

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18397
EXHIBIT NO. 33

BZA Case No. 18397

800 Florida Avenue, NW

September 18, 2012



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;

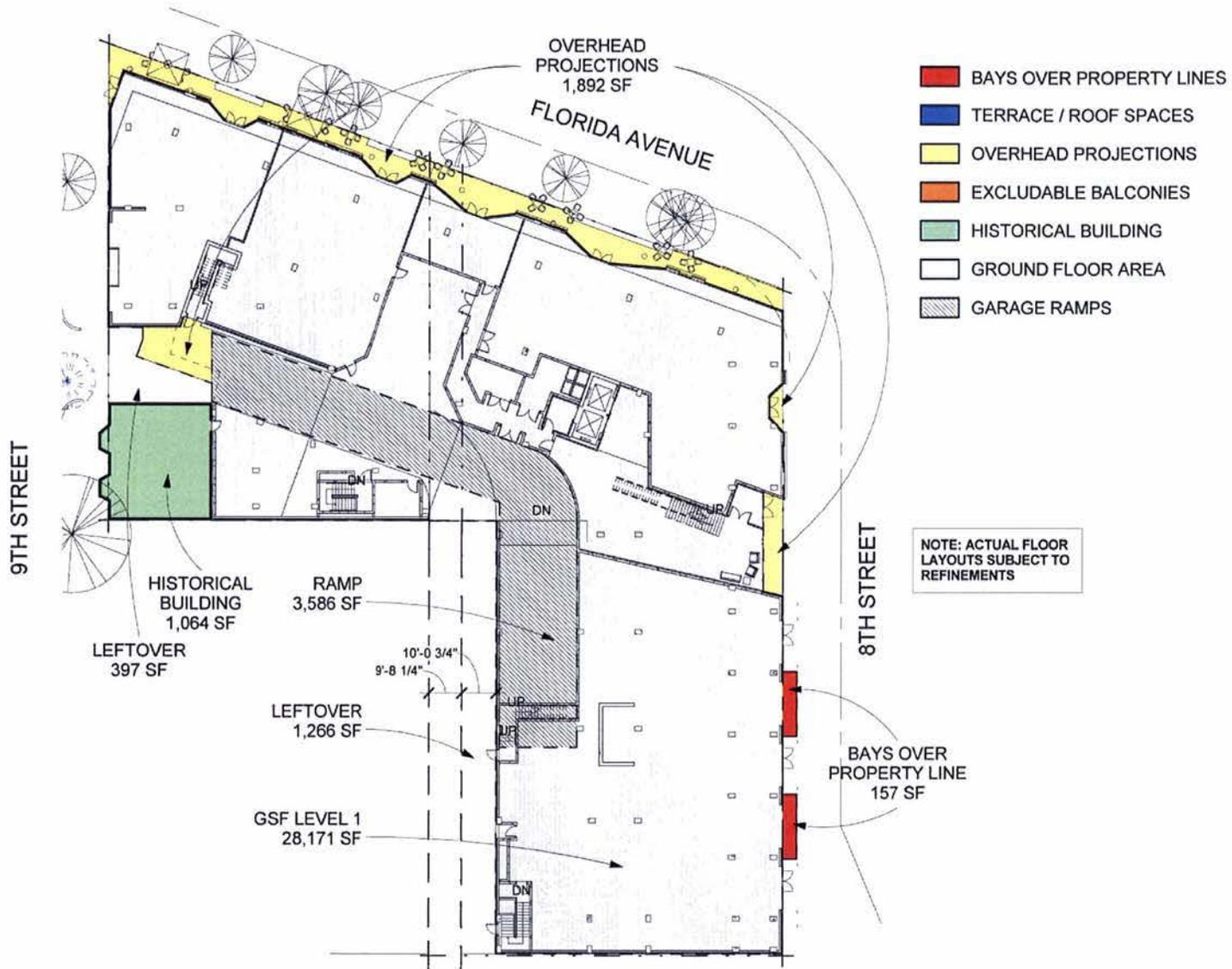




LOCATION MAP
 0' 75' 150'

JBG FLORIDA AVE
 OCT 28, 2011



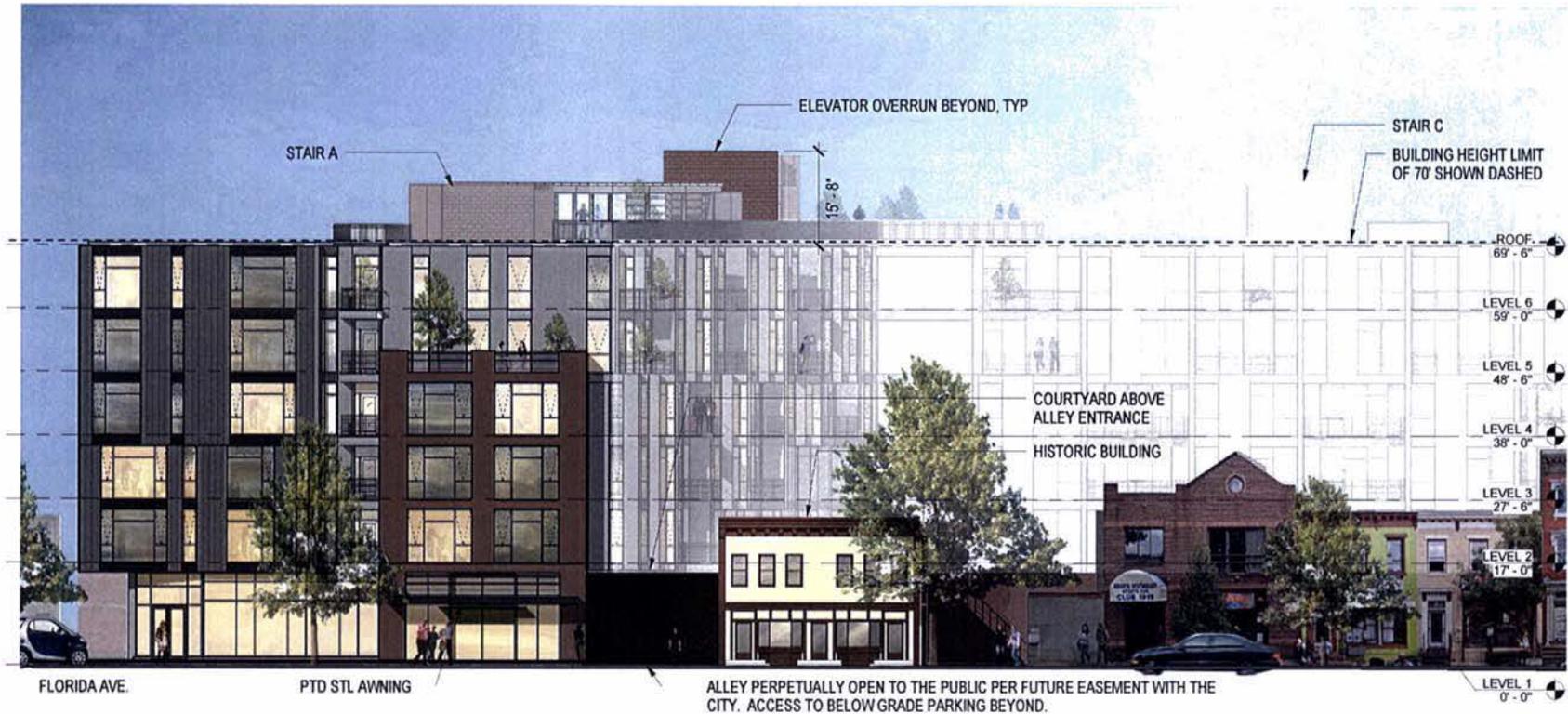




WEST BUILDING HEIGHT MEASUREMENT POINT @ TOP OF CURB
 (LEVEL 1 FINISHED FLOOR ELEVATION = 90.00)

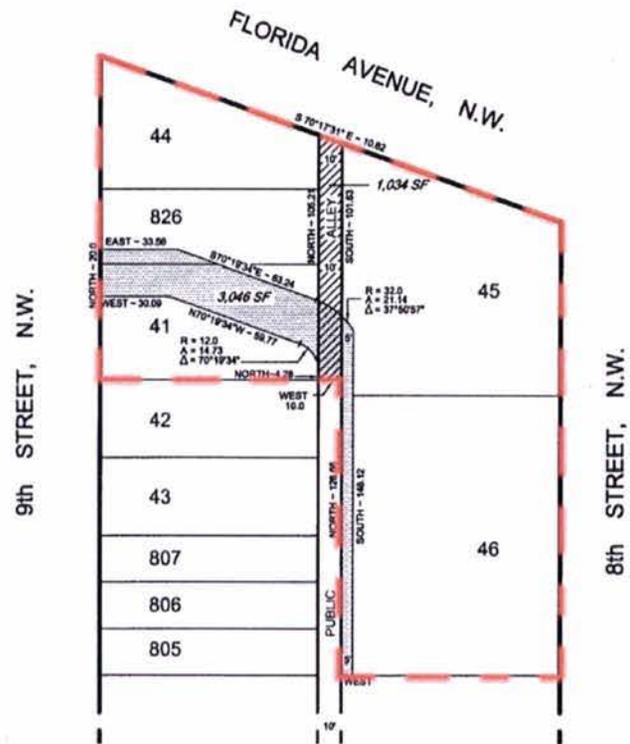
1 NORTH ELEVATION (FLORIDA AVE.) - WEST BUILDING
 1/16" = 1'-0"

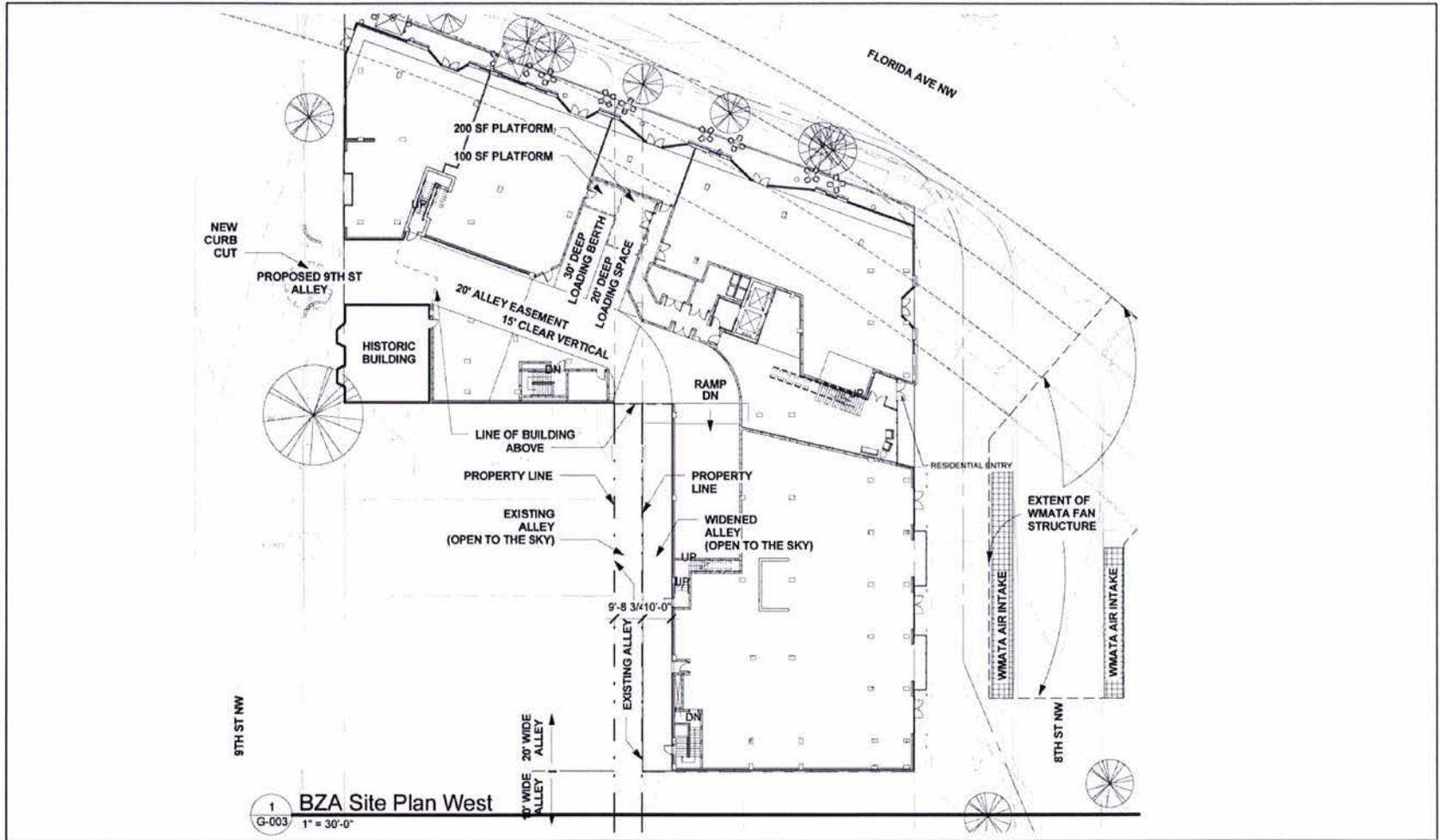




1 WEST ELEVATION (9TH ST.) PART 1 - WEST BUILDING
 1/16" = 1'-0"

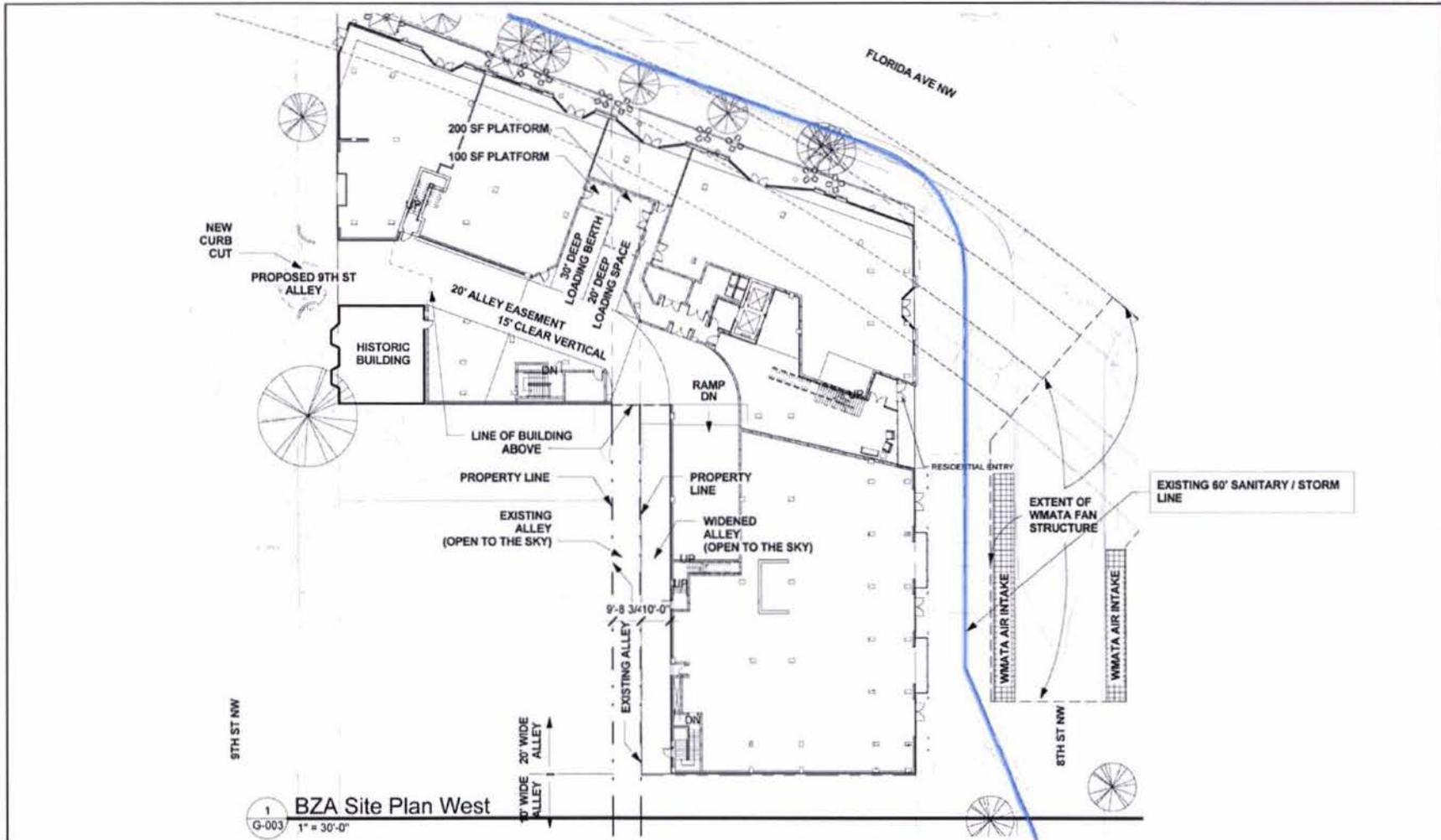
PUBLIC ALLEY CLOSED
AND PUBLIC ALLEY EASEMENTS ESTABLISHED
SQUARE 393





SITE CONSTRAINTS

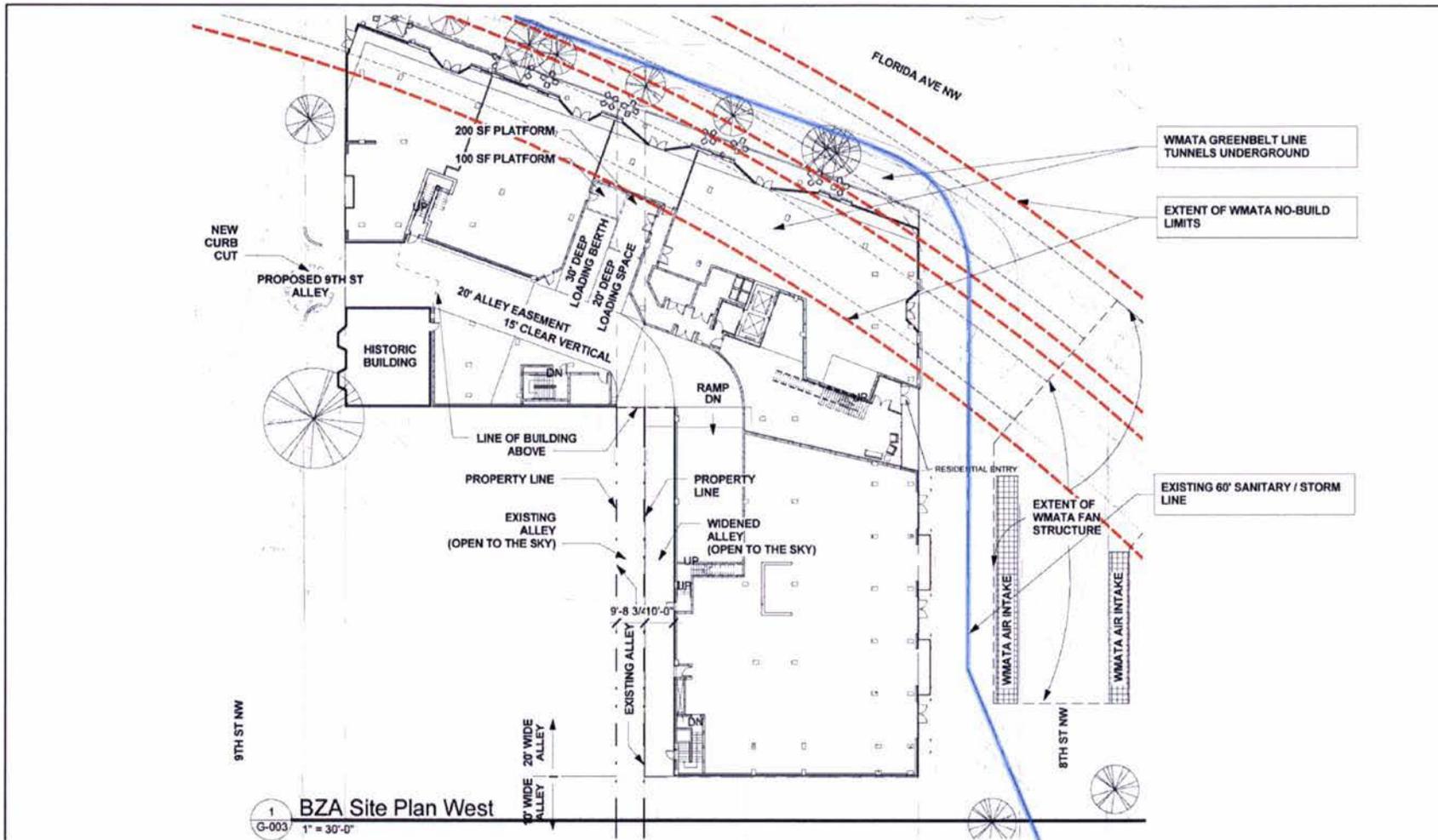




1 BZA Site Plan West
 G-003 1" = 30'-0"

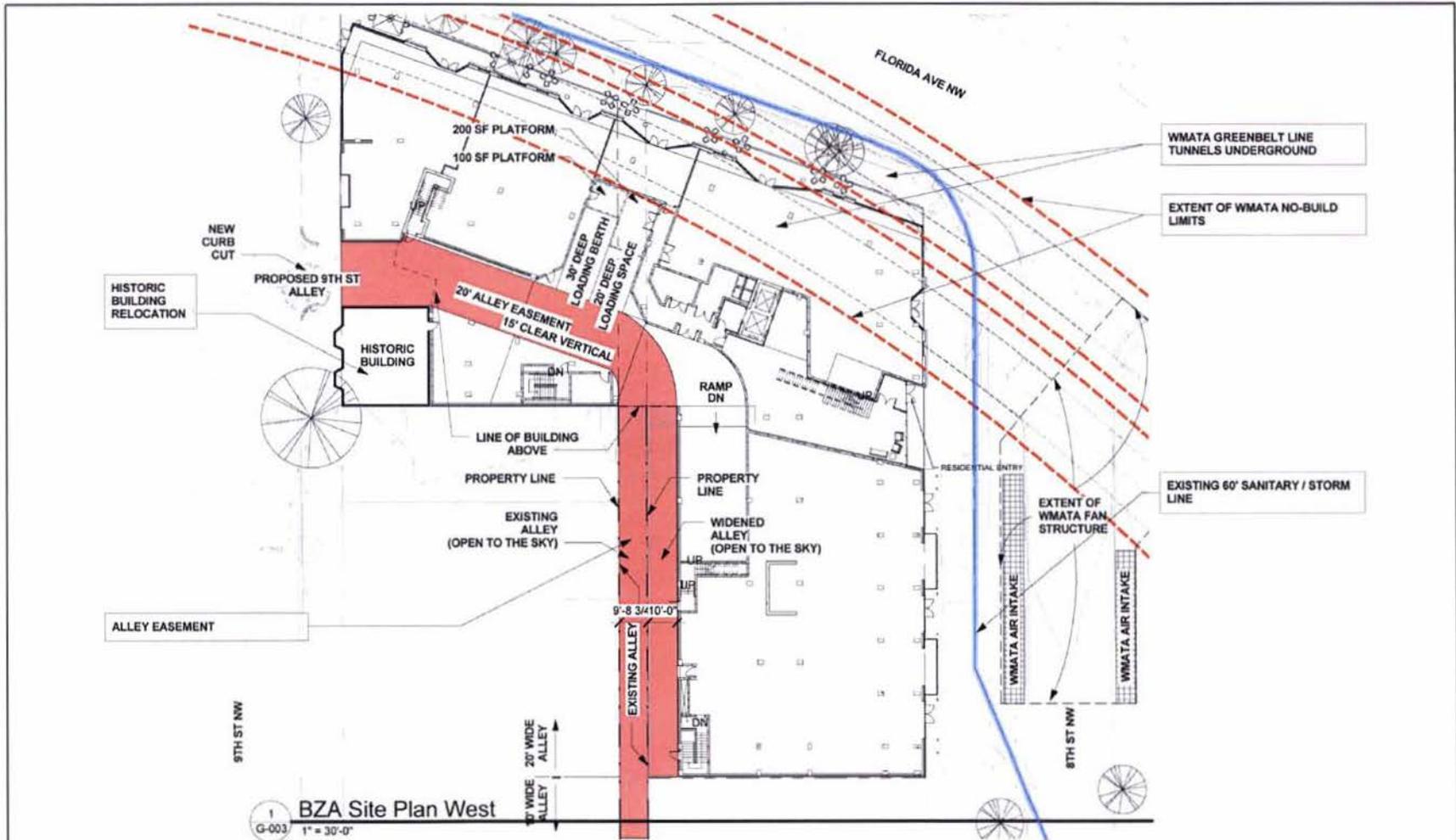
SITE CONSTRAINTS: DC WATER COMBINED 60" STORM/SANITARY LINE





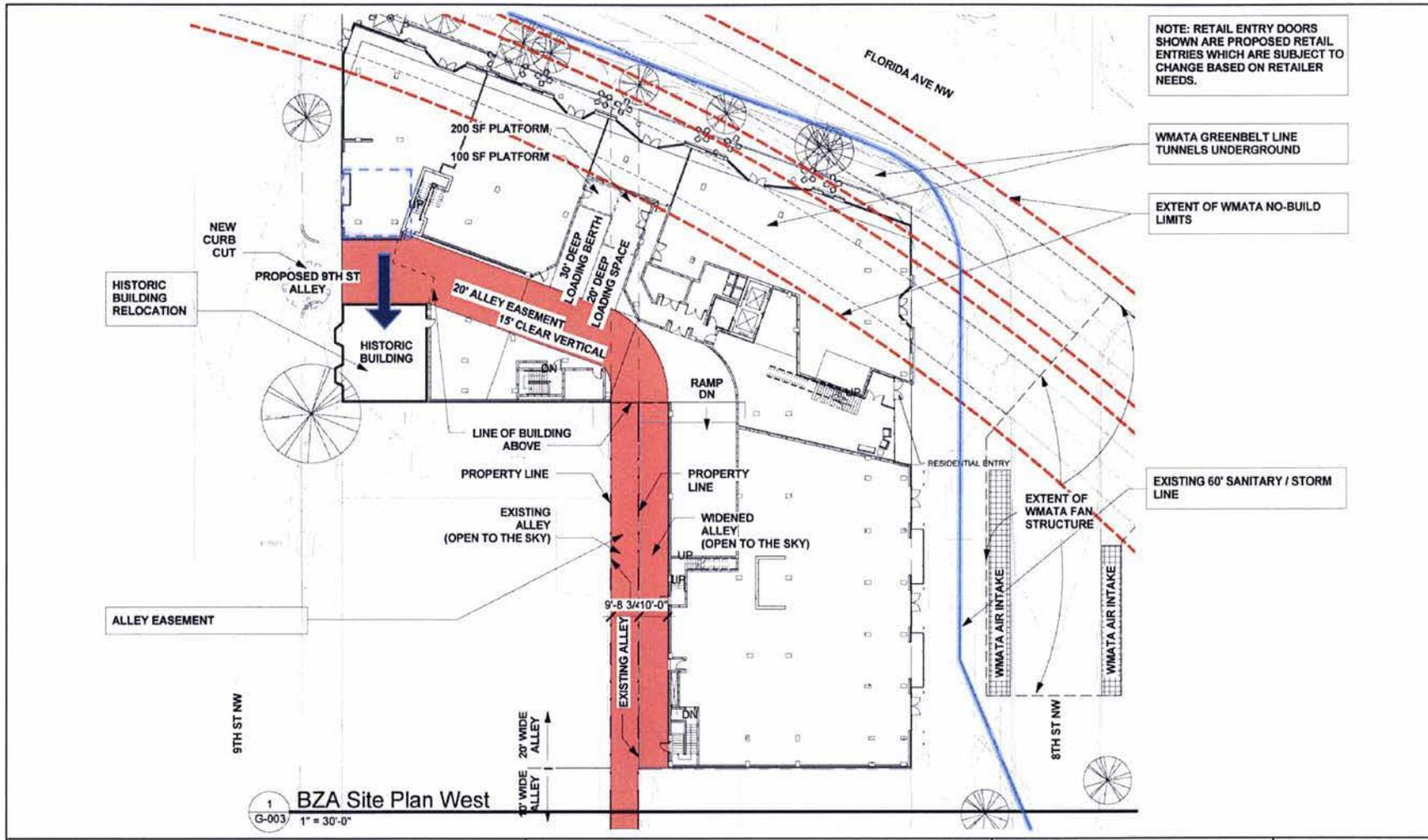
SITE CONSTRAINTS: WMATA GREEN LINE TUNNELS





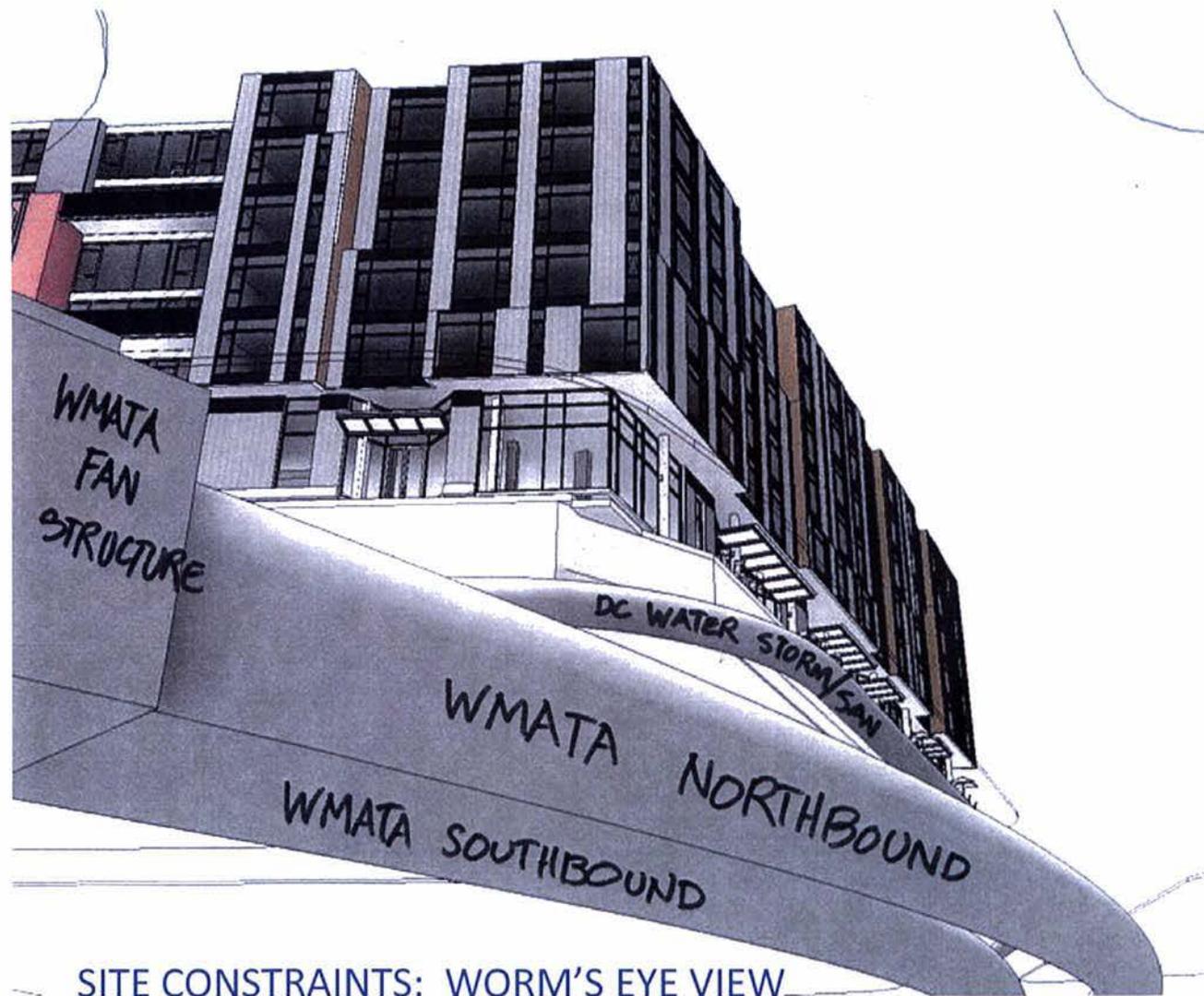
SITE CONSTRAINTS: VACATED ALLEY & RESULTANT ALLEY EASEMENT





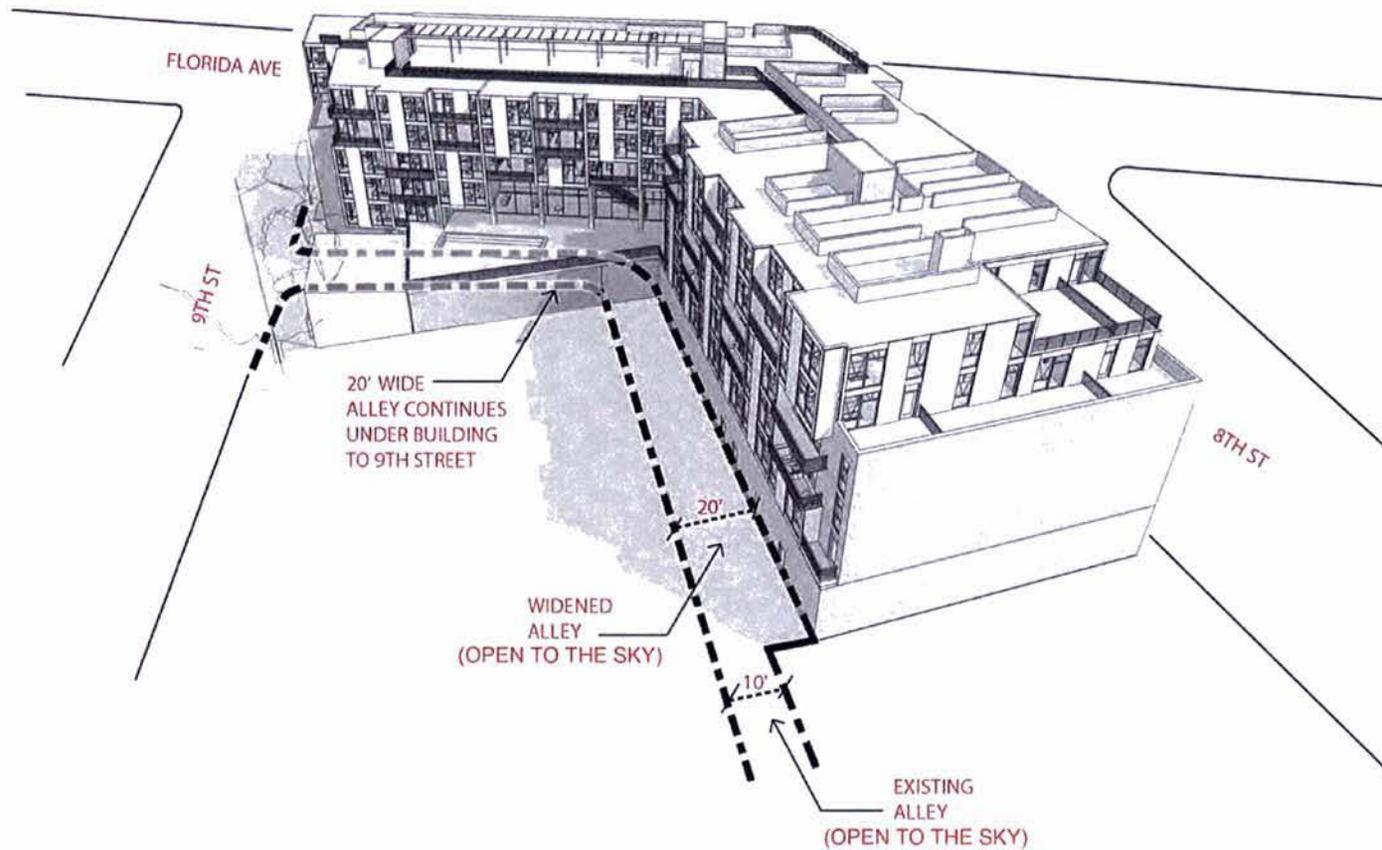
SITE CONSTRAINTS: RELOCATION OF HISTORIC BUILDING

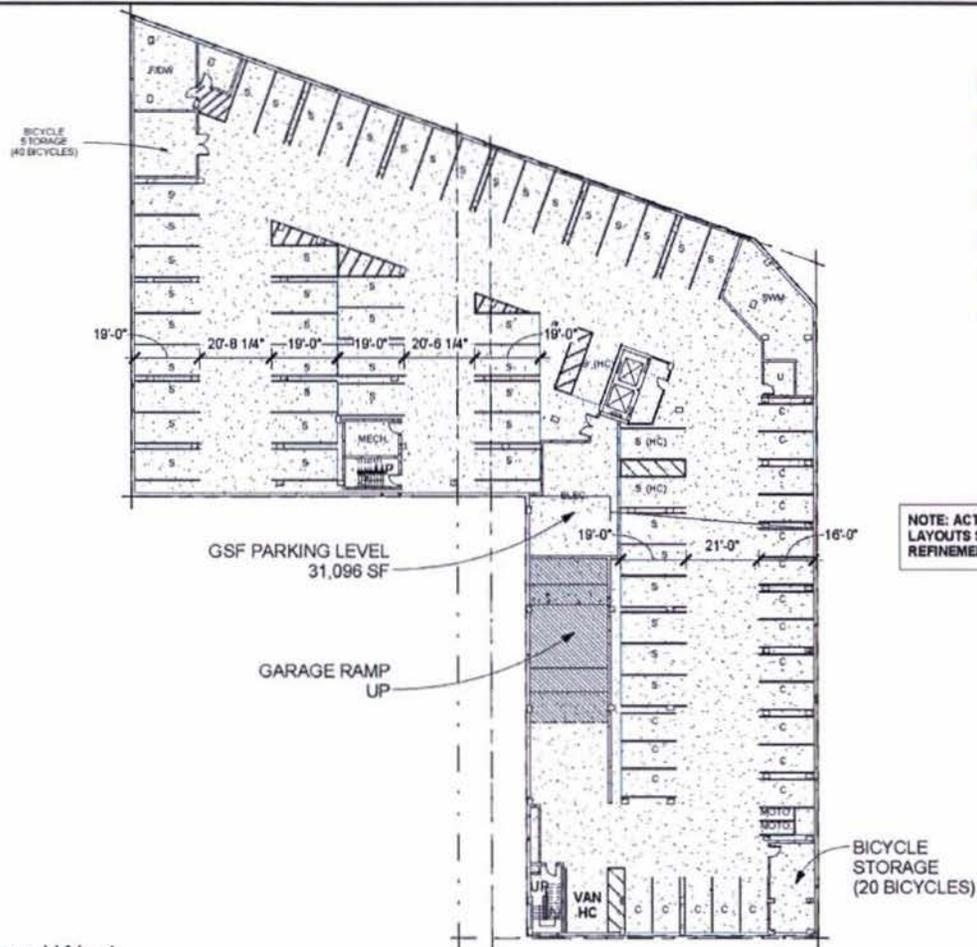




SITE CONSTRAINTS: WORM'S EYE VIEW





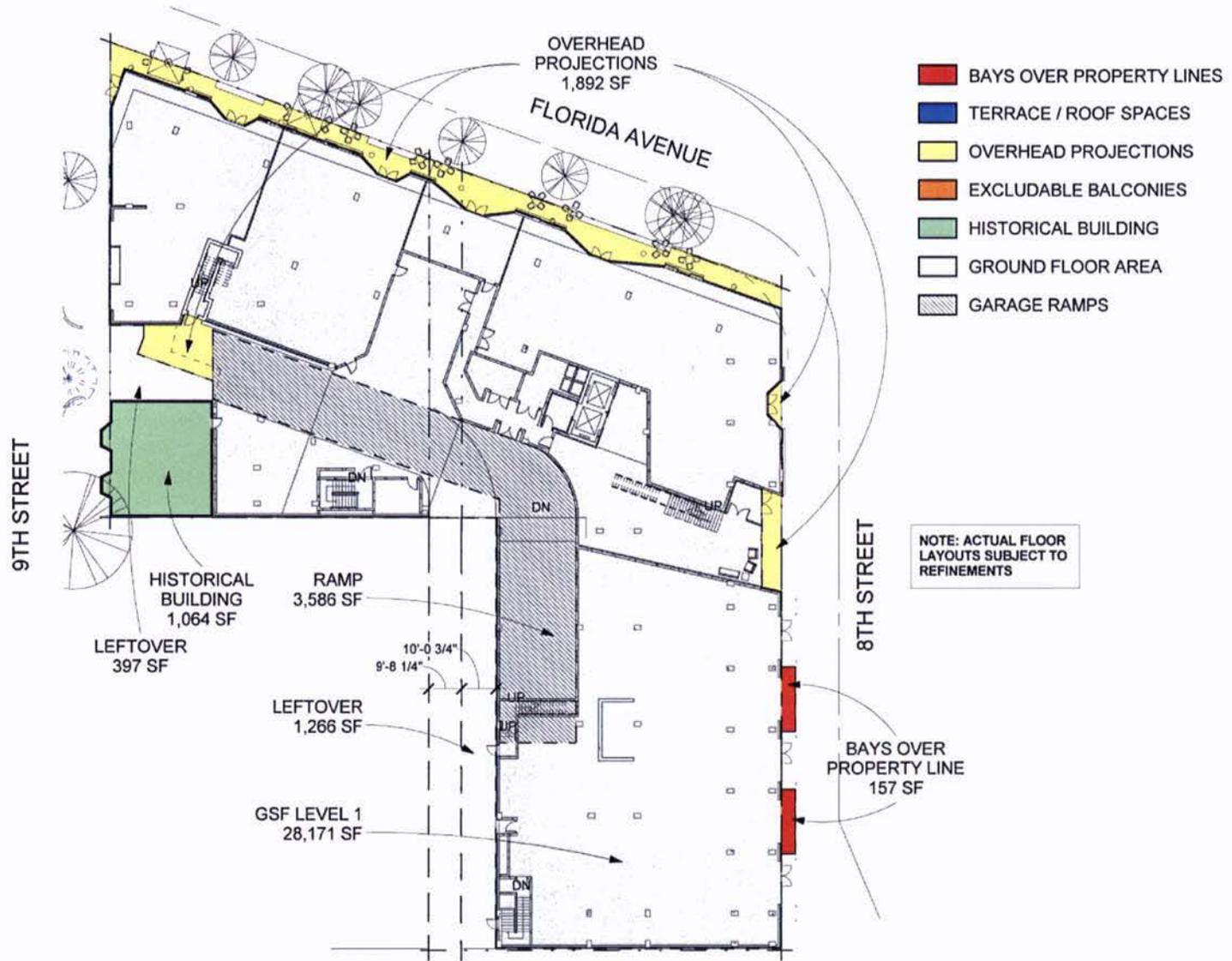


- BAYS OVER PROPERTY LINES
- TERRACE / ROOF SPACES
- OVERHEAD PROJECTIONS
- EXCLUDABLE BALCONIES
- HISTORICAL BUILDING
- GROUND FLOOR AREA
- GARAGE RAMPS

NOTE: ACTUAL FLOOR LAYOUTS SUBJECT TO REFINEMENTS

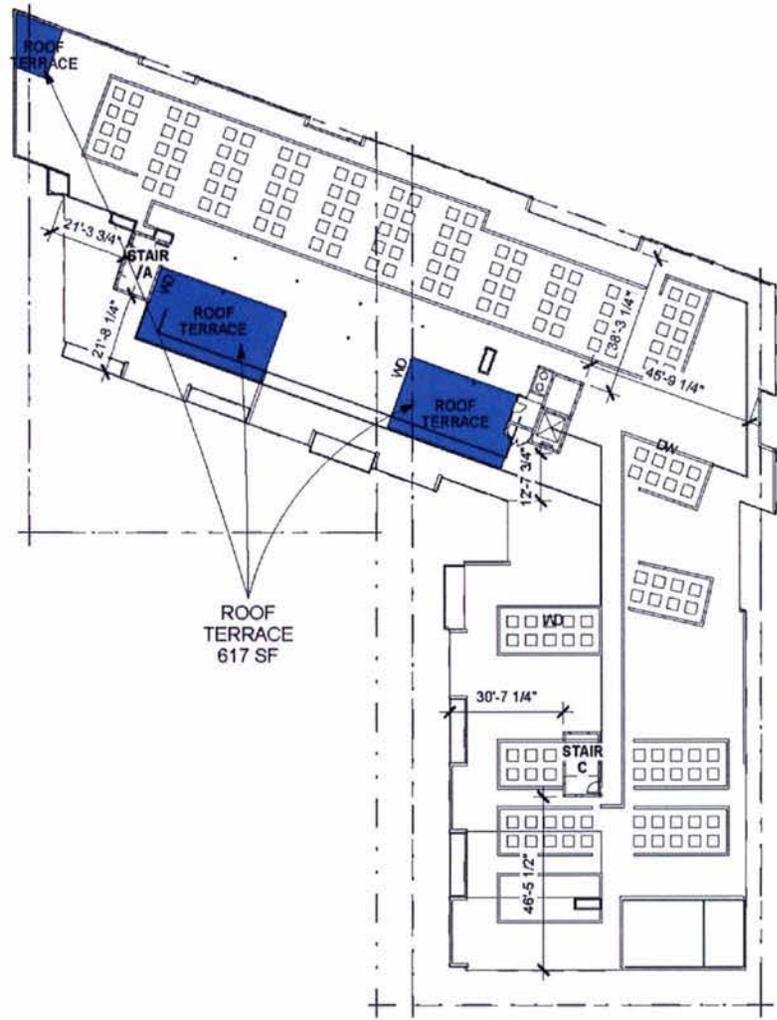
1 BZA Plan Parking Level West
A-100 1" = 30'-0"







1 BZA Plan Level 4 West
 A-104 1" = 30'-0"

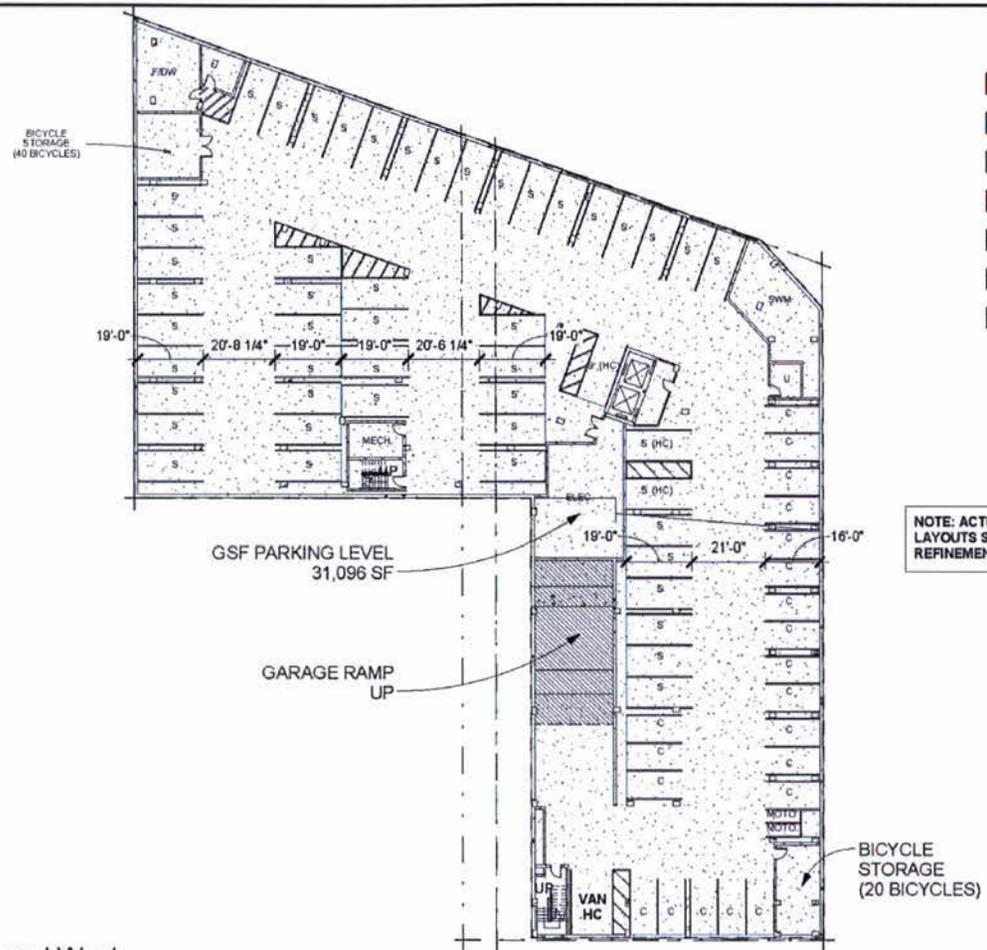


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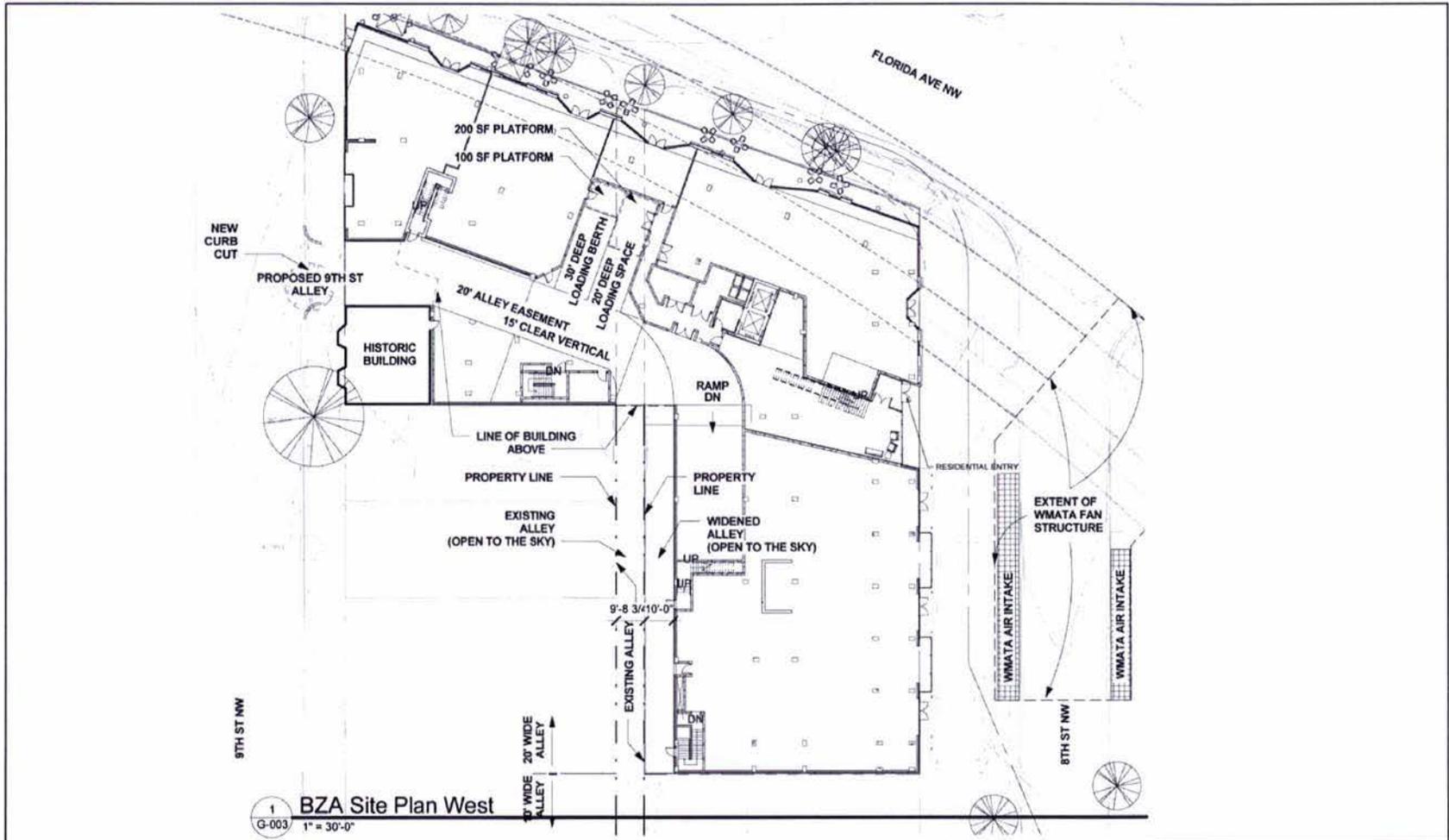
1 BZA Plan Roof Level West
 A-107 1" = 30'-0"





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

VARIANCE: PARKING



VARIANCE: LOADING



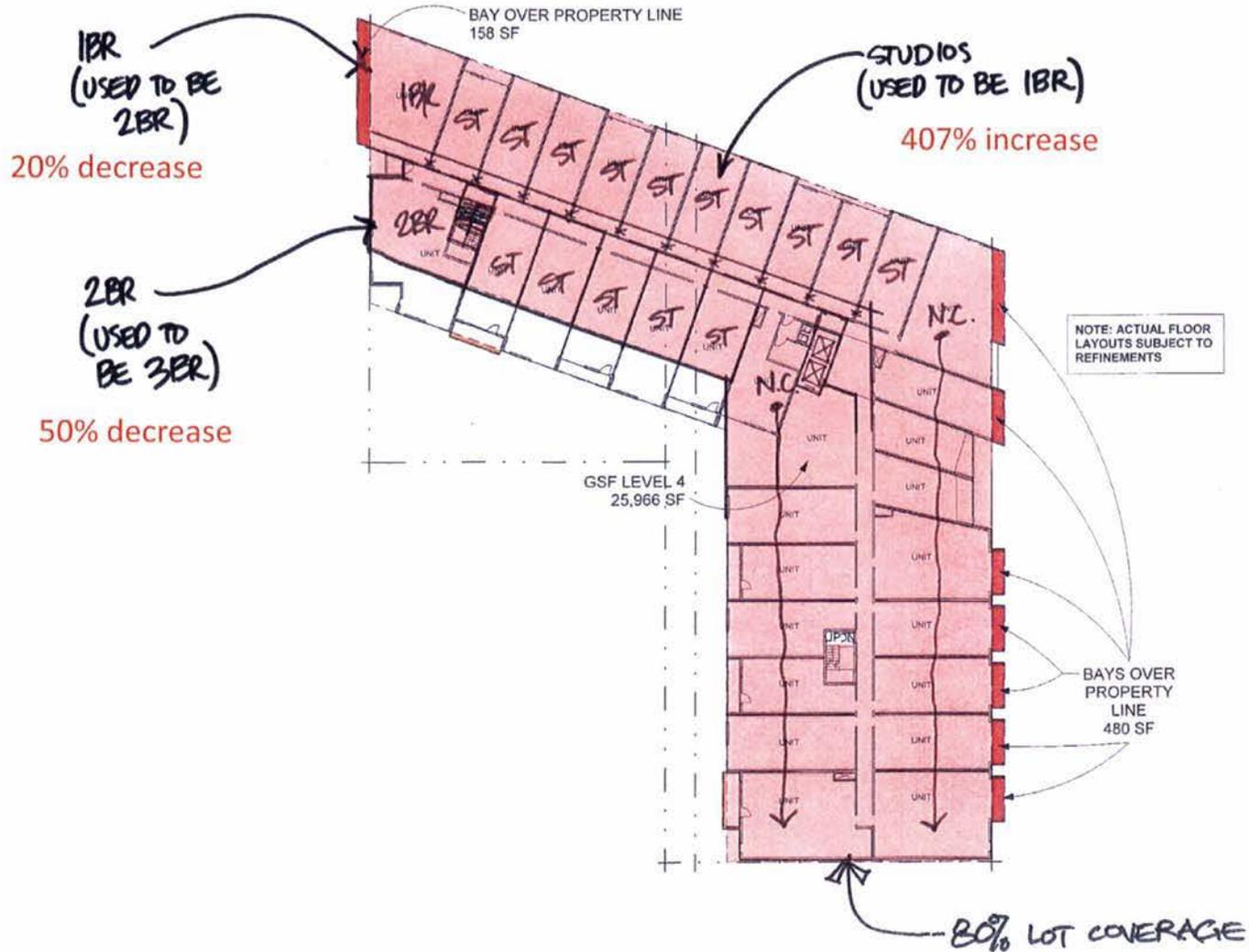
THE JBG COMPANIES

FLORIDA AVENUE -- WEST BUILDING FAR & LOT COVERAGE ANALYSIS

| | PARKING | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | Total |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------|
| TOTAL BUILDING GROSS | 31,096 | 28,171 | 26,436 | 26,591 | 27,151 | 25,362 | 24,745 | 189,552 |
| LOT AREA | | | | | | | | 32,494 |
| LOT COVERAGE ANALYSIS | | | | | | | | |
| Historic Building | 0 | 1,064 | 1,064 | 0 | 0 | 0 | 0 | |
| Overhead building projections within property lines | 0 | 1,892 | 1,457 | 652 | 196 | 0 | 0 | |
| FAR-excludable balconies | 0 | 0 | 70 | 611 | 503 | 661 | 503 | |
| Retail bays over property lines | 0 | 157 | 0 | 0 | 0 | 0 | 0 | |
| Residential bays over property lines | 0 | 0 | 668 | 668 | 638 | 345 | 345 | |
| Total area over property lines | 0 | 157 | 668 | 668 | 638 | 345 | 345 | |
| Total area attributable to Lot Coverage | 31,096 | 30,970 | 28,359 | 27,186 | 27,212 | 25,678 | 24,903 | |
| LOT COVERAGE PER FLOOR | 95.7% | 95.3% | 87.3% | 83.7% | 83.7% | 79.0% | 76.6% | |

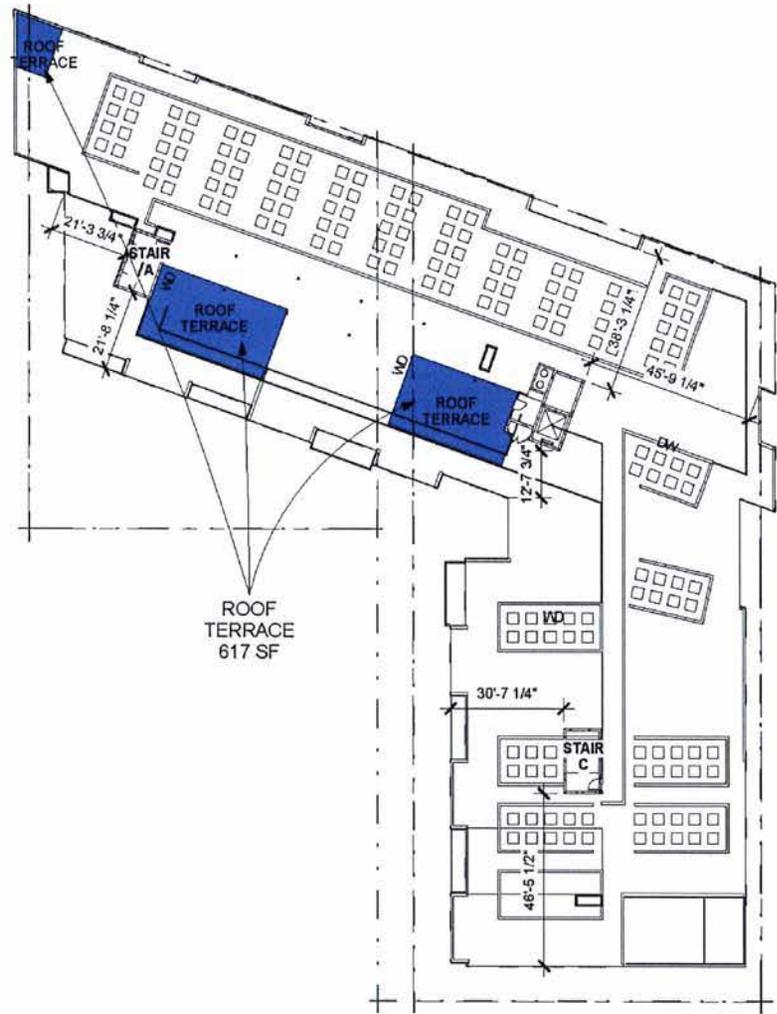
VARIANCE: LOT OCCUPANCY





EFFECT ON BUILDING AT 80% LOT COVERAGE





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

SPECIAL EXCEPTION: ROOF STRUCTURES

Existing Transit Routes, Stations, and Stops



Site Location and Roadway Network

