

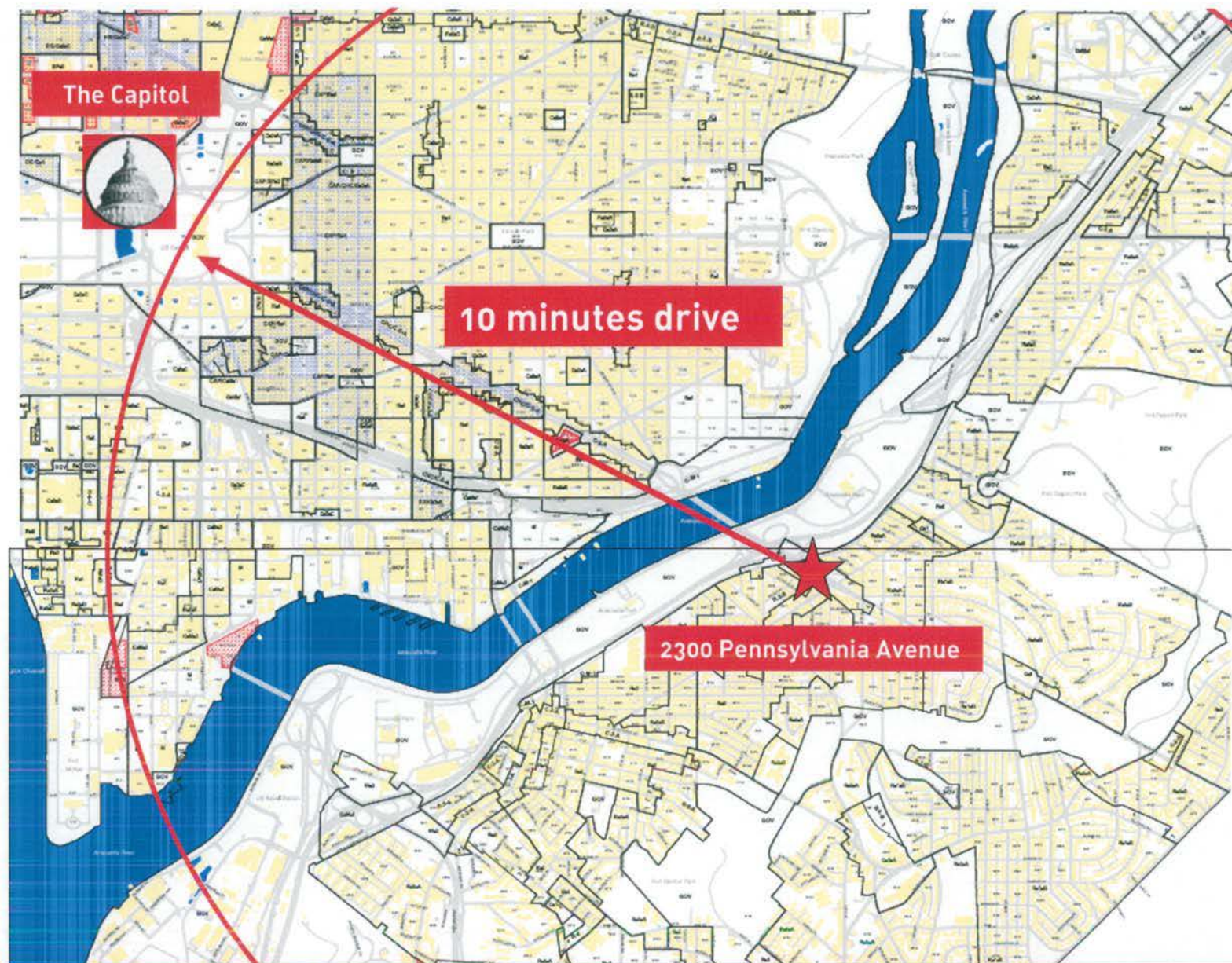


2300 Pennsylvania Avenue SE, Washington D.C. 20020

ZONING COMMISSION
District of Columbia
CASE NO.07-16
EXHIBIT NO.49

CASE NO. 07-16
EXHIBIT NO. 49

District of Columbia
ZONING COMMISSION



2300 Pennsylvania Avenue SE, Washington D.C. 20020

EXISTING SITE

Granny's Kitchen

2300 Pennsylvania Ave SE, Was

Capitol Seafood

2300 Pennsylvania Avenue SE, Washington D.C. 20020

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EXISTING SITE



2300 Pennsylvania Avenue SE, Washington D.C. 20020

C2-A ZONE



2300 Pennsylvania Avenue SE, Washington D.C. 20020

PENNSYLVANIA AVENUE, S. E.

DIVIDED HIGHWAY 160' WIDE PUBLIC STREET
PAVED ASPHALT

S 55° 45' E 210.00'

N 34° 15' E 150.00'

**TOTAL AREA:
31,500 SQ. FT. (RECORD)**

31,530 SQ. FT. (SURVEY)

SQUARE 5559
ZONED: "C-2-A"

PROUT STREET, S. E.

LOT 810 ZONED: "C-2-A"

LOT 19 ZONED: "C-2-A"

LOT 20

LOT 53

LOT 54

LOT 802

LOT 803

S 34° 15' W 150.00'

20 ft. PUBLIC ALLEY

LOT 39 LOT 40

SQUARE 5560
ZONED: "C-2-A"

LOT 52

20 ft. PUBLIC ALLEY

N 55° 45' W 210.00'
20 ft. PUBLIC ALLEY

ZONED: "R-5-B"

SQUARE 5560

ZONED: "R-5-B"

ZONED: "C-2-A"

GRAPHIC SCALE
SCALE 1 inch = 10 feet

0 10 20 30 40 50 60 70 80 90 100

2300 Pennsylvania Avenue SE, Washington D.C. 20020



Fairlawn Neighborhood



Fairlawn Neighborhood



Fairlawn Neighborhood



Fairlawn Neighborhood

Pennsylvania Avenue Corridor Land Development Plan



2300 PENNSYLVANIA AVEVUE S.E. & PROUT STREET VIEW



2300 PENNSYLVANIA AVEVUE S.E.



Compatible with Neighborhood



PENNSYLVANIA AVENUE ELEVATION

Compatible with Neighborhood



3100 Pennsylvania Avenue



2300 Pennsylvania Avenue

OPEN COURTYARD



GARAGE PLAN



46 Standard spaces

24 Compact Spaces (40%)

51 Bike Storage

1ST FLOOR



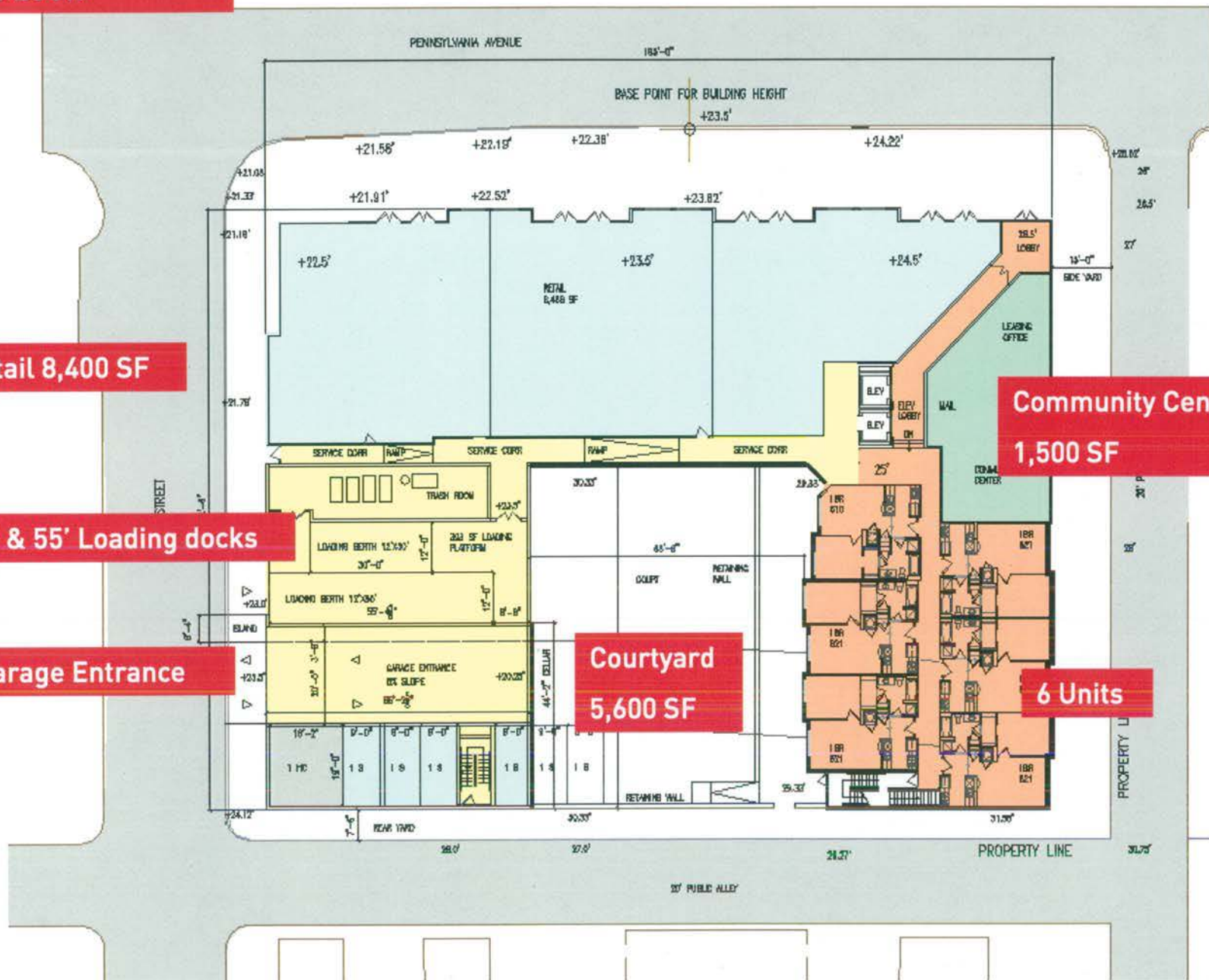
30' & 55' Loading docks

Garage Entrance

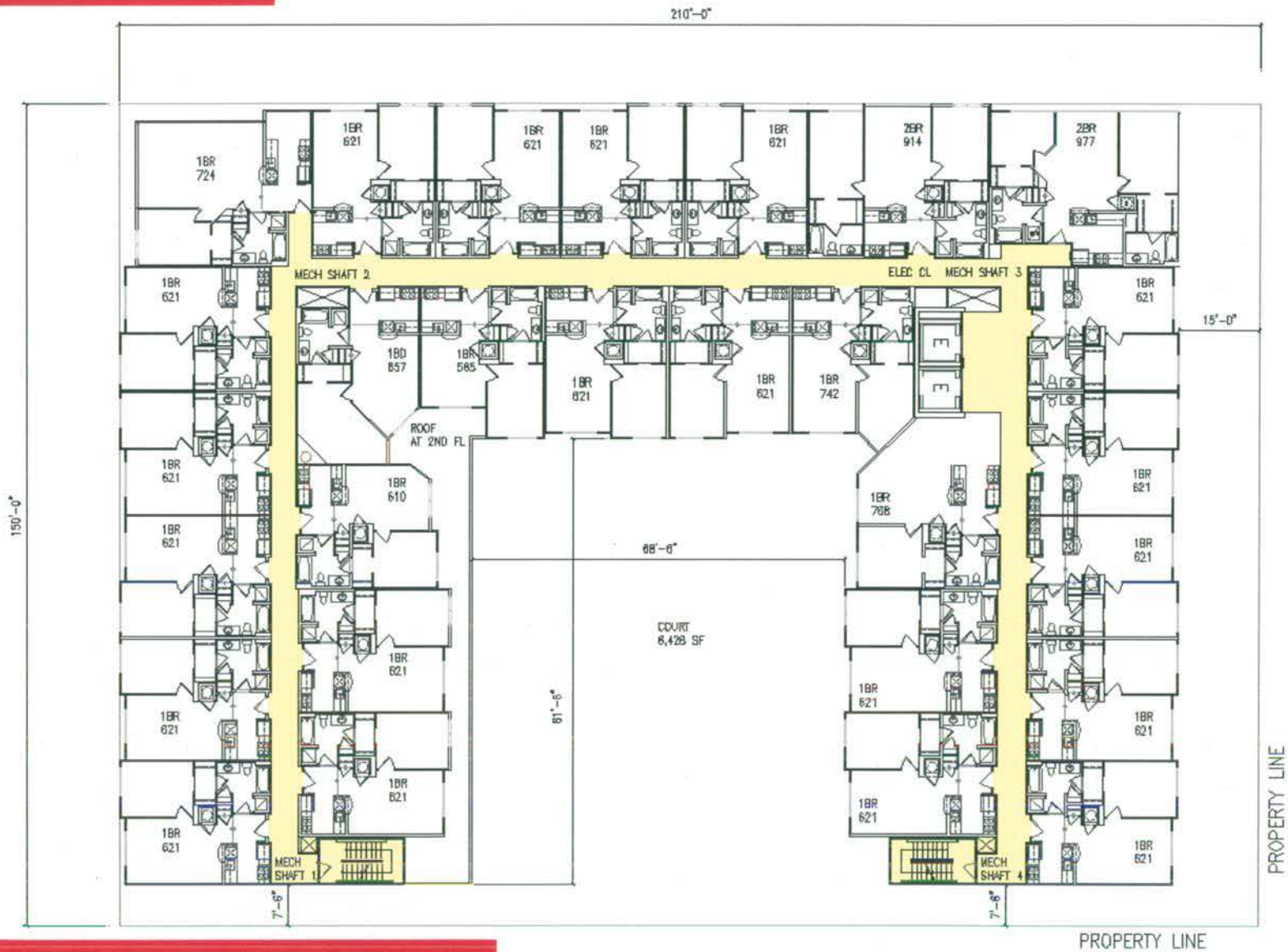
Community Center
1,500 SF

6 Units

Courtyard
5,600 SF

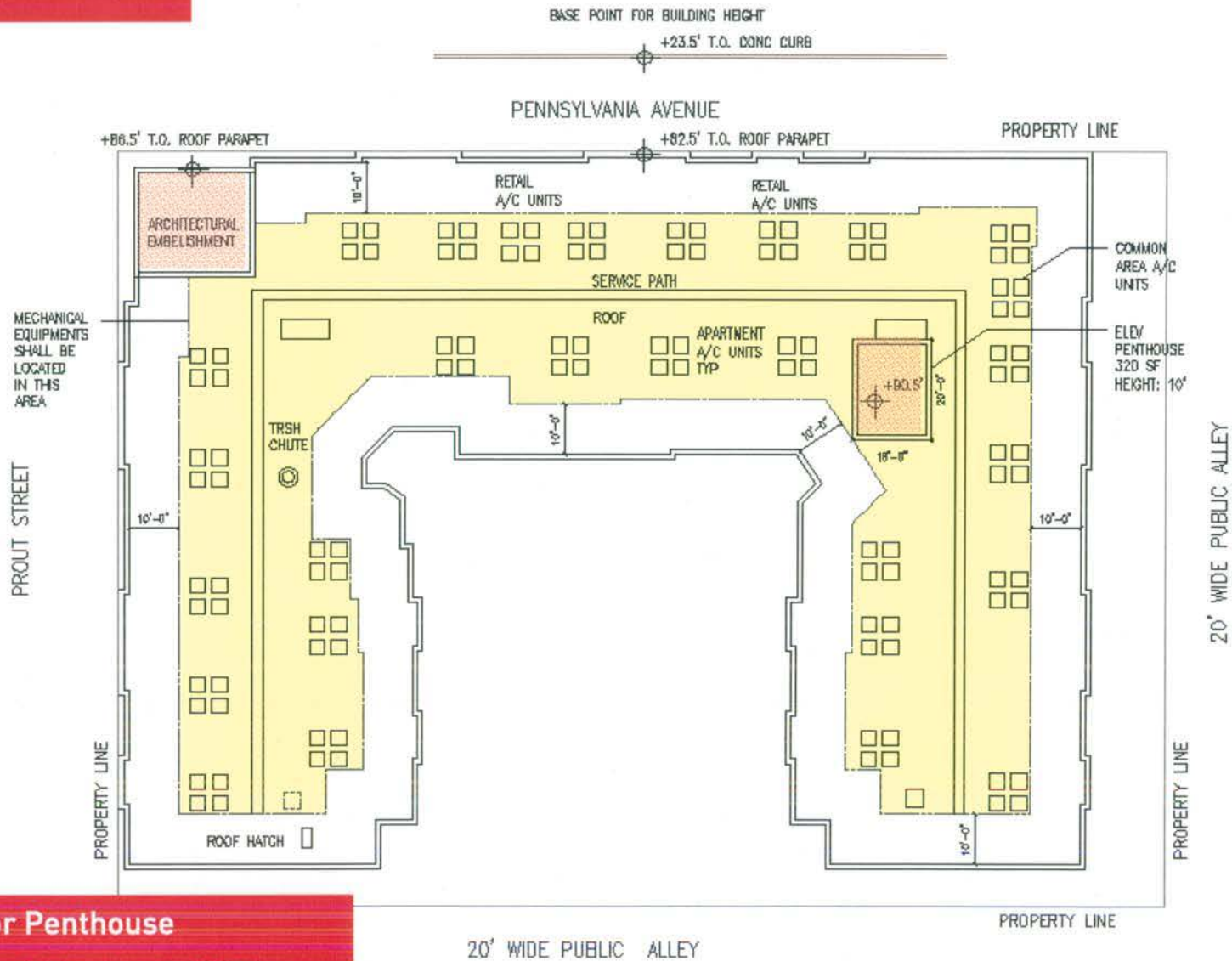


2-5th FLOORS



- 4 x 28 = 112 Units Total
- 8 x 2-Bedroom

ROOF



Elevator Penthouse

Individual Mechanical Units

Architectural Embellishment

PENNSYLVANIA AVE & PROUT STREET - RETAIL



Retail Spaces along the Pennsylvania Avenue

PENNSYLVANIA AVEVUE & PROUT STREET VIEW – RETAIL



Metal Awning at the corner of Pennsylvania Avenue and Prout Street

NIGHT VIEW – ARCHITECTURAL EMBELLISHMENT

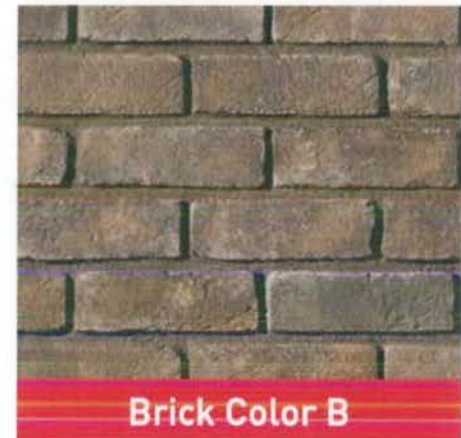
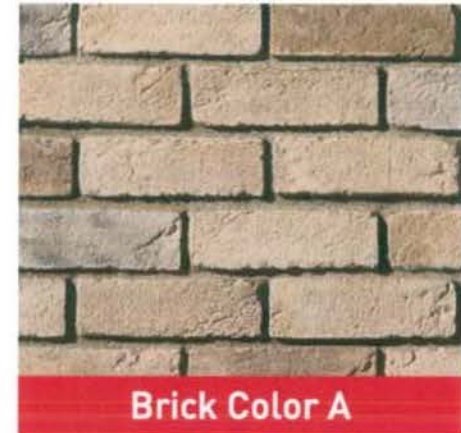


Architectural Embellishment will be lit in the evening

FACADE MATERIALS



Two tones of light brick



COURTYARD FACADE



HardiePlank Siding on the Courtyard Facade

ELEVATION - SOUTH



Windows and Store Fronts will be Low-e Glazing

ELEVATION - WEST



Railings and Service Bay Doors Matching Color Aluminum Material

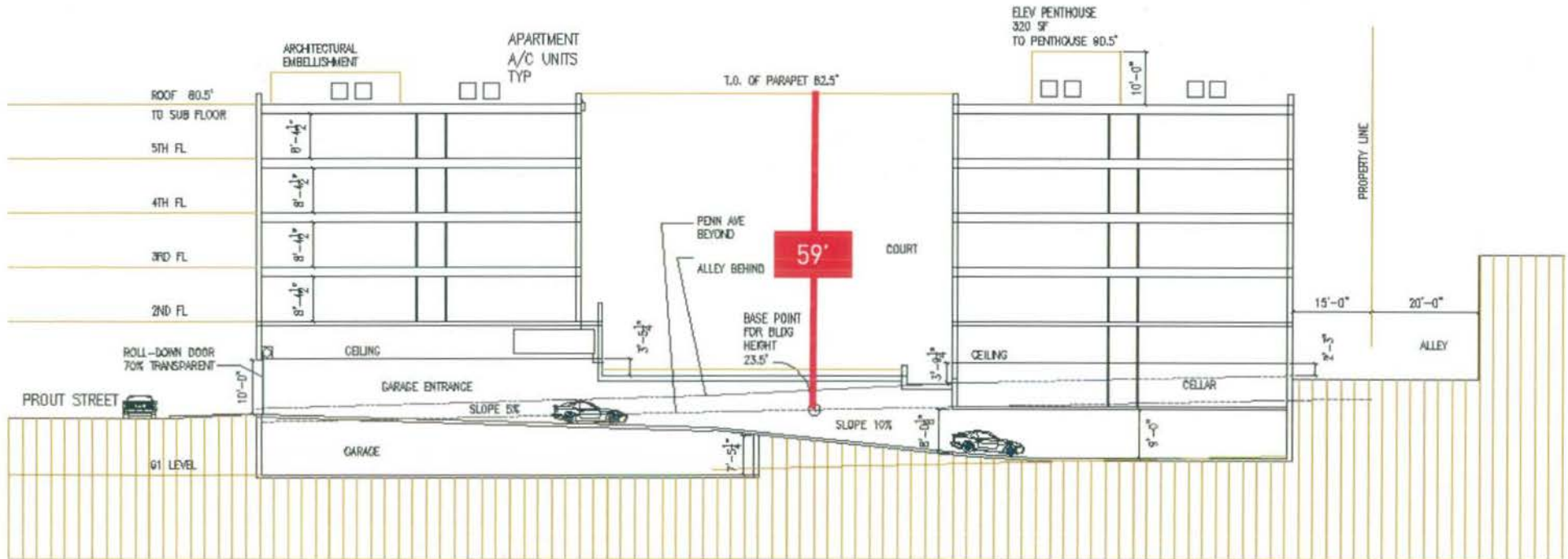
ELEVATION - EAST



Apartment Lobby Entrance Will Receive Awnings

BUILDING HEIGHT

Provided Building Height 59'

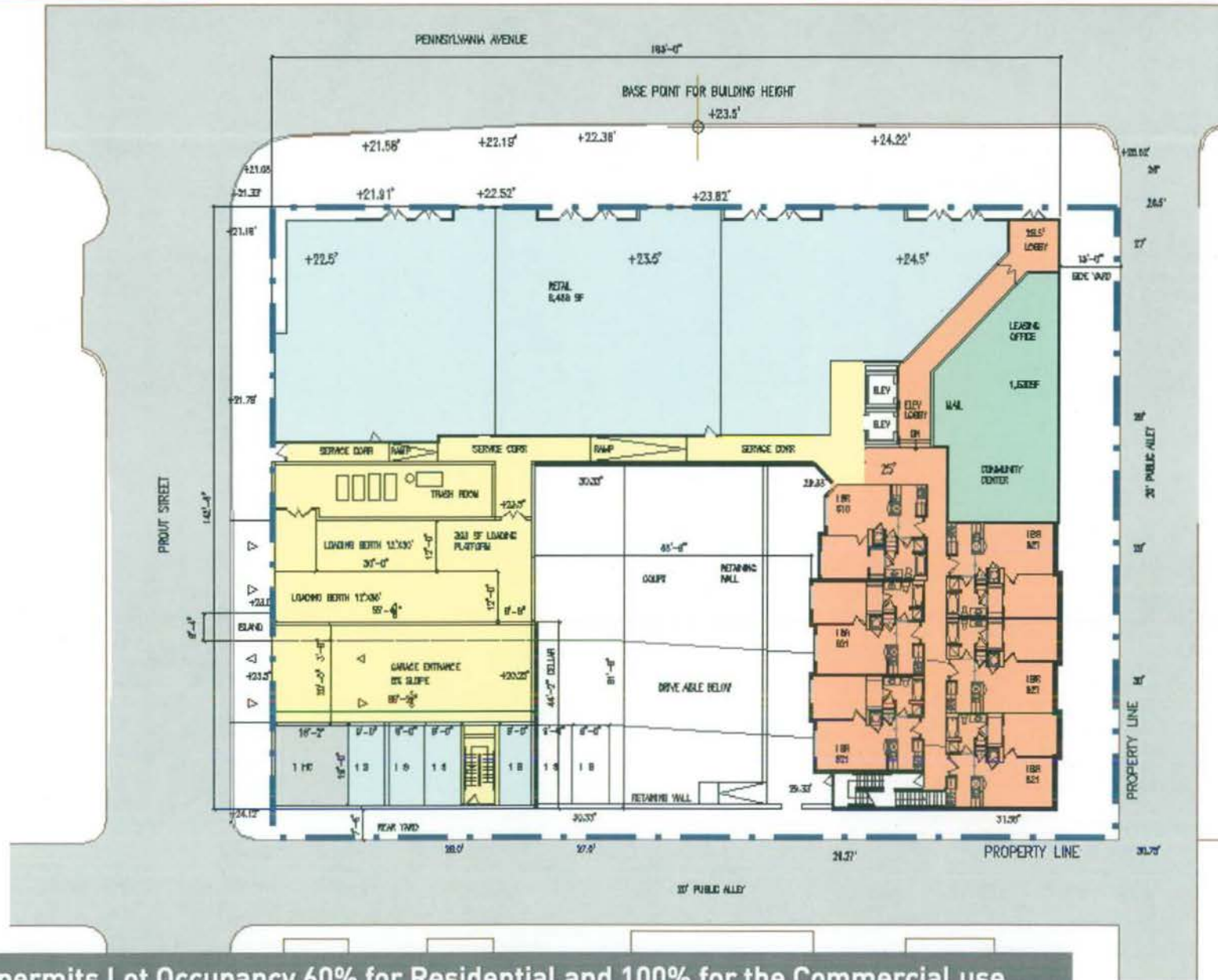


C2-A Zone permits 50'

PUD Guideline for C2-A Zone permits 65'

LOT OCCUPANCY

Provided Lot Occupancy 68%



C2-A permits Lot Occupancy 60% for Residential and 100% for the Commercial use

FAR

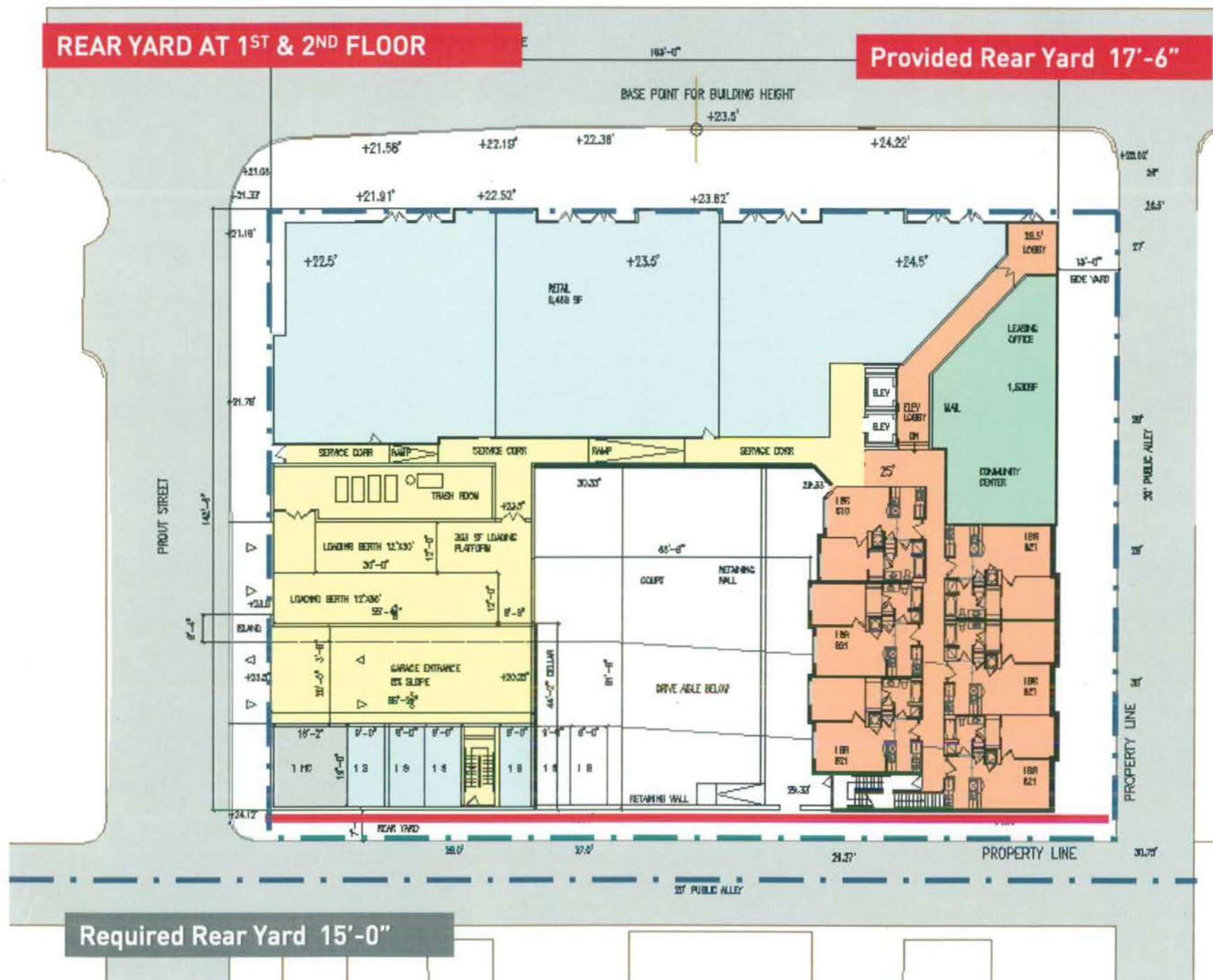
Provided FAR 3.005



C2-A permits FAR of 3.0

REAR YARD AT 1ST & 2ND FLOOR

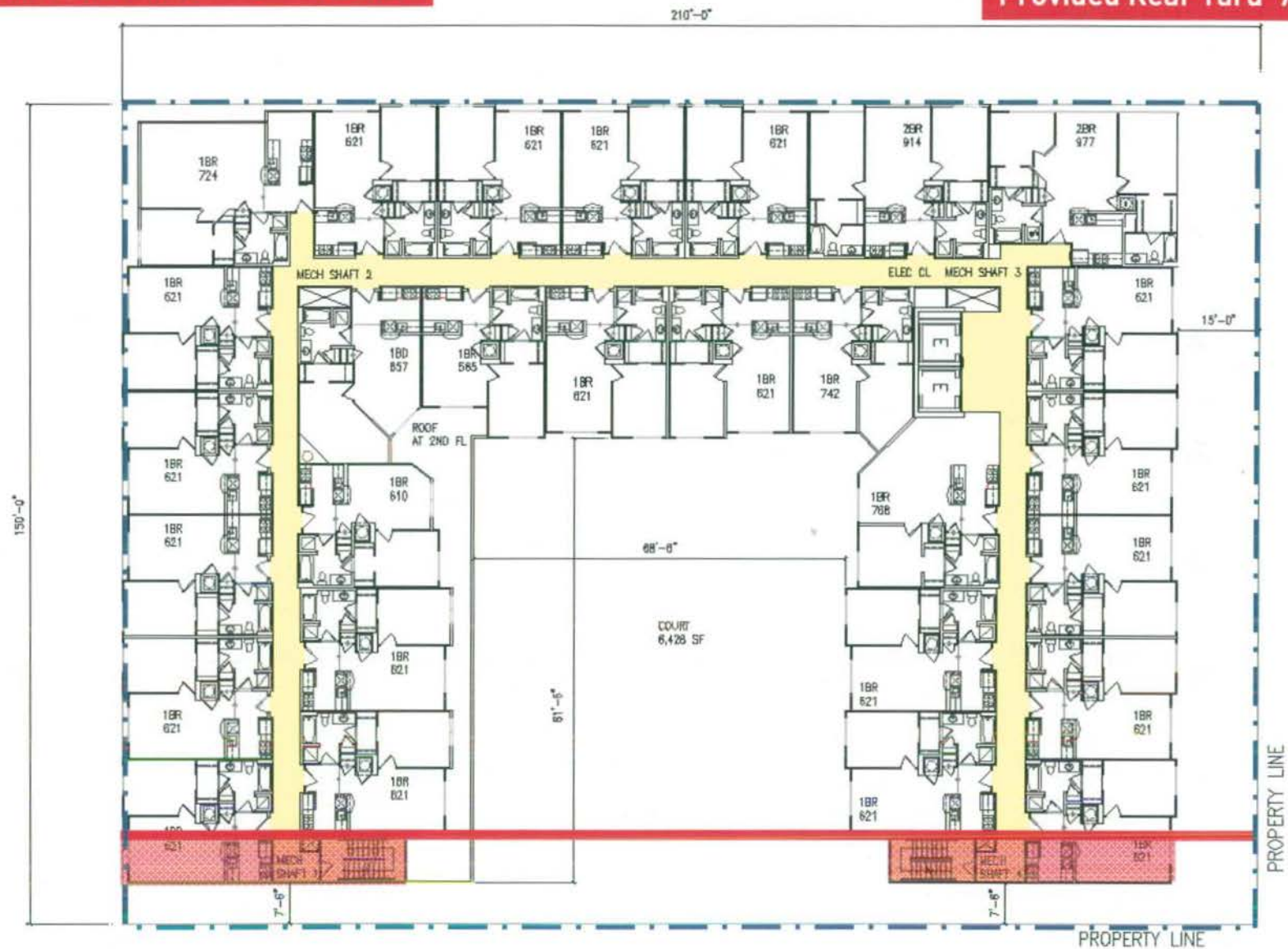
Provided Rear Yard 17'-6"



Required Rear Yard 15'-0"

REAR YARD AT 3RD – 5TH FLOORS

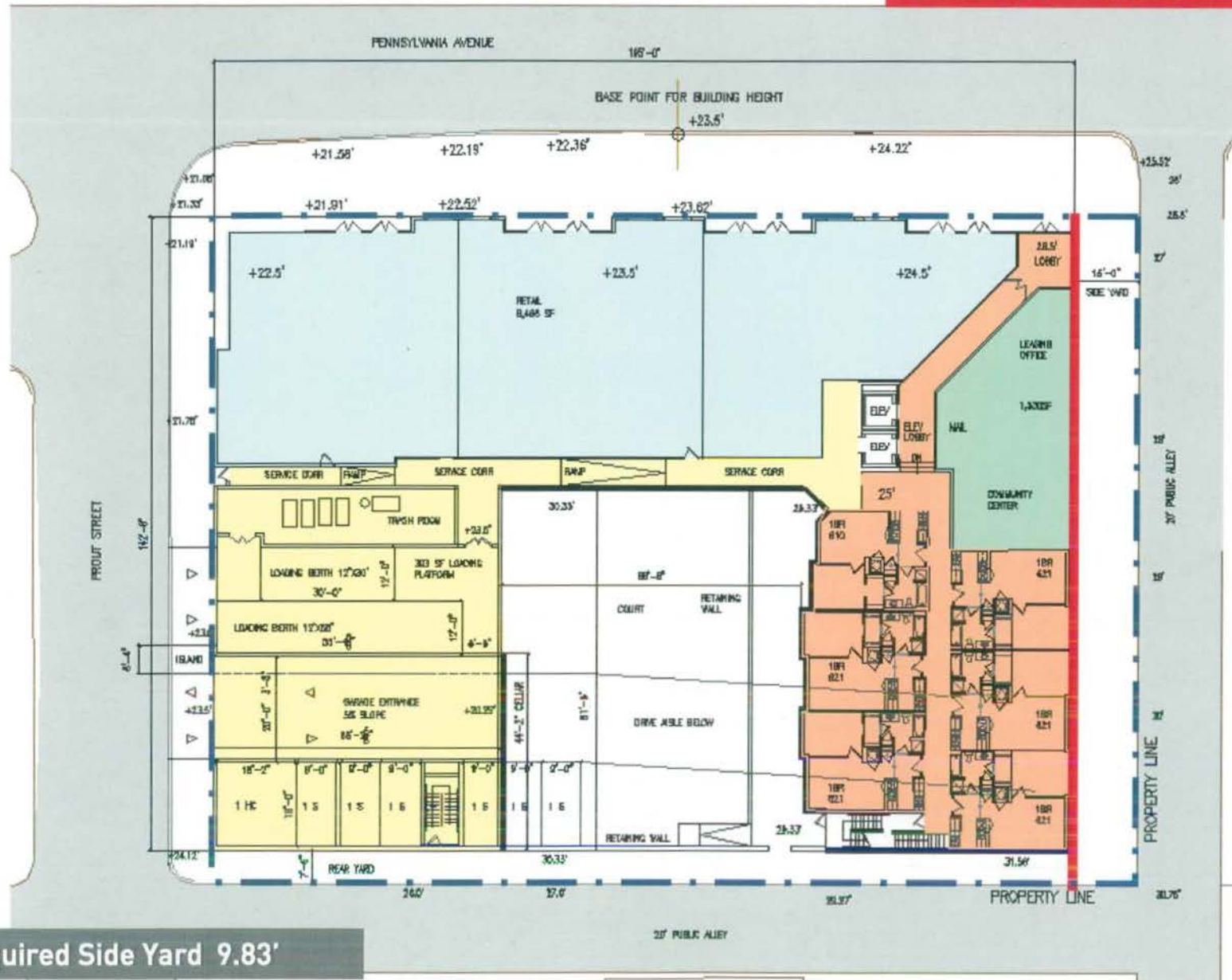
Provided Rear Yard 7'-6"



Required Rear Yard 15'-0"

SIDE YARD

Provided Side Yard 15'



Required Side Yard 9.83'

PARKING

Provided 18 parking for Retail
Provided 59 parking for Residential

40% compact parking spaces

51 Bike parking

4 HC parking

Required 18 parking for Retail

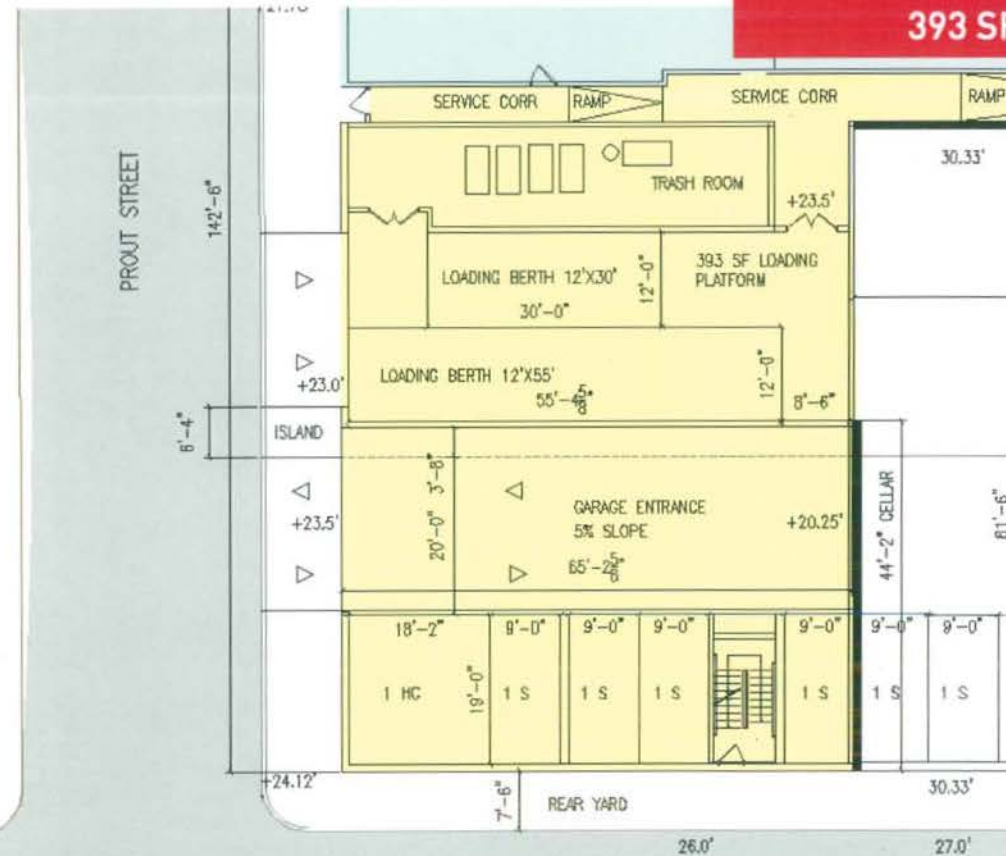
Required 59 parking for Residential

Required 18 parking for Retail

Required 59 parking for Residential

LOADING

Provided 30' Retail Loading Berth
55' Residential loading Berth
393 SF Loading Platform



Required 30' Retail Loading Berth
55' Residential Loading Berth
300 SF Loading Platform
20' Residential Loading Space

SUMMARY



EXHIBIT 1



Exhibit 1
Public Transportation Map

* BUS STOP



2300 Pennsylvania Avenue Project
Washington, D.C.



EXHIBIT 2

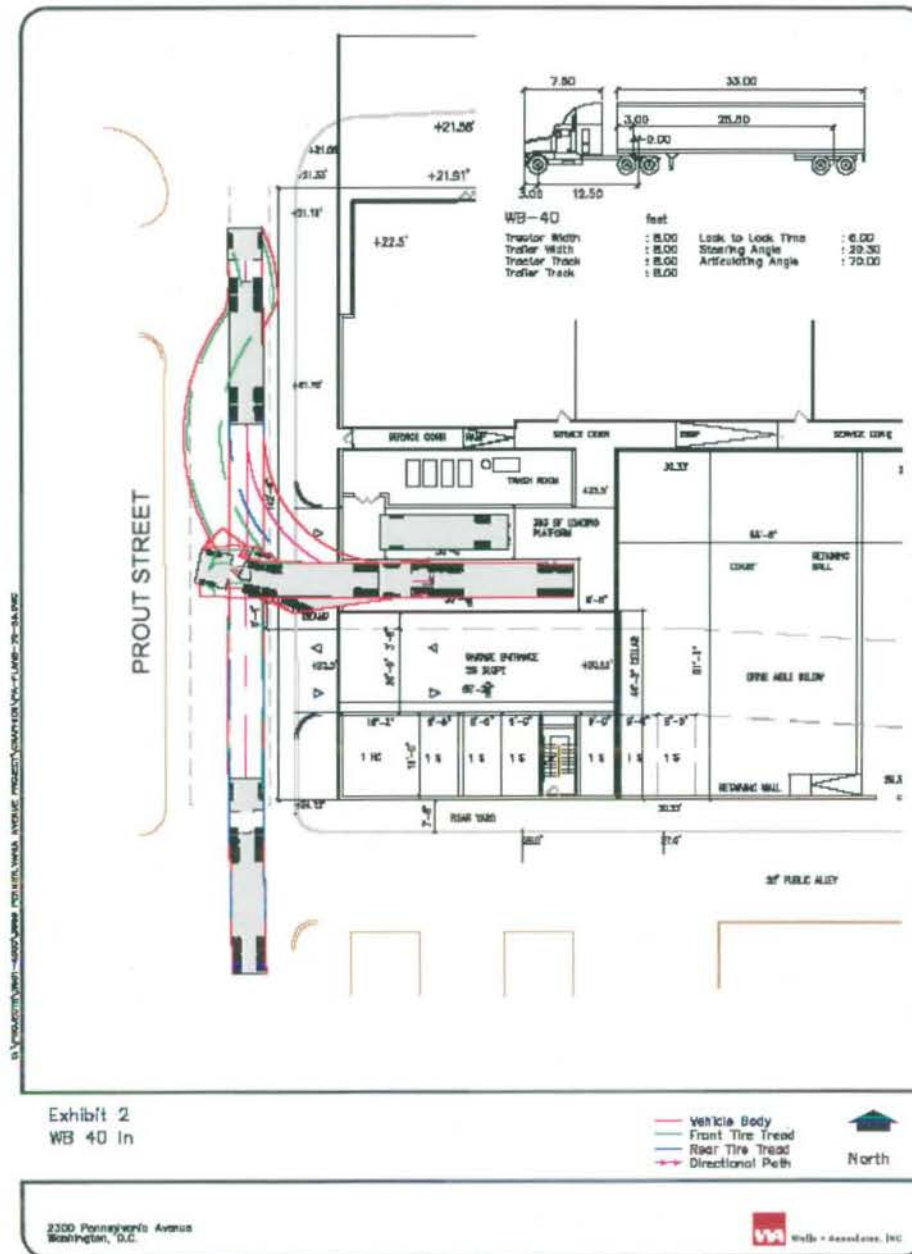


EXHIBIT 4

Exhibit 4
SU 30 In

EXHIBIT 5

Exhibit 5
SU 30 In

North

EXHIBIT 6

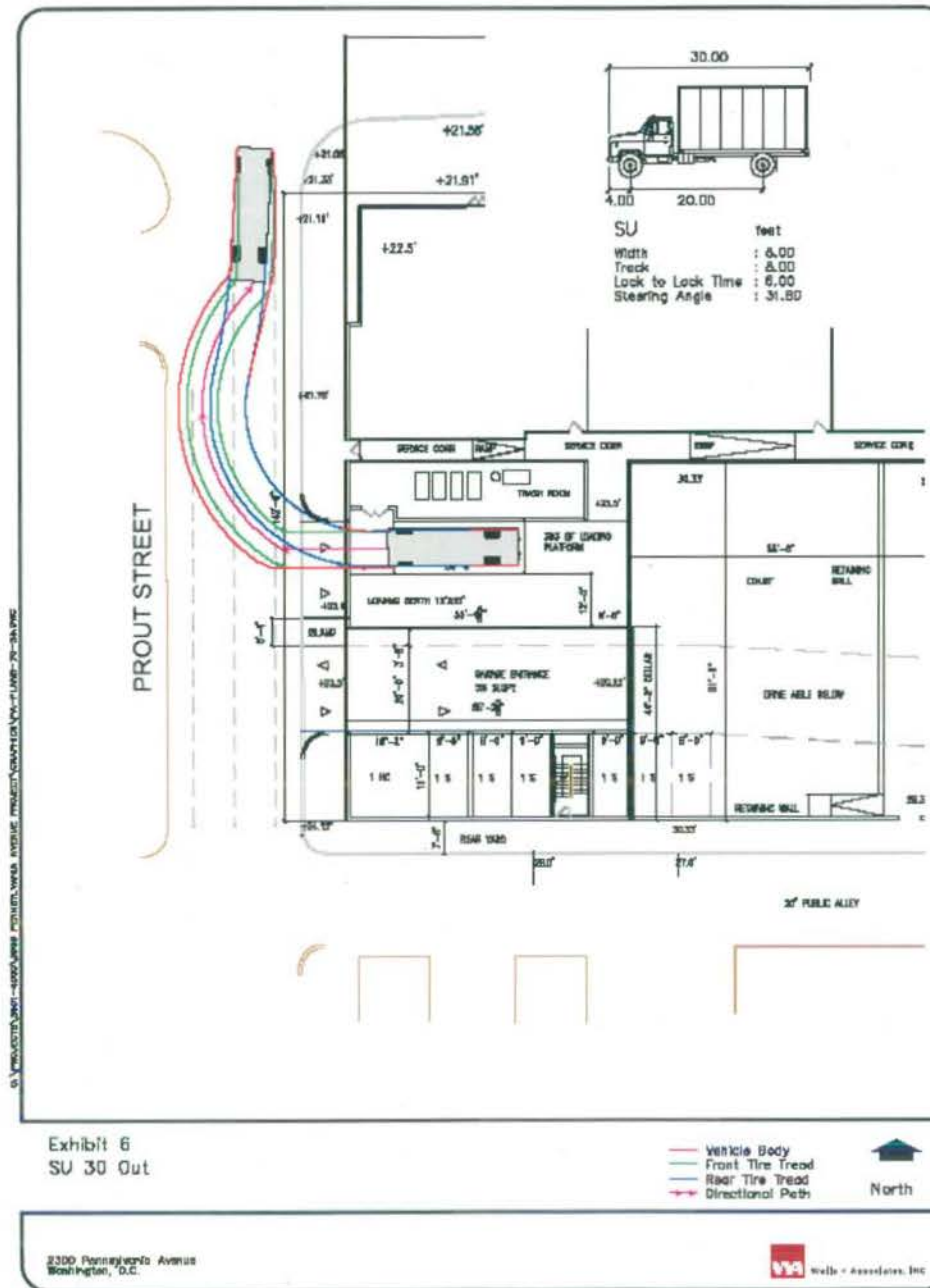
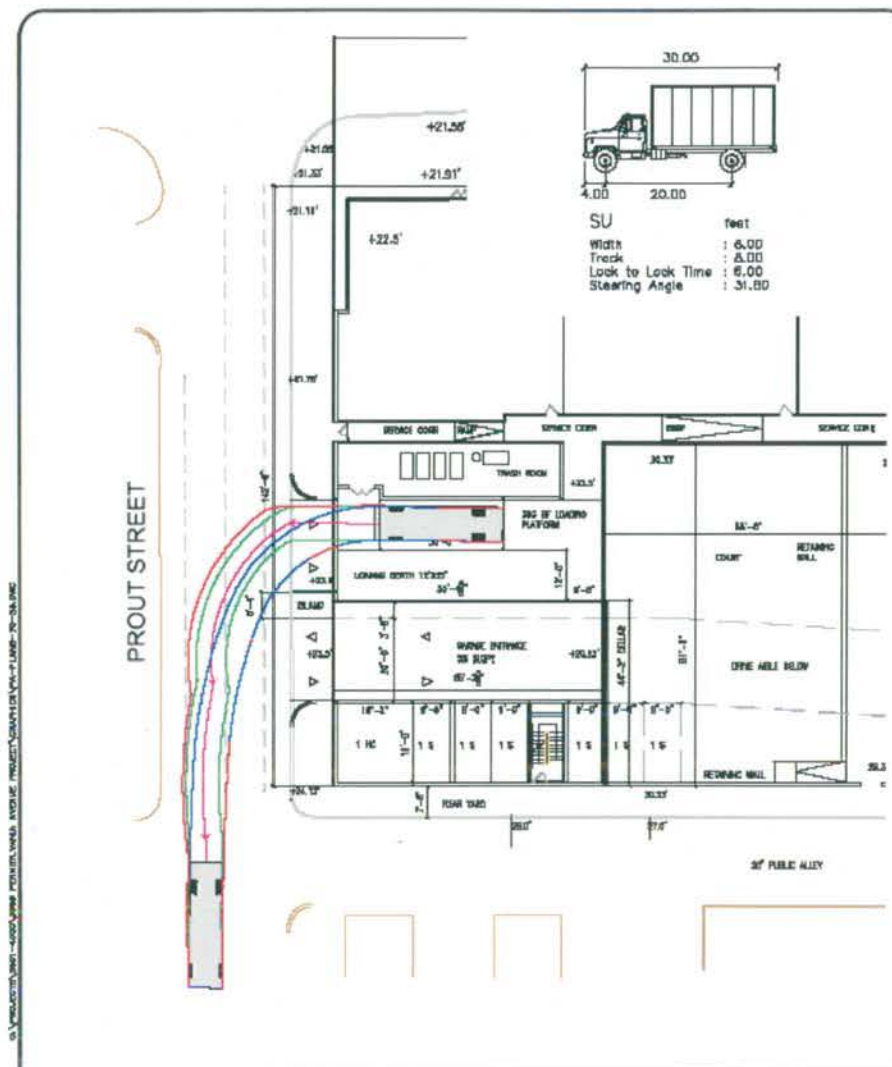
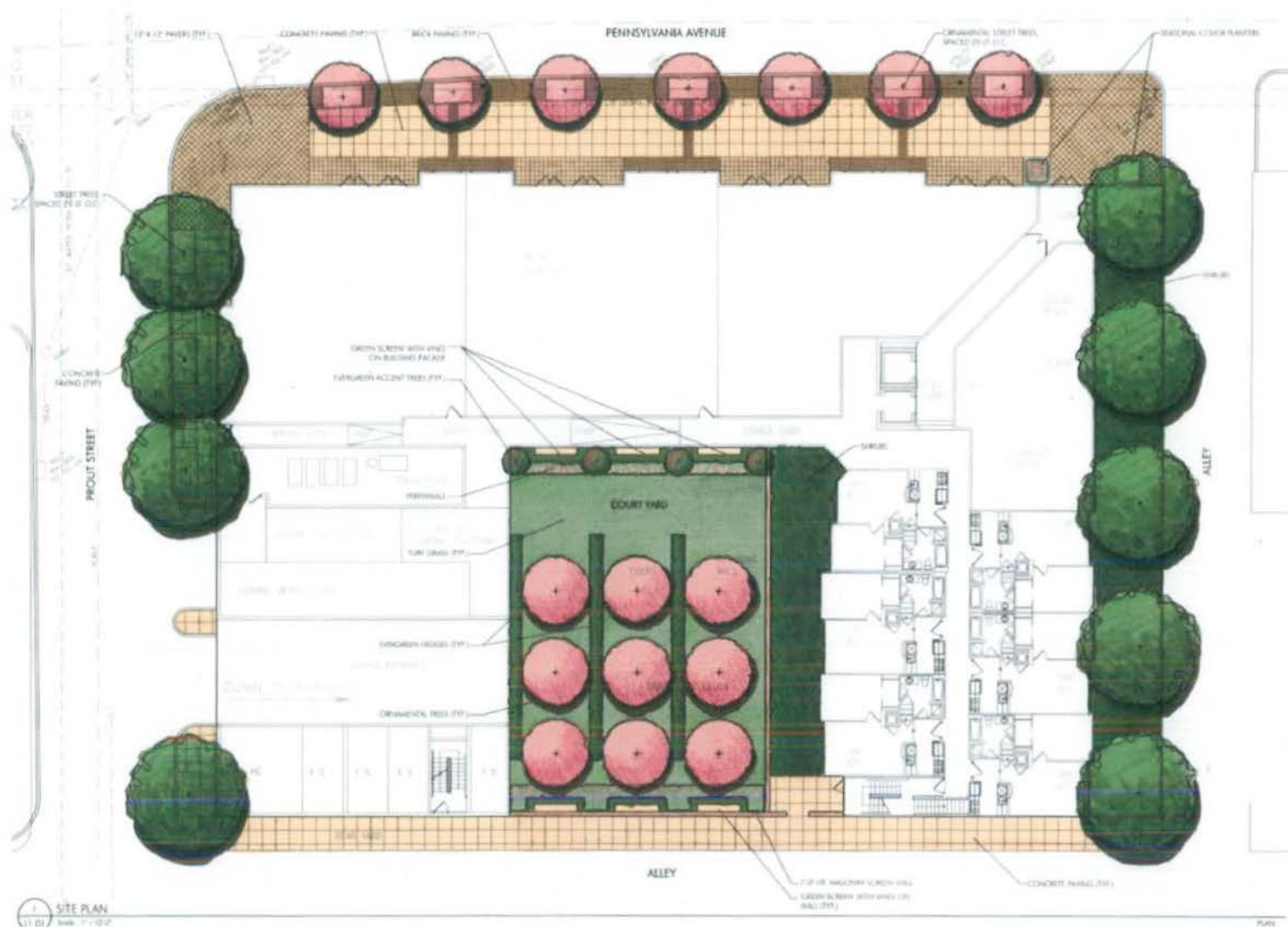


EXHIBIT 7



LANDSCAPE PLAN



COMMUNITY OUTREACH CALENDAR

April 2007

Fri, April 13, 2007 3:00 p.m. Ward 8 Business Council Project Presentation
 Tues, April 17, 2007 7:00 p.m. Fairlawn Citizens Association Mtg Project Presentation
 Wed, April 18, 2007 10:30 a.m. Ward 8 Econ Dev Roundtable Project Presentation
 Fri, April 20, 2007 12:00 p.m. Comm. Mtg @ Lotus Square Project Presentation
 Mon, April 23, 2007 7:00 p.m. Penn Ave Task Force Mtg Cancelled
 Fri, April 27, 2007 12:00 p.m. Meeting with Thelma Jones Follow Up
 Mon, April 30, 2007 7:00 p.m. Penn. Ave Task Force Mtg. Cancelled

May 2007

Tues, May 1, 2007 6:30 p.m. Fairlawn Executive Comm. Mtg. Follow Up
 Tues, May 9, 2007 10:30 a.m. Ward 8 Econ Dev Roundtable Attended Meeting
 Tues, May 15, 2007 7:00 p.m. Fairlawn Citizens Association Project Presentation

June 2007

Thurs, June 7, 2007 3:00 p.m. Meeting with Thelma Jones Follow Up
 Tues, June 19, 2007 7:00 p.m. Fairlawn Citizens Association Follow Up
 Thurs, June 28, 2007 7:00 p.m. Anacostia Civic Association Cancelled

July 2007

Mon, July 9, 2007 11:30 a.m. Ward 8 Pre-Bidders Conf Planning Meeting
 Mon, July 16, 2007 12:00 p.m. Lunch w/ Rev. Oliver Johnson Bread & Chocolate
 Wed, July 18, 2007 12:00 p.m. Bozzuto Construction Planning Meeting
 Mon, July 30, 2007 11:30 a.m. Meeting w/ Earth Cons. Corp. Planning Meeting

August 2007

Sun, August 5, 2007 All Day Retail Survey Outreach Fairlawn
 Tues, August 14, 2007 12:00 p.m. Lunch w/ Rev. Oliver Johnson Follow Up
 Thurs, August 16, 2007 10:00 a.m. Pre-Bidders Conf. Mtg at Chap Off Planning
 Thurs, August 23, 2007 7:00 p.m. Ward 8 Retailers Conference Presentation
 Fri, August 24, 2007 10:00 a.m. Ward 8 Back to School Bash Book Bags for Kids
 Thurs, August 30, 2007 12:00 p.m. WDC Econ Partnership Re: Retail w/Keith Sellars

September 2007

Wed, Sept. 12, 2007 6:30 p.m. Main Street Anacostia Streetscape
 Mon, Sept. 17, 2007 7:00 p.m. W8 Workforce Dev. Council Jobs
 Tues, Sept. 18, 2007 6:30 p.m. W8 Business Council Monthly Meeting
 Mon, Sept. 24, 2007 7:00 p.m. W8 Workforce Dev. Council Job Tours
 Thurs, Sept. 27, 2007 10:30 a.m. W8 History/Heritage Council Monthly Meeting
 Thurs, Sept. 27, 2007 1:00 p.m. Recreation Meeting Dev Rec Plan

October 2007

Mon, Oct. 1, 2007 7:00 p.m. W8 Workforce Dev. Council Jobs
 Fri, Oct. 5, 2007 1:00 p.m. Mtg w/ ANC Com. Anthony Muhammad Follow Up
 Wed., Oct. 17, 2007 3:30 p.m. Glen O'Gilvie, ECC Follow Up
 Fri, Oct. 19, 2007 10:00 a.m. W8 CBE Pre-Bidders Conference CBEs
 Wed, Oct. 31, 2007 10:30 a.m. W8 History/Heritage Council History

November 2007

Tues, Nov. 6, 2007 7:00 p.m. Wkforce Dev. Public Forum Comm. Mtg
 Tues, Nov. 13, 2007 10:00 a.m. W8 Ministerial Council Meeting
 Tues, Nov. 13, 2007 6:30 p.m. W8 Business Council Meeting
 Fri, Nov. 16, 2007 12:30 p.m. Employment Law Workshop CBEs
 Tues, Nov. 27, 2007 12:30 p.m. Section A Workshop CBEs