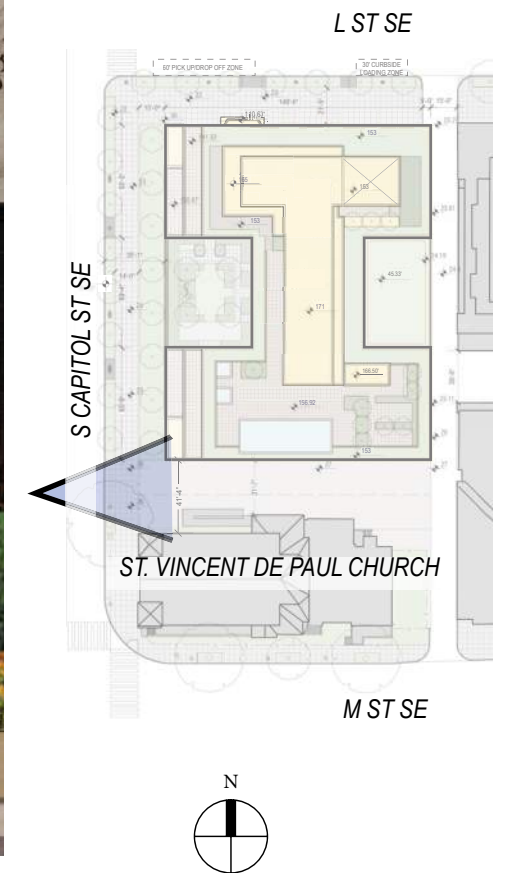
CHURCH IMPROVEMENTS - ALLEY VIEW LOOKING FROM M STREET - PROPOSED



NOVEMBER 17, 2022

CHURCH IMPROVEMENTS - CHURCH PARKING ALONG SOUTH CAPITOL - EXISTING

NOTE:
Proposed church plans subject to final review and approval by the church for improvements on private property and by DDOT for improvements in public space



NOVEMBER 17, 2022

CHURCH IMPROVEMENTS - CHURCH PARKING ALONG SOUTH CAPITOL - PROPOSED

1100 South Capitol Street

- Existing surface parking lot with approximately 110 parking spaces
 - Existing curb cut on South Capitol Street service lane
- New residential building w/ approx. 263 dwelling units
 - Approx. 162 parking spaces
 - Close existing curb cut on the South Capitol Street service lane
 - All vehicular access from public alley
 - Meets zoning requirements for vehicular parking, bike parking and loading.
- Comprehensive Transportation Review (CTR) w/ capacity analyses required
 - Study scoped with and submitted to DDOT
- **DDOT Report issued with conditional support of the Project**

Comprehensive Transportation Review

- Project will have no traffic impacts requiring mitigation
- Parking does not trigger zoning mitigation for excess parking
- Parking does trigger additional TDM requirements based on DDOT guidelines
- Applicant worked with DDOT to develop a robust TDM plan with Enhanced and Enhanced Plus component

Mode	Land Use	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Auto (veh/hr)	Residential	12	21	33	22	18	40
	Retail	--	--	--	--	--	--
	Total	12	21	33	22	18	40
Transit (ppl/hr)	Residential	11	19	30	20	16	36
	Retail	--	--	--	--	--	--
	Total	11	19	30	20	16	36
Bike (ppl/hr)	Residential	3	6	9	6	4	10
	Retail	--	--	--	--	--	--
	Total	3	6	9	6	4	10
Walk (ppl/hr)	Residential	2	6	8	6	5	11
	Retail	9	6	15	18	18	36
	Total	11	12	23	24	23	47

Transportation Components

- Loading and garage access from public alley
- PUDO and Delivery Zones proposed on L Street
- Ground floor bike storage
 - Cargo/Tandem spaces
 - Repair Station
 - Electrical Outlets
- Robust TDM plan developed in coordination with DDOT
 - Includes “Basic, Enhanced & Enhanced Plus” TDM components
- The Applicant is working with the community to propose alley traffic calming and pedestrian improvements.
 - Plan will be detailed and reviewed by DDOT during the Public Space permitting process.

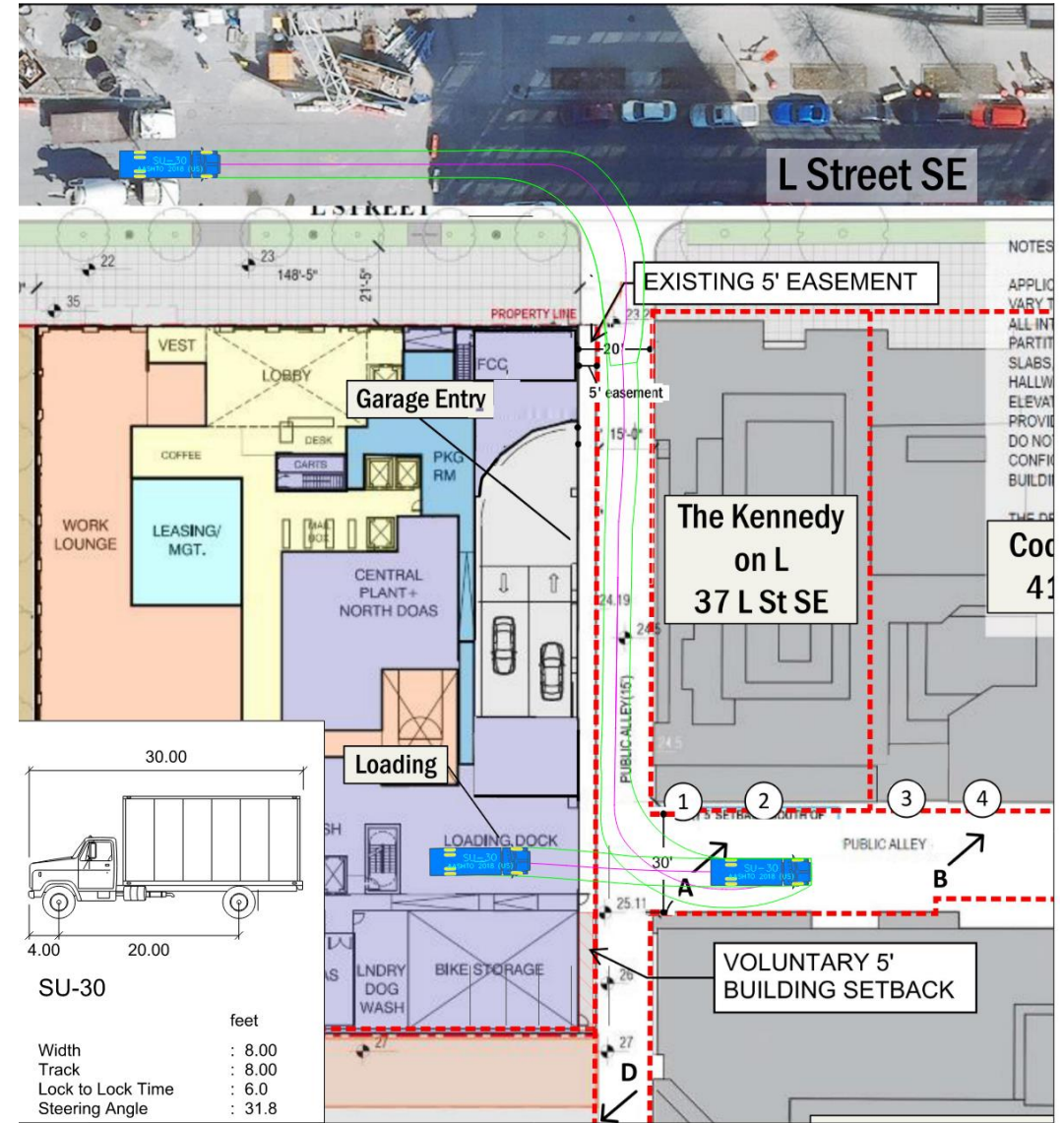
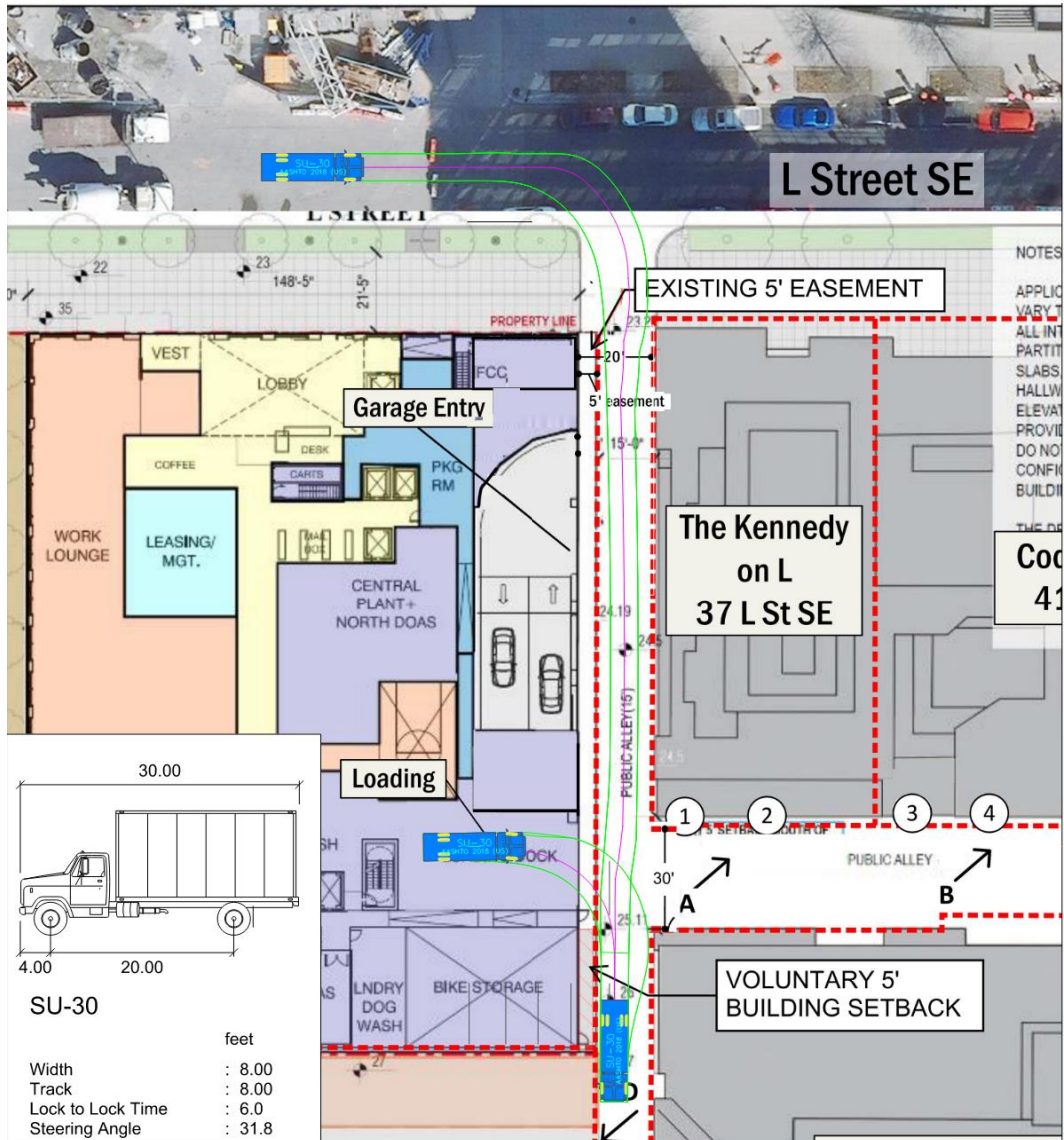
DDOT Report

- DDOT Report, dated 11/8/2022, issued with conditional support of the Project
 - Condition 1: “Implement the Transportation Demand Management (TDM) Plan as proposed in the October 3, 2022, CTR (Exhibit 11A), for the life of the project, unless otherwise noted, with revisions requested in the TDM Section of this report; and”
 - **The Applicant coordinated with DDOT and has submitted a revised TDM plan to the record that satisfies this condition.**
 - Condition 2: “DDOT requests language be included in the Order allowing for flexibility in the design of the 15-foot setback area on private property to comply with and account for any adjustments to DDOT’s South Capitol Street Project.”
 - **The Applicant agrees to this condition and will propose such language be included in the Order.**
- Continued Coordination
 - **The Applicant will continue to coordinate with DDOT on the items listed in the Continued Coordination section of the report. This includes coordination through the Public Space process on proposed alley improvements and curbside designations on L Street**

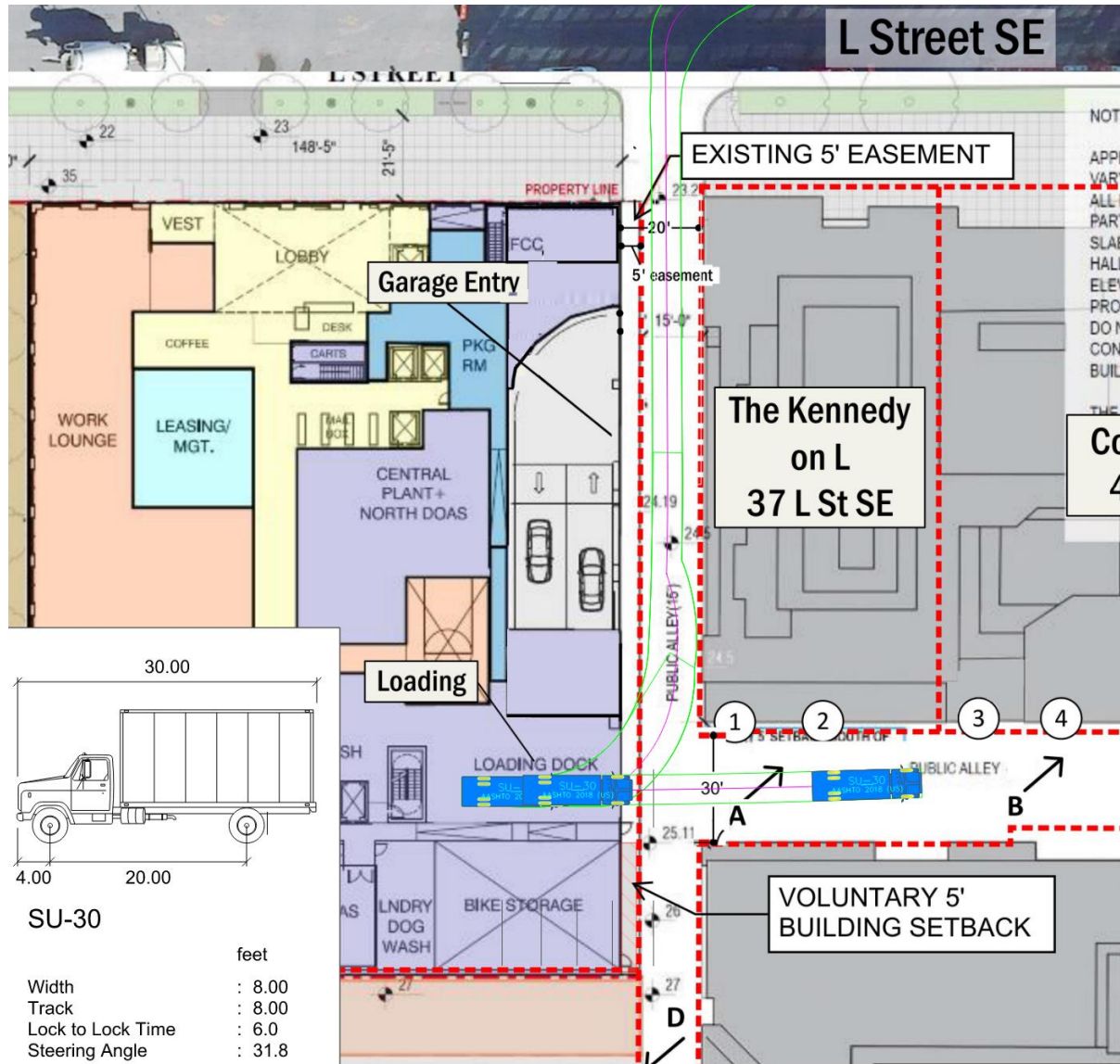
Transportation Demand Management (TDM)

- Robust TDM plan developed in coordination with DDOT
 - Includes “Basic, Enhanced & Enhanced Plus” TDM components
- In addition to DDOT standard commitments, includes:
 - \$25 pre-loaded SmarTrip card per unit offered for first year
 - Annual bikeshare memberships for residents for first three years
 - Bicycle repair stations
 - Five (5) collapsible shopping carts
 - Funded expansion of First & M Street SE CaBi station
 - Yearly transportation event
 - Business center for teleworking
 - Parking demand & trip generation data collected annually for first two (2) years
 - Two (2) carsharing spaces (or additional bike racks if no operator selected)

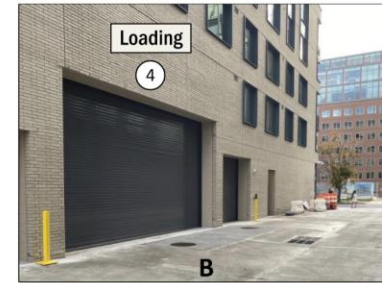
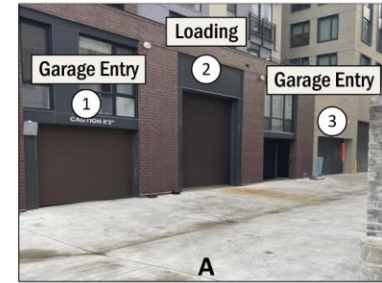
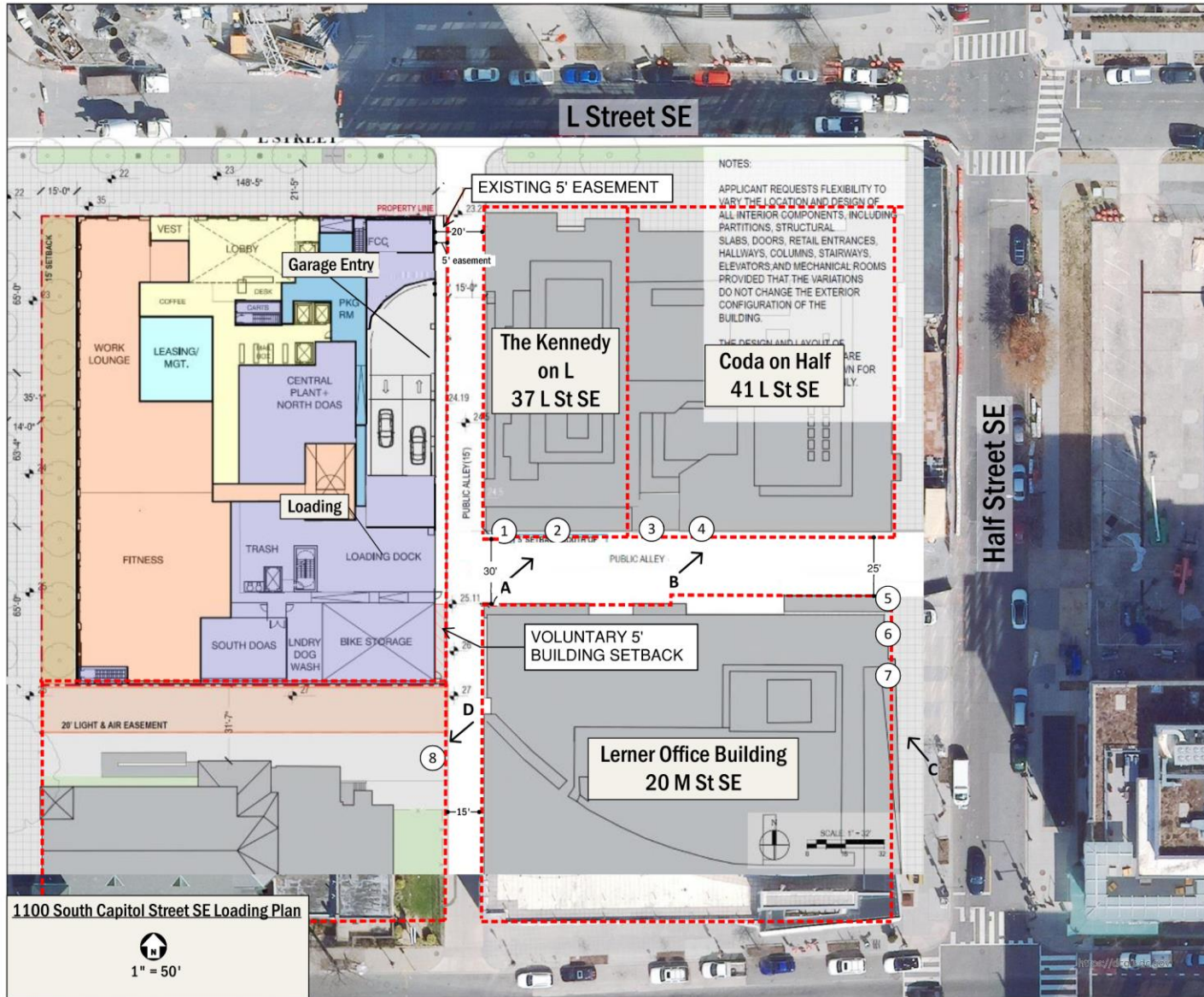
Loading Truck Turns - Inbound



Loading Truck Turns - Outbound

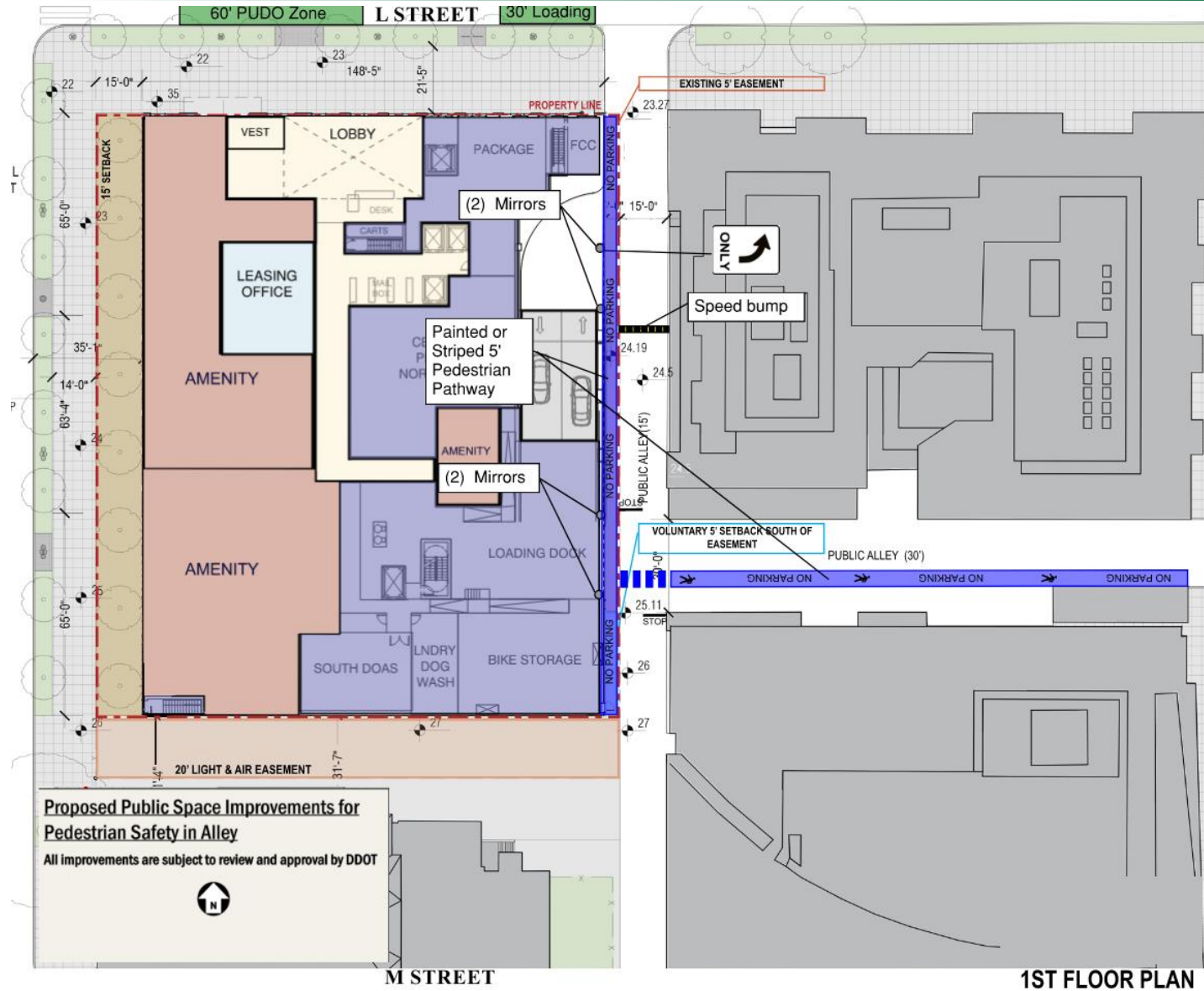


Alley Plan



1100 South Capitol Street SE Loading Plan
1" = 50'

Alley Pedestrian Plan



STANDARD OF REVIEW

- “The provisions of Subtitle I, Chapter 7 apply to a new building or structure... that has frontage on a designated street segment within the M and South Capitol Streets Sub-Area” (Subtitle I § 701.1)
- Applicable criteria:
 - Design requirements for the M and South Capitol Streets Sub-Area (Subtitle I § 616.7);
 - General Design Review requirements for D Zones (Subtitle I § 701.2); and
 - General special exception criteria (Subtitle X, Chapter 9).

FIGURE I § 615: ILLUSTRATION OF THE M AND SOUTH CAPITOL STREETS SUB-AREA AND DESIGNATED STREET SEGMENTS

