

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
EXHIBIT NO. 11A1
October 5, 2015



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.



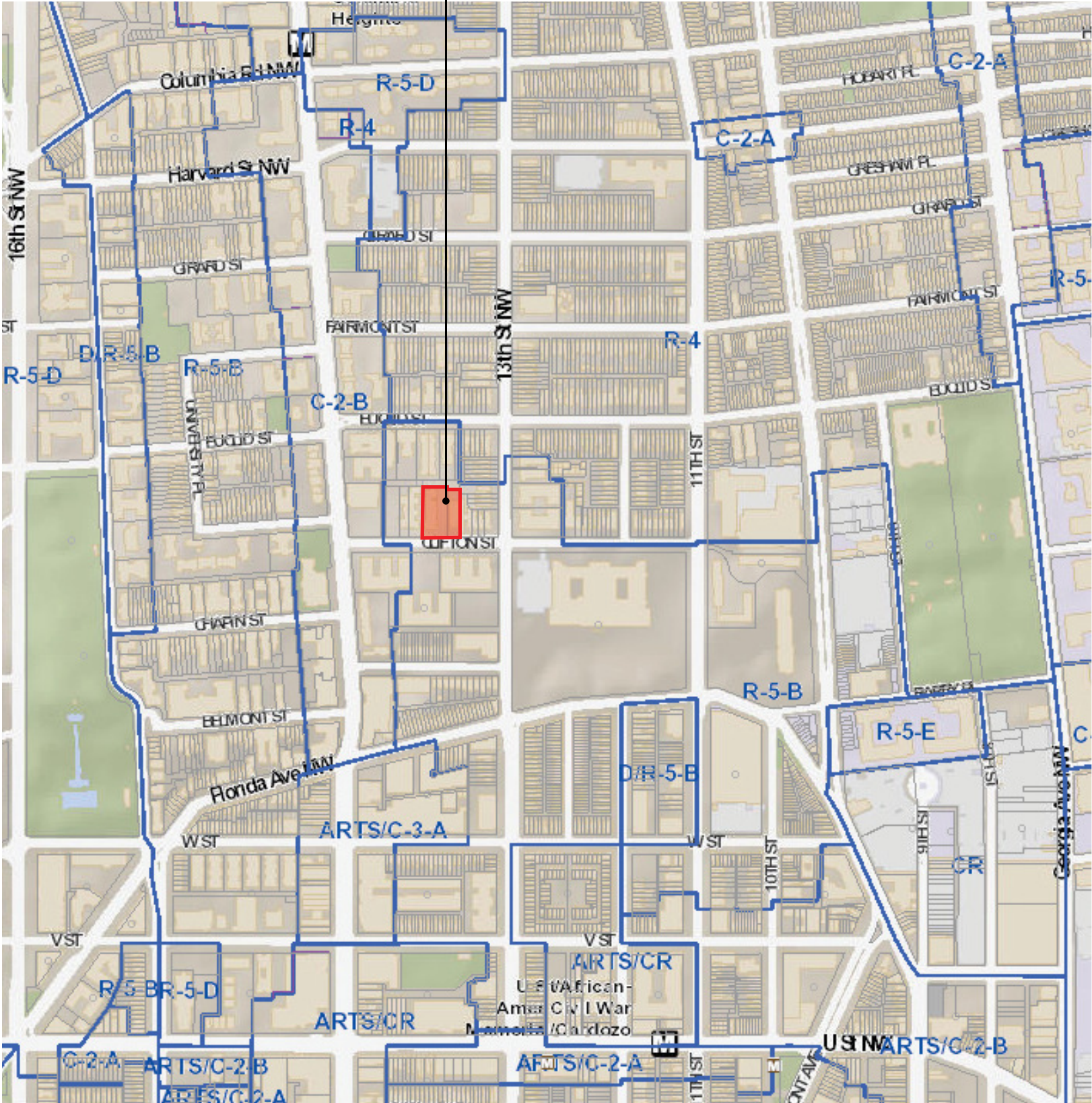
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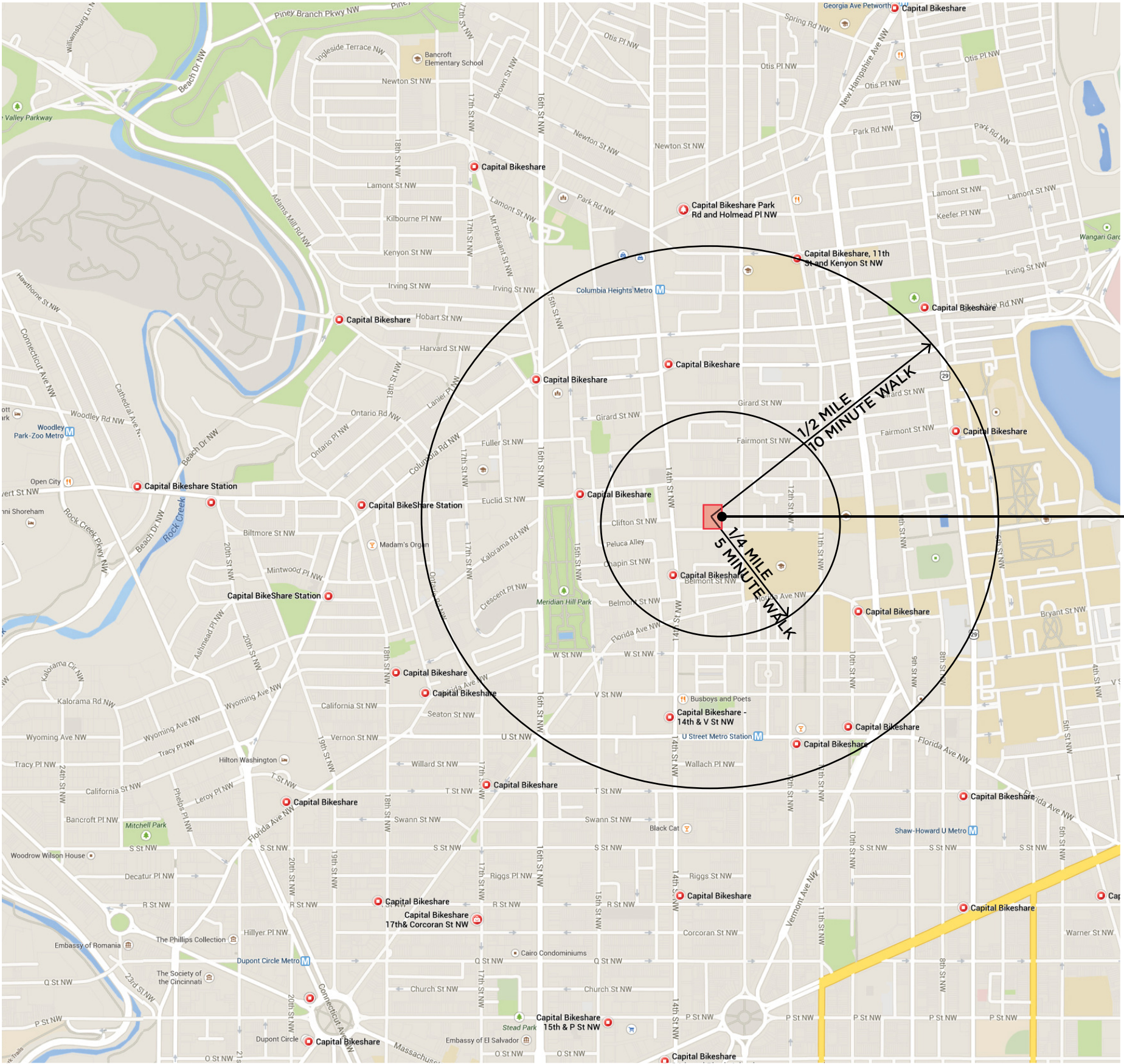
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SUBJECT PROPERTY:
1309-1315 CLIFTON ST NW

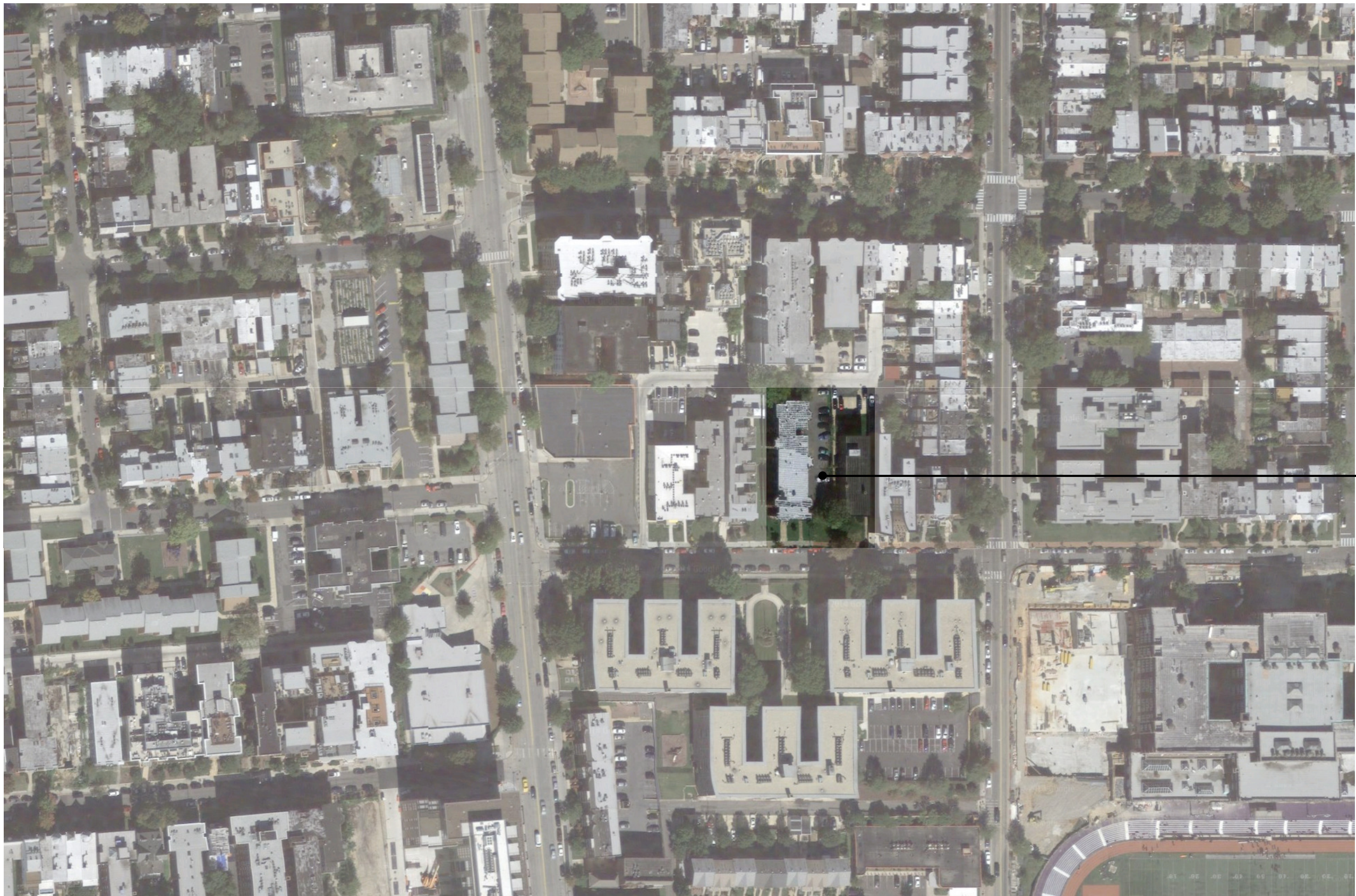


	R-5-C PUD	Proposed
Height	60'	60'
FAR	4.0	Up to 4.0
Gross Floor Area (FAR)	4 * 29,700 = 118,800 sf	Up to 118,800 sf
Penthouse	0.4 FAR (not included in Building FAR) = 11,880 sf	Up to 11,880 sf
Lot Occupancy	75%	71%
Front Setback	None required	10'
Side Setback	None required; if provided it shall be 3 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)

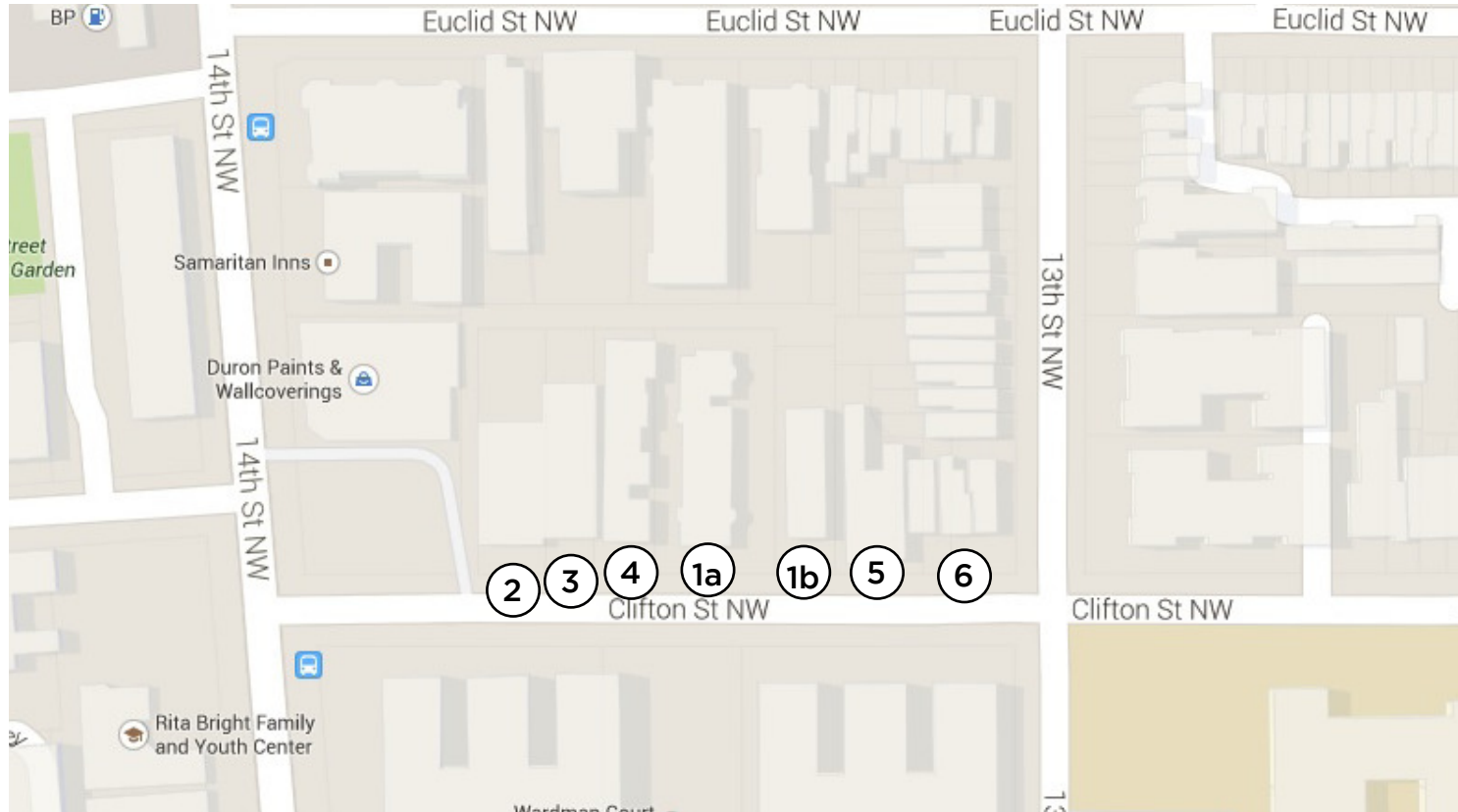


1309-1315 CLIFTON STREET NW

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 BIKESHARE LOCATION



1309-1315 CLIFTON STREET NW

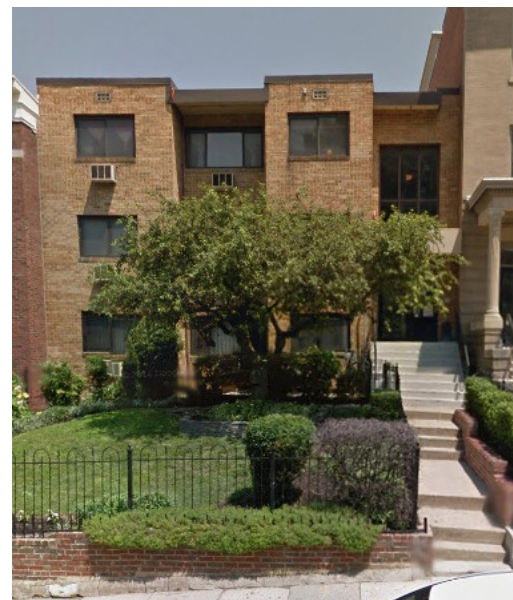


1a PROJECT SITE
1315 CLIFTON ST, NW

1b PROJECT SITE
1309 CLIFTON ST, NW



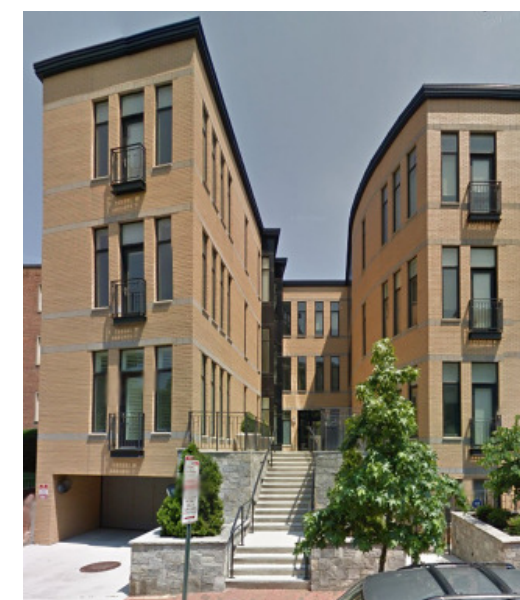
2 CARDOZO COURT CONDOMINIUM
1343 CLIFTON ST, NW



3 VISTA HILL CONDOMINIUM
1341 CLIFTON ST, NW



4 CLIFTON HEIGHTS CONDOMINIUM
1323 CLIFTON ST, NW



5 THE COURTYARDS ON CLIFTON
1307 CLIFTON ST, NW



6 CONDOMINIUMS
1305-1301 CLIFTON ST, NW



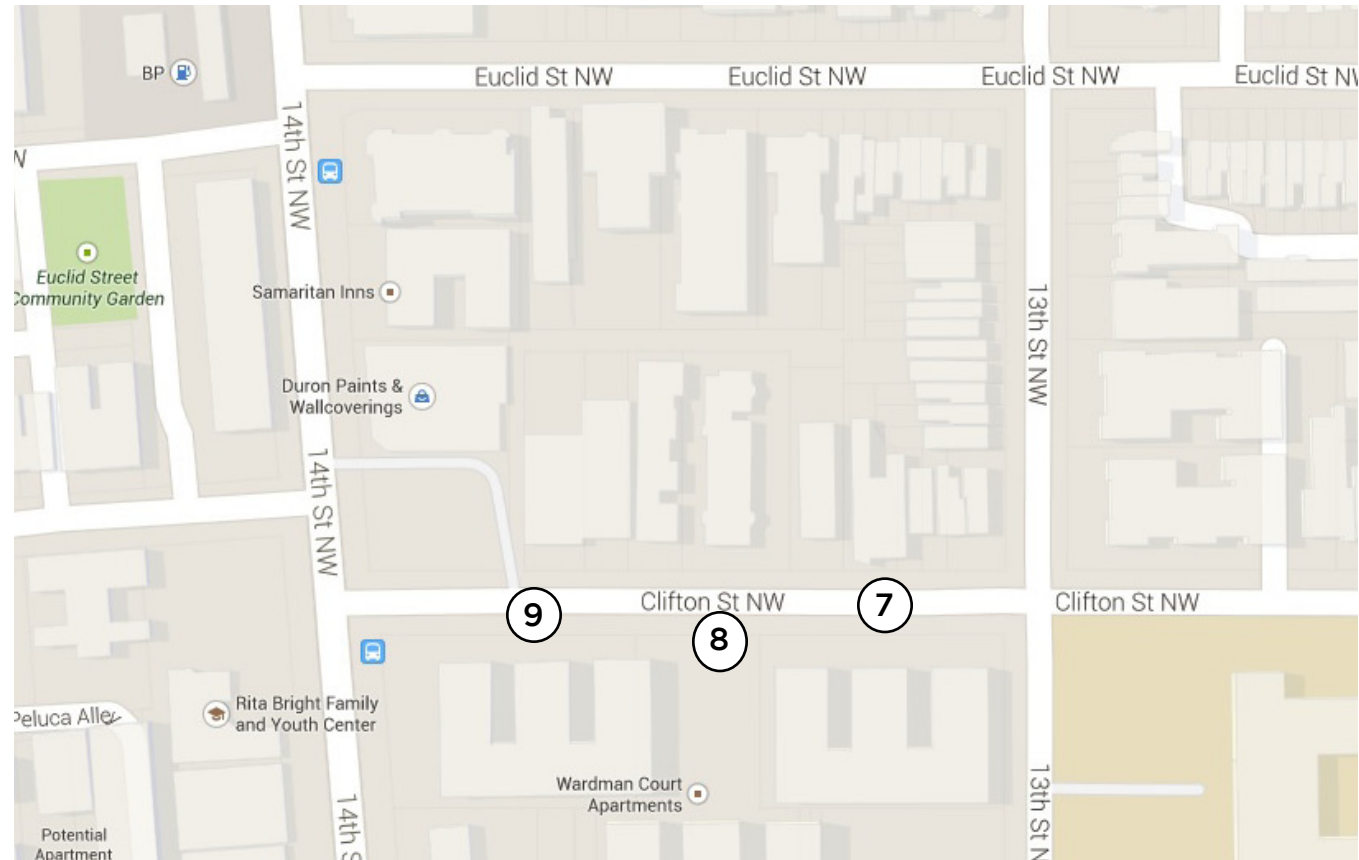
7 WARDMAN COURT (CONDOMINIUM)
1308 CLIFTON ST, NW



8 WARDMAN COURT APARTMENTS
1312 CLIFTON ST, NW



9 WARDMAN COURT APARTMENTS
1350 CLIFTON ST, NW



KEY PLAN

Context Photos
1315 Clifton Street NW
Washington, DC

ARIA
DEVELOPMENT GROUP

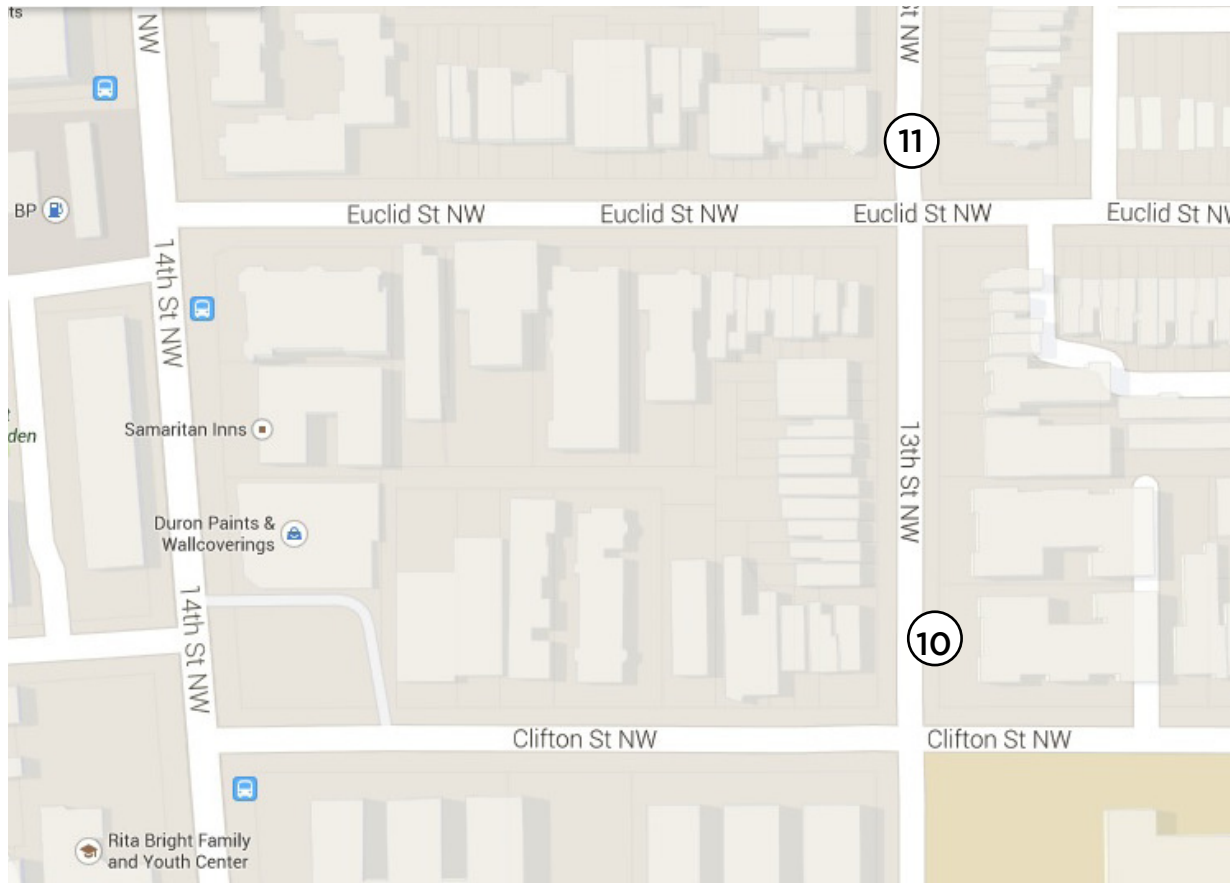
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10 THE HIGHVIEW & CASTLE MANOR
2502-2515 13TH STREET NW



11 THE ALDEN APARTMENTS
2620 13TH STREET NW



KEY PLAN

Context Photos
1315 Clifton Street NW
Washington, DC



1 ALLEY ENTRANCE



2 ALLEY SECTION



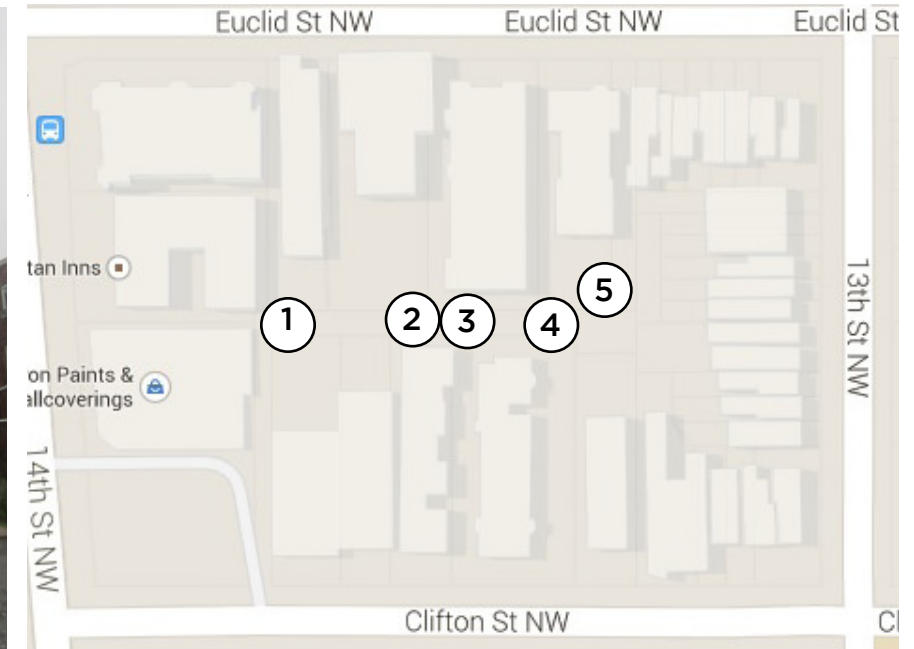
3 SIDE VIEW TOWARD ALLEY



4 EAST VIEW EXISTING BUILDING



5 NORTH VIEW EXISTING BUILDING



KEY PLAN

