

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR DESIGN REVIEW

December 27, 2019

1319 South Capitol Associates LLC or its affiliate (“Applicant”) gives notice of its intent to file an application for design review (“Design Review”) for the property known as Lots 14,15, 53, 54, 60-64, 68, 70, 810, 811, and 831 in Square 653 (collectively “Property”). The Property is located at 1309 and 1315-1323 South Capitol Street and 6-10 N Street, SW. The Applicant is the owner of the Property.

The Property is located in the southwest quadrant of Ward 6 in the northwest corner of South Capitol Street and N Street, NW. The Property consists of approximately 37,453 square feet of land area. The Property is located in the Medium Density Residential and Moderate Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located in the CG-2 Zone District.

The Property is currently improved with eight (8) rowhouses and two (2) parking lots. The Applicant intends to raze certain of the existing structures, demolish certain other portions of the existing structures, and build a multi-family residential building, potentially including retail use, consisting of approximately 264,000 square feet of gross floor area (equating up to 325 residential units). The building will have a maximum height of 110 feet and a lot occupancy of approximately 90%. The project will include approximately 200 parking spaces, 1 loading berth and 1 loading space, all of which will be accessed primarily from the alley at the rear of the Property.

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present this application to Advisory Neighborhood Commission (“ANC”) 6D, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed Design Review application, please contact Jeff Utz (202-721-1132).