

BZA Case No. 18375 710 Florida Avenue, NW

July 10, 2012

JUL 10

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18375

EXHIBIT NO. 35

JUL 10



THE JBG COMPANIES

Site Acquisition

- › WMATA parcel acquired in August 2011 through competitive RFP process that included 60 day due diligence period;
- › Lot has sat vacant for 40+ years since the construction of the WMATA green line tunnels below grade in the early 1970s;
- › Unique opportunity to redevelop a “gap” in the U Street and Florida Avenue corridors;
- › Project will deliver affordable housing into the City’s IZ program, considerable streetscape improvements, neighborhood serving retail, and needed residential housing stock 2 blocks from 2 Metro stations (U Street and Shaw stations).



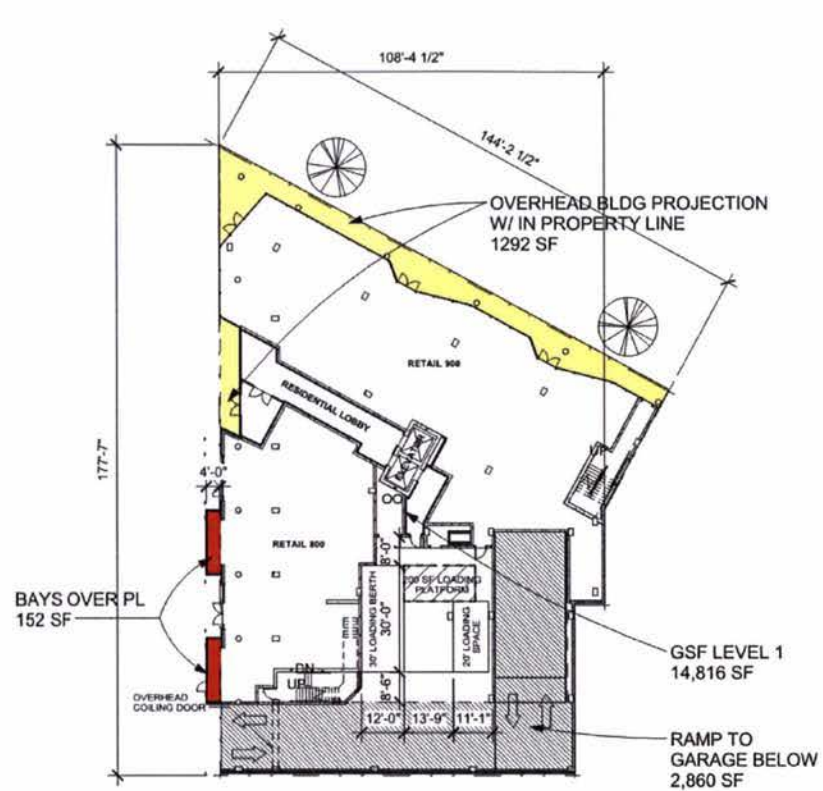
Collaboration with City Agencies

- › Meetings with City agencies began early (Nov. 2011) and have occurred frequently:
 - › Office of Planning staff;
 - › District Department of Transportation staff;
 - › Historic Preservation Office staff and Historic Preservation Review Board;
 - › Councilmember Jim Graham;
 - › ANC 1B, U Street Neighborhood Association, Westminster Neighborhood Association, and informal community meetings;





THE JBG COMPANIES



- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

1
A-101
BZA Plan Level 1 East
1" = 30'-0"

BKV
GROUP

MILLER HULL

THE JBG COMPANIES

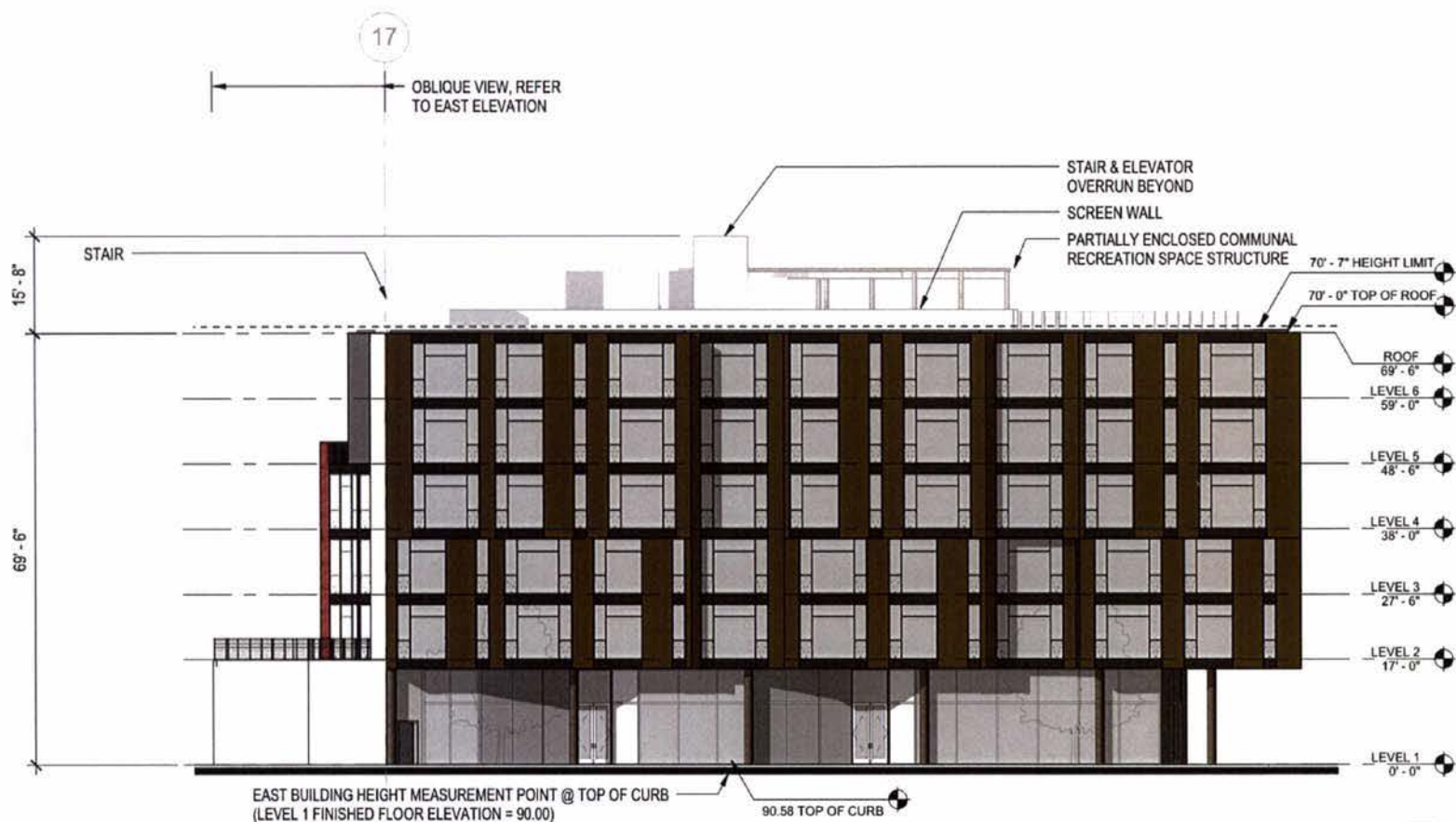
Florida Ave East Building BZA Application

LEVEL 1 - GROUND FLOOR

A-101



THE JBG COMPANIES



1 NORTH ELEVATION (FLORIDA AVE.) - EAST BLDG
 1/16" = 1'-0"

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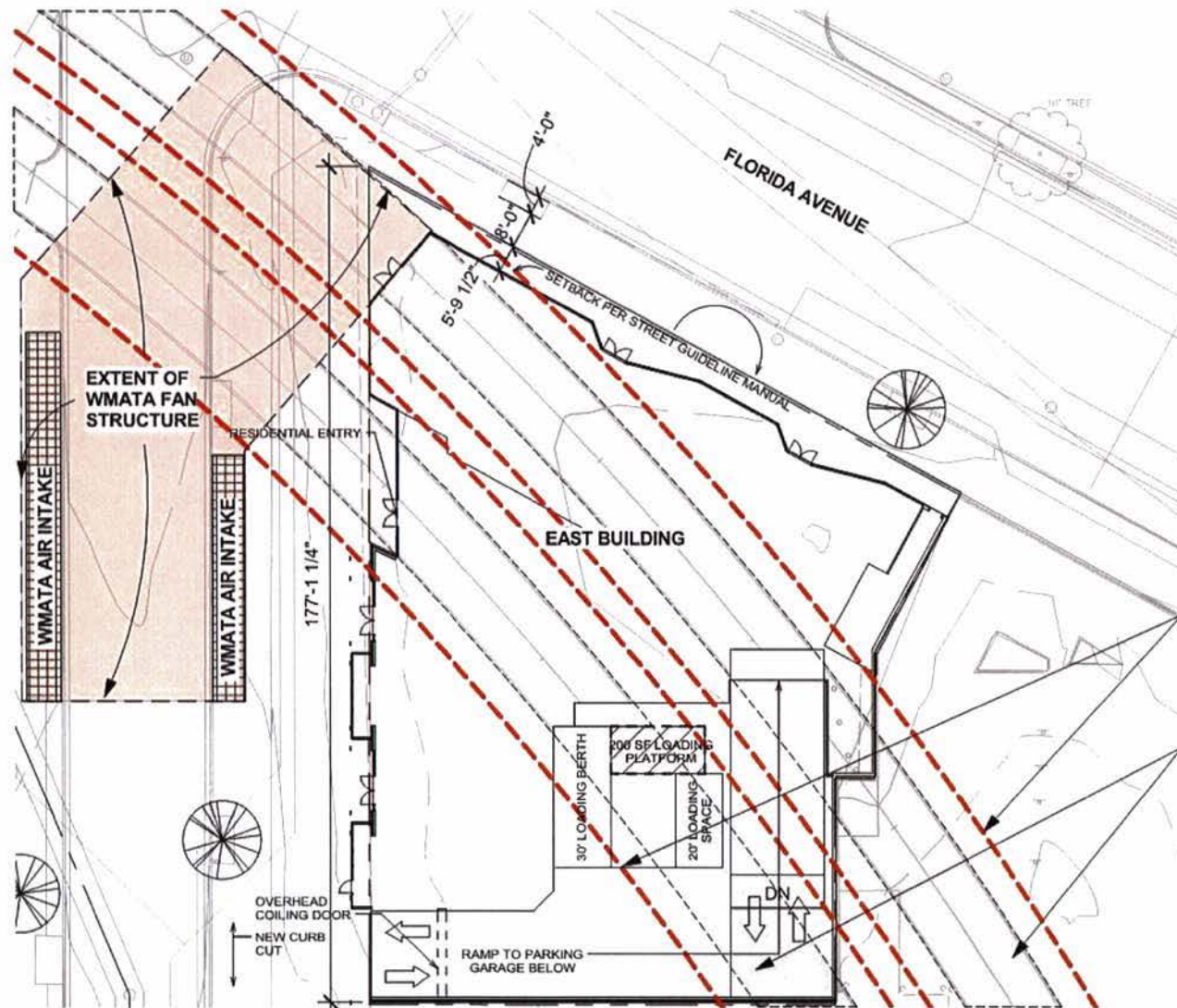
Florida Ave East Building BZA Application

EAST BUILDING
 ELEVATIONS

A-501e




 THE JBG COMPANIES



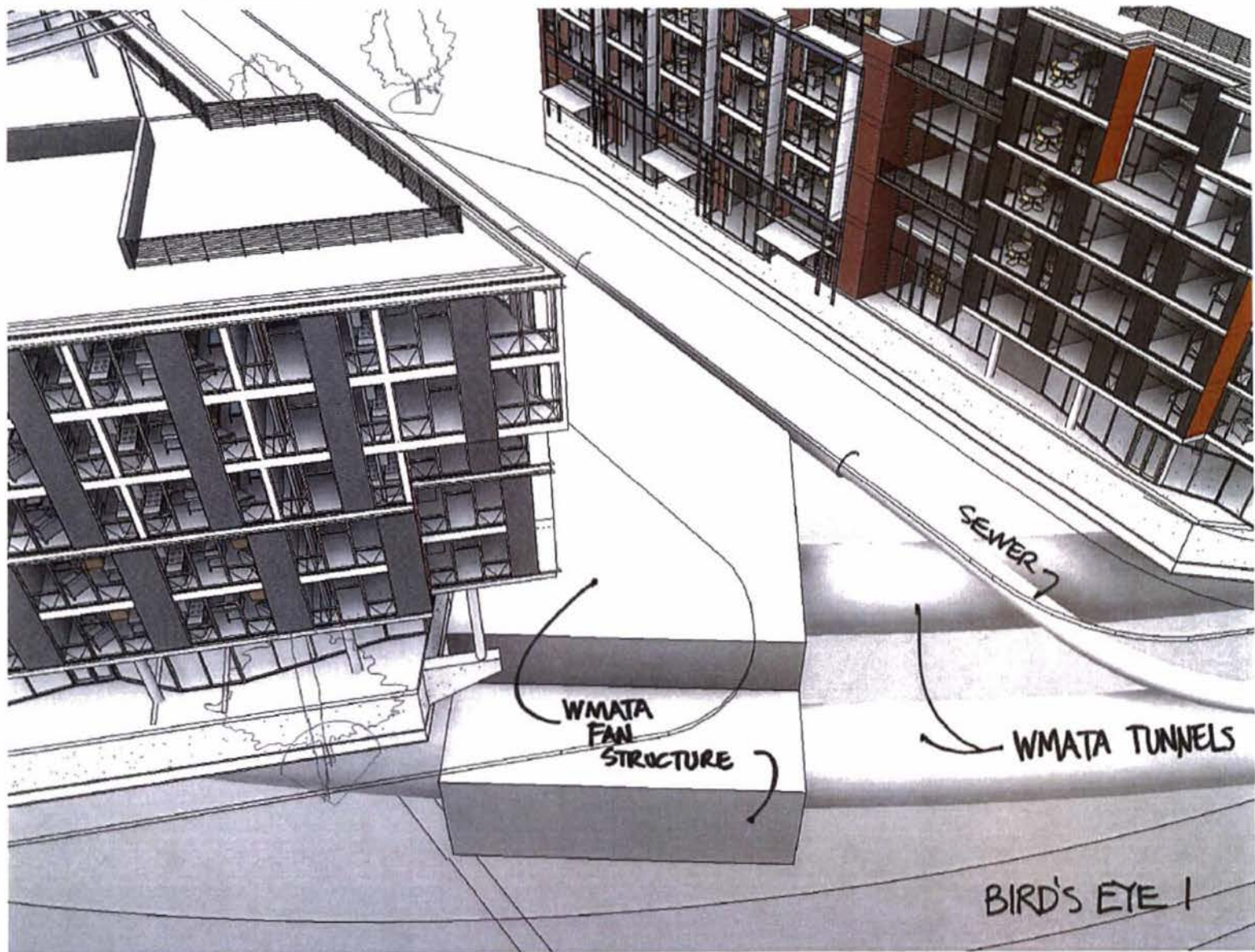
EXTENT OF WMATA NO-BUILD LIMITS

WMATA GREENBELT LINE TUNNELS UNDERGROUND

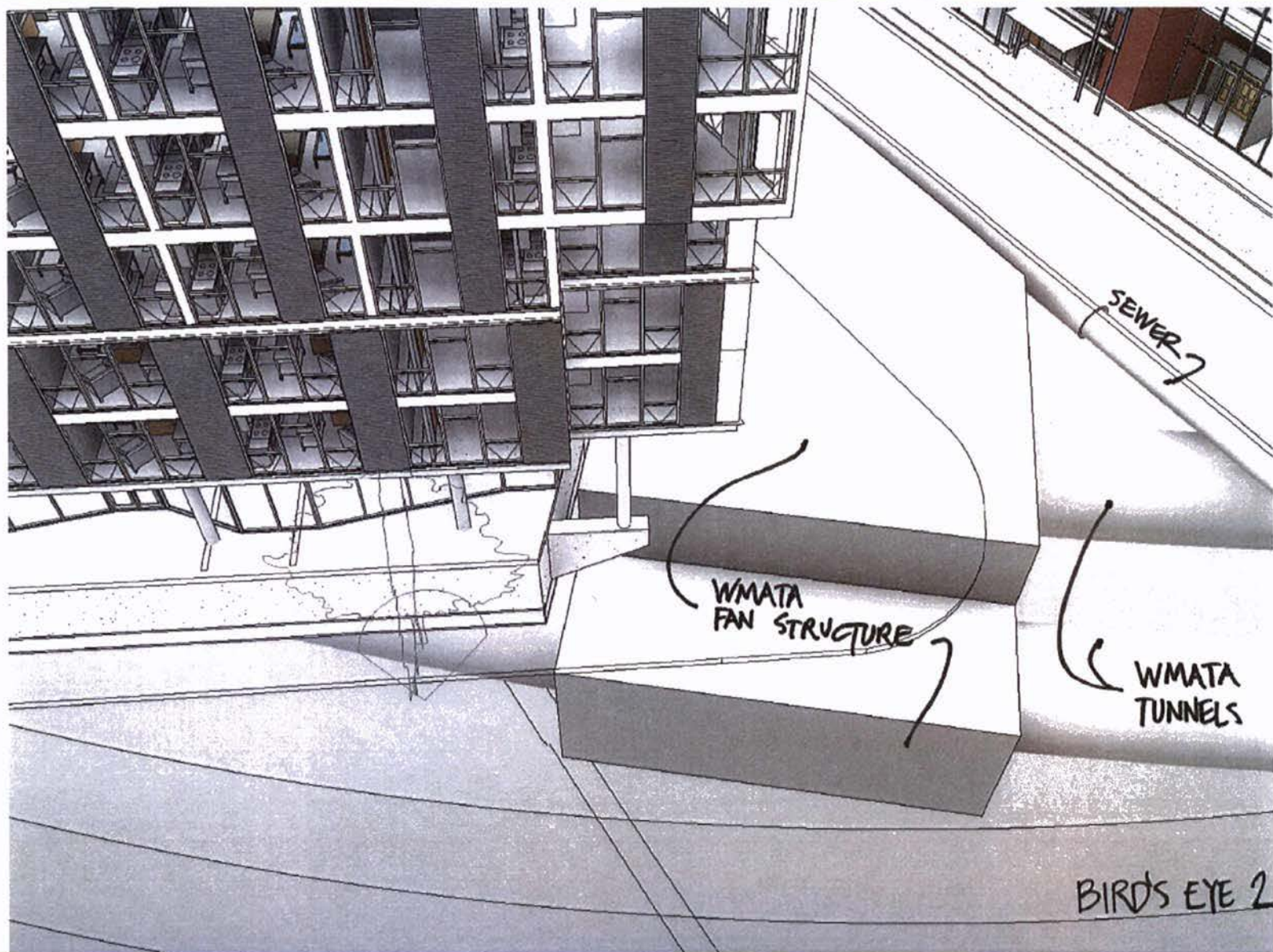
NOTE: RETAIL ENTRY DOORS SHOWN ARE PROPOSED RETAIL ENTRIES WHICH ARE SUBJECT TO CHANGE BASED ON RETAILER NEEDS.



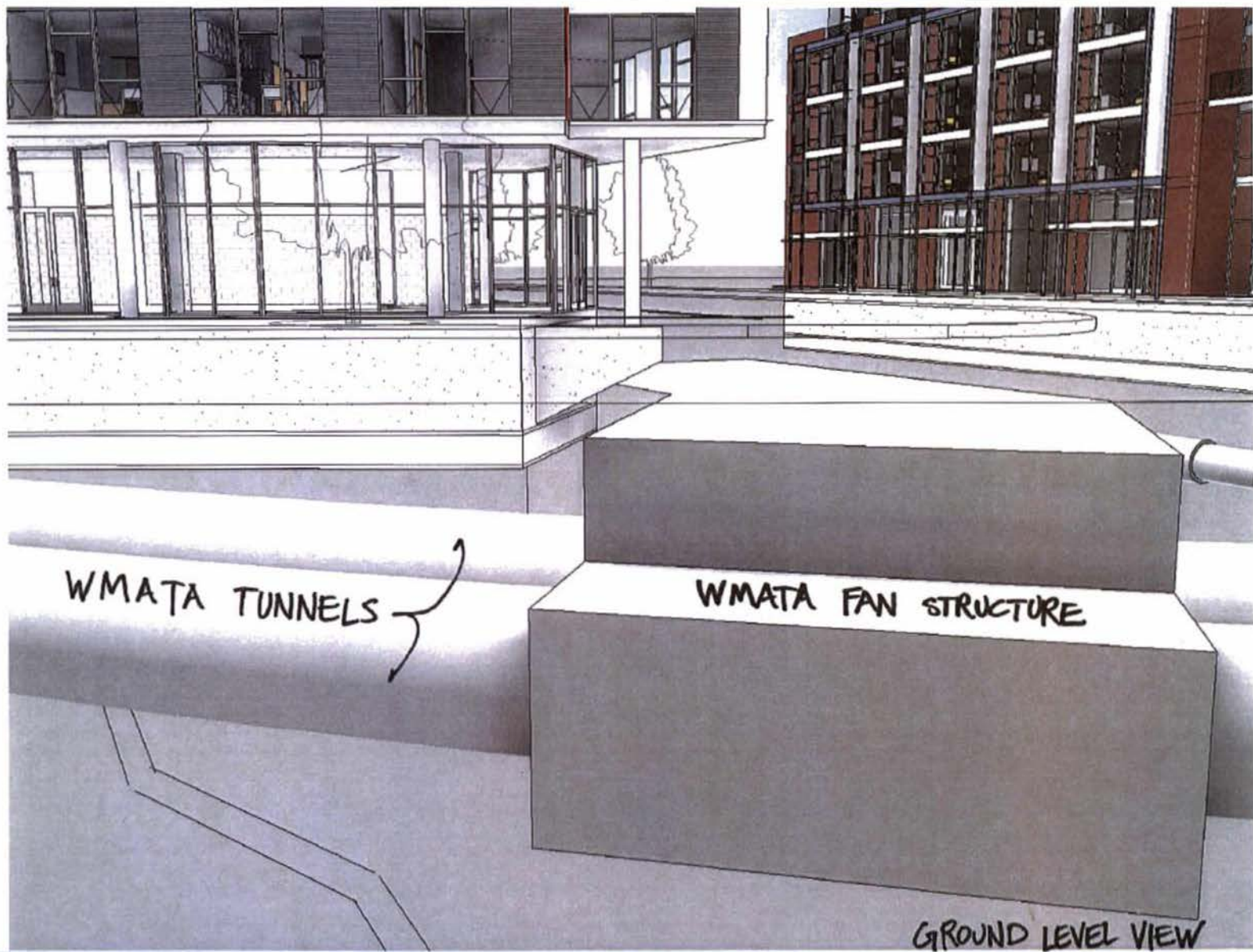
THE JBG COMPANIES



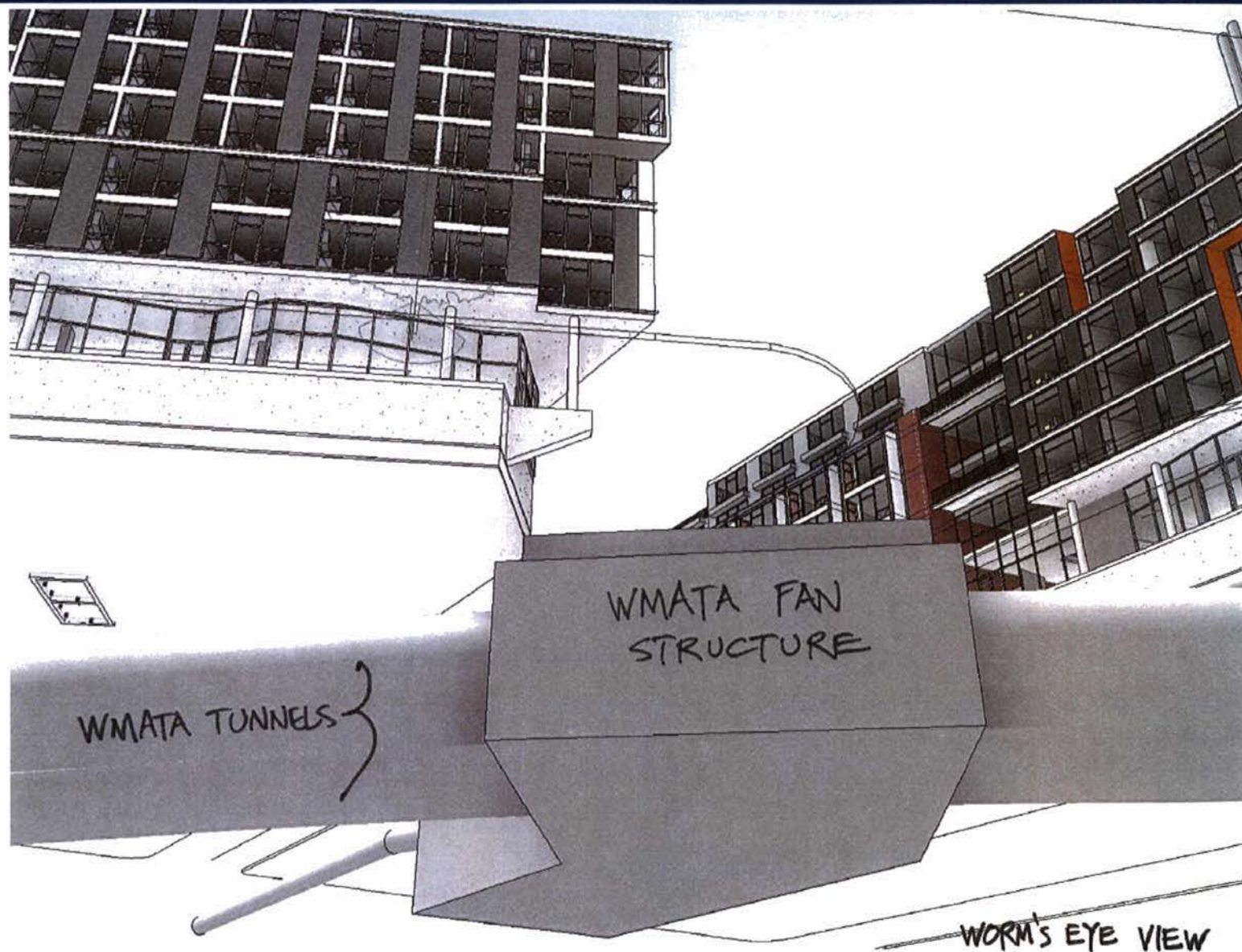
THE JBG COMPANIES



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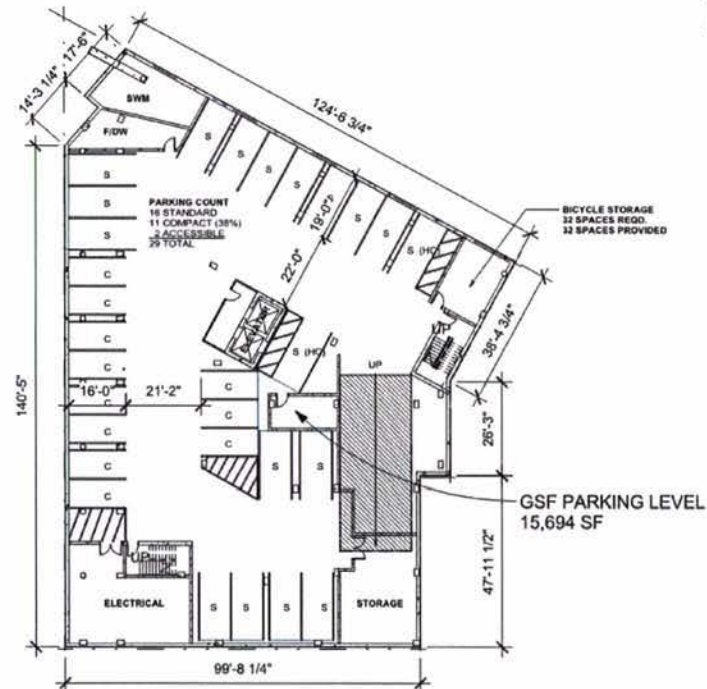


THE JBG COMPANIES



THE JBG COMPANIES'

- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP



NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

1 BZA Plan Parking Level East
A-100 1" = 30'-0"

BKV
GROUP

MILLER HULL


THE JBG COMPANIES

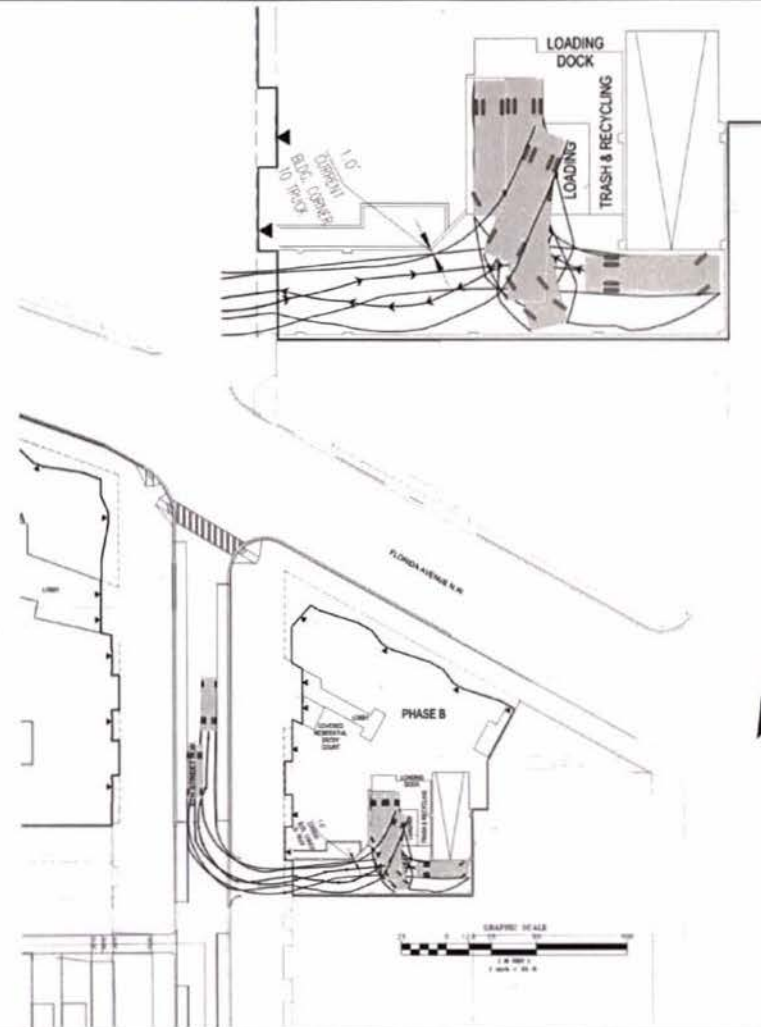
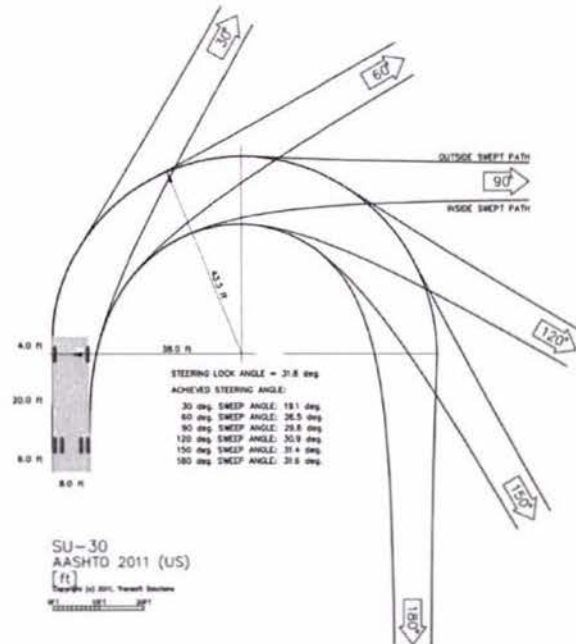
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LEVEL 0 - PARKING LEVEL

A-100




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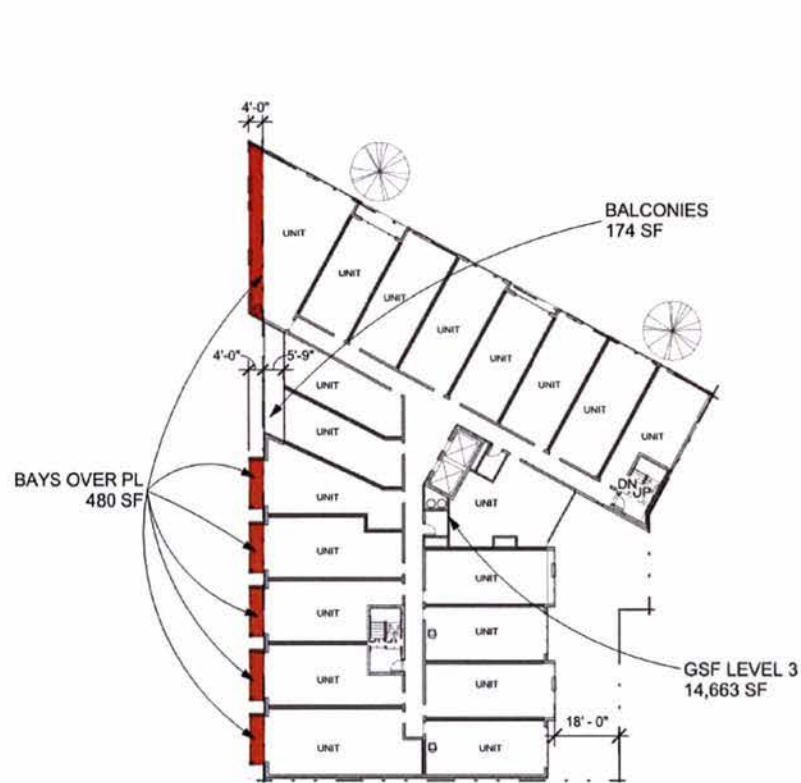
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TRUCK TURNING
DIAGRAM

G-004



THE JBG COMPANIES



- OVERHEAD BUILDING PROJECTIONS WITHIN PROPERTY LINES
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- TERRACE / ROOF SPACES
- GARAGE RAMP

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

1 BZA Plan Level 3 East
A-103 1" = 30'-0"

BKV
GROUP

MILLER HULL

 **THE JBG COMPANIES**

Florida Ave East Building BZA Application

LEVEL 3 - FLOOR PLAN

A-103



 **THE JBG COMPANIES**

- OVERHEAD BUILDING PROJECTIONS
WITHIN PROPERTY LINES
- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- GARAGE RAMP



NOTE: ACTUAL FLOOR
LAYOUTS SUBJECT TO
REFINEMENTS

1
A-107
BZA Plan Roof Level East
1" = 30'-0"

BKV
GROUP

MILLER HULL


THE JBG COMPANIES

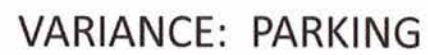
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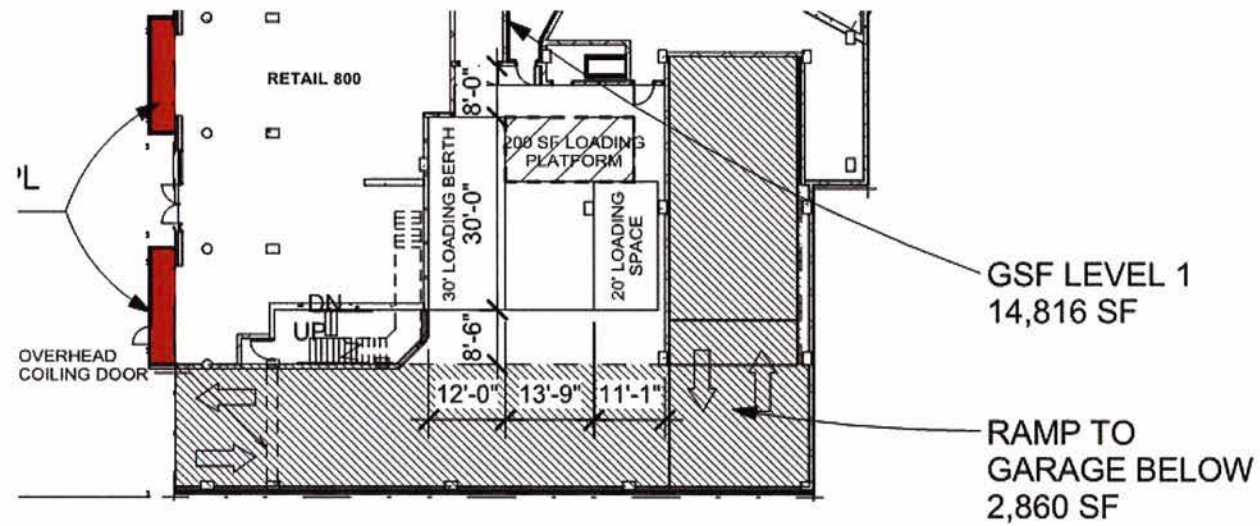
ROOF PLAN

A-107




THE JBG COMPANIES





VARIANCE: LOADING



THE JBG COMPANIES



FLORIDA AVENUE -- EAST BUILDING FAR & LOT COVERAGE ANALYSIS

	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	15,694	14,816	14,663	14,663	14,663	13,191	12,879	100,569
LOT AREA								15,956

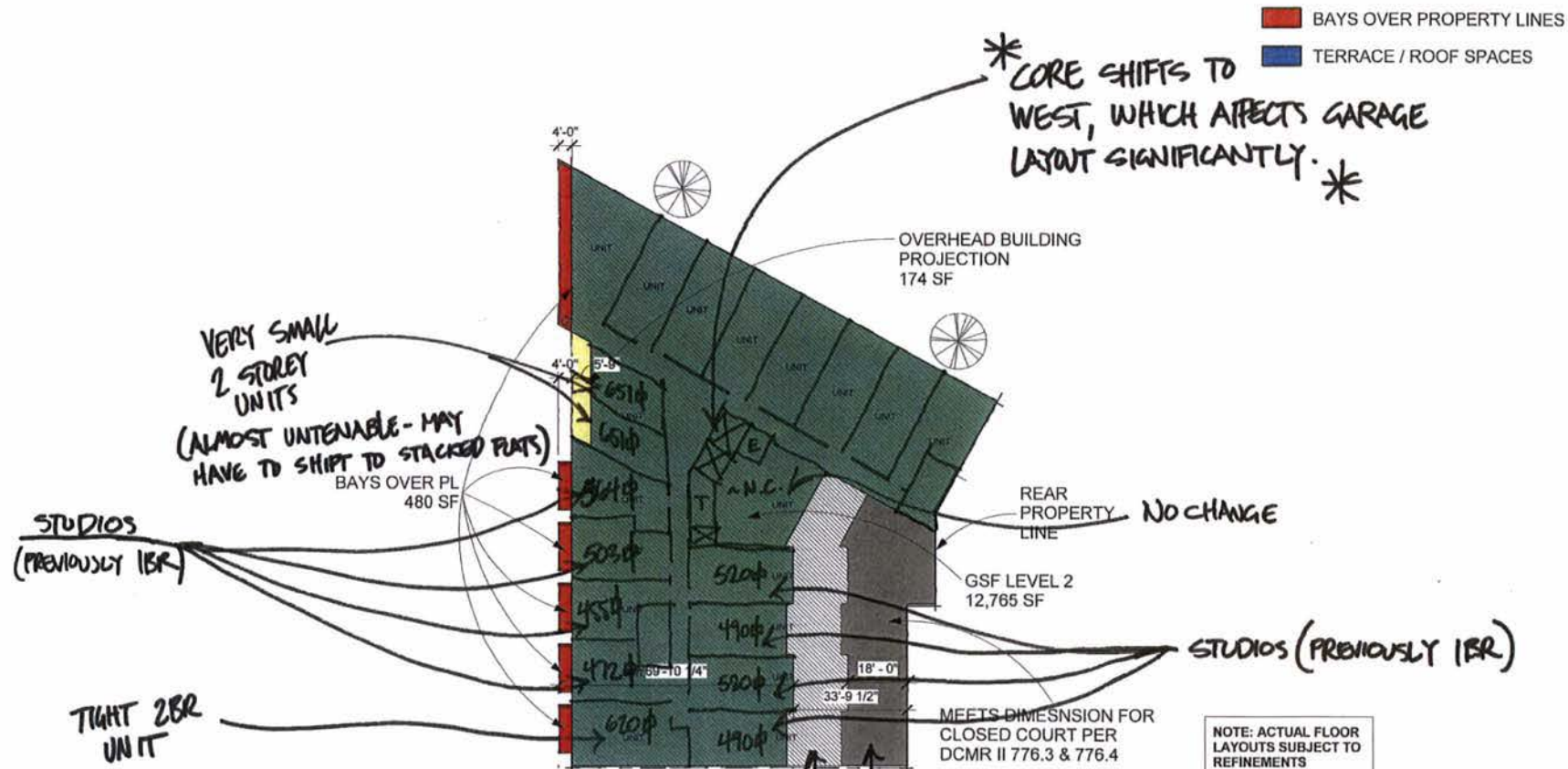
LOT COVERAGE ANALYSIS								
Overhead building projections within property lines	0	1,292	174	0	174	0	0	
FAR-excludable balconies	0	0	0	174	0	174	0	
Retail bays over property lines	0	152	0	0	0	0	0	
Residential bays over property lines	0	0	480	480	480	193	193	
Total area over property lines	0	152	480	480	480	193	193	
Total area attributable to Lot Coverage	15,694	15,956	14,357	14,357	14,357	13,172	12,686	
LOT COVERAGE PER FLOOR	98.4%	100.0%	90.0%	90.0%	90.0%	82.6%	79.5%	

	PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	Total
TOTAL BUILDING GROSS	15,694	14,816	14,663	14,663	14,663	13,191	12,879	100,569

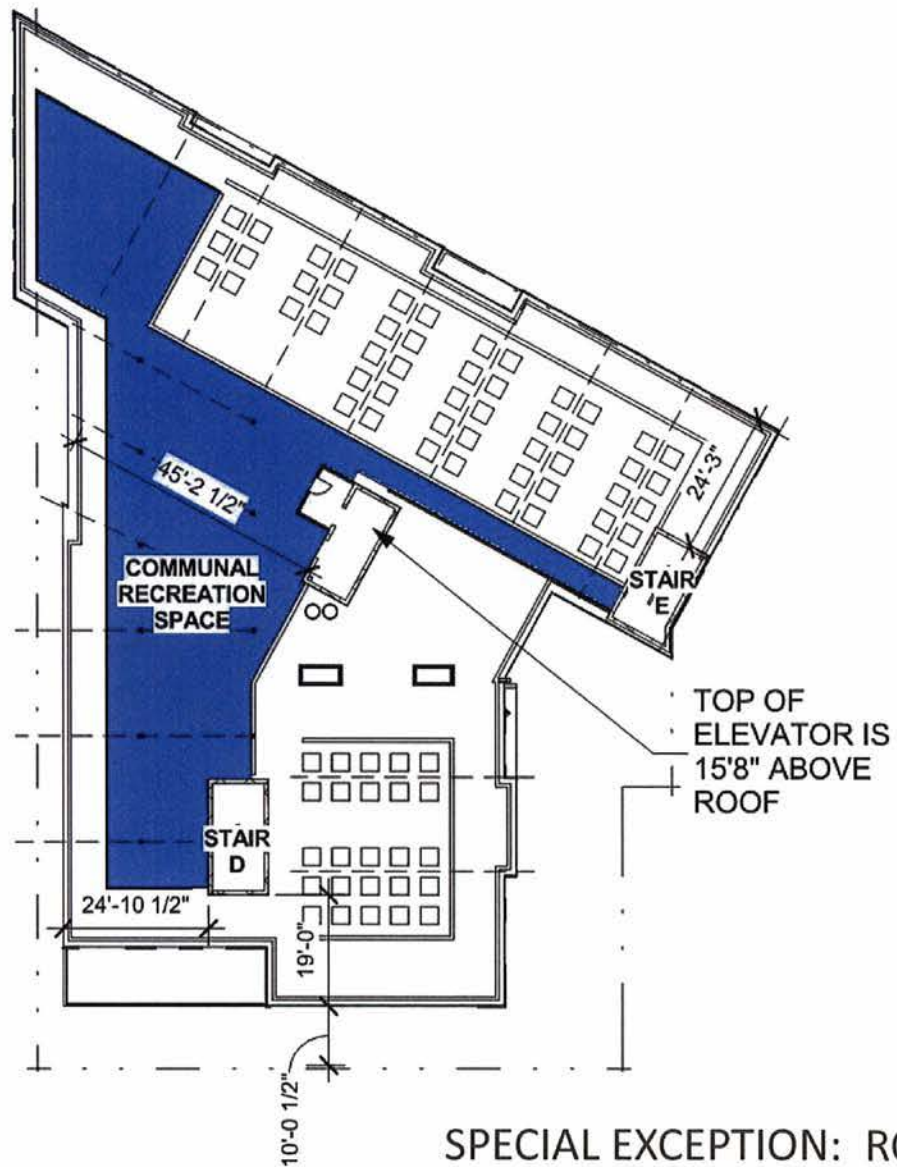
VARIANCE: LOT OCCUPANCY



THE JBG COMPANIES



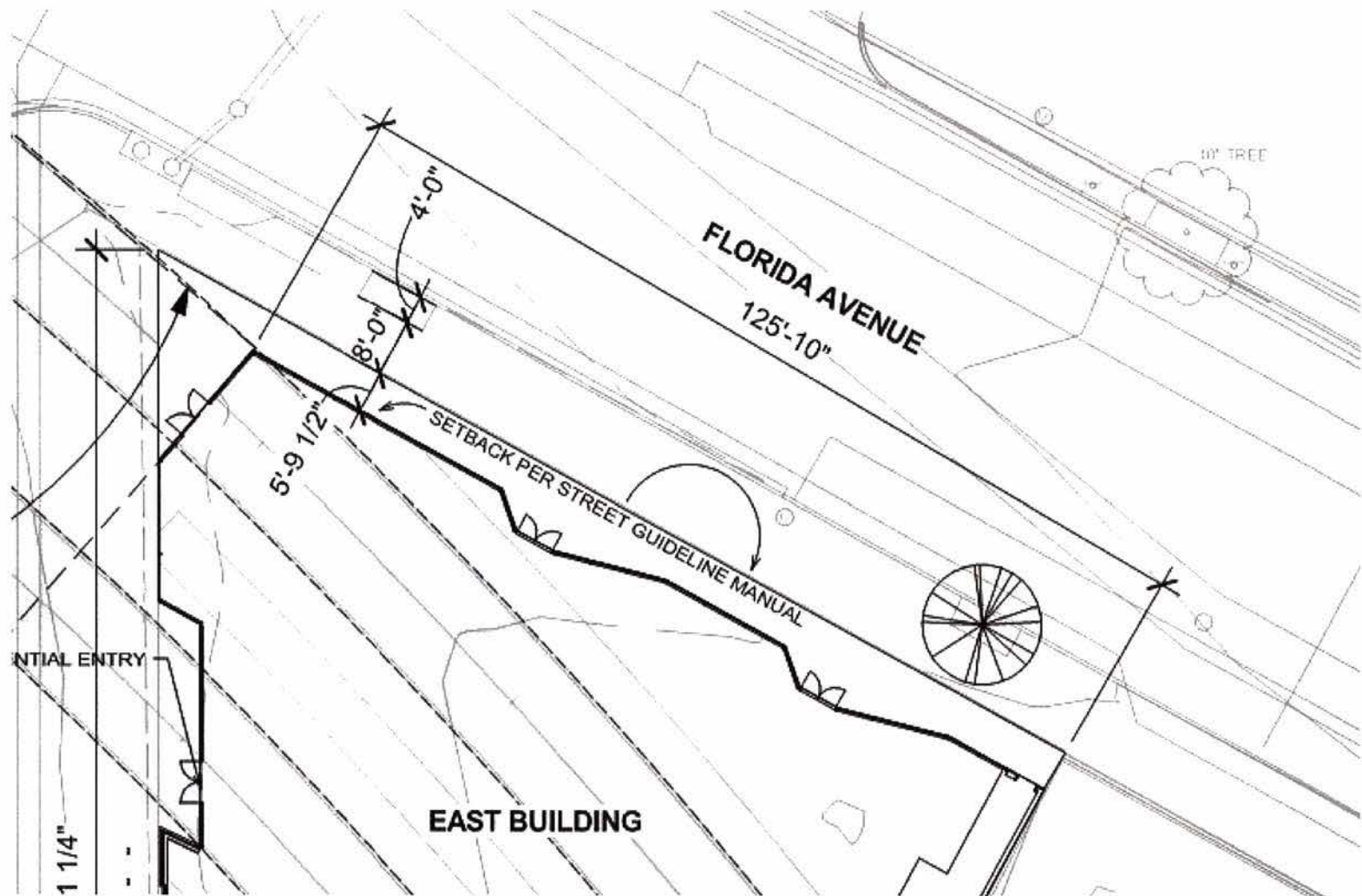
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SPECIAL EXCEPTION: ROOF STRUCTURES



THE JBG COMPANIES



SPECIAL EXCEPTION: STREET WALL



THE JBG COMPANIES

Existing Transit Routes, Stations, and Stops



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Site Location and Roadway Network



THE JBG COMPANIES