



## J.Coopers Row

1319 South Capitol Street, SW • Washington, DC 20003

**A**cross from Nationals Park, J.Coopers Row is a luxury 12-story, 312-unit development by Jefferson Apartment Group (JAG). Delivered in January 2024, the property features a penthouse sky lounge and rooftop amenities with direct views into the ballpark.

The project emphasizes integrating with the surrounding neighborhood and repairing the urban fabric. The exterior combines significant glazing and brick masonry, weaving modern window-wall construction with traditional materials of the former industrial use and existing neighborhood.

Preserving several late 18th- and early 19th-century rowhomes located on the site, the project also incorporated significant setbacks and prioritized streetscape details, contextualizing the existing structures both onsite and adjacent. The approach garnered significant community support, including unanimous support from the local Advisory Neighborhood Council.

The property was formerly home to the World War II-era James T. Warring Sons factory, which manufactured barrels and shipping containers for the Navy Yard. The former industrial use caused environmental contamination on the site, which JAG remediated over a four-month process.

### PROJECT TEAM

**Developer or Owner:** Jefferson Apartment Group

**Architect and Design:** Beyer Blinder Belle

**Construction Contractor:** Paradigm Contractors, Inc.

**Other Key Team Members:** JP Morgan Chase