

## Exhibit A

# 1309 - 1315 Clifton Street NW Application for Planned Unit Development October 5, 2015



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A-1

1315 Clifton Street NW

Washington, DC

ZONING COMMISSION  
District of Columbia

CASE NO.15-03  
October 5, 2015  
EXHIBIT NO.11A1



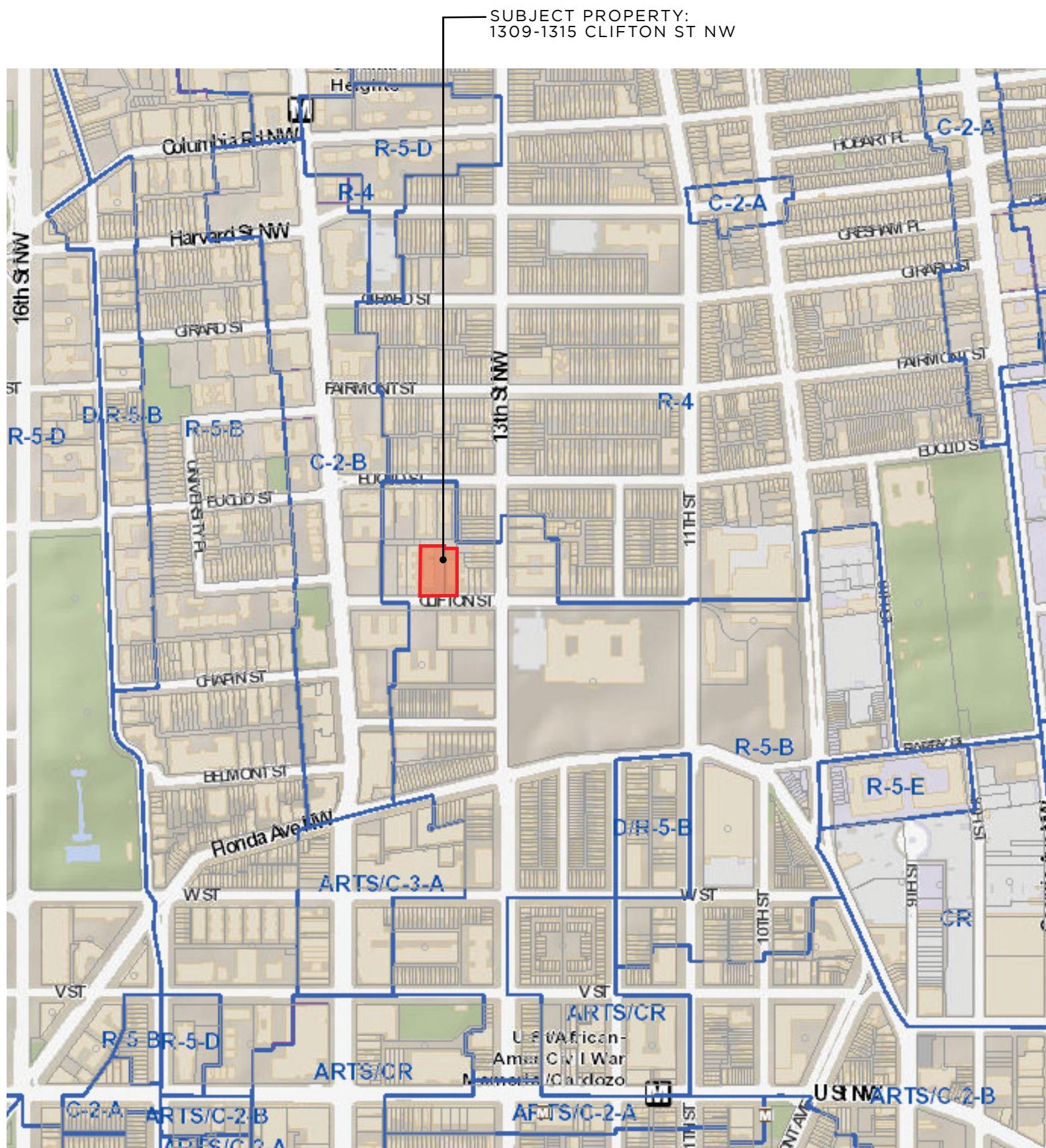
VIEW OF SITE WITH EXISTING BUILDINGS

## PROJECT SUMMARY

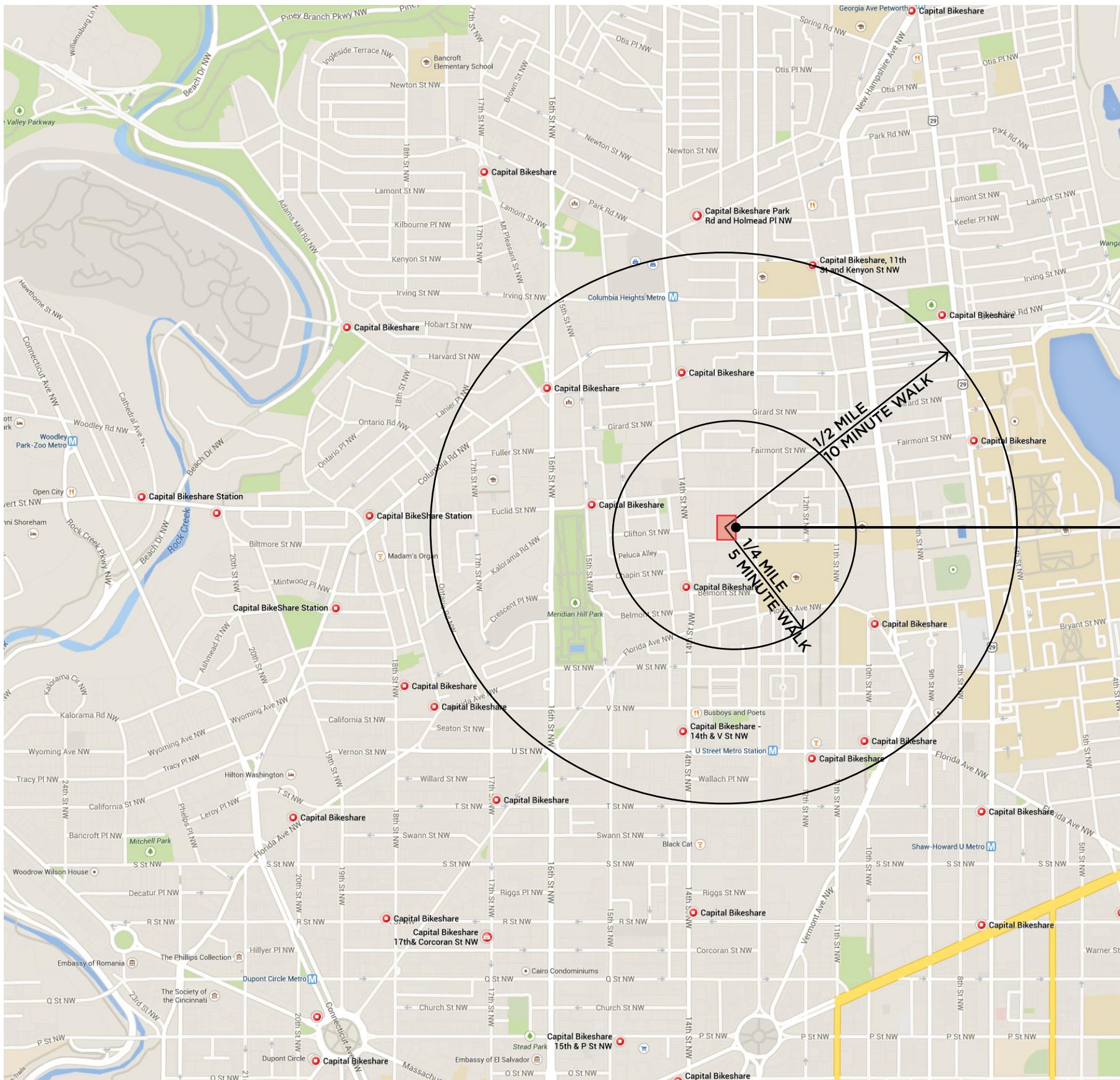
The project is to create an architecturally distinguished green multifamily building, consisting primarily of new construction at 1309 Clifton Street NW and incorporating an existing building at 1315 Clifton Street NW. The building will be contextual to the neighborhood and contain approximately 155-159 studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments, including affordable and market rate units.

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	R-5-C PUD	Proposed
Height	60'	60'
FAR	4.0	Up to 4.0
Gross Floor Area (FAR)	$4 * 29,700 = 118,800$ sf	Up to 118,800 sf
Penthouse	0.4 FAR (not included in Building FAR) = 11,880 sf	Up to 11,880 sf
Lot Occupancy	75%	71%
Front Setback	None required	10'
Side Setback	None required; if provided it shall be 3 inches per 1 foot of height and 8' minimum $60'/3" = 15'-0"$	10'
Rear Yard Setback	4 inches per 1 foot of height and 15' minimum $53.5/4" = 17'-10"$	Varies
Closed Court Width	4 inches per 1 foot of height of court, 15' minimum $56.5/4" = 18'-10"$	+/- 34'-10"
Closed Court Area	2 * square of the required width, 350sq. ft. minimum $2*18'-10" * 18'-10" = 710$ sf	+/- 1,570 sf
Open Court Width	3 inches per 1 foot of height of court, 10' minimum $65'/3" = 15'-4"$	+/- 39'-10"
Units		155-159
Parking	1 per 3 dwelling units = 50-53 spaces	45 (+/- 1 per 3.5 dwelling units)
Bicycle Parking	1 per 3 dwelling units = 53 long term 1 per 20 units = 9 short term	80 long term (+/- 1 per 2 dwelling units) 10 short term (+/- 1 per 16 dwelling units)



1309-1315 CLIFTON STREET NW

**PUBLIC TRANSPORTATION PROXIMITY:**  
 400' TO NEAREST METROBUS (3 LINES)  
 <1/2 MILE TO U STREET METRO STATION OR COLUMBIA HEIGHTS METRO STATION  
 +/- 900' TO NEAREST CAPITAL BIKE SHARE LOCATION



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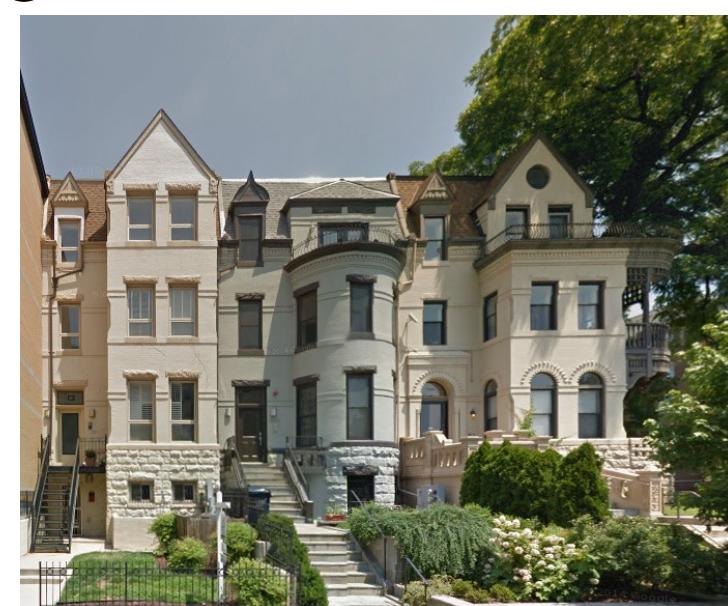
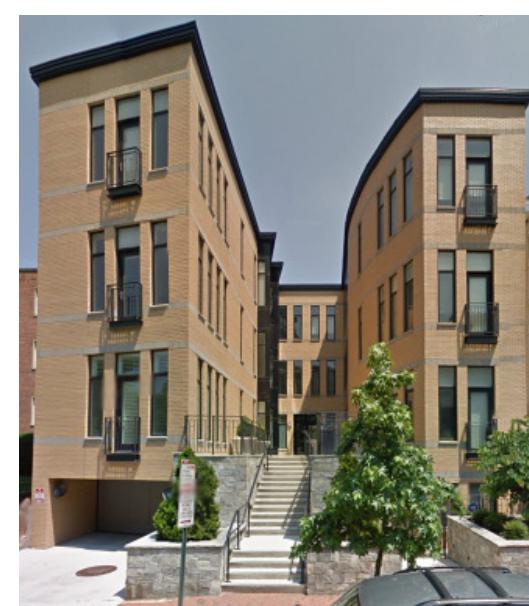
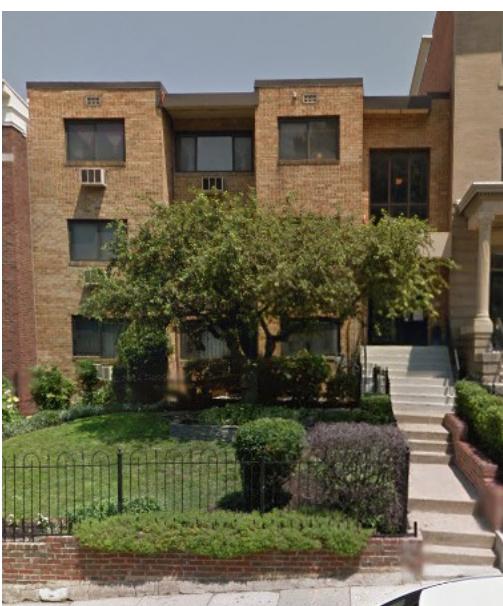
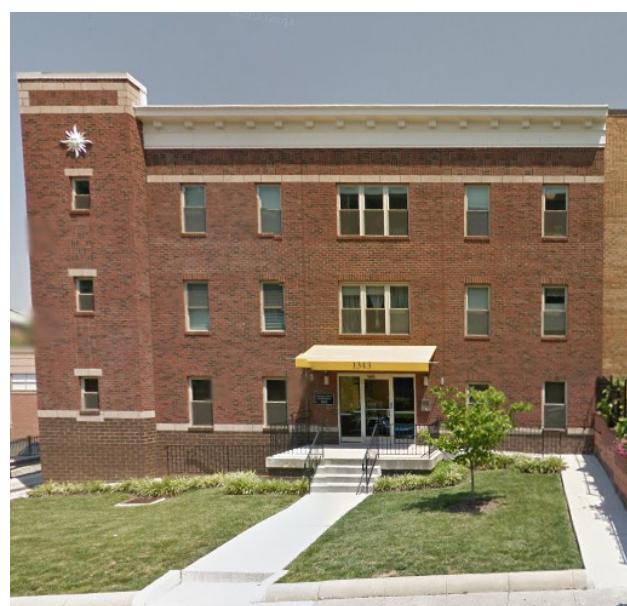
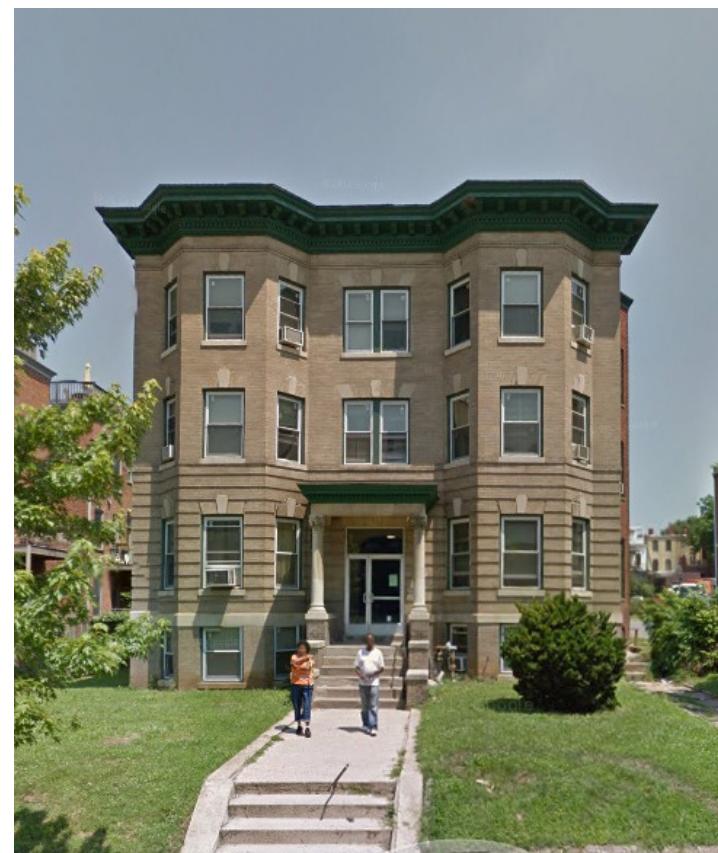
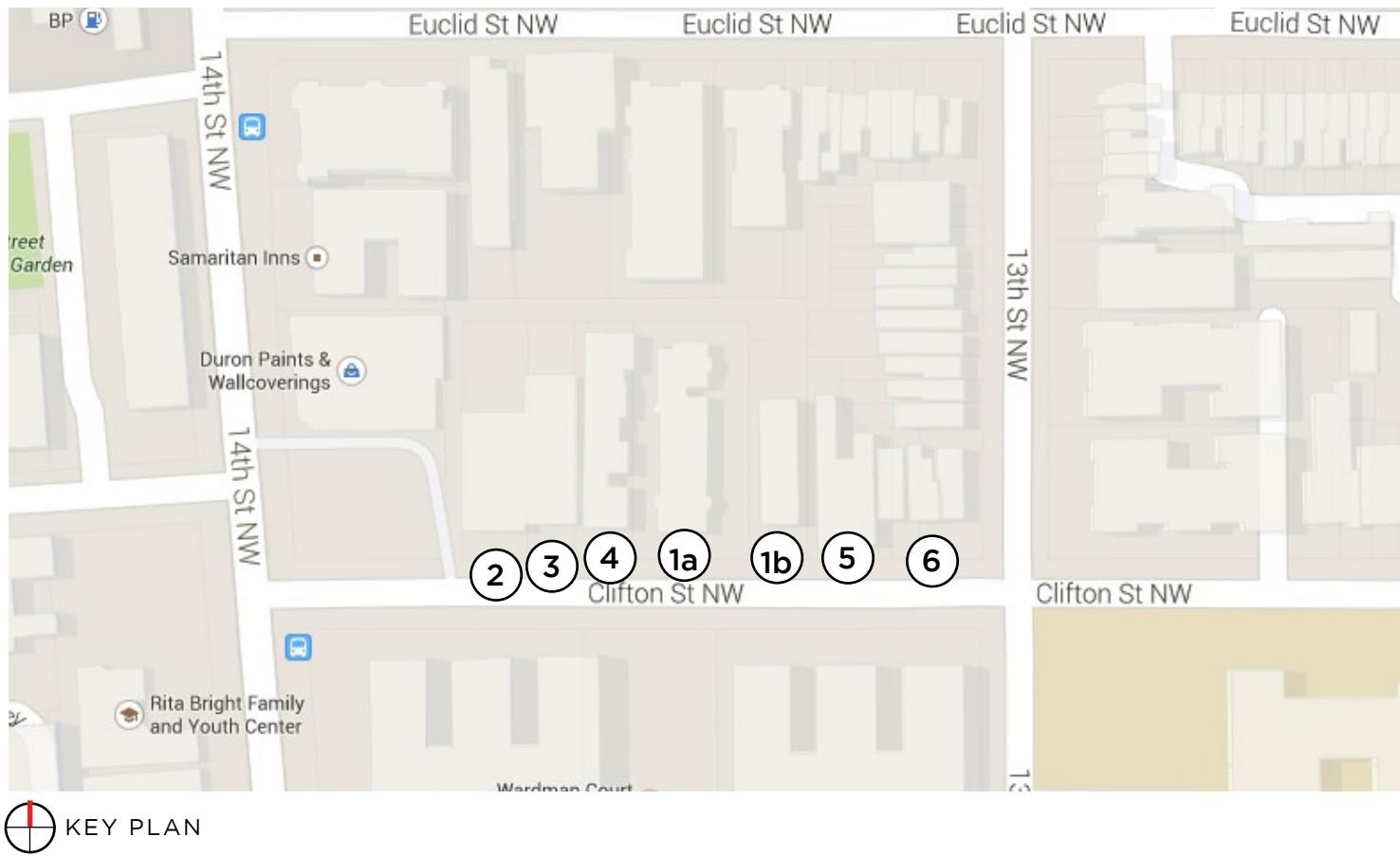
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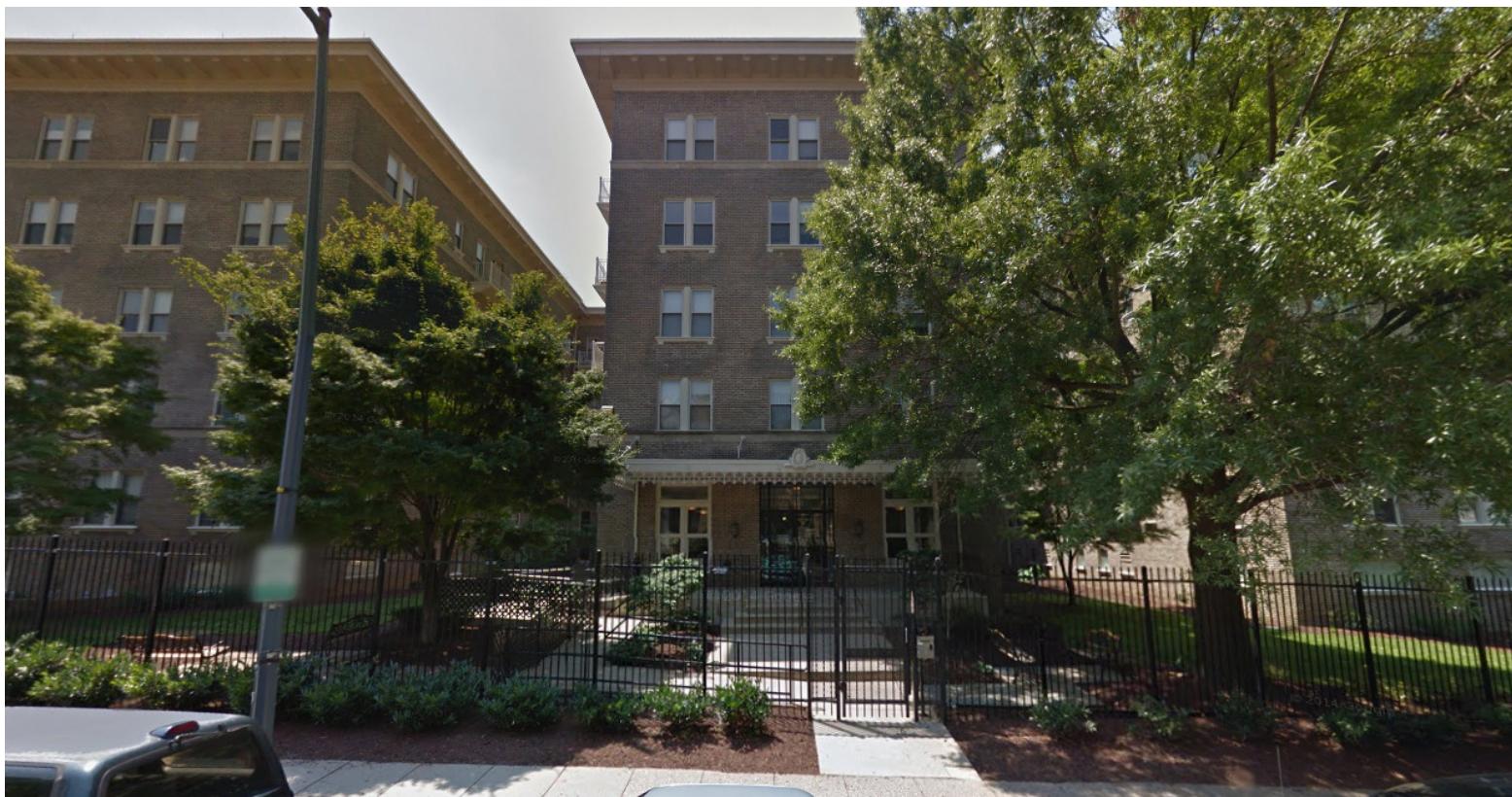
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Existing Aerial View  
**A-5** 1315 Clifton Street NW

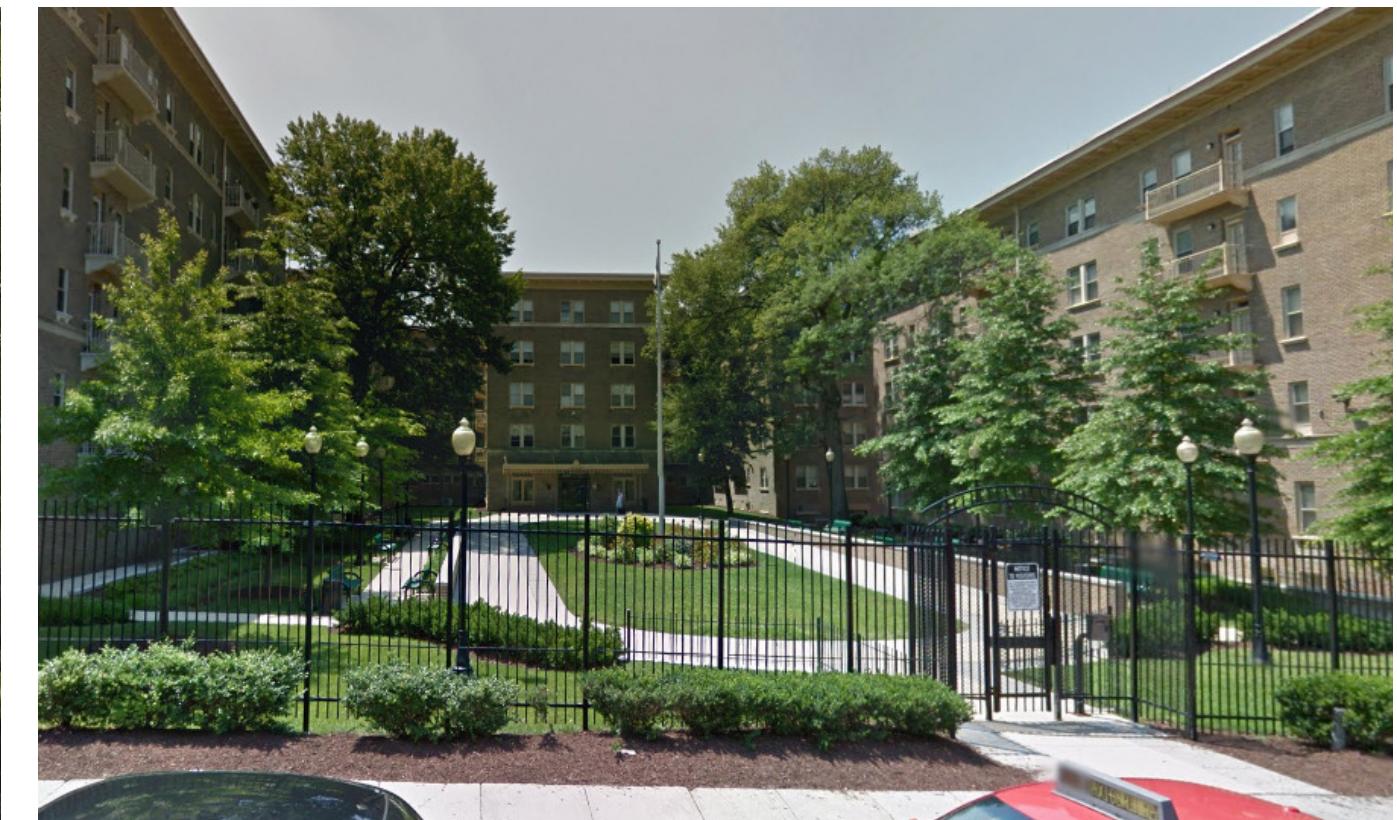
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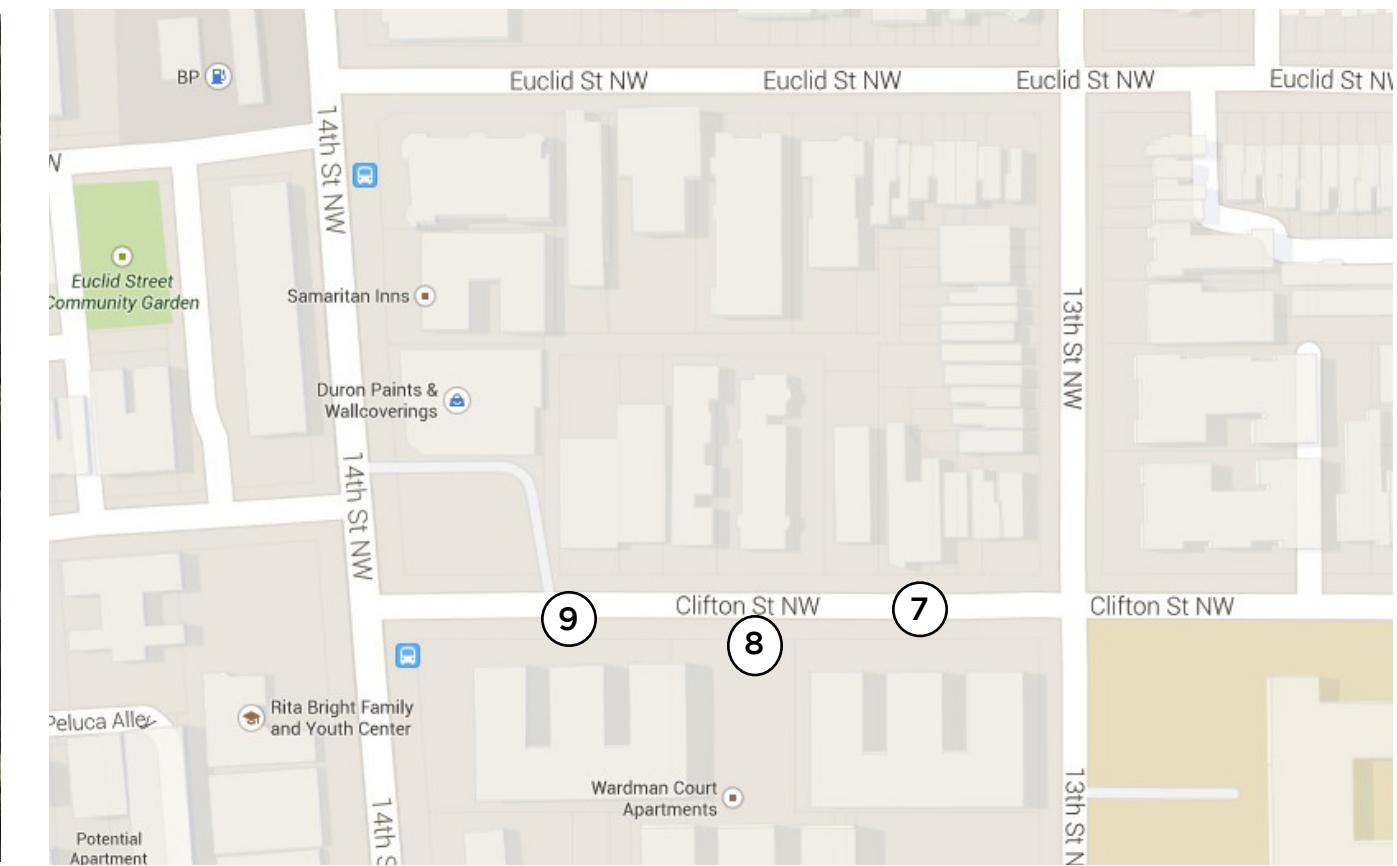




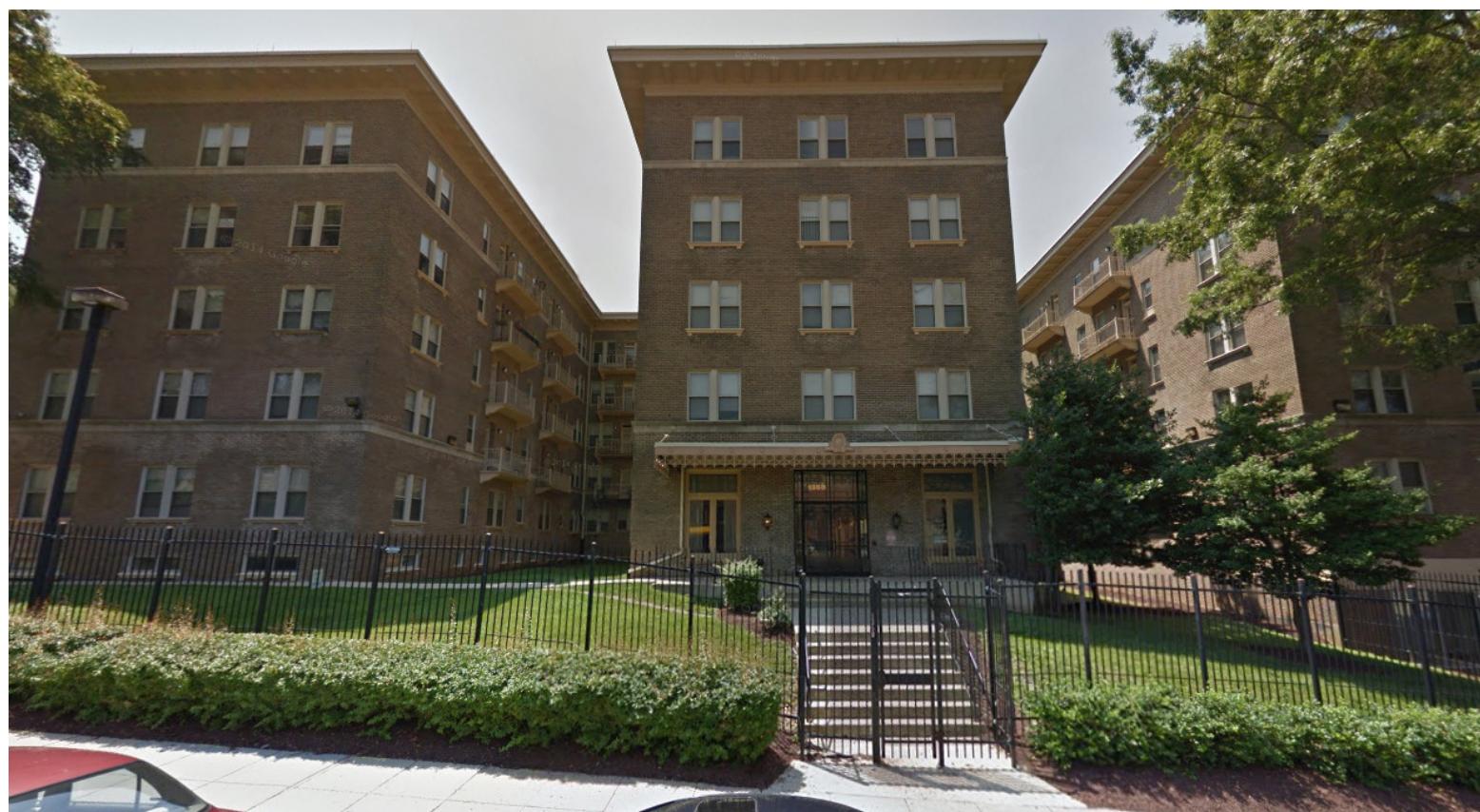
7 WARDMAN COURT (CONDOMINIUM)  
1308 CLIFTON ST, NW



8 WARDMAN COURT APARTMENTS  
1312 CLIFTON ST, NW



KEY PLAN



9 WARDMAN COURT APARTMENTS  
1350 CLIFTON ST, NW

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Context Photos  
A-7 | 1315 Clifton Street NW

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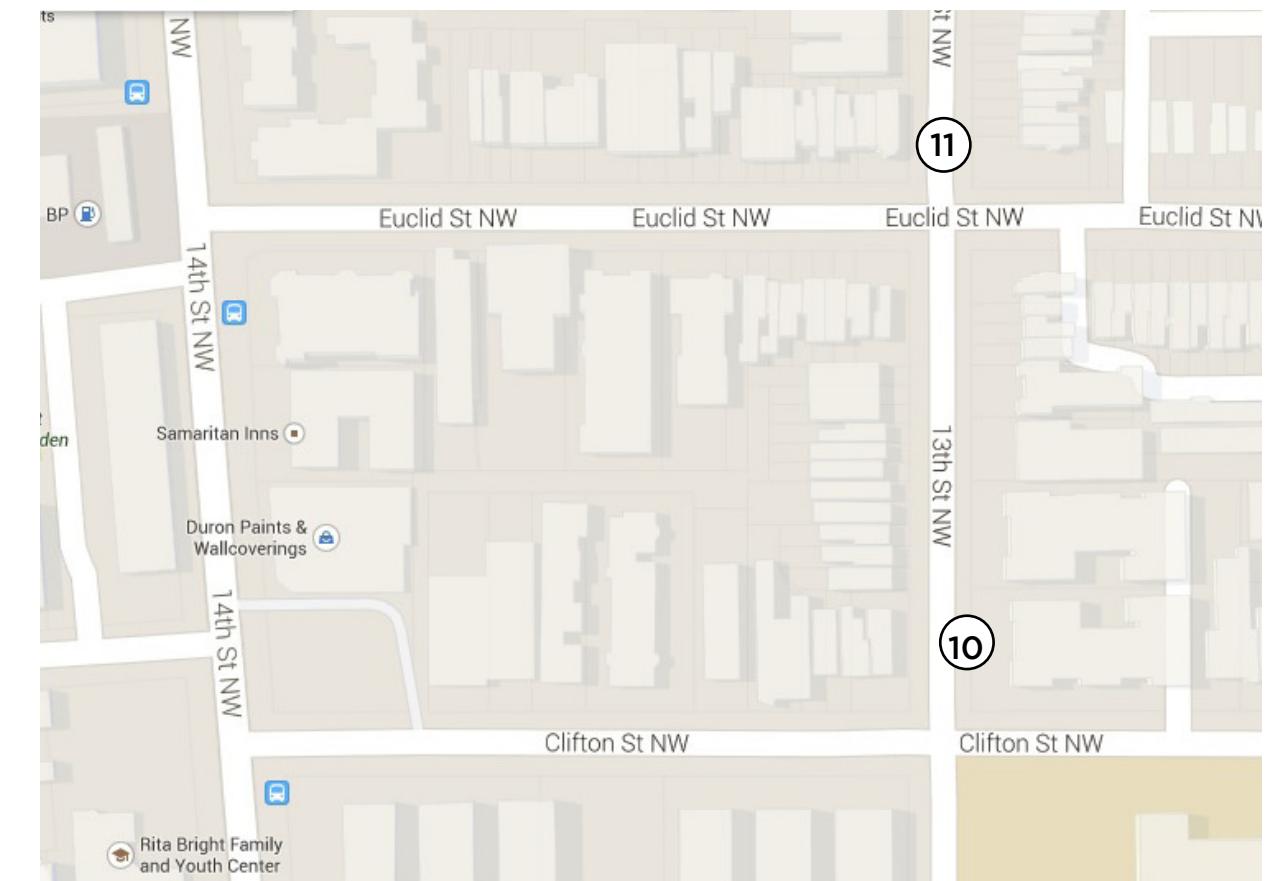
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10 THE HIGHVIEW & CASTLE MANOR  
2502-2515 13TH STREET NW



11 THE ALDEN APARTMENTS  
2620 13TH STREET NW



KEY PLAN

Context Photos

A-8

1315 Clifton Street NW

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① ALLEY ENTRANCE



② ALLEY SECTION



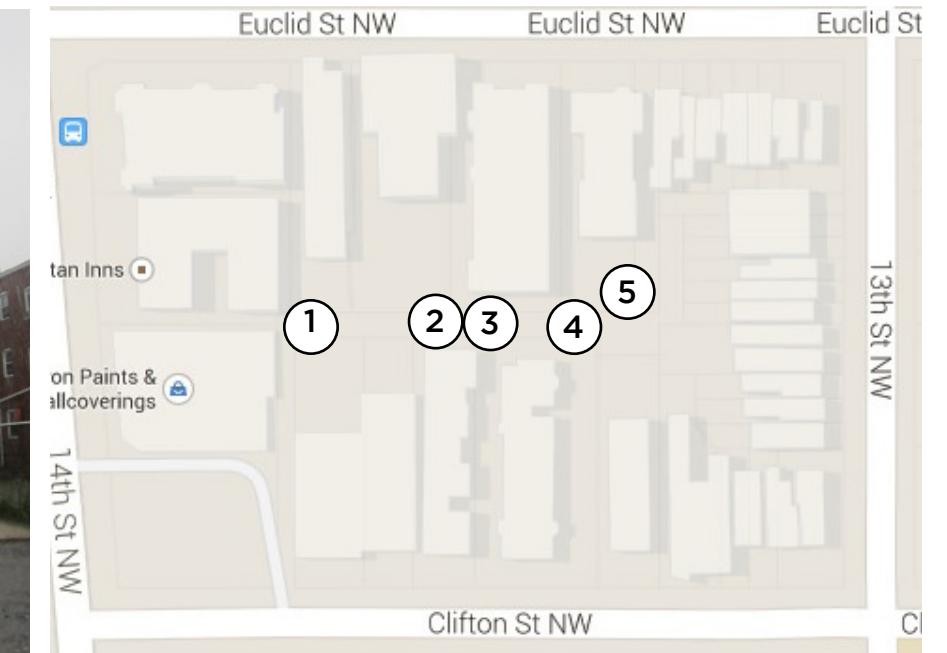
③ SIDE VIEW TOWARD ALLEY



④ EAST VIEW  
EXISTING BUILDING



⑤ NORTH VIEW  
EXISTING BUILDING



KEY PLAN

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Existing Conditions Photos - Public Alley  
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