



ZONING COMMISSION HEARING RESPONSE

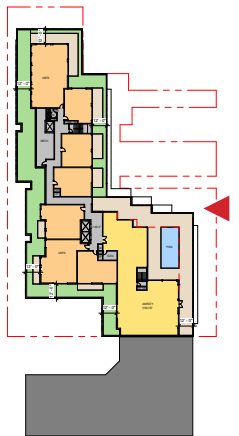
1319 SOUTH CAPITOL STREET SW
23 NOVEMBER 2020

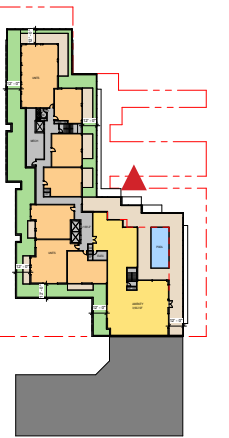


FORTIS

**BEYER
BLINDER
BELLE**

STUDIO39





NOTE: SOME TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SOME NEIGHBORING PROPERTY IS SHOWN AS PAVED/ CLEAR IN ACCORDANCE WITH AN EASEMENT. HARDSCAPING AND LANDSCAPING SUBJECT TO CHANGE TO ENSURE PEDESTRIAN AND VEHICULAR SAFETY.

INCLUSIONARY ZONING

Greater of 8% of residential GFA or 50% of the bonus used above 6.0 FAR must be IZ;

22,472 GFA SF REQUIRED/ 17,528 NET SF REQUIRED (FLOORS 1-11)

544 SF NET SF REQUIRED (PH UNITS)

rental = 60% MFI; condo = 80% MFI

NOTES:

1. FINAL LOCATION OF IZ UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT AND COUNT, PROVIDED THAT THE DISTRIBUTION OF IZ UNITS WILL REMAIN CONSISTENT WITH IZ REGULATIONS.

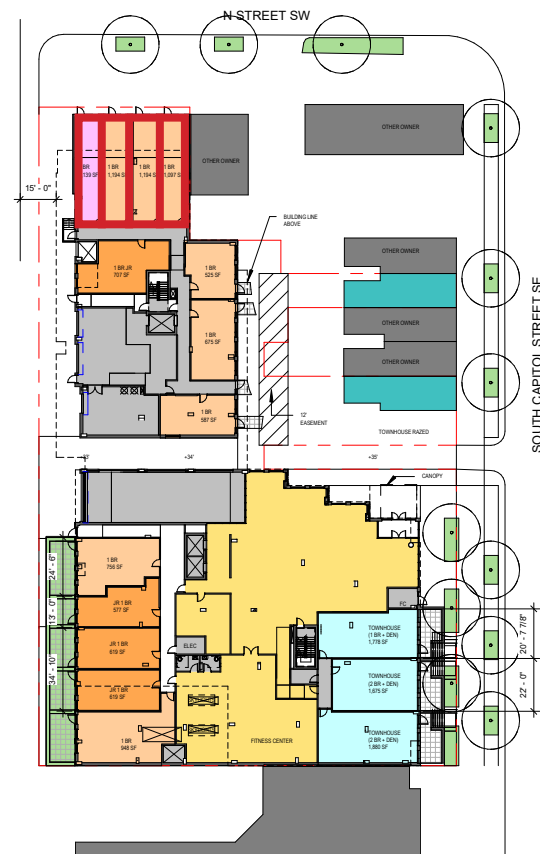
2. UNIT MIX ALLOCATIONS AND PERCENTAGES FOR MARKET RATE AND IZ UNITS COULD SHIFT DUE TO N STREET ROWHOUSE UNITS, EXISTING SOUTH CAPITOL STREET ROWHOUSES, SOUTH CAPITOL LIVE/WORK UNITS OR AGENCY APPROVALS RELATED THERETO.

FLOOR	STUDIO	JR 1	1 BR	JR 2 BR	2 BR 2 BTH	3 BR 2 BTH	NEW TOWNHOUSE	TOTAL
PH	0	0	2	1	3	1	0	7
11	0	10	6	6	3	1	0	26
10	6	12	5	4	3	0	0	30
9	6	12	5	4	3	0	0	30
8	6	12	5	4	3	0	0	30
7	6	12	5	4	3	0	0	30
6	6	12	5	4	3	0	0	30
5	6	12	5	4	3	0	0	30
4	6	12	5	4	3	0	0	30
3	6	12	5	4	3	0	0	30
2	2	8	6	4	0	1	0	21
1	0	4	8	0	0	1	3	16
TOTALS	50	118	62	43	30	4	3	310
AVG SIZE	0	0	0	0	0	0	0	0
CURRENT MIX	16%	38%	20%	14%	10%	1%	1%	

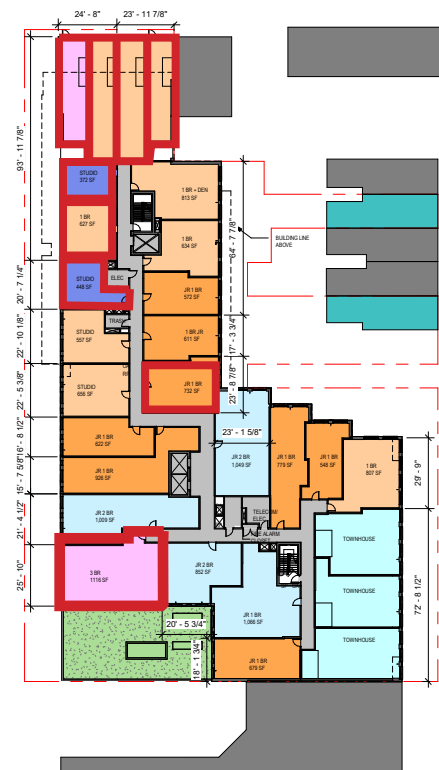
TOTAL NEW CONSTRUCTION RENTABLE	226,791						
TOTAL RENTABLE W/ S. CAP TOWNS	229,127						
AVERAGE UNIT SIZE	732						
IZ	12 48% STUDIO/ JR 1	8 32% 1 BR/ JR 2 BR	3 12% 2 BR	2 8% 3 BR	0	25	TOTAL IZ UNITS

LEGEND

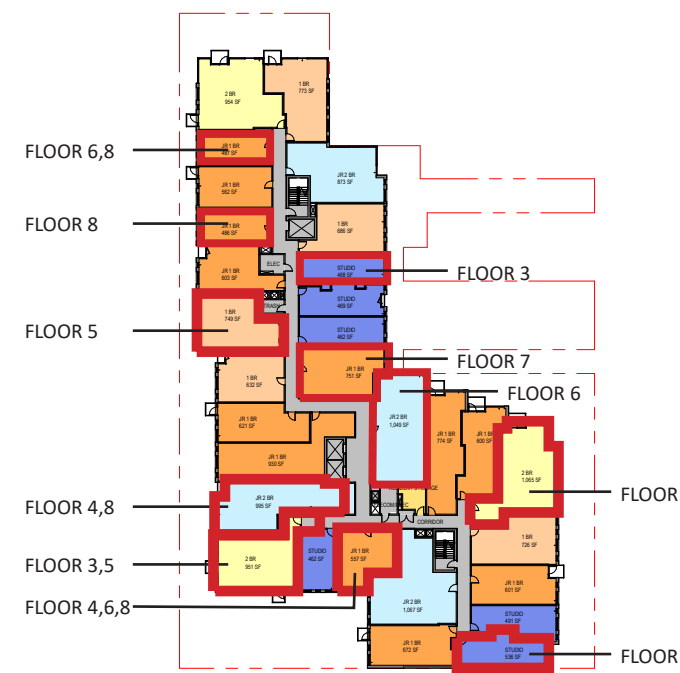
— PROPOSED IZ UNIT LOCATION



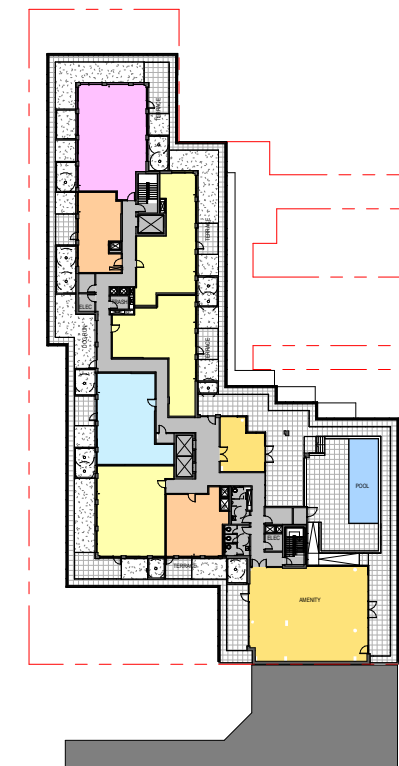
FLOOR 1



FLOOR 2



TYPICAL FLOORS 3-10



PENTHOUSE FLOOR