

To:

D.C. Zoning Commission [zcsubmissions@dc.gov]
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: Case # 20-18 --- 1319 South Capitol Redevelopment

I wish to express support for the proposal being put forth by the partnership redeveloping the 1319 South Capitol site, to include the Jefferson Apartment Group and Fortis companies, based on its commitment to following the implementation of the design in the spirit of the terms negotiated and agreed upon with the SWNA History Task Force.

This development group has taken time over the last few years to meet with various community members and SWNA leaders to discuss an array of issues that were deemed important in making this a successful project. In regards to SWNA in particular, the group has spent many hours working with representatives to ensure that meaningful aspects of this area's architectural history are preserved and incorporated into their designs. They engaged in substantive negotiations over a binding agreement to preserve substantial portions of the historic row homes on South Capitol and N streets which they control. This includes rehabilitation and restoration of homes along South Capitol, and the preservation and incorporation of the exterior facades and vertical 'town house' style layouts of the N street homes to be integrated into their new high-rise as affordable apartment units. They have also committed to incorporating other markers and commemorative elements to enhance their public space and share with visitors and residents of the new development different aspects of the rich cultural history of Southwest DC.

They have also made a thoughtful decision to bring on an experienced architecture firm with a track record of dealing with historic properties. Beyer Blinder Belle has been an important factor with their careful examination of how to appropriately incorporate these historic buildings in their design, and provide detailing and scale that will better attempt to integrate the new structure into the historic character of the existing surrounding neighborhood.

It is also to the development group's credit that they continue to be willing to engage with the various neighbors and community institutions at length on important topics. They have made real efforts to institute recommendations and address criticisms and concerns in a considered manner. I believe that all of this combined effort will lead to a much better overall project that is more connected to the existing neighborhood, which it should strive to become a part of and not set apart from.

Ryan Pierce

Chair, History Task Force
Southwest Neighborhood Assembly
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