



1319 SOUTH CAPITOL ST

1301 SOUTH CAPITOL ST

SOUTH CAPITOL STREET ELEVATION

[24]

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

PROPOSED
ELEVATION

REVISIONS

AS SHOWN

03.10.2022

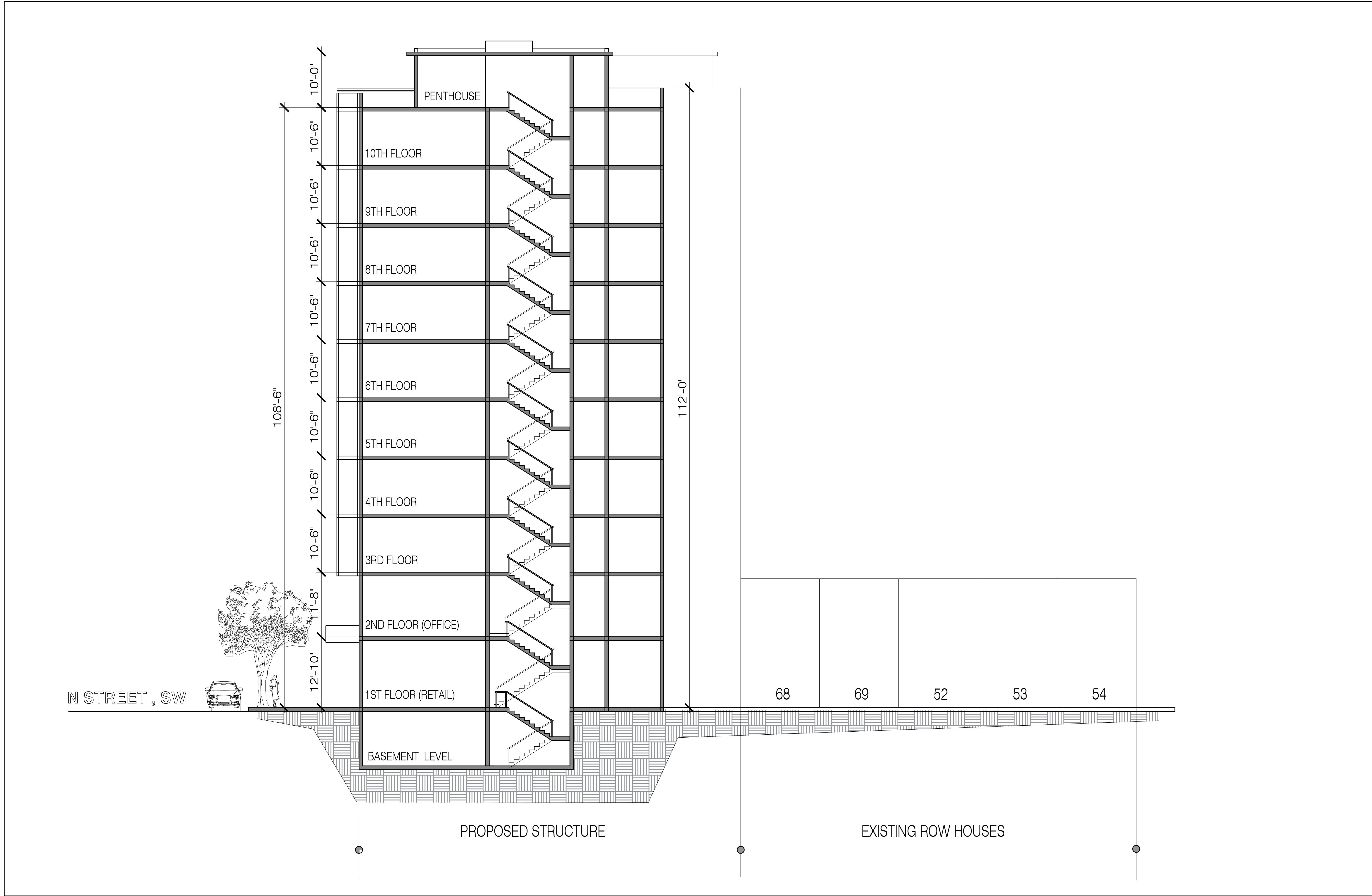
A301

ZONING COMMISSION
DRAWING NUMBER



SOUTH ELEVATION

WEST ELEVATION



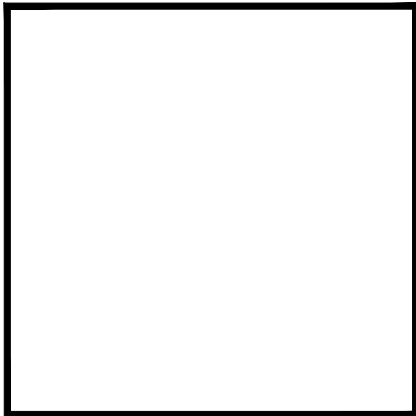
PROPOSED SECTION

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PROPOSED
SECTION

REVISIONS



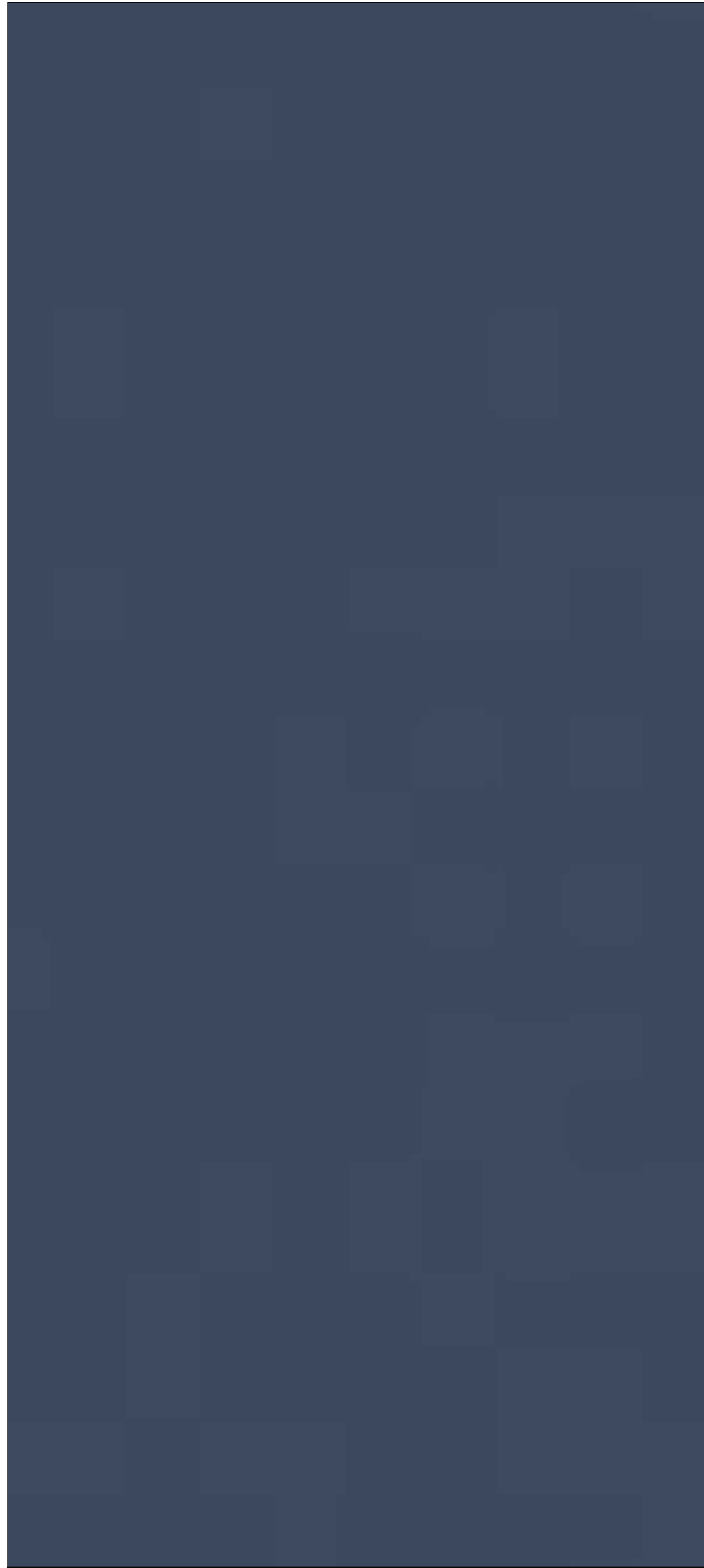
1/8" = 1'-0"
SCALE

03.26.2022
ISSUE

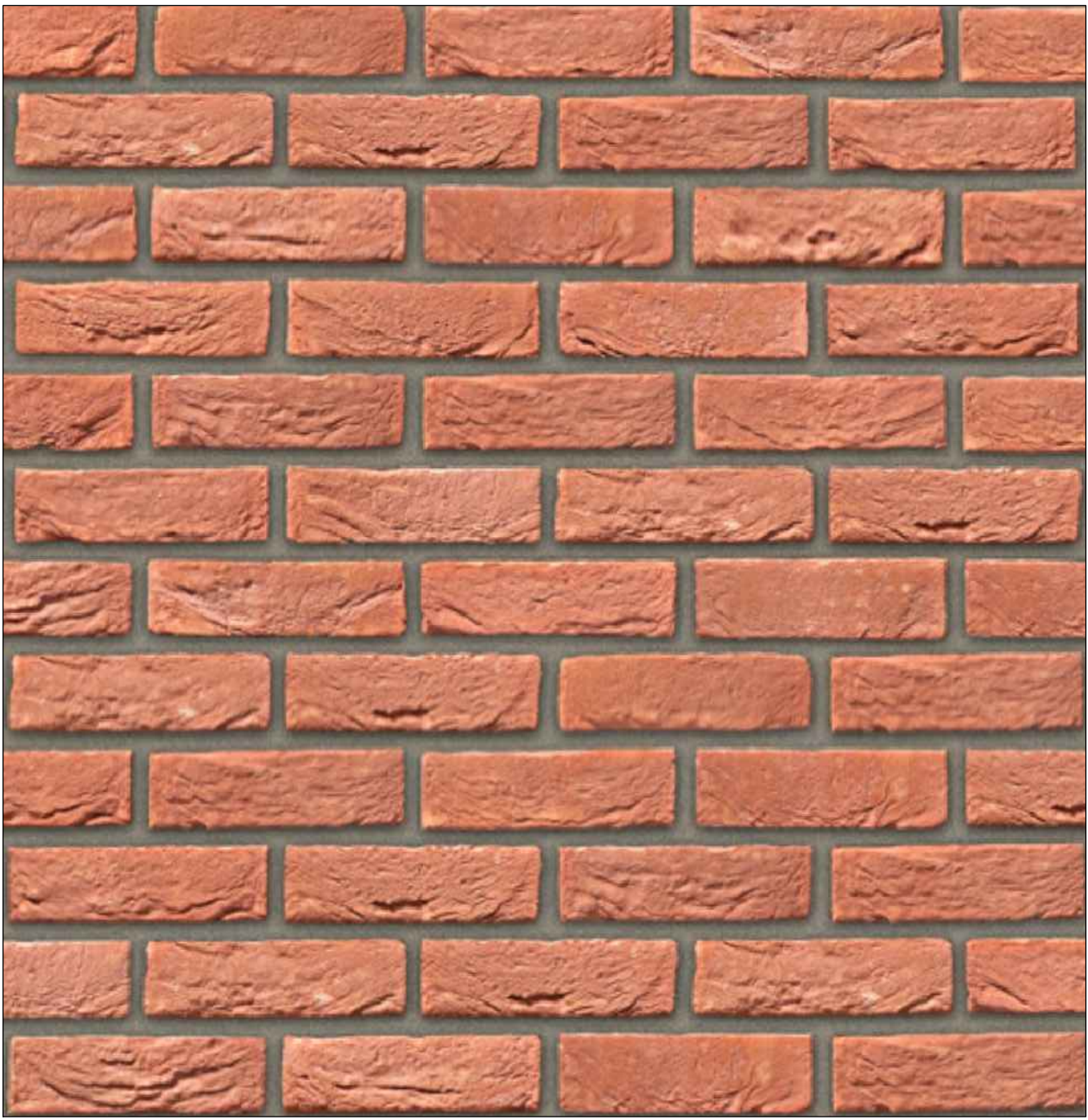
A400
DRAWING NUMBER



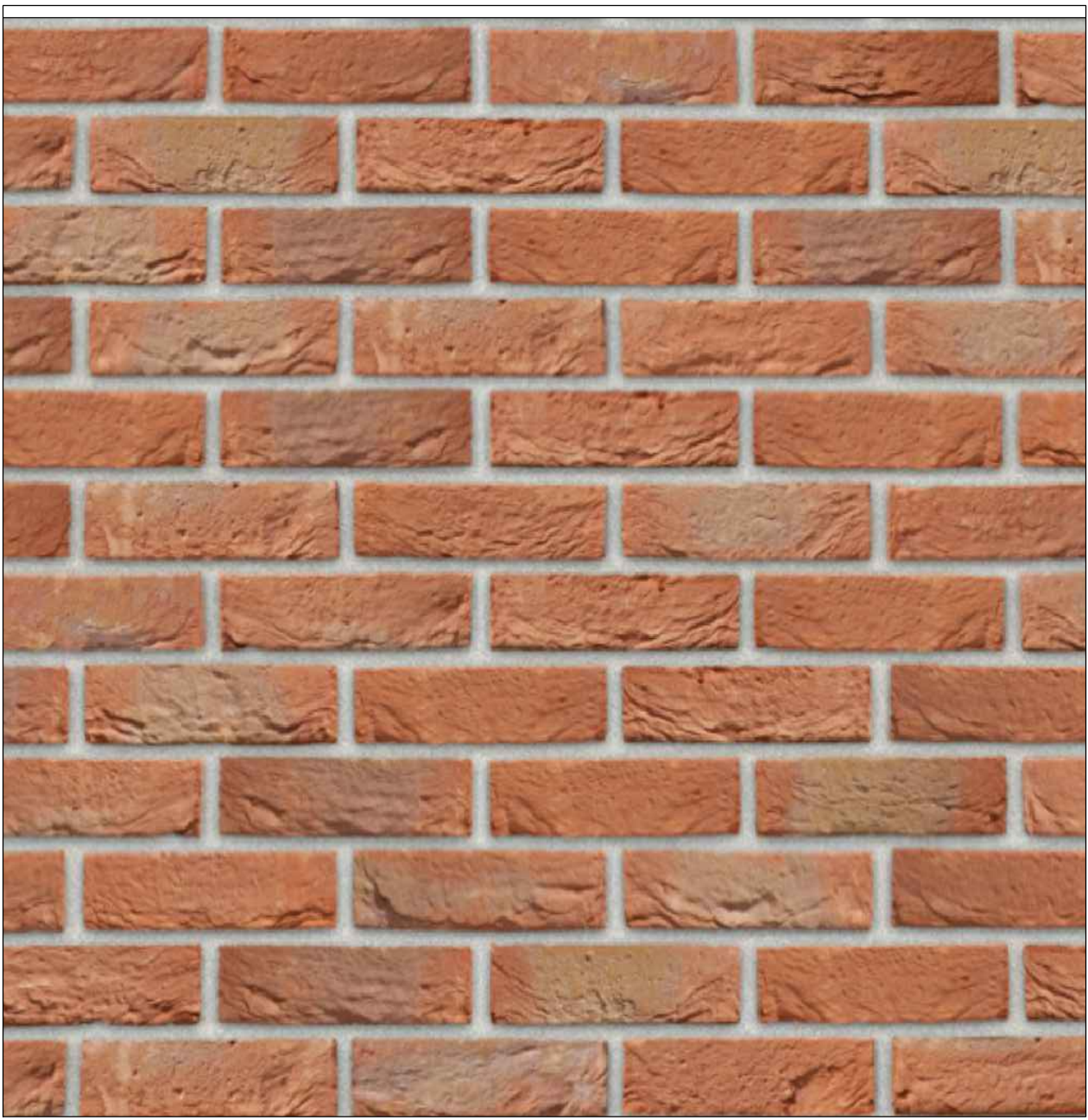
CORNER BAY & BALCONY DETAIL



MP-1



BR-1



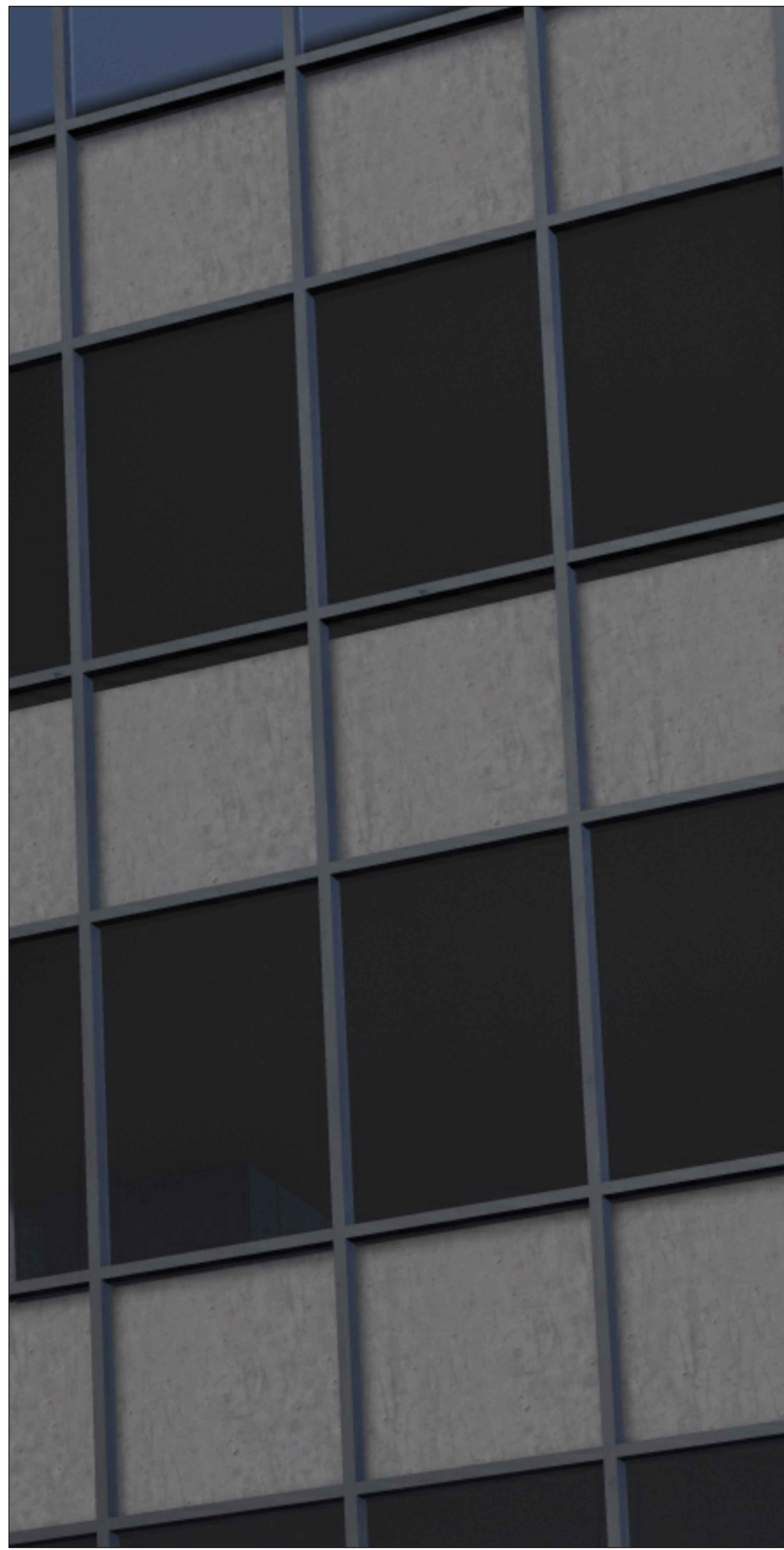
BR-2



1ST FLOOR CORNER & PEDESTRIAN PAVERS



ENLARGED ELEVATION



ENLARGED ELEVATION

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

BUILDING MATERIALS
& DETAIL VIEWS

REVISIONS

N.T.S

SCALE

03.26.2022

ISSUE

A401

DRAWING NUMBER



SOUTH CAPITOL STREET AND N STREET VIEW

[28]

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

PROPOSED VIEW

REVISIONS

AS SHOWN

03.26.2022

A500

DRAWING NUMBER



SOUTH CAPITOL ST. SW VIEW



N STREET, SW VIEW



MASSING IN COMPARISON TO NEIGHBORING PROJECT

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

PROPOSED VIEW

REVISIONS

AS SHOWN

03.26.2022

A501

DRAWING NUMBER



CORNER OUTDOOR SPACE



N STREET OUTDOOR SPACE



N STREET, SW PEDESTRIAN VIEW



SOUTH CAPITOL ST & N STREET, SW BIRDS EYE VIEW



MASSING IN COMPARISON TO NEIGHBORING PROJECT



GATE TO CAPITOL HILL

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**SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.**

PROPOSED SIDE
VIEW

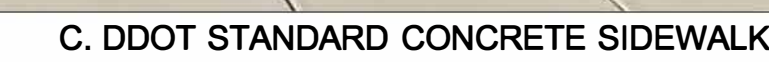
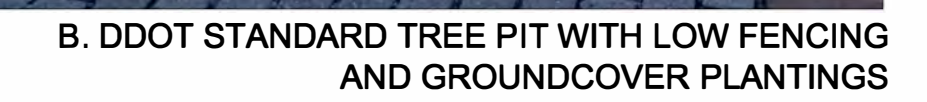
10101471

AS SHOWN SCALE

03.26.2022

A505

ZONING COMMISSION
District of Columbia
AWAYING NUMBER
CASE NO. 21-27



Scale: NTS

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**SOUTH CAPITOL
STREET SW
WASHINGTON, DC**

PROPOSED STREETSCAPE PLAN

AS NOTED

01/08/21 ISSUE

L0.1

DRAWING NUMBER



1301 S Capitol Street SW Zoning Commission Hearing

April 21, 2022

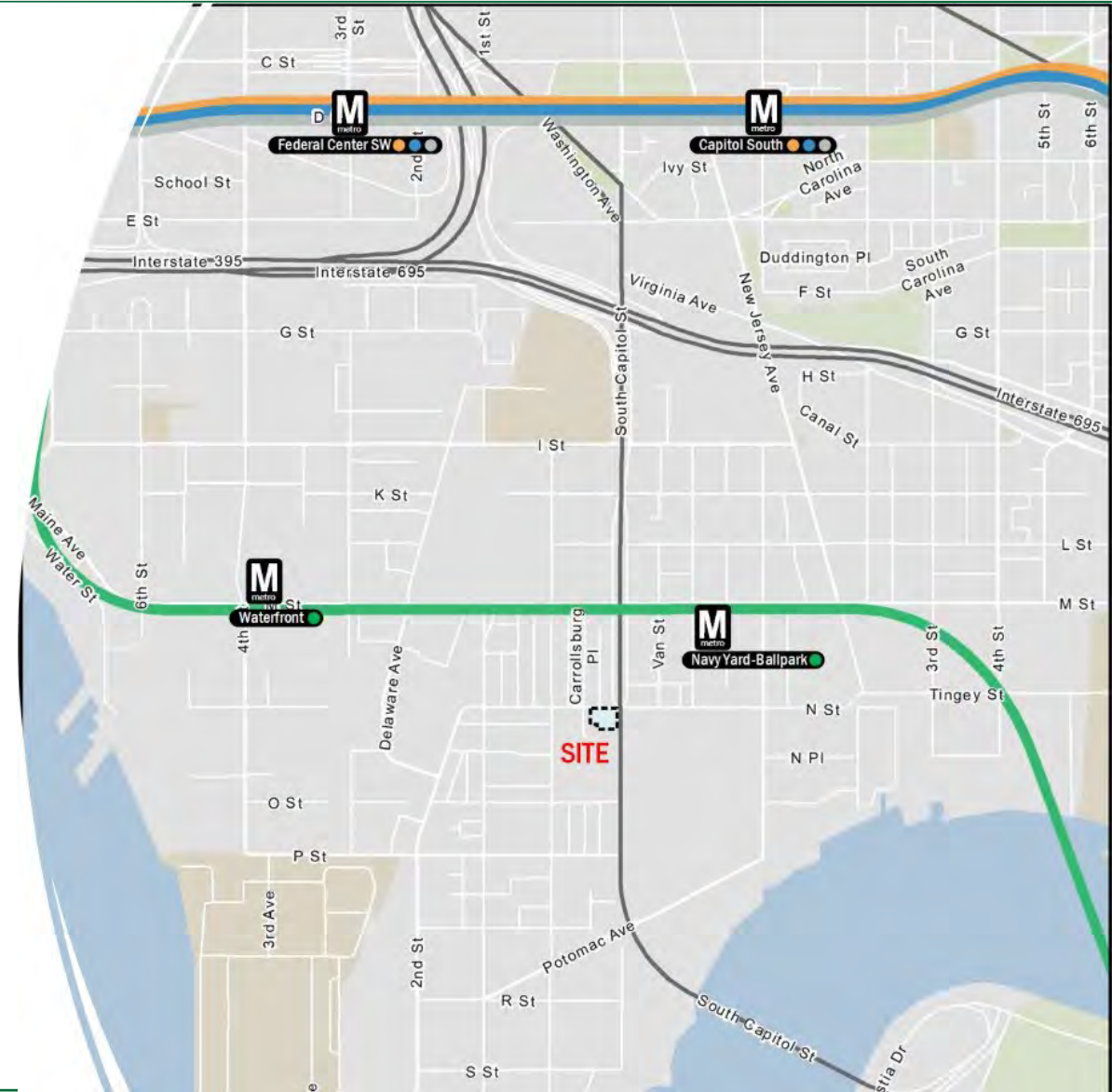
GOROVE SLADE
Transportation Planners and Engineers



[35]

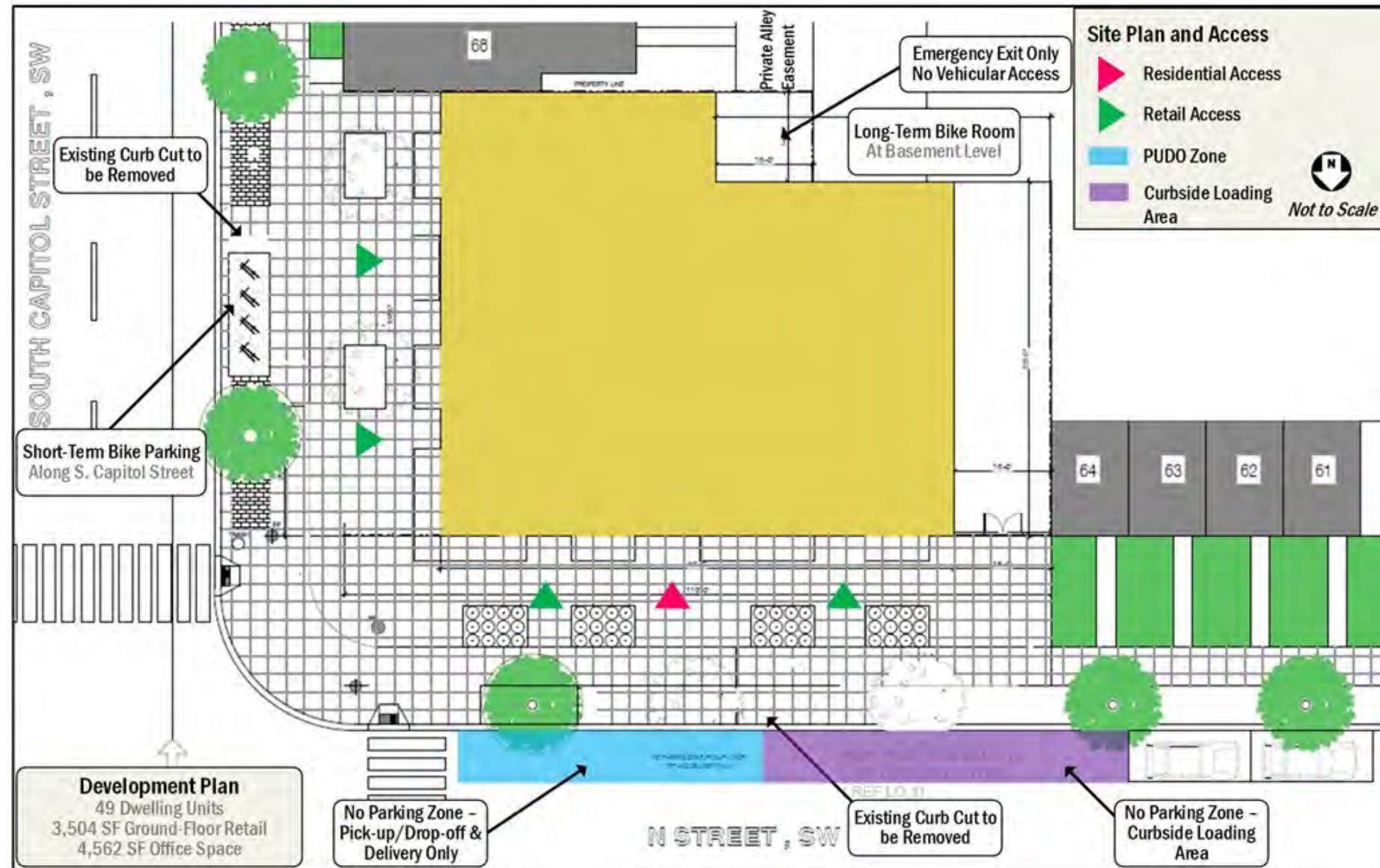
Site Location

- Located across South Capitol Street from the Nationals Stadium
- Located along N Street SW – one-way westbound only
- 0.2 miles from Navy-Yard/Ballpark Metro Station
- 0.6 miles from Waterfront Metro Station
- Well served by Metrobus
- Proximate to the bicycle lanes on N Street SE



Development Plan

- 49 Dwelling Units
- 3,504 SF Ground-Floor Retail
- 4,562 SF Office Space
- No parking required
- No on-site loading required
- Curbside loading and PUDO
- Removal of all 2 existing curb cuts



Site Trip Generation

- AM Peak Hour Trips:
 - 8 inbound + 4 outbound = 12 trips total
- PM Peak Hour Trips:
 - 4 inbound + 3 outbound = 7 trip total
- Daily Trips:
 - 40 inbound + 40 outbound = 80 total
- Below DDOT Criteria for Vehicular Analysis
 - < 25 peak hour peak direction trips
 - Only 9 net new AM and 1 net new PM peak hour trips

Mode	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Existing Trips Total							
<i>Auto (veh/hr)</i>	1	2	3	4	2	6	39
<i>Transit (ppl/hr)</i>	0	2	2	2	2	4	23
<i>Bike (ppl/hr)</i>	0	0	0	2	2	4	26
<i>Walk (ppl/hr)</i>	5	4	9	10	12	22	140
Proposed Trips Total							
<i>Auto (veh/hr)</i>	8	4	12	4	3	7	80
<i>Transit (ppl/hr)</i>	23	12	35	11	10	21	238
<i>Bike (ppl/hr)</i>	3	1	4	3	2	5	58
<i>Walk (ppl/hr)</i>	7	3	10	9	13	22	217
Net New Trips							
<i>Auto (veh/hr)</i>	7	2	9	0	1	1	41
<i>Transit (ppl/hr)</i>	23	10	33	9	8	17	215
<i>Bike (ppl/hr)</i>	3	1	4	1	0	1	32
<i>Walk (ppl/hr)</i>	2	-1	1	-1	1	0	77

Transportation Demand Management (TDM)

- Appoint a Transportation Coordinator to coordinate with DDOT, goDCgo, and Zoning Enforcement
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees, including promoting transportation events
- Provide a SmarTrip card and a complimentary Capital Bikeshare coupon good for one ride to each new resident and employee
- Provide residents and employees who wish to carpool with detailed carpooling information and will be referred to other carpool matching services
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle space will be provided free of charge to residents
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids bikes
- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map
- Will post “getting here” information in a visible and prominent location on the website with a focus on non-automotive travel modes

Loading Management Plan (LMP)

- A loading zone manager will be designated by building management who will be on duty during delivery hours
- All tenants will be required to schedule deliveries that utilize the loading zone
- The loading zone manager will schedule residential loading activities so as not to conflict with retail deliveries
- The loading zone manager will monitor inbound and outbound truck maneuvers and will ensure that trucks accessing the loading zone do not block vehicular, bike, or pedestrian traffic along N Street SW
- Trucks using the loading zone will not be allowed to idle and must follow all District guidelines for heavy vehicle operation
- The loading zone manager will be responsible for disseminating suggested truck routing maps to the building's tenants and to drivers from delivery services that frequently utilize the development's loading zone as well as notifying all drivers of any access or egress restrictions
- "No Parking: Loading Zone" or comparable signage and placards will be used to demarcate the loading zone, and "No Parking" signs will be used to demarcate the pick-up/drop-off area.
- Loading for trash pick-up will take place curbside on N Street SW

Questions ?

