

IZ Requirement



26 Apartments
Avg. Size: 605 SF

On-Site Affordable Housing

15,730 _{sf}

8% of Residential SF

26

Apartments
Avg. 1BR

**80%
AMI**

Area Median Income
(\$60,839-\$78,221)



1.5 ppl / apt



45 People

The Trade: Move 13 of the 26 IZ Units Off-Site to Create Homeownership

1/2 of IZ Units
(13 Apartments)



Avg. Size: 605 SF



13 Homes



Avg. Size: 1,065 SF

Rental

Affordable Homeownership

1/2 of On-Site Affordable Housing

7,865

Residential SF

13

Avg. 1BR Units

80%
AMI

(\$60,839-\$78,221)



1.5 People per unit



22.5 People



Off-Site Affordable Housing

13,865

Residential SF

13

Avg. 2.5 BR Homes

50%
AMI

(\$38,306-\$54,722)

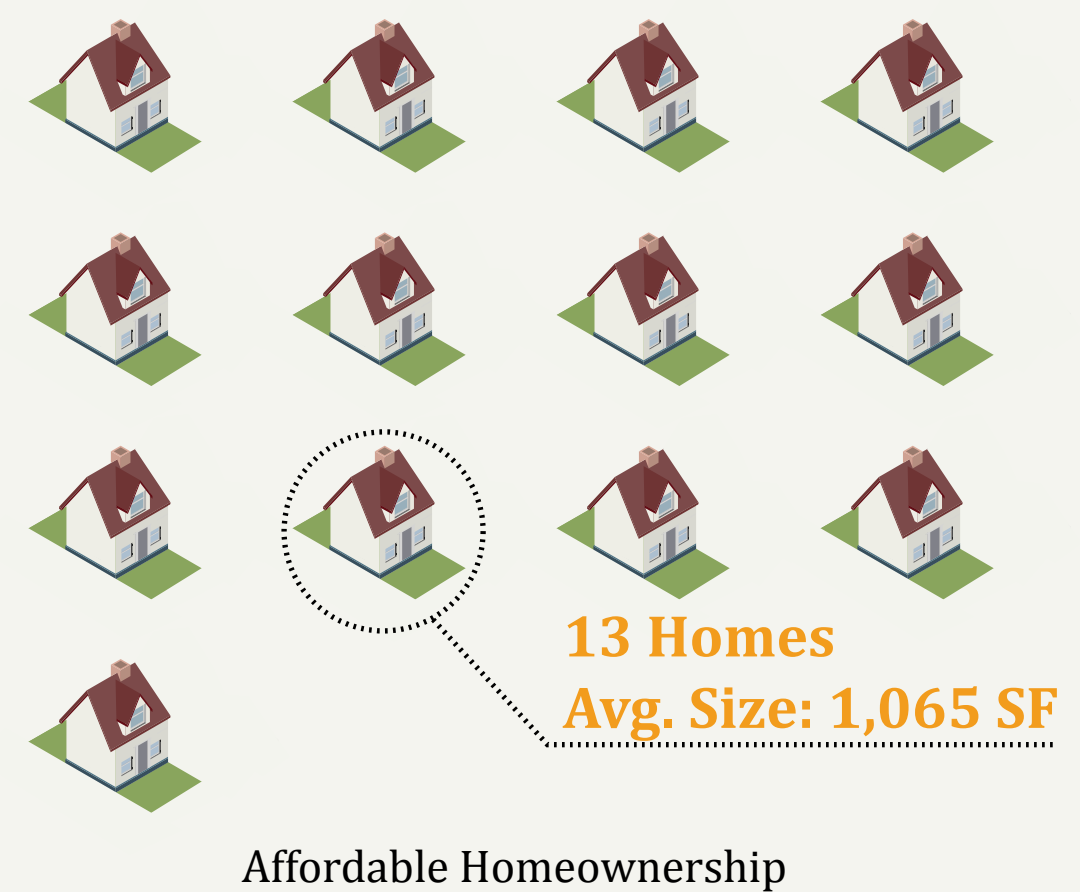
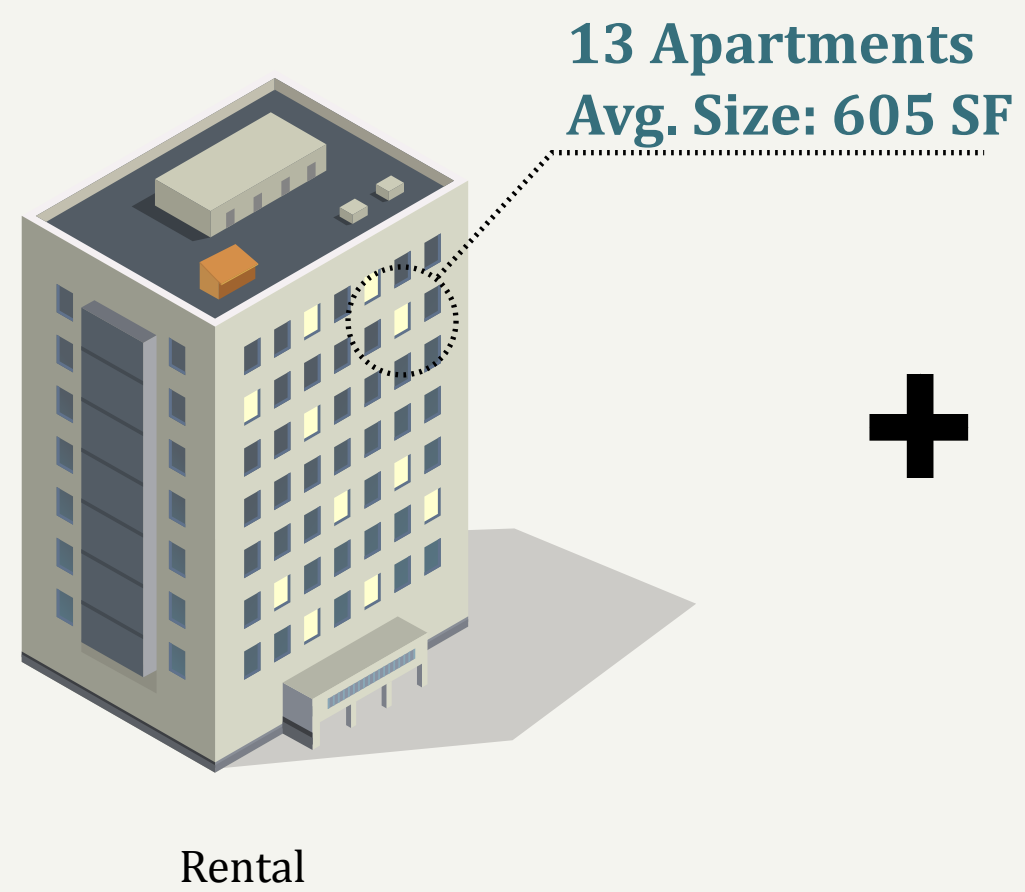


3.7 People per unit

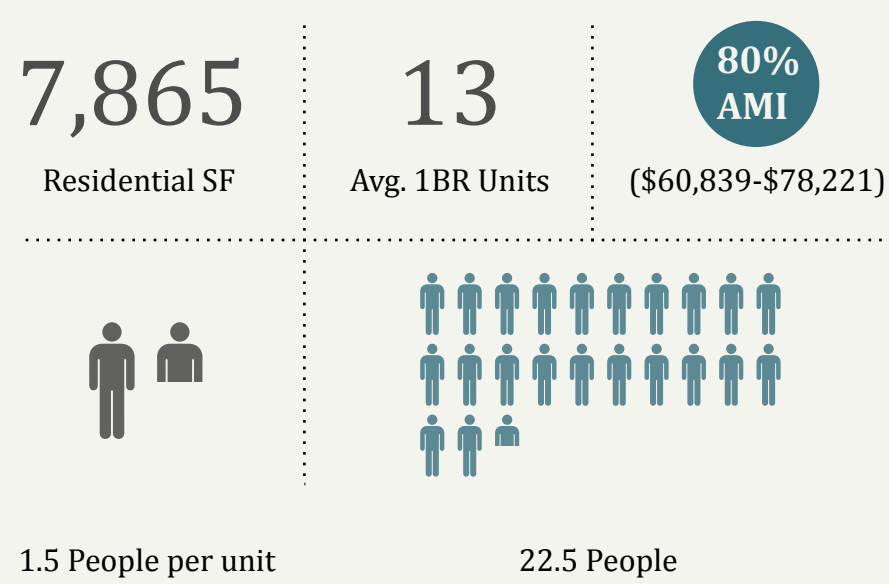


48 People

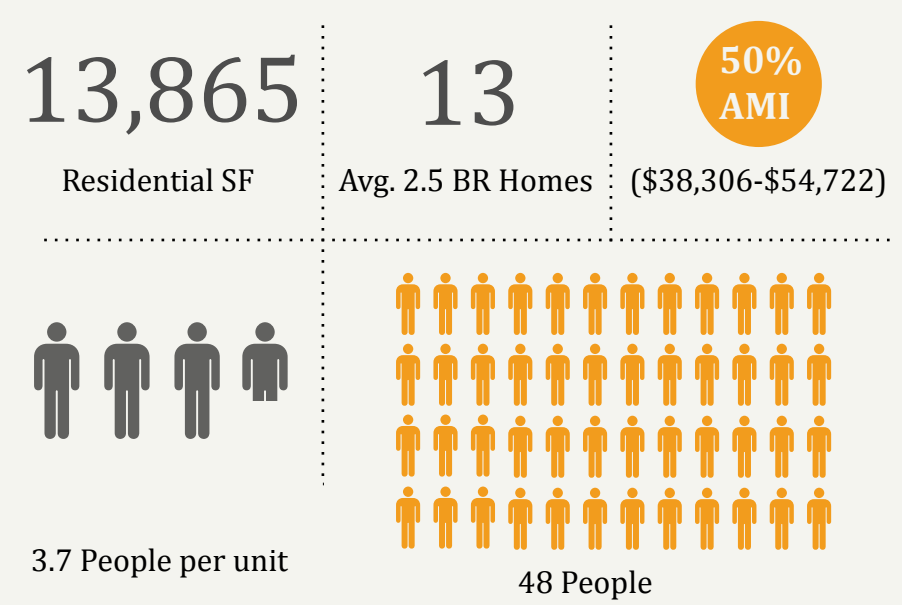
The Result: Proposed Affordable Housing Proffer



On-Site Affordable Housing



Off-Site Affordable Housing



The Result: Proposed Affordable Housing Proffer

- *Homeownership*
- *More affordable living area*
- *Meaningfully deeper levels of affordability*
- *More lives changed*

Total: On-Site + Off-Site Affordable Housing

21,730_{sf}

11% of Resi SF of PUD

26

Avg. 1.5 BR



Area Median Income
80%: \$60,839-\$78,221
50%: \$38,306-\$54,722



2.7 ppl / unit



70.5 People



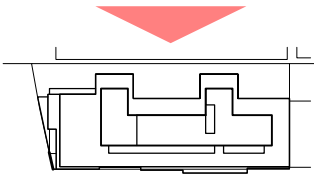
LOCATION MAP



Notes:

- 1. Refer to floor plans for overall building dimensions.
- 2. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 3. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

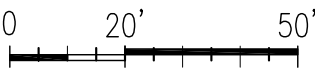
- 4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
- 5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).



BUILDING ELEVATION: NORTH

Notes:

1. Refer to floor plans for overall building dimensions.
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4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).



BUILDING ELEVATION: EAST



Ⓐ- LOOKING NORTH/WEST



Ⓑ- LOOKING NORTH/WEST



Ⓒ- LOOKING NORTH/WEST

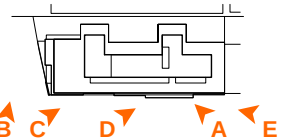


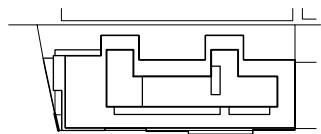
Ⓓ- LOOKING NORTH/WEST



Ⓔ- LOOKING NORTH/WEST

BUILDING ENTRANCE PERSPECTIVE VIEWS





ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST

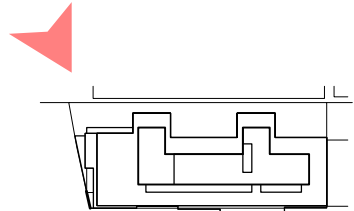


ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST

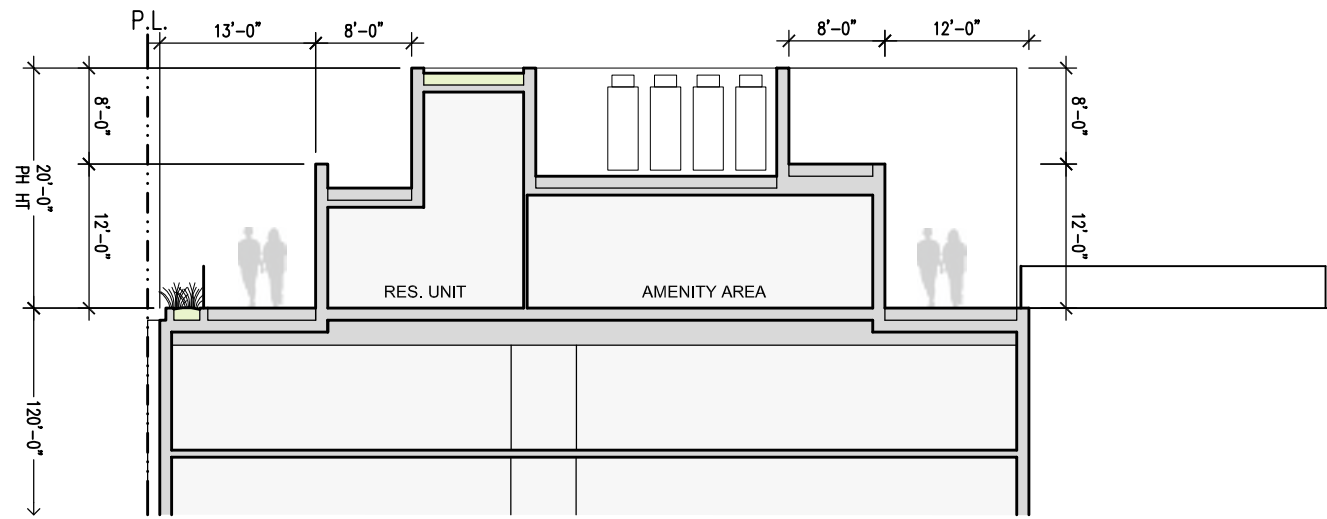
A-26
05/15/15

THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

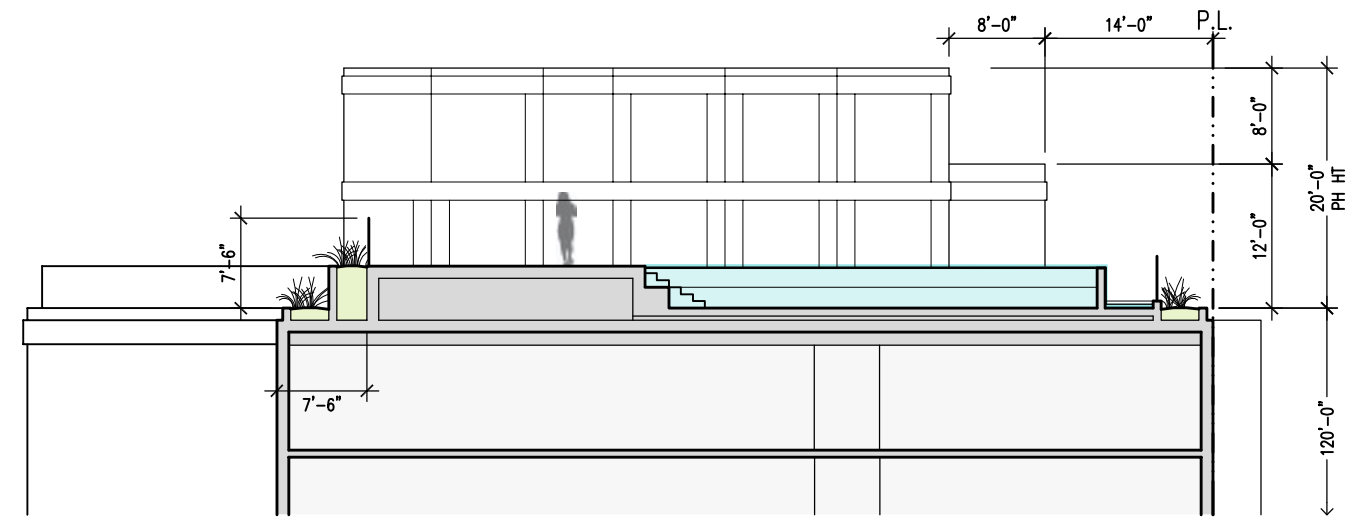
level2 | LEVEL 2 DEVELOPMENT
1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009



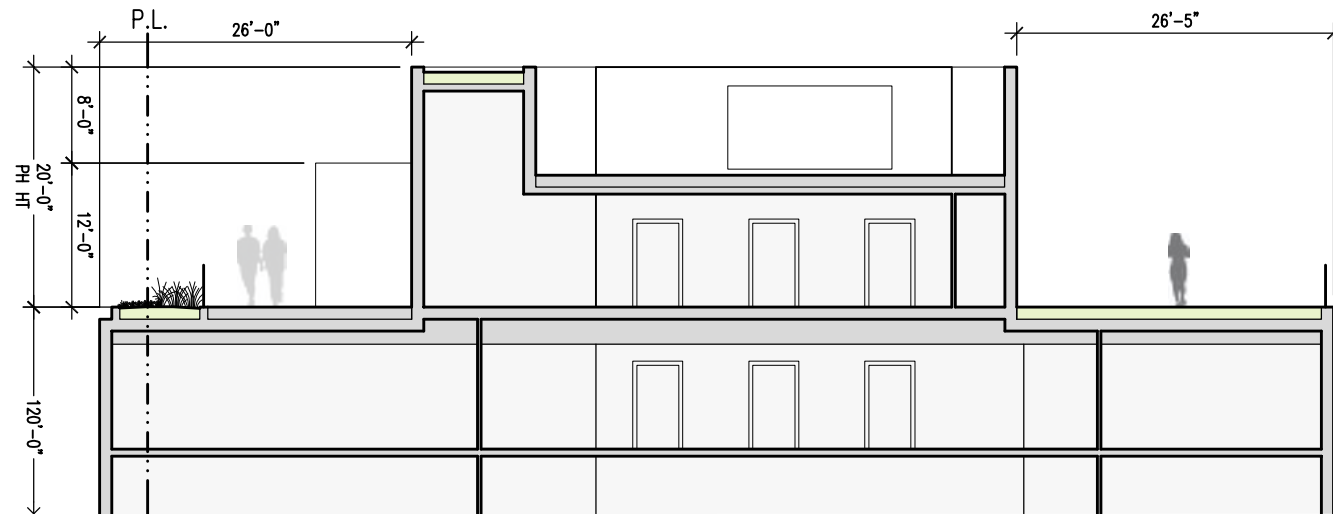
ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



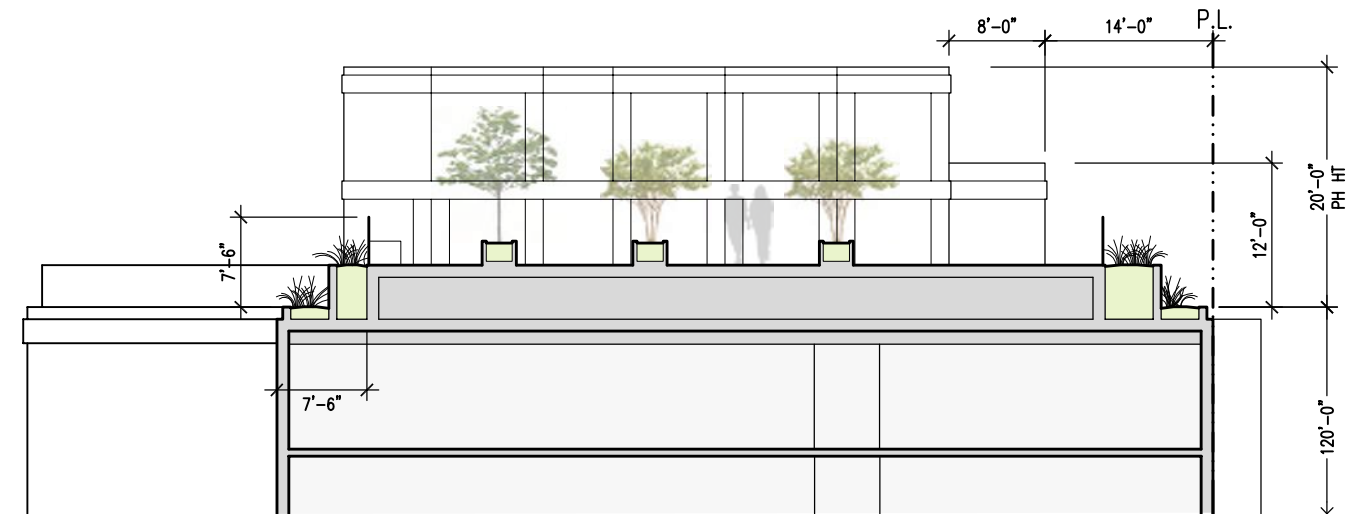
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



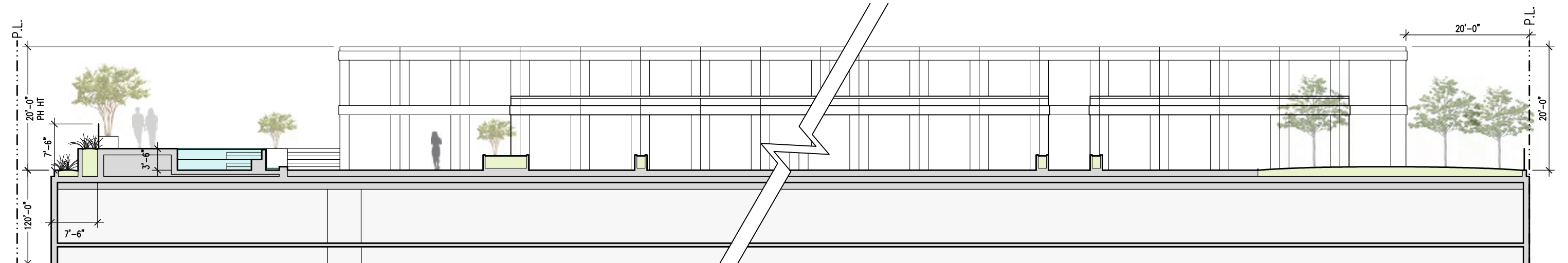
Ⓓ - NORTH / SOUTH ROOFTOP SECTION



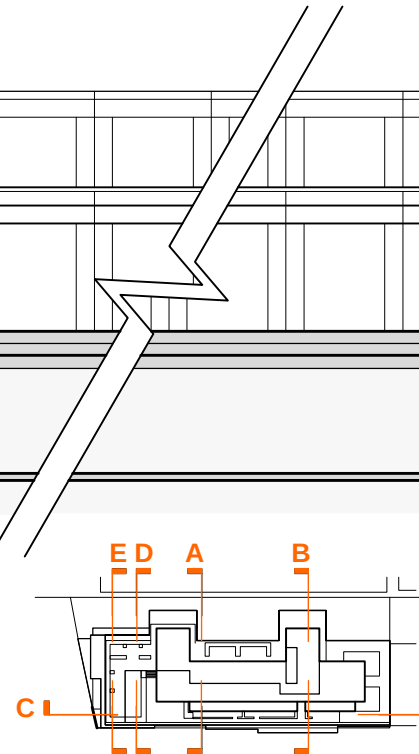
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



Ⓔ - NORTH / SOUTH ROOFTOP SECTION



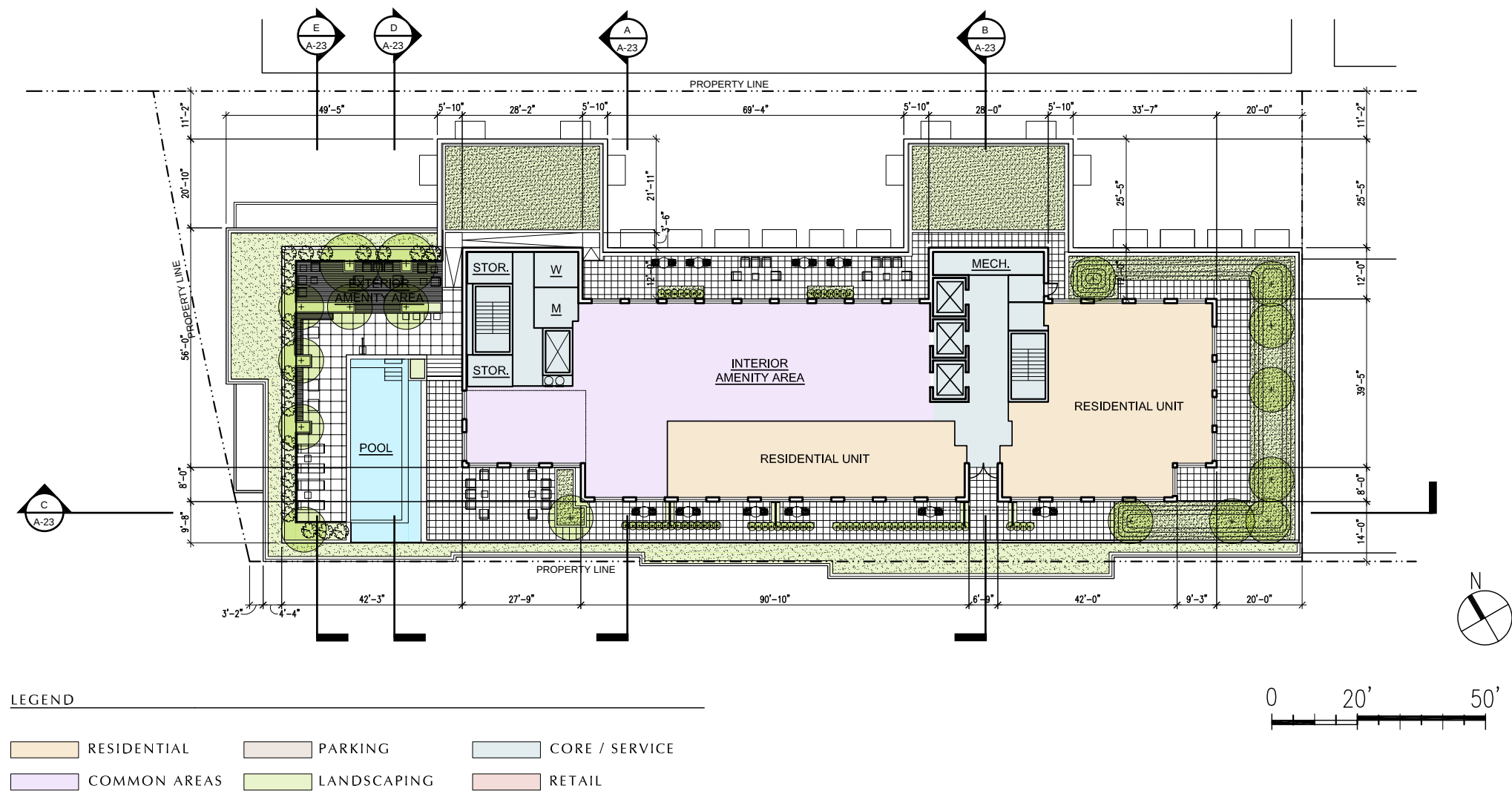
Ⓒ - WEST / EAST ROOFTOP SECTION



ROOFTOP BUILDING SECTIONS - PENTHOUSE OPTION A

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PENTHOUSE FLOOR PLAN - OPTION A