



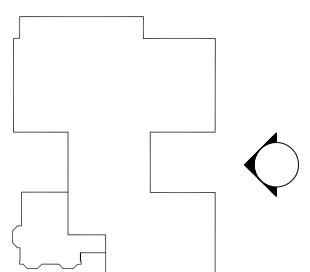
ARIA
DEVELOPMENT GROUP

CUNNINGHAM | QUILL ARCHITECTS

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0' 8' 16' 32'

LOCATION PLAN



Building Elevations
1315 Clifton Street NW

A-25

Washington, DC

ZONING COMMISSION
District of Columbia

CASE NO 15-03
December 10, 2015
EXHIBIT NO.50B



WEST ELEVATION
1" = 16'-0"



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Building Elevations
1315 Clifton Street NW

A-26

Washington, DC

LOCATION PLAN

December 10, 2015



NORTH COURT ELEVATIONS
1" = 16'-0"



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Building Elevations

1315 Clifton Street NW

A-2

1315 Clifton Street NW

Washington, DC

LOCATION PLAN

December 10, 2015



SOUTH COURT ELEVATIONS
1" = 16'-0"



CUNNINGHAM | QUILL ARCHITECTS

0' 8' 16' 32'

Building Elevations

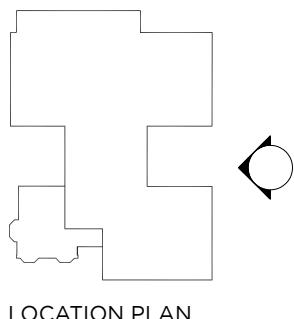
1315 Clifton Street NW

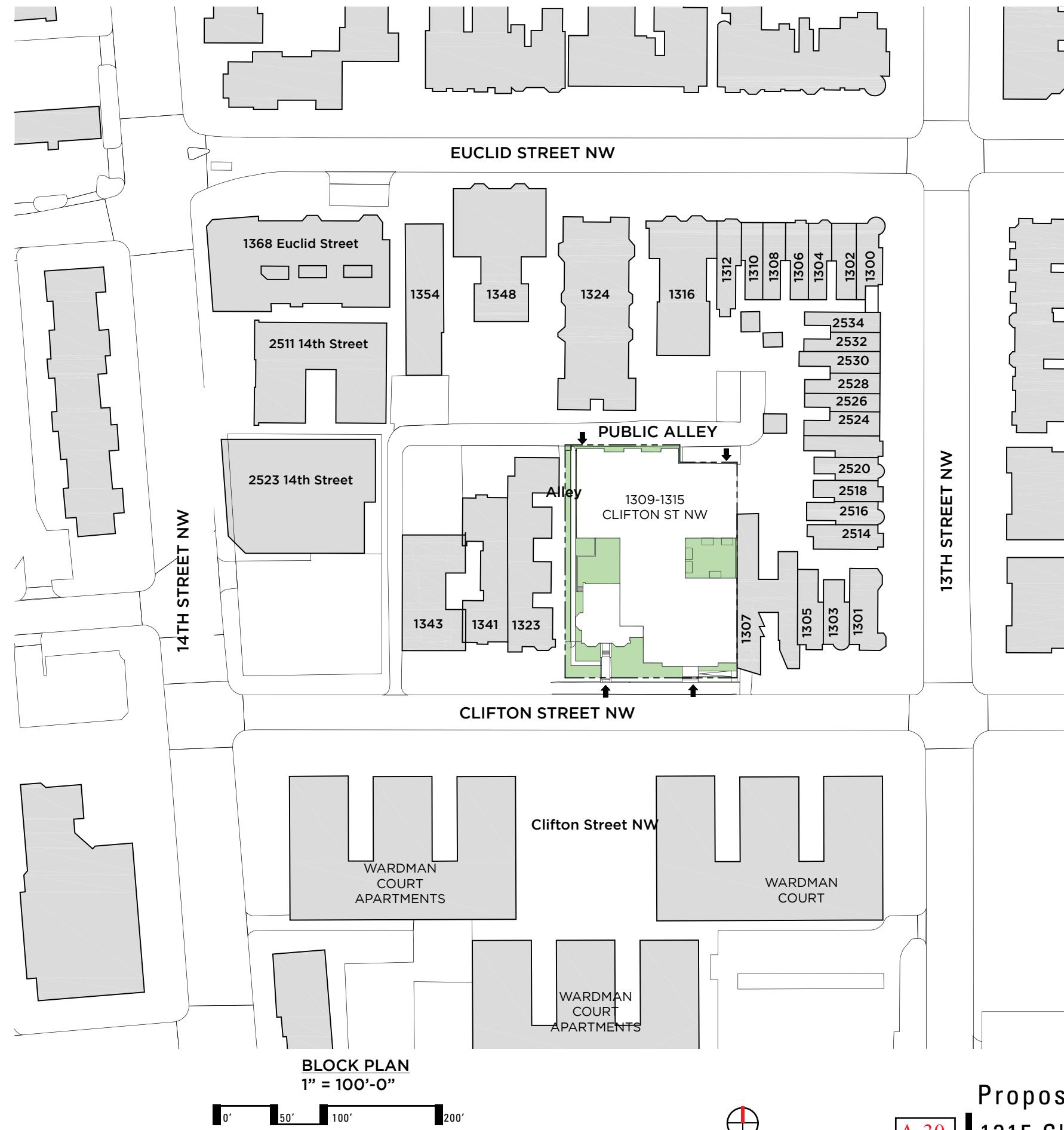
A-2

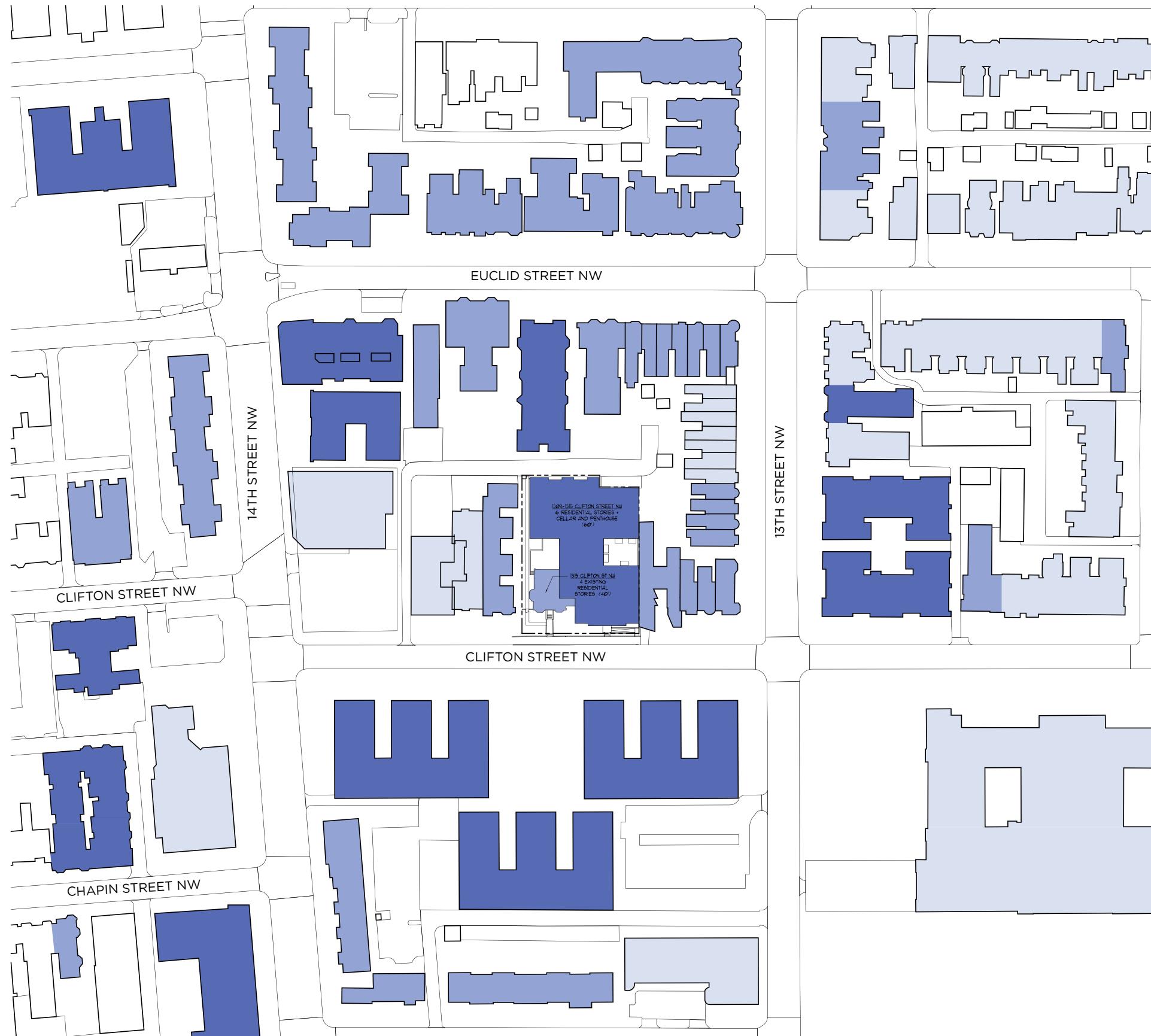
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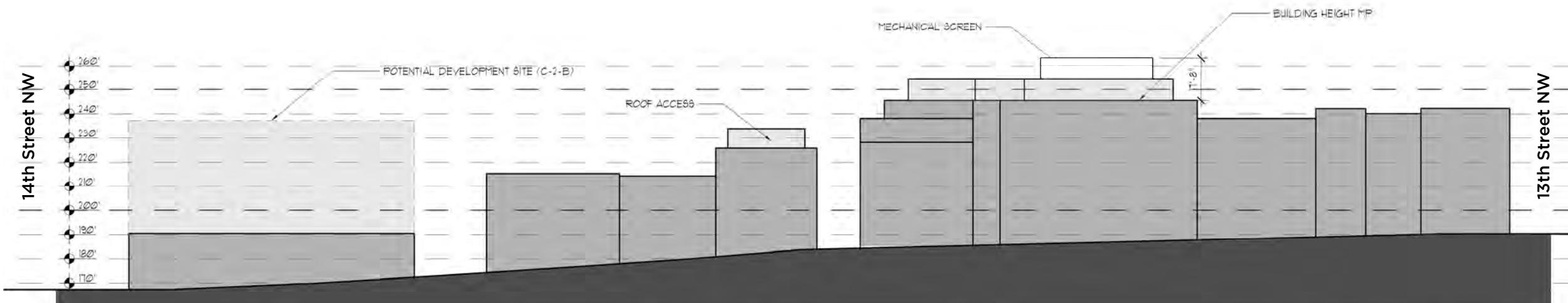
Washington, DC

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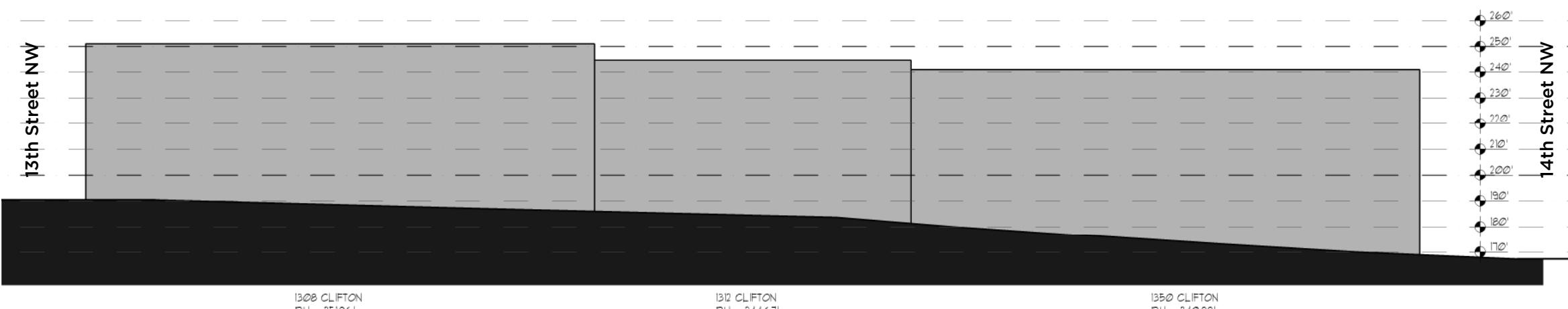








Clifton Street NW - North Side
1" = 50'-0"



Clifton Street NW - South Side
1" = 50'-0"

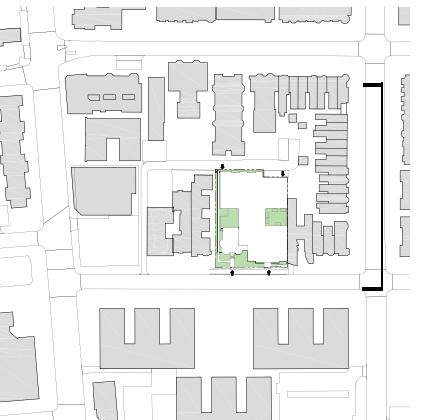
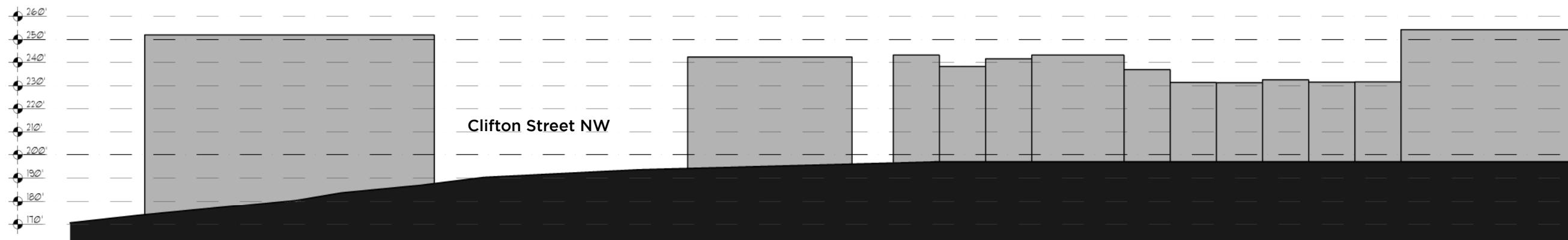
NOTE:
All building heights measured in reference to vertical datum of the District of Columbia. Building Height is measured to the highest point at front facade and does not include any roof structures behind the front facade.

0' 25' 50' 100'

A-32

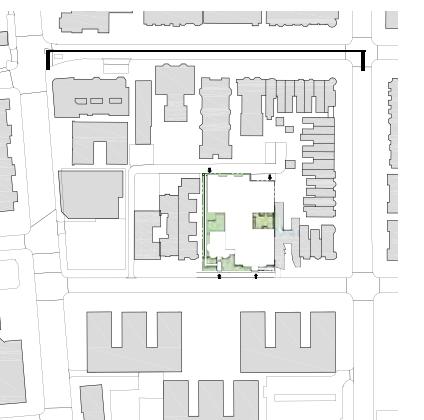
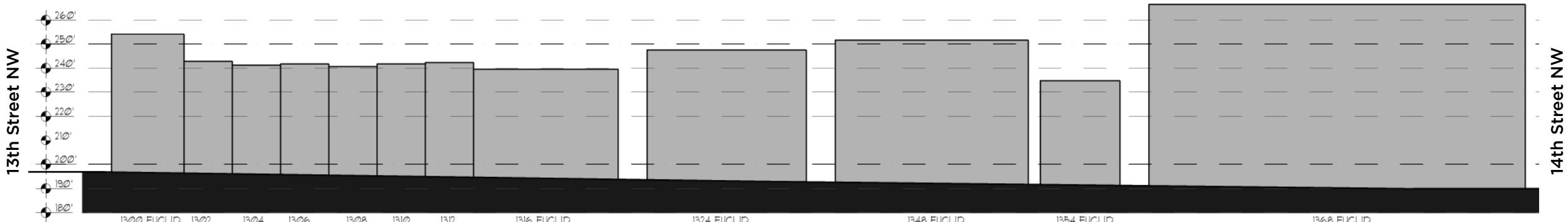
Building Height Study
1315 Clifton Street NW

Washington, DC



13th Street NW

1" = 50'-0"



Euclid Street NW

1" = 50'-0"

0' 25' 50' 100'

NOTE:

All building heights measured in reference to vertical datum of the District of Columbia. Building Height is measured to the highest point at front facade and does not include any roof structures behind the front facade.

Building Height Study

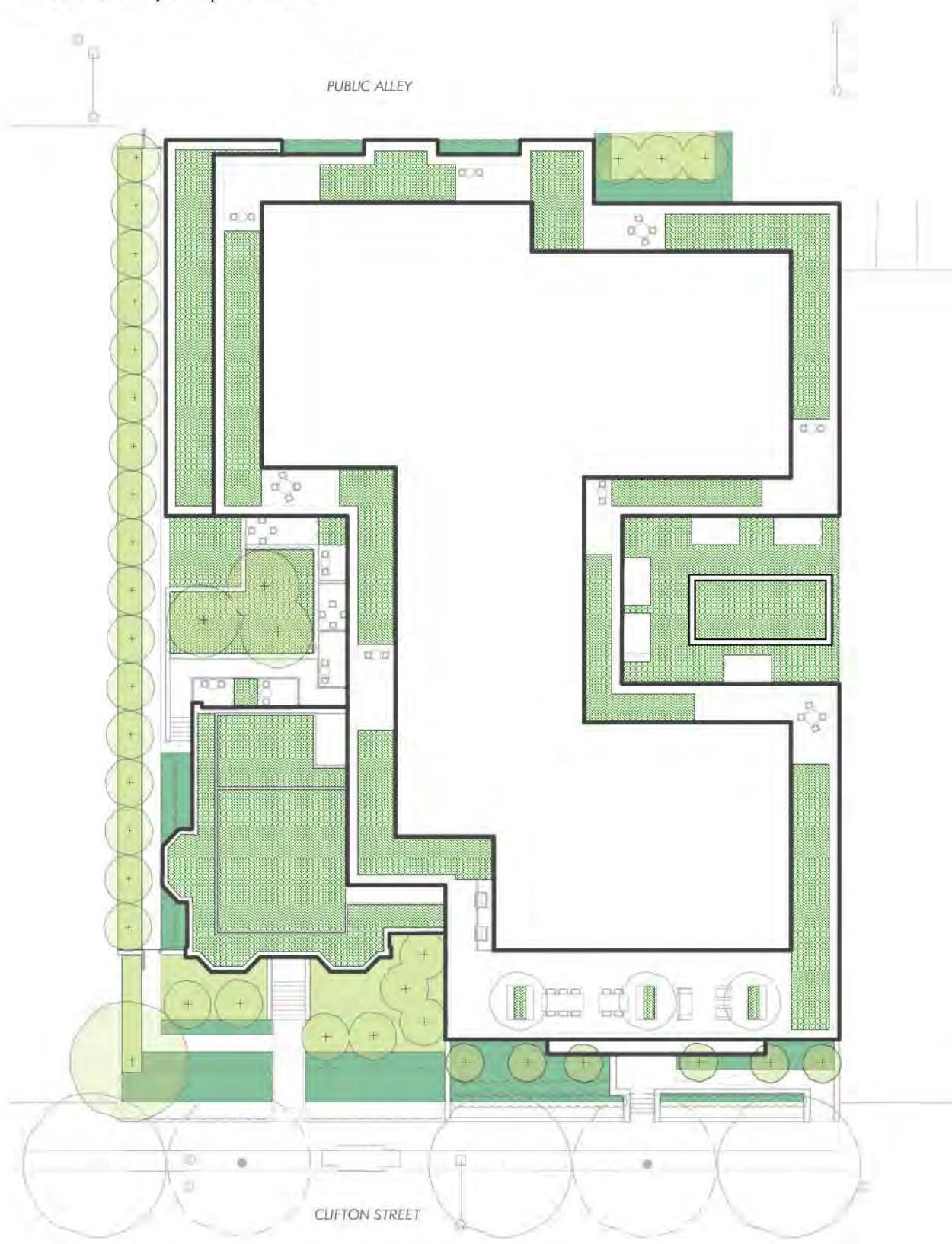
1315 Clifton Street NW

A-33

Washington, DC

- Rear Yard
- Side Yard
- Loading and Delivery Space
- Parking Ratio

Sustainable Sites				Possible Points	36	Materials & Resources, Cont.			
Y	?Y	?N	N			Y	?Y	?N	N
Y				Prereq 1	Construction Activity Pollution Prevention	2		Credit 4	Recycled Content: 10%/ 20%
1				Credit 1	Site Selection	2		Credit 5	Regional Materials: 10%/ 20%
5				Credit 2	Development Density & Community Connectivity	5		Credit 6	Rapidly Renewable Materials: 2.5%
1				Credit 3	Brownfield Redevelopment	1		Credit 7	Certified Wood: 50%
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6			
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	7	1	Indoor Environmental Quality
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3	1	4	Possible Points
2				Credit 4.4	Alternative Transportation: Parking Capacity	2	3	3	19
	1			Credit 5.1	Site Development: Protect or Restore Habitat	1	Y	?Y	
1				Credit 5.2	Site Development: Maximize Open Space	1		?N	
1				Credit 6.1	Stormwater Design: Quantity Control	1		N	
1				Credit 6.2	Stormwater Design: Quality Control	1	1		
1				Credit 7.1	Heat Island Effect: Non-Roof	1	1		
	1			Credit 7.2	Heat Island Effect: Roof	1	1		
	1			Credit 8	Light Pollution Reduction	1	1		
Water Efficiency				Possible Points	10	Indoor Environmental Quality			
Y	?Y	?N	N			Y	?Y	?N	N
Y				Prereq 1	Water Use Reduction: 20% Reduction	2		Prereq 1	Minimum IAQ Performance
2	2			Credit 1	Water Efficient Landscaping	1	Y		Prereq 2
	2			Credit 2	Innovative Wastewater Technologies	4			Environmental Tobacco Smoke (ETS) Control
	2			Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4	1		Outdoor Air Delivery Monitoring
Energy & Atmosphere				Possible Points	35	1			Increased Ventilation: 30%
Y	?Y	?N	N			1			Construction IAQ Management Plan: During Construction
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	19	1		Construction IAQ Management Plan: Before Occupancy
Y				Prereq 2	Minimum Energy Performance	7	1		Low-Emitting Materials: Adhesives & Sealants
Y				Prereq 3	Fundamental Refrigerant Management	2	1		Low-Emitting Materials: Paints & Coatings
4	2	2	11	Credit 1	Optimize Energy Performance: 8% and up	2	1		Low-Emitting Materials: Flooring & Carpet
		7		Credit 2	On-Site Renewable Energy: 1%-13%	4	1		Low-Emitting Materials: Composite Wood & Agrifiber Products
2				Credit 3	Enhanced Commissioning	1	1		Indoor Chemical & Pollutant Source Control
	2			Credit 4	Enhanced Refrigerant Management	1	1		Controllability of Systems: Lighting
	1	2		Credit 5	Measurement & Verification	2	1		Controllability of Systems: Thermal Comfort
	2			Credit 6	Green Power	3	1		Thermal Comfort: Design
Materials & Resources				Possible Points	9	1			Thermal Comfort: Verification
Y	?Y	?N	N			1			Daylight & Views: Daylight 75% of Spaces
Y				Prereq 1	Storage & Collection of Recyclables	2	1		Daylight & Views: Views for 90% of Spaces
	3			Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	2			
	1			Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1			
2				Credit 2	Construction Waste Management: 50%/ 75%	2	50	10	Total
	2			Credit 3	Materials Reuse: 5%/ 10%	2			Possible Points
Innovation & Design Process						1			19
Y	?Y	?N	N			1			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	19	1		
Y				Prereq 2	Minimum Energy Performance	7	1		
Y				Prereq 3	Fundamental Refrigerant Management	2	1		
4	2	2	11	Credit 1	Optimize Energy Performance: 8% and up	2	1		
		7		Credit 2	On-Site Renewable Energy: 1%-13%	4	1		
2				Credit 3	Enhanced Commissioning	2	1		
	2			Credit 4	Enhanced Refrigerant Management	2	1		
	1	2		Credit 5	Measurement & Verification	3	1		
	2			Credit 6	Green Power	2	1		
Regional Priority Credits				Possible Points	4	1			
Y	?Y	?N	N			1			
Y				Prereq 1	Storage & Collection of Recyclables	2	1		
	3			Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	1	1		
	1			Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	1		
2				Credit 2	Construction Waste Management: 50%/ 75%	2	1		
	2			Credit 3	Materials Reuse: 5%/ 10%	2	50	10	Total
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points						1			



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		Green Area Ratio Scoresheet																																																																																																																																																																																													
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		RSB																																																																																																																																																																																													
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Other / BZA Order		Lot size (enter this value first) *		enter sq ft of lot 15,700																																																																																																																																																																																											
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*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

• **Individual planning and educational support:** This is a key strategy for more than one third of the educational needs cases.

GAR Analysis

A-36 1315 Clifton Street NW



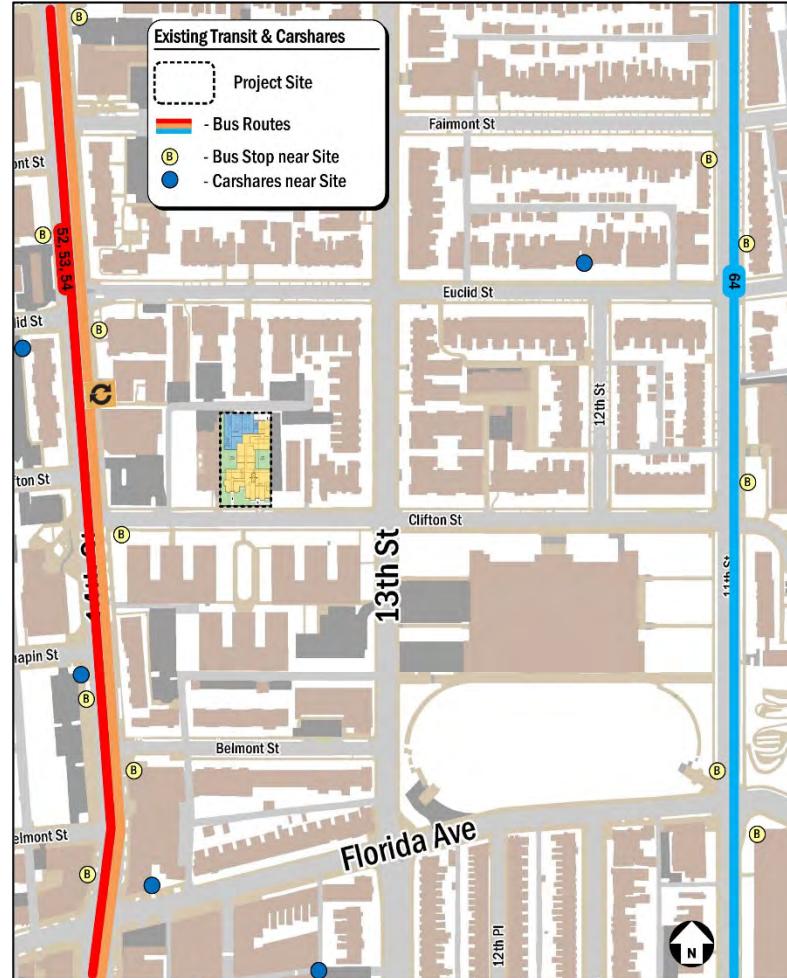
1315 Clifton Street NW

Transportation Presentation



Site Location

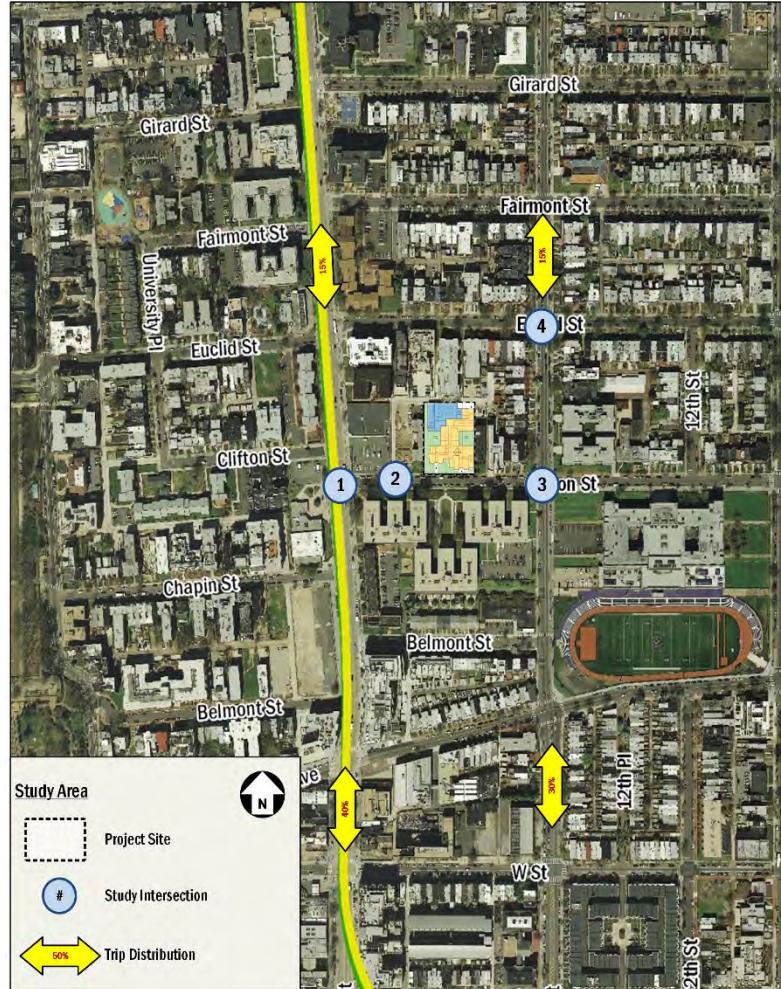
- Metrobus/Circulator
 - 14th Street – 52, 53, 54, & DC Circulator
 - 11th Street – 64
- Metrorail – Green & Yellow Lines
 - Columbia Heights Station
 - U Street Station
- Carsharing
 - 13 vehicles nearby
- Capital Bikeshare
 - Nearest – 14th/Belmont
 - 5 stations within 1/3 mile
- Walker's Paradise



1315 Clifton Street NW - Transportation
December 10, 2015

CTR Study

- Vehicular Traffic Impacts
- Multi-modal Considerations
- Alley review
- No significant impact to network
- DDOT Coordination
 - 14th Street Curb Ramps
 - 14th Street Pavement Markings



Parking

- Vehicular parking
 - Required – 51 spaces
 - Required per ZRR – 26 spaces
 - Provided – 45 spaces
- On-street parking – heavily utilized
- Bicycle parking
 - Long-term
 - Required – 57 spaces
 - Provided – 80 spaces
 - Short-term
 - Required – 8 spaces
 - Provided – 10 spaces



Loading

- Evaluated 30' trucks
- Alley bend limits maneuvering
- Loading Management Plan
 - Trucks limited to 24' – including trash trucks
 - Loading coordinator
 - Deliveries scheduled
 - Not block the alley
 - Follow District requirements
 - Limited to 7am-10pm



Transportation Demand Management

- Proposed in CTR
 - TDM Coordinator
 - Marketing program
 - 80 long-term bike spaces with direct, ramped access
 - 10 short-term bike spaces
 - Bicycle repair facility
 - Real-time transit screen
- Amendments per DDOT
 - Annual carsharing and Capital Bikeshare memberships for 3 years (originally 1 year)
 - Unbundle parking costs



Project & Community Engagement Timeline



January 24, 2014 Initial contact with the Latino Economic Development Center's Housing Preservation team regarding outreach by 1309 Clifton tenant association.

Winter 2014 Aria is introduced to 1309 tenant association attorney Elizabeth Elia, Aria tours Mrs. Elia and LEDC through The Alden at 2620 13th Street to show completed TOPA development with affordable component. LEDC and Elia Law Group vet quality of Aria's work on the Alden at 2620 13th Street NW, a completed TOPA development with an affordable component. Aria meets with 1309 and 1315 Clifton tenants to understand needs and preferences and begins to formulate a development.

Spring 2014 1309 Clifton tenants choose Aria as TOPA assignee.

Fall/Winter 2014 LEDC holds over 25 meetings with the residents of 1309 Clifton and over 16 meetings with the residents of 1315 Clifton. LEDC, and its tenant organizers Yesenia Rivera and Talia Brock, ensure that residents are able to participate fully in the Association by providing interpretation in Spanish, Amharic and Tigrinya.

Summer 2014 Aria offers all tenants the option to return to the new development at their current rents. 1315 Clifton tenants choose Aria as TOPA assignee. Aria hires Goulston & Storrs to advise on zoning and PUD process.

August 2014 Aria hires award-winning architect Cunningham Quill to provide schematic design and complete PUD Application materials.

September 2014 Aria takes assignment of 1309 TOPA contract.

November 5, 2014	Preliminary meeting with the District of Columbia Office of Planning to discuss the project concept.
December 2014	Aria hires Gorove Slade transportation engineers and LAB landscape architects to work on traffic issues and create a beautiful streetscape and landscape. Gorove meets with DDOT regarding the project.
December 15, 2014	Aria meets with ANC1B SMD Commissioner Mark Ranslem and Patrick Nelson to discuss the project and initial plans.
December 15, 2014	Aria presents project at ANC 1B Design Review Committee Meeting (now Zoning, Preservation & Development). The committee makes several important recommendations regarding parking, bicycle access, and a desire to see affordability.
December 18, 2014	Aria closes acquisition of 1309 Clifton Street NW.
December 30, 2014	LEDC writes letter in support of 1309-1315 Clifton Street development, addressed to SMD commissioner Mark Ranslem and ANC 1B, in which she outlines activities to date with both tenant associations.
January 2015	Aria takes assignment of 1315 TOPA contract.
January 13, 2015	Notice of Intent to File Zoning Application sent.
January 2015	Aria meets with ANC 1B SMC Mark Ranslem and ZPD Chairperson Patrick Nelson regarding modifications to the project to meet community concerns and to propose an increase in affordability as a public amenity.
January 20, 2015	Aria returns to ANC 1B Design Review Committee Meeting (now Zoning, Preservation & Development) to present its response to previous feedback. The committee expresses satisfaction with the progress to date and that it likes the improved project, featuring an increase in parking from 22 to 26 spaces, an improved façade, a separate bicycle entrance and a large bike facility, and Aria's proposal to increase the total affordable to 10% and double the proportion of deeply affordable units.
February 6, 2015	Aria files PUD Application with Zoning Commission.
March 2015	Meeting with Councilwoman Brianne Nadeau and her Chief of Staff, Tania Jackson to discuss their vision for the neighborhood and affordability.
March 20, 2015	Office of Planning issues setdown report recommending setdown of PUD application to the zoning commission.
March 30, 2015	Zoning Commission public meeting: Office of Planning reviews its setdown report on the record and recommends setdown of the PUD application. ZC sets down the application for a public hearing.
April 15, 2015	Aria meets with the Chairperson and representatives of the 1307 Clifton Condominium Association and 1323 Clifton Street at Love N' Faith Cafe to discuss the project and listen to any neighbor concerns.
April 29, 2015	Aria meets with representatives of the Condominium Association of 1307 Clifton Street at Aria offices at The Bond to discuss the project and listen to any neighbor concerns.

April 29, 2015	Aria meets SMD Commissioner Sedrick Muhammad to understand his perspective on the project and neighborhood.
April 30, 2015	Aria closes acquisition of 1315 Clifton Street. Aria keeps its commitment to the tenants.
May 19, 2015	Office of Planning organizes Interagency Meeting with Aria and invites DDOT, Dept. of the Environment, Police Dept., Fire Dept., Dept. of Housing and Community Development, and Dept. of Consumer and Regulatory Affairs. Purpose of meeting is to issue final commentary for outstanding items to be addressed before final Zoning Commission submission.
May 19, 2015	Aria meets with resident of 1305 Clifton Street to understand how we can mitigate construction impact and receive feedback on the project.
May 20, 2015	Aria meets with individual residents of 1323 Clifton Street for the second time to discuss continuing issues and Aria ideas for resolving their concerns.
June 22, 2015	Aria meets with Chairperson and representatives of the Wardman Court Condominium Association at 1312 Clifton Street. Issues discussed include traffic and transportation and mitigation of construction impact and noise, and Aria puts them in touch with point people for any property management issues that arise.
June 23, 2015	Aria meets with SMD Commissioner Mark Ranslem and ANC Zoning, Preservation & Development Committee Chair Patrick Nelson to review the project and process.
June 29, 2015	ANC1B hosts Tri-SMD with SMD's Mark Ranslem (ANC1B-08), Sedrick Muhammad (ANC1B-03) and Dyana Forester (ANC1B-06) community meeting to discuss project.
July 14, 2015	Conference call with SMD Commissioner Mark Ranslem and ANC Zoning, Preservation & Development Committee Chair Patrick Nelson to review the project and process.
July 24, 2015	Conference call with SMD Commissioner Mark Ranslem and ANC Zoning, Preservation & Development Committee Chair Patrick Nelson to review the project and process.
August 6, 2015	Aria meets with 1323 Clifton condo members to discuss amended plans and traffic studies.
September	Multiple calls/emails with 1323 Clifton condo residents regarding amended plans and traffic studies.
September 14, 2015	Aria counsel has conference call with SMD Commissioner Mark Ranslem and ANC Zoning, Preservation & Development Committee Chair Patrick Nelson to review the project and process.
September 17, 2015	Aria meets with DDOT to review transportation study and receive final comments.
October 5, 2015	Aria meets with SMD Commissioner Mark Ranslem and ANC Zoning, Preservation & Development Committee Chair Patrick Nelson to review the project and process.

October 5, 2015	SMD Commissioner Mark Ranslem hosts community meeting with Aria to discuss project status and hear community comments, discuss public benefits
October 6, 2015	Aria meets with 1323 Clifton board president Joshua Snyder.
October 16, 2015	Aria meets with N Street Village/Miriam's House regarding potential improvements to the Miriam's House facility.
October 21, 2015	Aria meets with 1307 Clifton condo association to discuss project status.
October 21, 2015	Aria meets with Rita Bright Family & Youth Center regarding potential improvements to facility.
October 21, 2015	Aria meets with Mazique Child Care Center regarding potential improvements to facility.
October 21, 2015	Aria meets with Christopher Price House regarding potential improvements to facility.
November 9, 2015	Aria hosts public Landscape Design Charrette to understand specific community desires and suggestions for project landscaping – with specific focus placed on the rear alley greenscape.
November 10, 2015	Aria meets with DPR regarding potential improvements at Columbia Heights Community Center and the park at 14 th and Girard Streets NW.
November 13, 2015	Aria meets with Rita Bright Family & Youth Center to confirm scope of improvements (Computer Room Renovation and Equipment).
November 17, 2015	Aria meets with Mazique Child Care Center to confirm scope of improvements (Center Renovation and Equipment).
November 30, 2015	ZPD Committee Meeting; Committee votes to recommend approval of project.
November 30, 2015	Office of Planning Staff Report; Staff recommends approval of project.
November 30, 2015	DDOT Staff Report; Staff indicates no objection to the PUD.
November 30, 2015	Aria and 1307 Clifton Street Condominium Association execute agreement satisfying 1307 Clifton Street resident concerns related to project design and construction; 1307 Clifton Street Condominium Association submits letter of support to Zoning Commission.
December 3, 2015	ANC 1B Meeting.
December 3, 2015	Aria meets with neighbors bordering alley regarding issues including alley-facing elevations and alley beautification.
December 8, 2015	Aria meets with neighbors regarding potential treatments for alley-related issues; Aria and several neighbors bordering the alley reach compromise on alley-related issues.
December 10, 2015	Zoning Commission Hearing.



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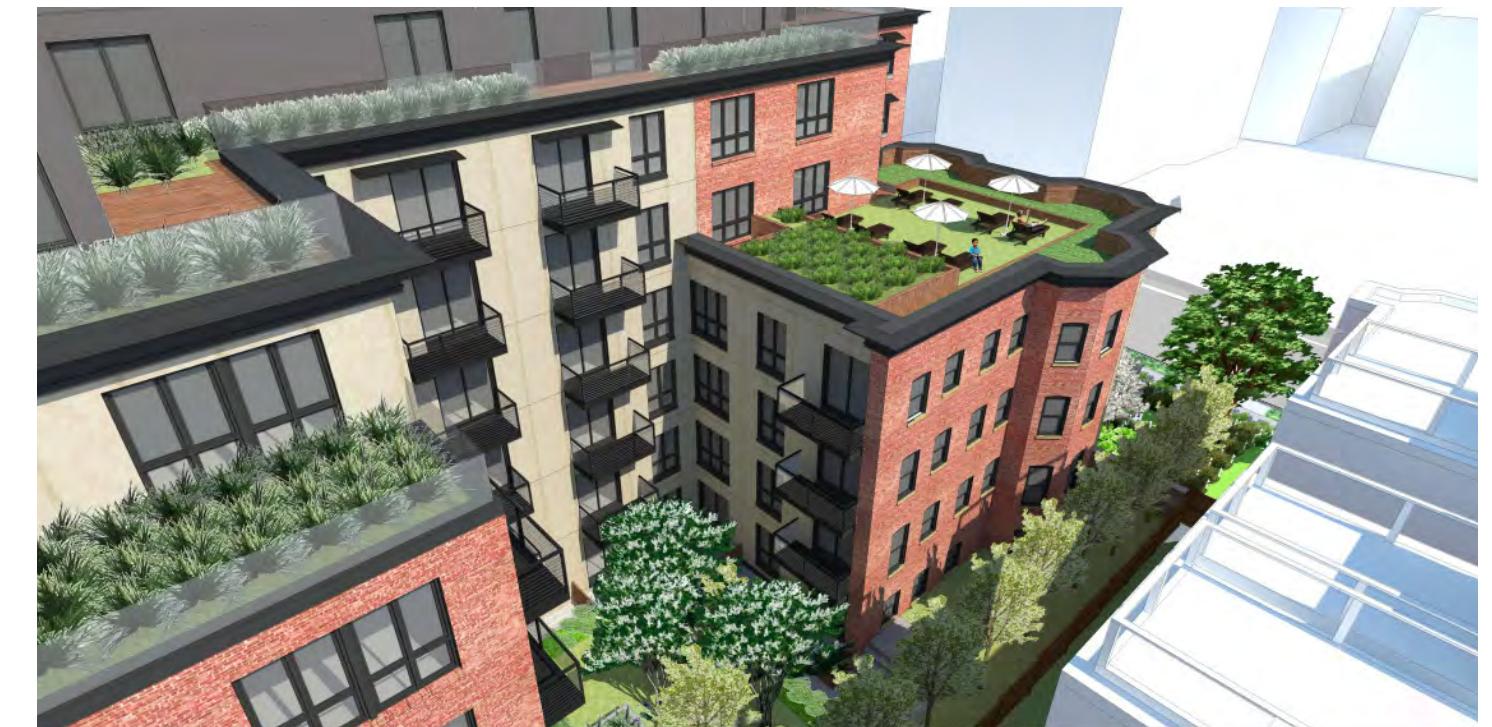
Proposed Alley View from NW
A-41 | 1315 Clifton Street NW

Washington, DC

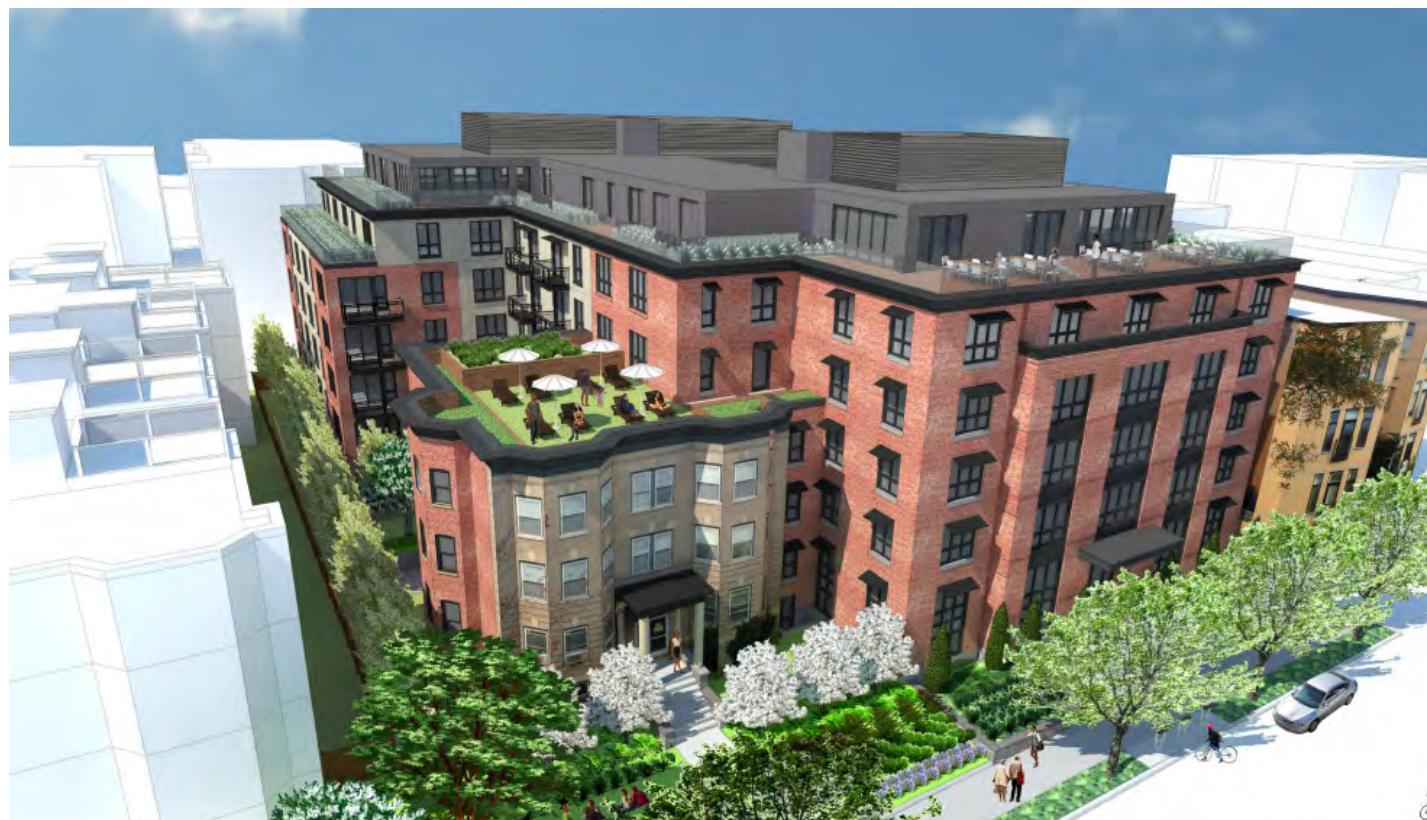
December 10, 2015



ENTRANCE VIEW FROM STREET



VIEW OF WEST COURT AND ROOF TERRACE FROM ADJACENT BUILDING



BUILDING AXONOMETRIC VIEW



ALLEY PERSPECTIVE VIEW

Community Benefits Package



I. Significant Additional, More Deeply Affordable Housing

- **25% More Affordable Housing.** Increase from 8% to 10% of the gross floor area reserved for affordable units, which equates to approximately 16 units and roughly 12,000 square feet devoted to affordable housing.
- **Double the Number of Deeply Affordable Units.** Increase from 4% to 8% of the gross floor area will be reserved for households making 50% or below of AMI. An additional 2% of the gross floor area will be reserved for households making 80% or below of AMI. That equates to approximately 9,500 square feet devoted 50% AMI units, which is double the amount that's required.

II. New Housing for Existing Tenants

- Tenants of 1309-1315 Clifton who choose to return to the new development will receive new units at their existing rents, many of which are significantly below 50% AMI rents.

III. Green Building/Environmental Benefits – LEED Silver Designation

- Green roof & permeable pavers
- Electric Vehicle Charging Stations
- High efficiency windows and insulation
- Large interior bike parking & work area
- Use of regional and or recycled materials wherever possible
- Cool roofing system
- Energy efficient lighting and appliances
- Water efficient landscaping
- Significant open space and landscaping

IV. Neighborhood Benefits Package

Aria is very pleased to present a number of significant neighborhood renovation projects that have grown out of a sustained dialogue with the community. We believe these projects will offer tangible and lasting benefits to a wide cross section of the ANC 1B Community. We have engaged District Design, a dynamic architecture and interiors firm located in DC's U Street corridor, to assist in the design of these projects. The firm has completed numerous residential, commercial & multi-family projects in Washington. Carmel Greer is principal of the firm and also teaches interior design at George Washington University. Carmel's work has been exhibited at MOMA's PS1, the Corcoran Gallery of Art, the Yale Architecture Gallery, and the National Building Museum.

Mazique Child Development Center at Wardman Court – 1308 Clifton Street NW

- *Wardman Court is one of the original locations of the Mazique Parent Child Center, a non-profit community-based organization established in 1964. At the time, Mazique was the first and only parent child center in the District of Columbia to provide home based services to pregnant woman and children from birth to age three. The center also operates a medical clinic in partnership with the Howard University Hospital and Pediatric residency program. The clinic offers a variety of services, including: crisis intervention, counseling, parenting education, developmental screening, assessment and treatment and recreational and cultural activities for both parents and children.*
- Aria will renovate the Wardman Court center with upgraded flooring, paint, furniture, child care equipment and educational materials. Aria will work with its design team to create wall art and murals that are beautiful and inspiring to young minds and the staff that serve them.

Christopher Price House--Belmont Apartments – 1301 Belmont Street NW

- *The Christopher Price House provides affordable housing for the physically disabled and wheelchair bound. The center also runs various community programs which include activity nights in the community room around games and movies, as well as group meals prepared by residents in communal kitchen.*
- Aria will redesign and renovate the community room and commercial kitchen to ADA standards with special focus on the needs of wheelchair bound individuals.

The Rita Bright Family & Youth Center – 2500 14th Street NW

- *The Rita Bright Family & Youth Center is named after long-time Columbia Heights businesswoman and community organizer, Rita Bright. It is open year-round and offers educational and recreational programming to DC youth ages 6-18.*
- Aria will renovate the computer lab and provide new state of the art computers and accessory technology.

Columbia Heights Community Center - 1480 Girard Street NW

- *The Columbia Heights Community Center is a full service facility that serves all age groups, from toddlers to seniors. The 4-story building is equipped with specialized areas such as a dance studio, arts & craft room, recording studio, fitness room, computer lab, multi-purpose room and gymnasium. The site also has a brand new playground that includes a community garden, an outdoor basketball court, turf field, outdoor chess/checker tables and a pavilion with shade.*
- Aria will furnish and install new exterior exercise equipment at the Community Center to provide fitness facilities for teenagers and adults to focus on health and wellness.

N Street Village - 13th Street and Florida Avenue NW

- *N Street Village is a community of empowerment and recovery for homeless and low-income women in Washington, D.C. With comprehensive services addressing both emergency and long-term needs, N Street Village helps women achieve stability and make meaningful gains in their housing, income, employment, mental health, physical health, and addiction recovery. N Street Village expanded its reach to a second program site by incorporating Miriam's House, a residential community for homeless women living with HIV and AIDS in Northwest D.C.*
- Aria is working with N Street Village to co-sponsor the creation of the Miriam House Wellness and Rehabilitation Center and/or advance Miriam House programming. The wellness center will be a resource for physical therapy and general wellness that will be constructed to meet the needs of those living with HIV/AIDS - some of which are wheel-chair bound.

Samaritan Inns - 2523 14th Street NW & Euclid Street NW

- *Samaritan Inns' mission is to provide structured housing and recovery services in an environment of support and accountability that give homeless or at risk individuals who suffer from drug and alcohol addictions the opportunity to rebuild their lives. The group does so via its Recovery Continuum Program that provides a comprehensive and lasting recovery solution for its clients.*
- Aria is working with Samaritan Inns to identify specific improvements to the facilities at 2523 14th Street NW and Euclid Street NW. Current options include improvements to the HVAC system at 2523 14th Street NW as well as improvements to site fencing at Euclid Street (per request of residents that border the Alley between Clifton and Euclid Streets NW).

Alley Beautification Trust - Alley Between Clifton & Euclid Streets NW

- *The alley between Clifton and Euclid Streets NW functions as both an access point for services for the square as well as a 'backyard' of sorts for the residents that border it. Aria is committed to preserving and improving that dynamic.*
- Aria will fund a trust to pursue alley improvement and beautification projects that the community identifies, including planting trees and foliage to increase canopy coverage, promote bird and wildlife presence, and reduce heat island effects.

Clifton Streetscape Beautification - 1300 Block of Clifton Street NW

- *The community has expressed concerns with the sidewalk on the north side of Clifton Street near 14th Street experiencing erosion along grassy areas.*
- Aria will work with DDOT and city officials to plant and/or install tree boxes in the sidewalks of the 1300 block of Clifton Street, in ANC SMD 1B08, to stop erosion.



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1315 Clifton Street NW

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December 10, 2015