

1309 - 1315 Clifton Street NW  
Application for Planned Unit Development  
December 10, 2015



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1315 Clifton Street NW

Washington, DC

ZONING COMMISSION

District of Columbia

CASE NO.15-03

EXHIBIT NO.56

December 10, 2015



**The Bond Apartments**  
1230 New Hampshire Avenue NW



**The Alden Apartments**  
2620 13th Street NW





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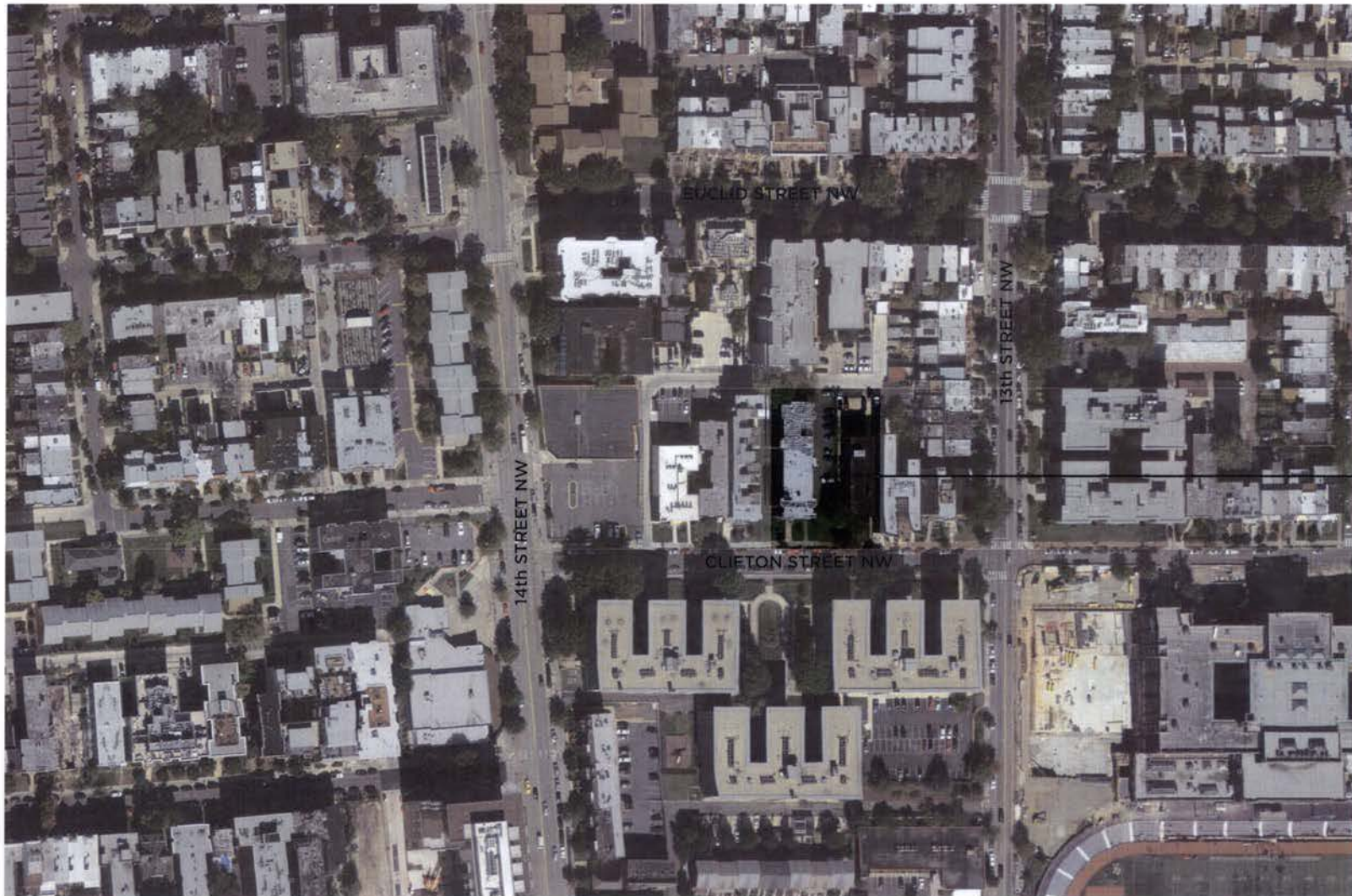
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A-3

Existing Site  
1315 Clifton Street NW  
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December 10, 2015





1309-1315  
CLIFTON STREET NW

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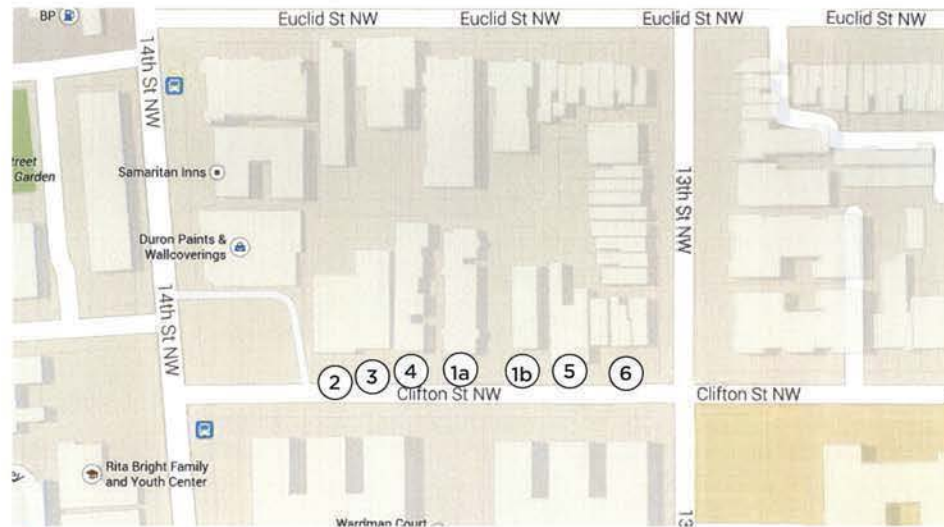
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A-4

Existing Aerial View  
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Washington, DC

December 10, 2015





KEY PLAN



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



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Context Photos - Clifton Street

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



9 WARDMAN COURT APARTMENTS  
1350 CLIFTON ST. NW



KEY PLAN

Context Photos

A-6 | 1315 Clifton Street NW

Washington, DC

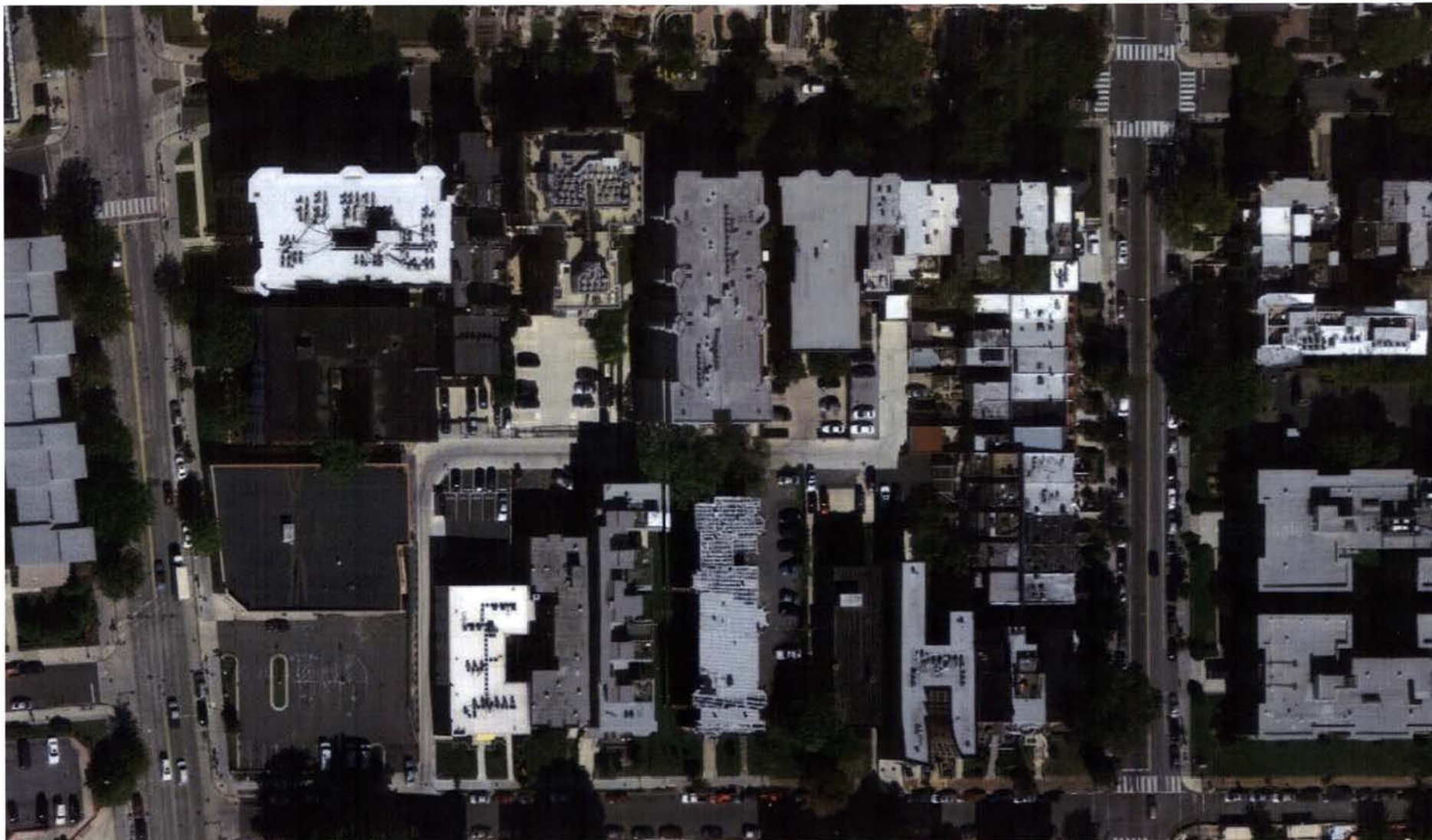
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Alley Context  
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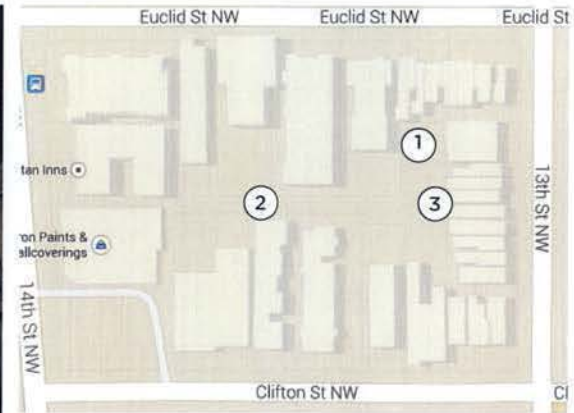
1 ALLEY VIEW  
LOOKING SOUTH



2 ALLEY VIEW  
LOOKING EAST



3 ALLEY VIEW  
LOOKING WEST







1 ALLEY ENTRANCE



2 ALLEY SECTION



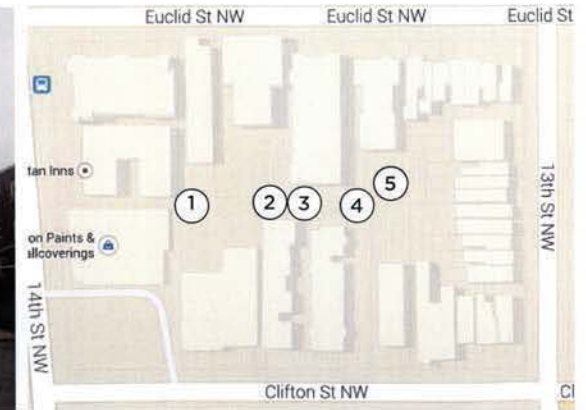
3 SIDE VIEW TOWARD ALLEY



4 EAST VIEW  
EXISTING BUILDING



5 NORTH VIEW  
EXISTING BUILDING



KEY PLAN

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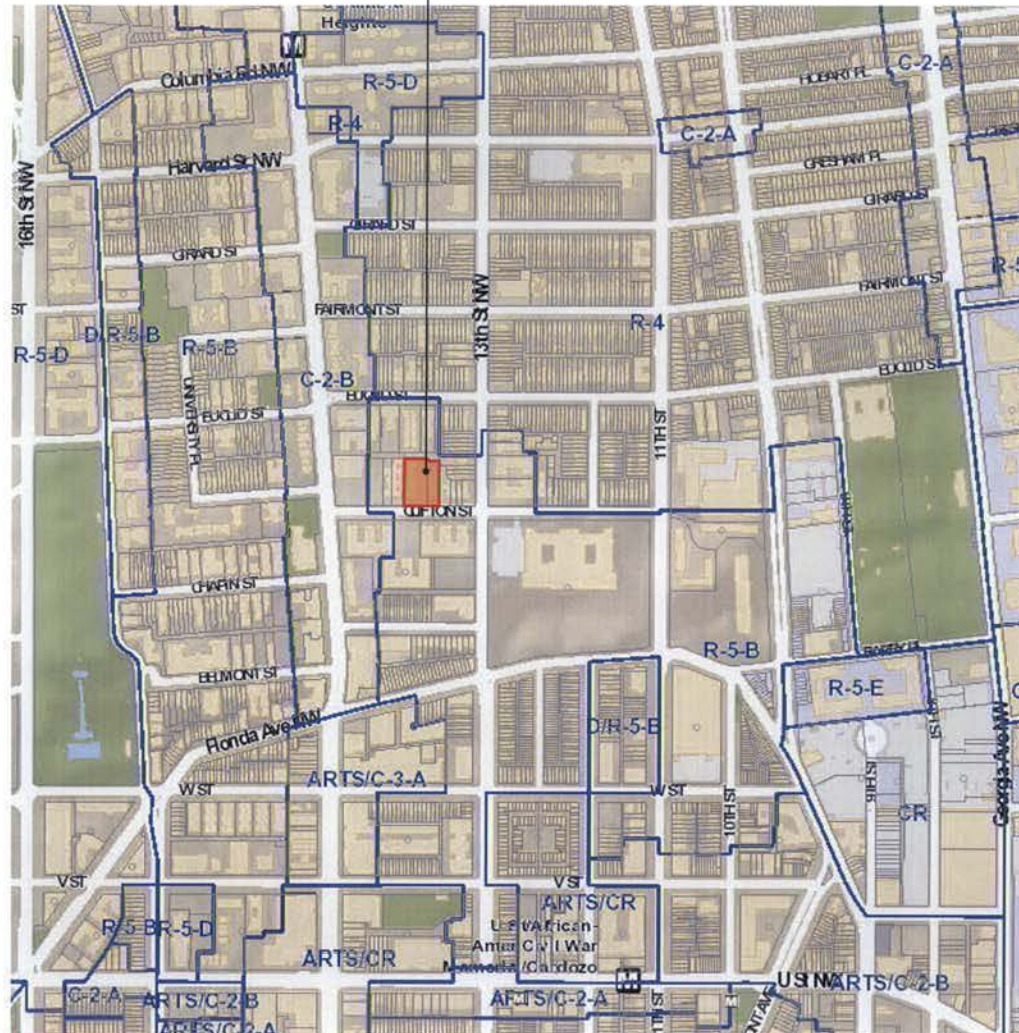
A-9

Alley Context  
1315 Clifton Street NW  
Washington, DC

December 10, 2015



SUBJECT PROPERTY:  
1309-1315 CLIFTON ST NW



	R-5-B	R-5-C PUD	Proposed
Height	50'	75'	60'
FAR	1.8 + .36 = 2.16	4.0	Up to 4.0
Gross Floor Area (FAR)	2.16 * 29,700 =	4 * 29,700 = 118,800 sf	Up to 118,800 sf
Penthouse Area (New Regulations)	0.4 FAR (not included in Building FAR) = 11,880 sf	0.4 FAR (not included in Building FAR) = 11,880 sf	Up to 11,880 sf
Penthouse Height (New Regulations)	12' + mechanical space	20' + mechanical space	10' + mechanical space
Lot Occupancy	60%	75%	71%
Front Setback	None required	None required	10'
Side Setback	None required; if provided it shall be 3 inches per 1 foot of height and 8' minimum	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	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	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 * 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	3 inches per 1 foot of height of court, 10' minimum 65' / 3" = 15'-4"	+/- 39'-10"
Units			152-156
Parking	1 per 3 dwelling units	1 per 3 dwelling units = 50-52 spaces	45 (+/- 1 per 3.4 dwelling units)
Bicycle Parking	1 per 3 dwelling units long term	1 per 3 dwelling units = 53 long term	80 long term (+/- 1 per 2 dwelling units)
	1 per 20 units short term	1 per 20 units = 9 short term	10 short term (+/- 1 per 16 dwelling units)

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Zoning Summary

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Proposed Clifton St. View from SE

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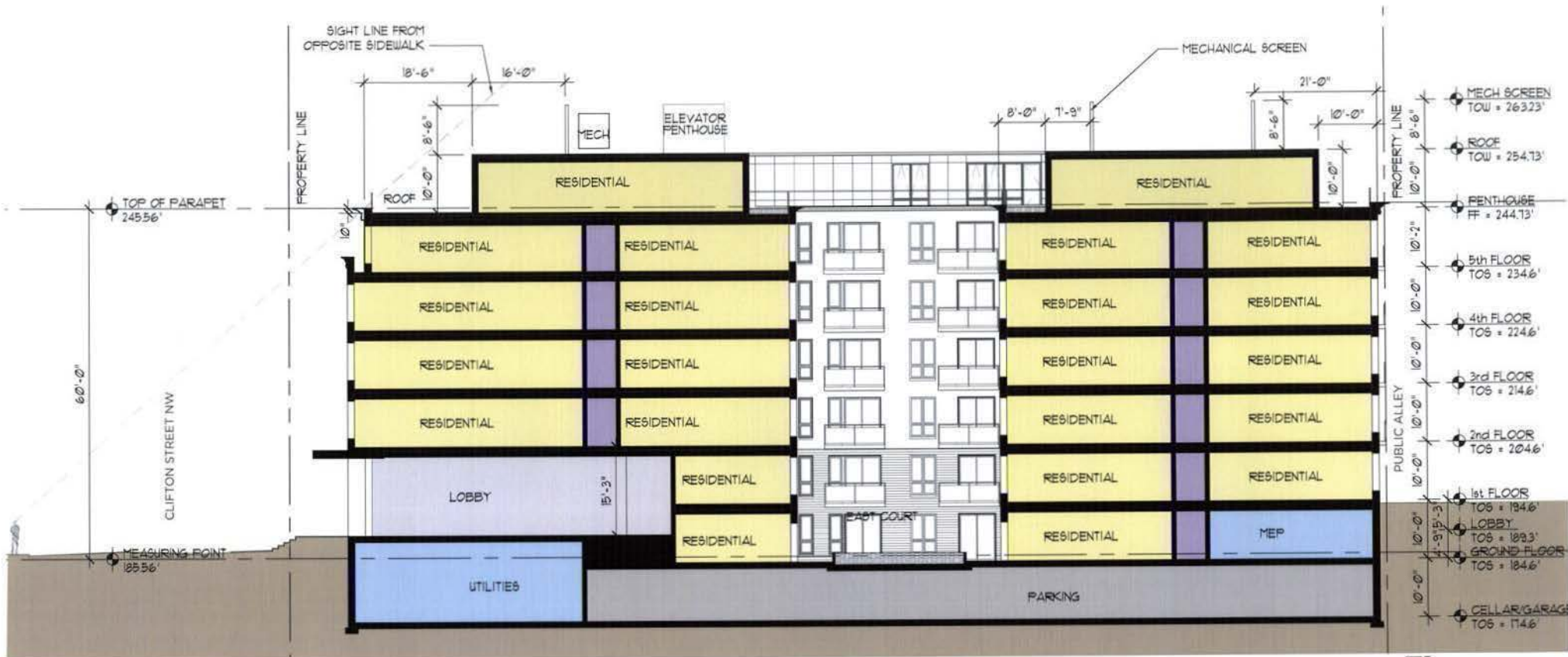
Proposed Clifton St. View from SW

1315 Clifton Street NW

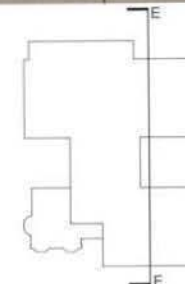
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December 10, 2015





- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE



Proposed Detail Building Section  
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Washington, DC

December 10, 2015

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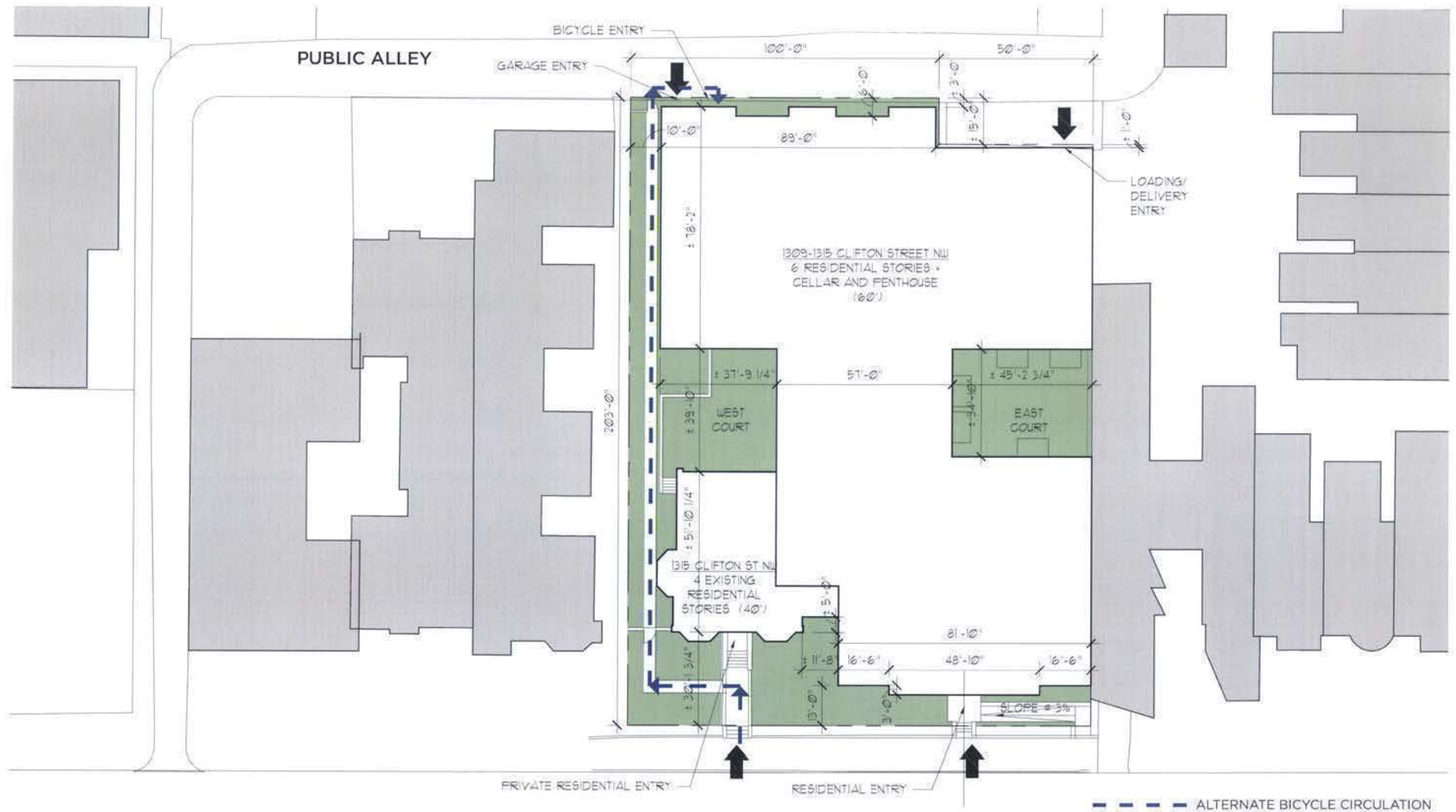
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0' 8' 16' 32'

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**SITE PLAN**  
1" = 30'-0"



**CLIFTON STREET NW**



**A-14**

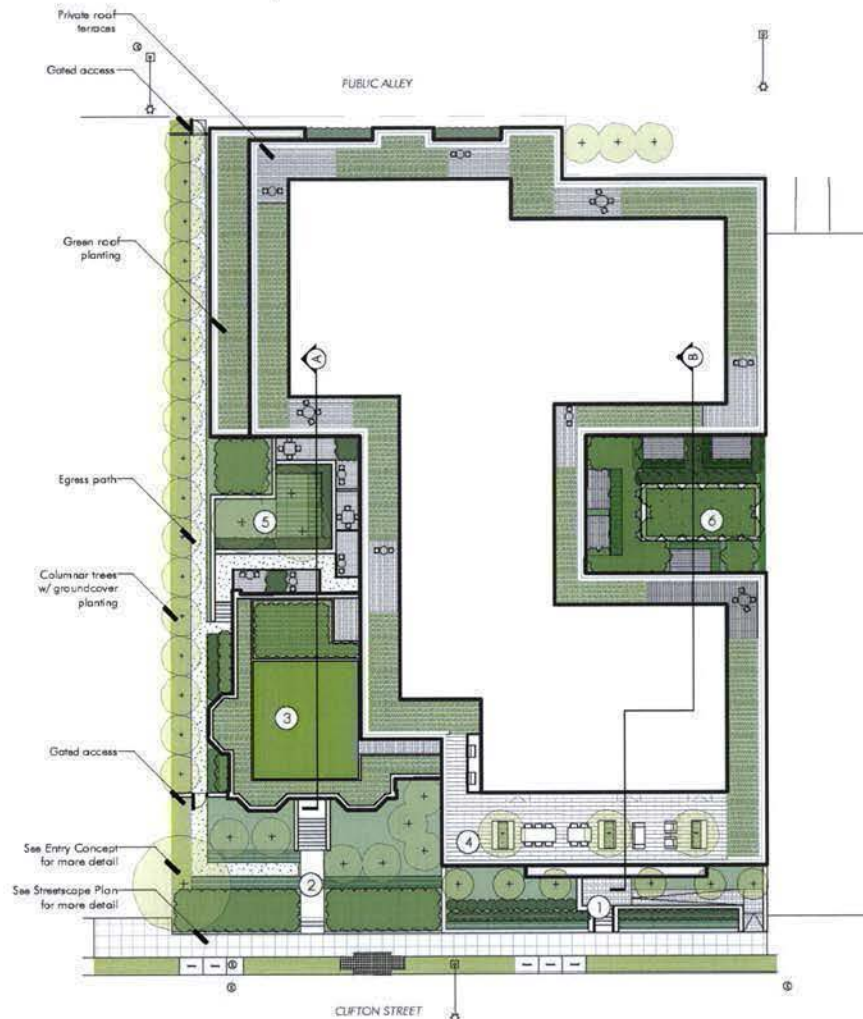
**Proposed Architectural Site Plan**  
**1315 Clifton Street NW**

Washington, DC

December 10, 2015



# Combined Site Plan | 1"=30'



① Main building entrance - modern, layered plantings



② Residential entrance - shrub/perennial border + flowering trees



③ Lower roof terrace - passive recreation, sunbathing on turf



④ Upper roof terrace - social lounging, outdoor kitchen, city views



⑤ West Court - private terraces w/ garden views



⑥ East Court - private terraces w/ garden views

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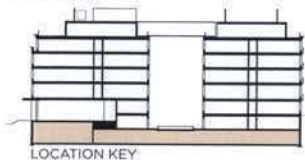
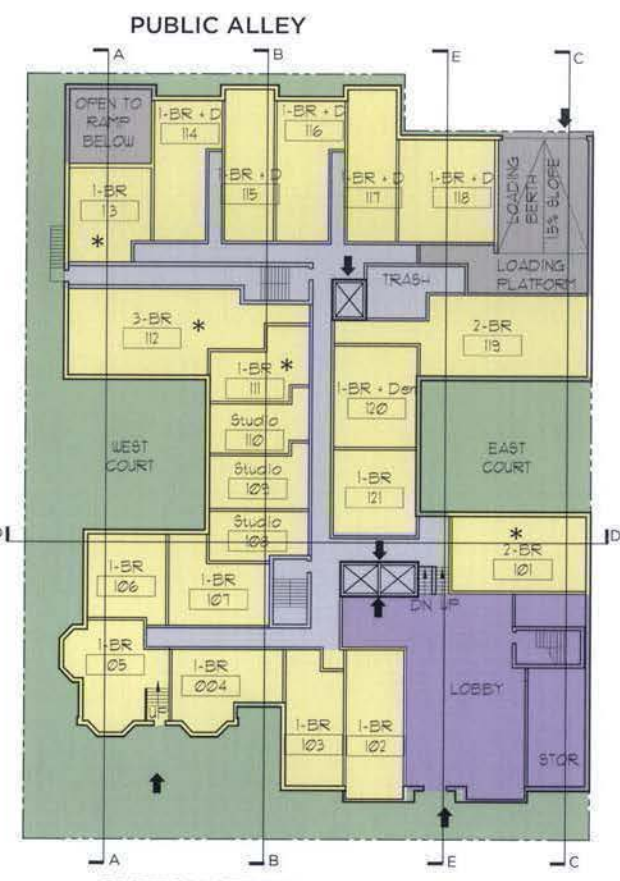
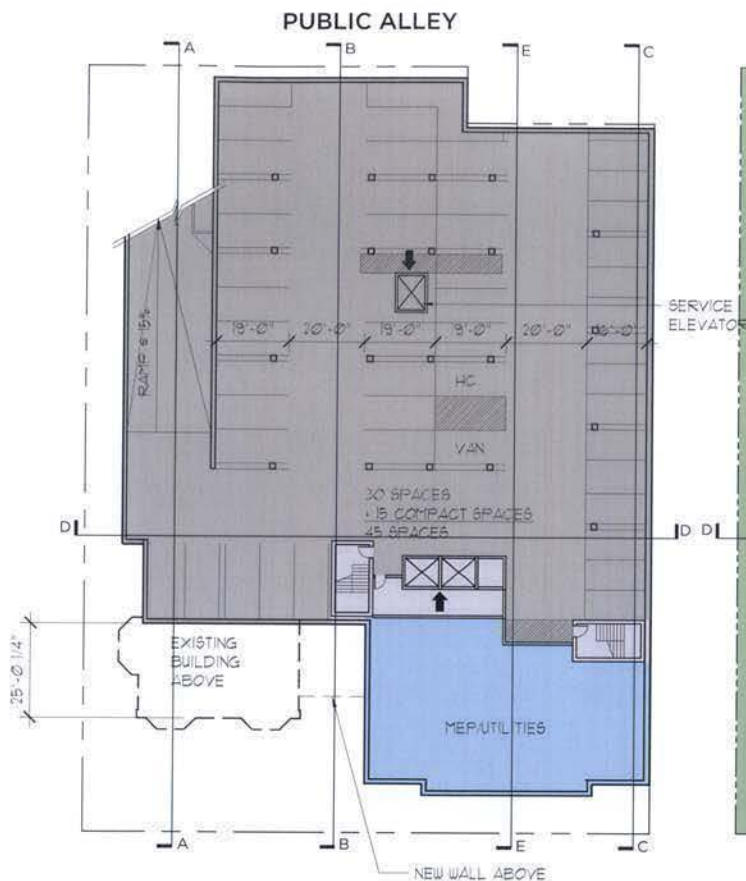
A-15

Proposed Landscape Site Plan  
1315 Clifton Street NW

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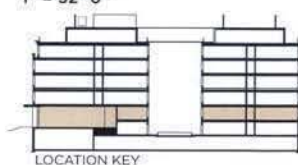
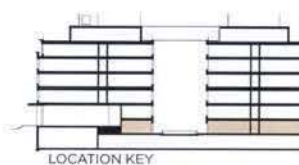
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NOTES:  
INTERIOR LAYOUTS SHOWN ON BUILDING PLANS ARE SCHEMATIC. THOUGH CHANGES TO THESE LAYOUTS MAY OCCUR, THEY WILL NOT SIGNIFICANTLY IMPACT THE EXTERIOR ENVELOPE OF THE BUILDING.

\* INDICATES INCLUSIONARY UNIT. INCLUSIONARY UNIT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE UPON FINAL DESIGN AND BUILDING AREA.



- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

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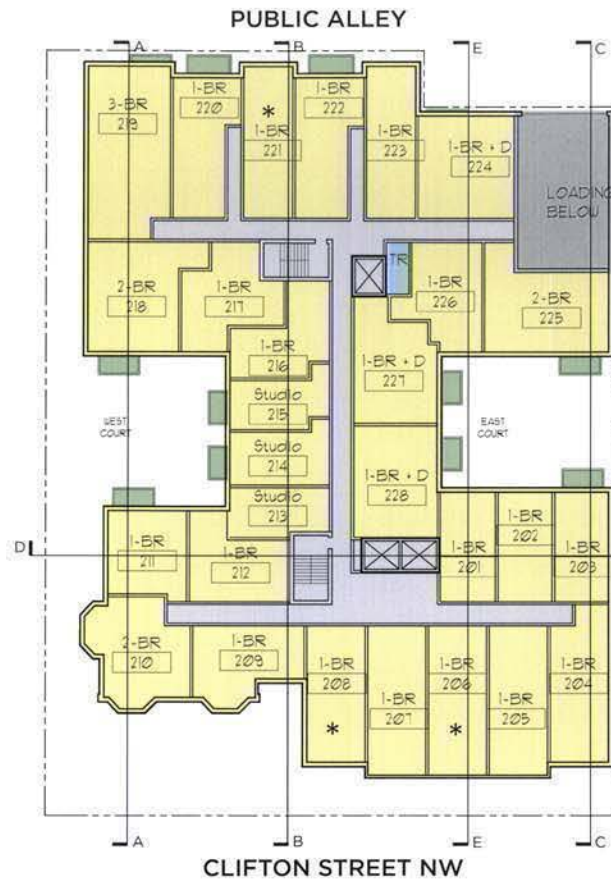


A-16

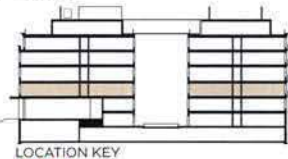
Proposed Floor Plans  
1315 Clifton Street NW

Washington, DC

December 10, 2015



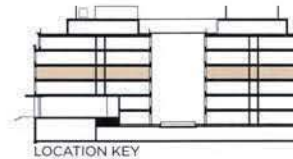
2nd FLOOR PLAN  
1" = 32'-0"



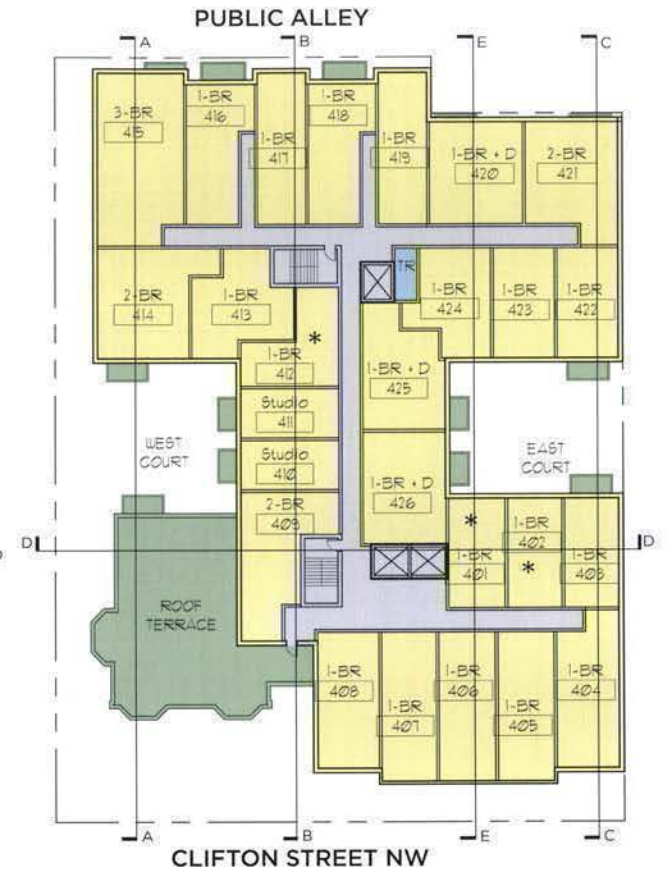
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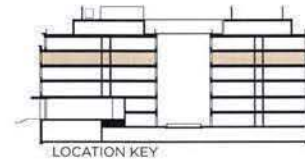
3rd FLOOR PLAN  
1" = 32'-0"



LOCATION KEY



4th FLOOR PLAN  
1" = 32'-0"

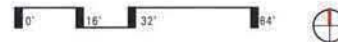


LOCATION KEY

- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

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Proposed Floor Plans  
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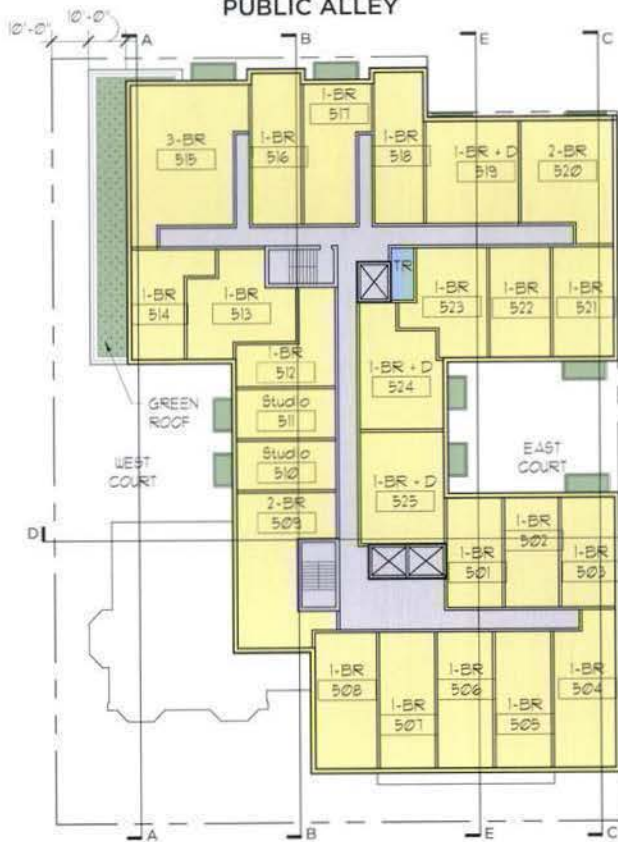
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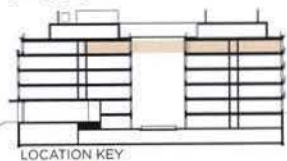
1315 Clifton St - IZ Calculations				
* Note all Areas provided below in square feet. "Area" refers only to the rentable area of units.				
Total Building	Area/% of Total	# Units	Affordable Period	Ownership
Total	98,265/100%	152		Rental
Market Rate	88,100/89.9%	136		Rental
IZ - 50% AMI	8,045/8.2%	14	For so long as project exists	Rental
IZ - 80% AMI	2,030/2.1%	2	For so long as project exists	Rental
Studio/Jr. 1/Jr. 1 + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	49,240/50.2%	88		Rental
Market Rate	43,705/44.5%	78		Rental
IZ - 50% AMI	5,325/5.6%	10	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	49.8%			
% of Total IZ	54.9%			
1 BR/1 BR + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	23,570/24%	37		Rental
Market Rate	21,850/22.3%	34		Rental
IZ - 50% AMI	1,720/1.8%	3	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	24.8%			
% of Total IZ	17.1%			
2 BR/3 BR	Area/% of Total	# Units	Affordable Period	Ownership
Total	25,365/25.8%	27		Rental
Market Rate	22,545/23.0%	24		Rental
IZ - 50% AMI	790/0.8%	1	For so long as project exists	Rental
IZ - 80% AMI	1,970/2.0%	2	For so long as project exists	Rental
% of Total Market Rate	25.6%			
% of Total IZ	28.0%			

PUBLIC ALLEY

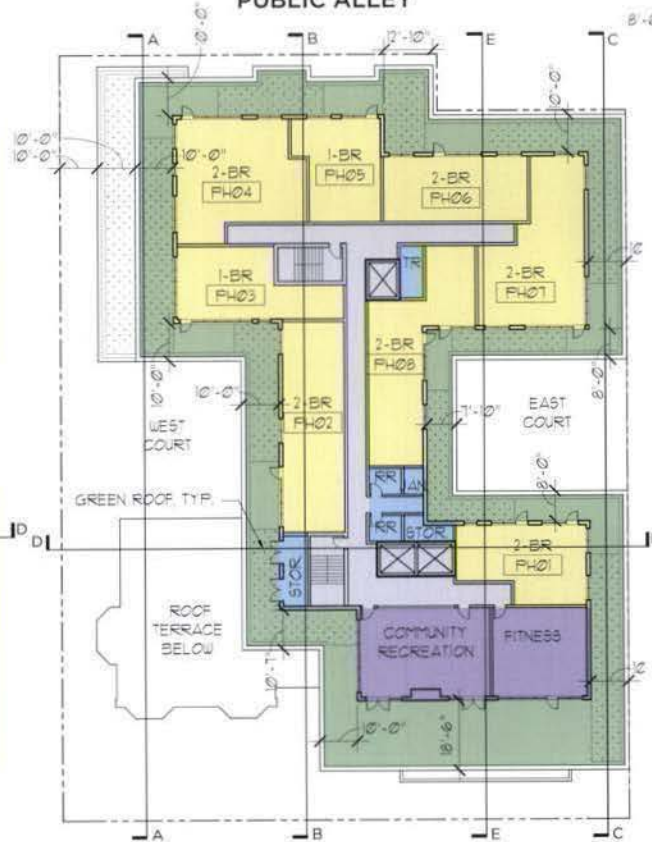


CLIFTON STREET NW

5th FLOOR PLAN  
1" = 32'-0"

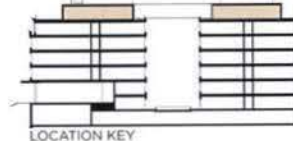


PUBLIC ALLEY

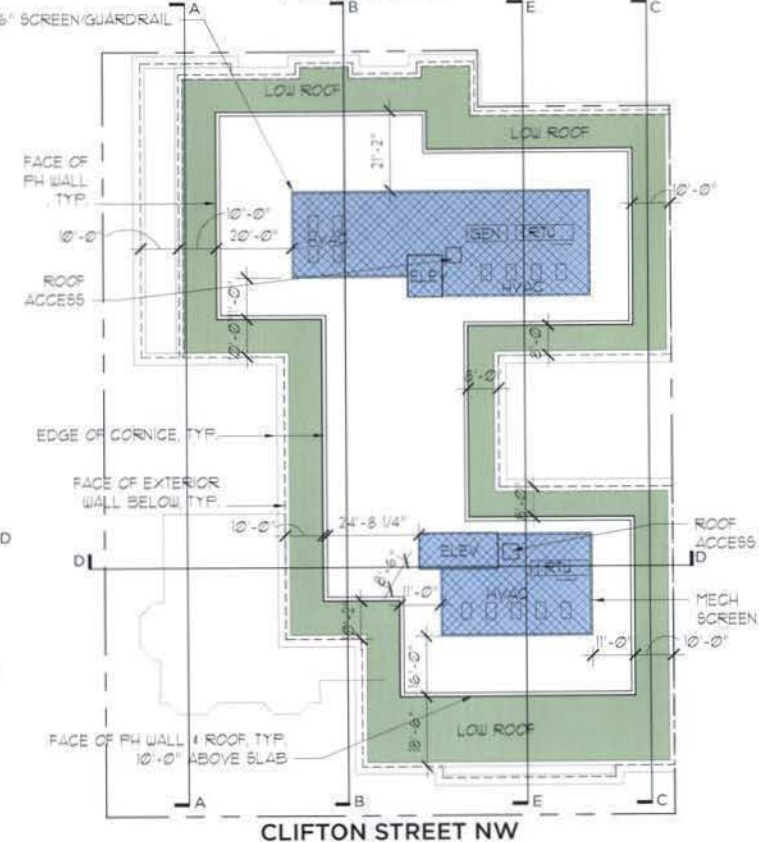


CLIFTON STREET NW

PENTHOUSE FLOOR PLAN  
1" = 32'-0"

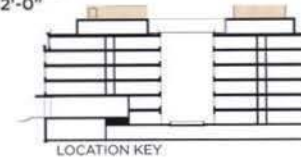


PUBLIC ALLEY



CLIFTON STREET NW

ROOF PLAN  
1" = 32'-0"



- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

NOTES:  
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Proposed Floor Plans  
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Washington, DC

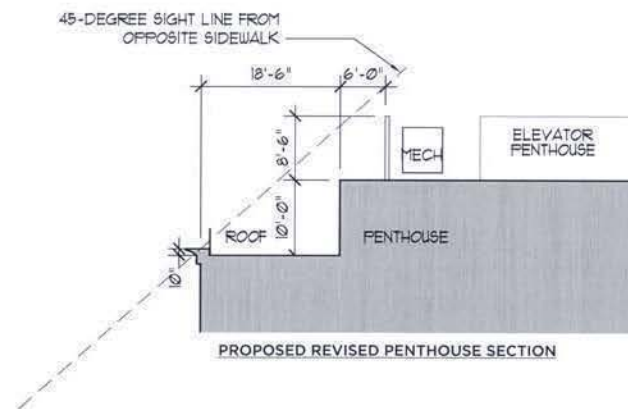
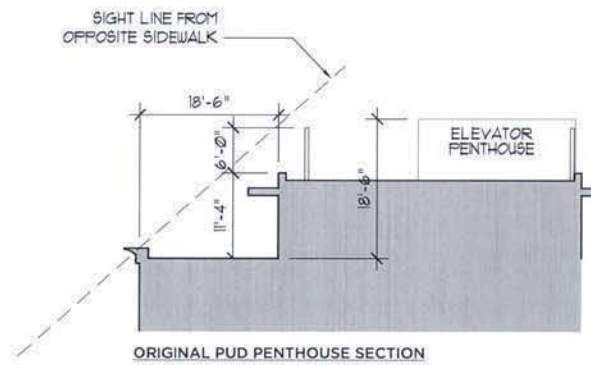
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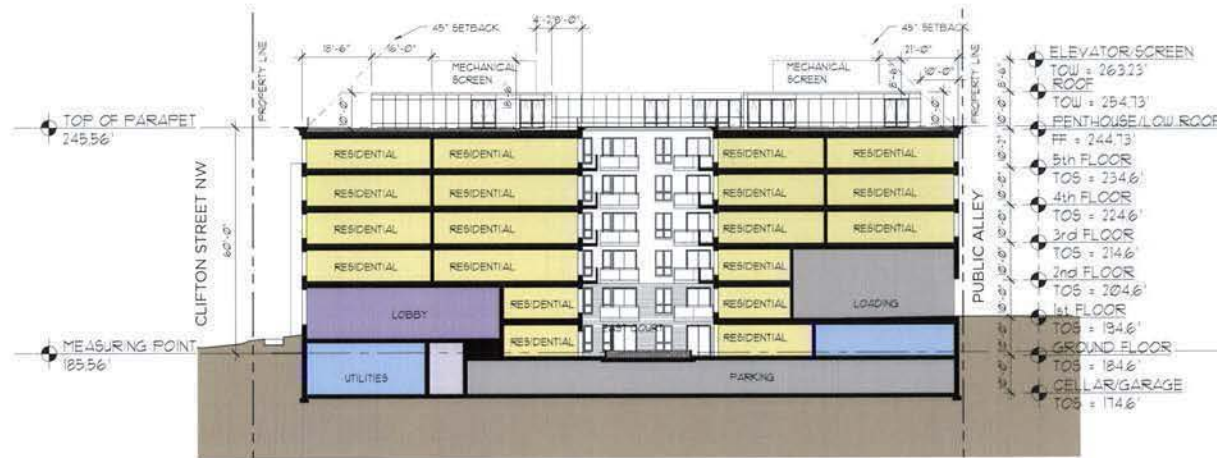
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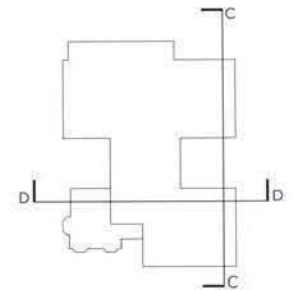
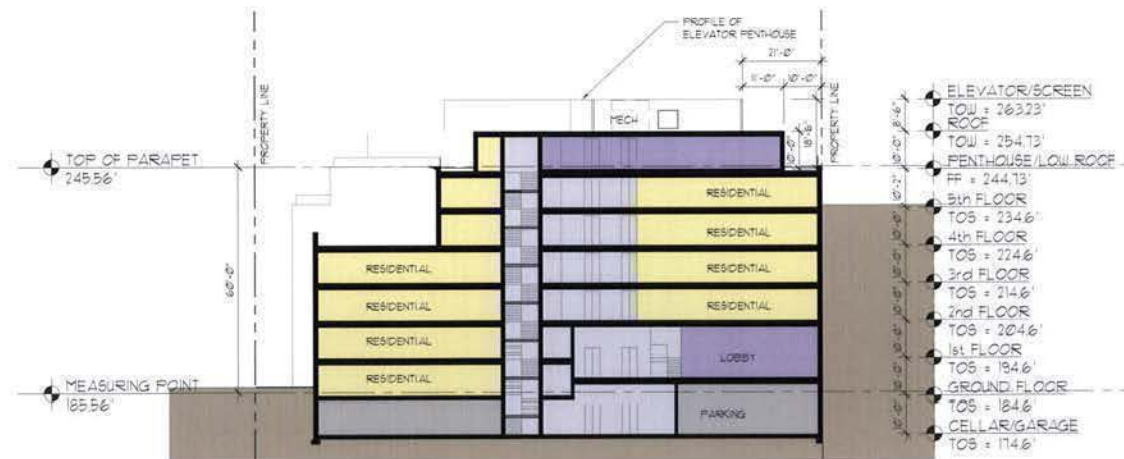
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- RESIDENTIAL
- CIRCULATION
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- PARKING/BIKES/  
LOADING
- LANDSCAPE



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0' 16' 32' 64'

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Proposed Building Sections  
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Washington, DC

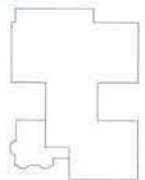
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**SOUTH ELEVATION**  
1" = 16'-0"

LOCATION PLAN



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**Building Elevations**  
**1315 Clifton Street NW**

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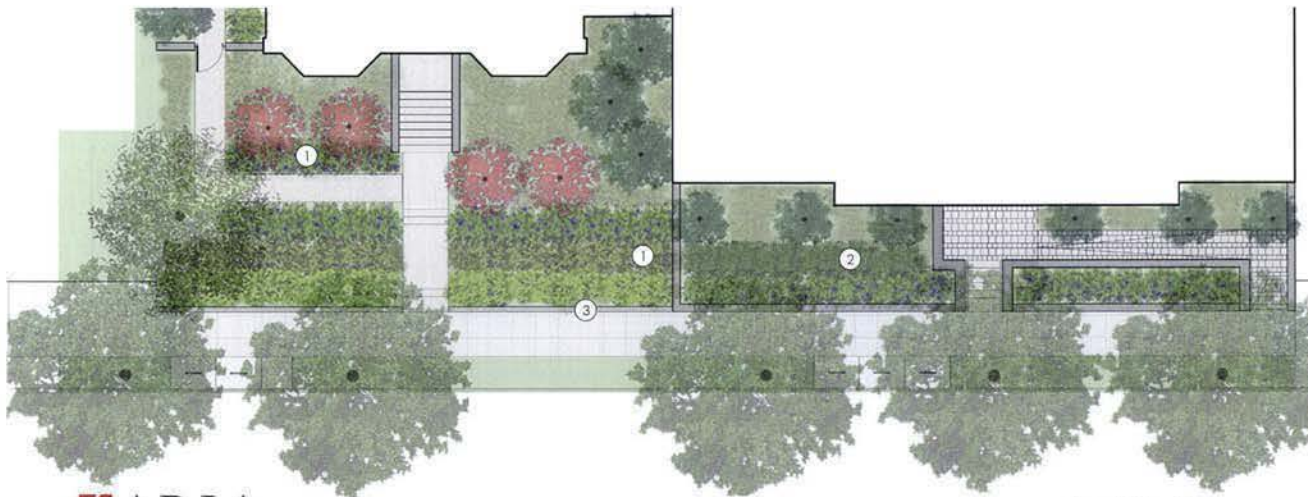
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Entry Concept |  
1/16" = 1'-0"



East-West Elevation



Front Entry Plan



1) Traditional perennial/ shrub border + flowering trees



2) Modern, layered plantings at main entrance



3) Restored concrete rolled curb

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**LAB**  
LANDSCAPE ARCHITECTURE BUREAU LLC

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1315 Clifton Street NW

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December 16, 2015





NORTH ELEVATION  
1" = 16'-0"



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Building Elevations  
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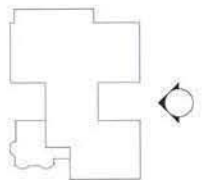
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EAST ELEVATION  
1" = 16'-0"

LOCATION PLAN



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Building Elevations  
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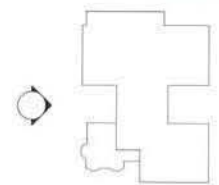
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0' 8' 16' 32'

Building Elevations

1315 Clifton Street NW

Washington, DC



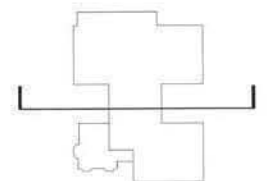
LOCATION PLAN

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December 10, 2015



NORTH COURT ELEVATIONS  
1" = 16'-0"



LOCATION PLAN

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Building Elevations  
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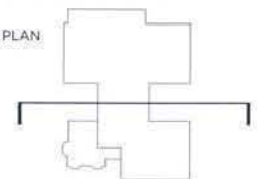
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SOUTH COURT ELEVATIONS  
1" = 16'-0"

LOCATION PLAN



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Building Elevations

1315 Clifton Street NW

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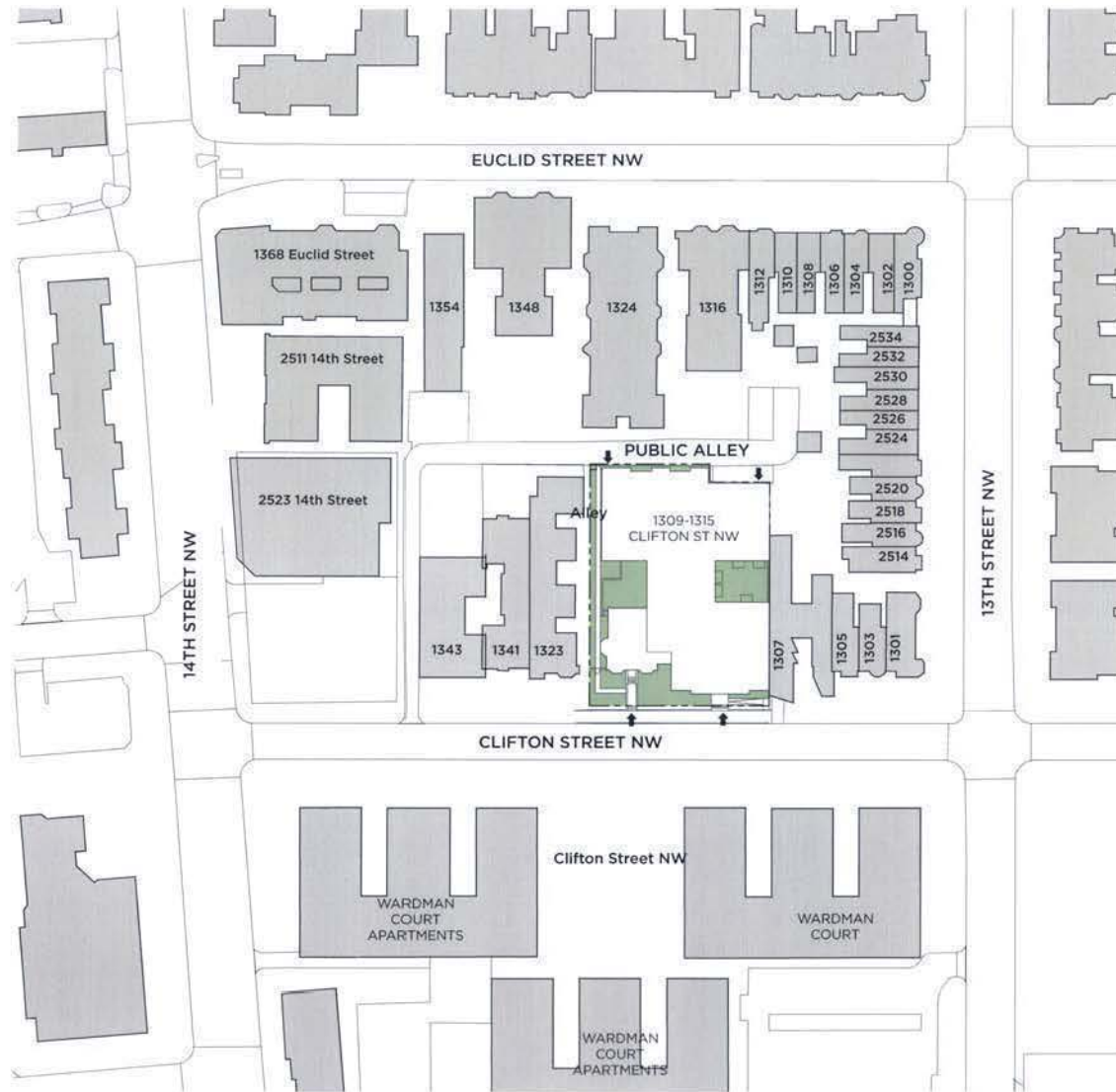
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EAST COURT ELEVATION  
1" = 16'-0"





BLOCK PLAN  
1" = 100'-0"



Proposed Block Plan  
1315 Clifton Street NW  
Washington, DC

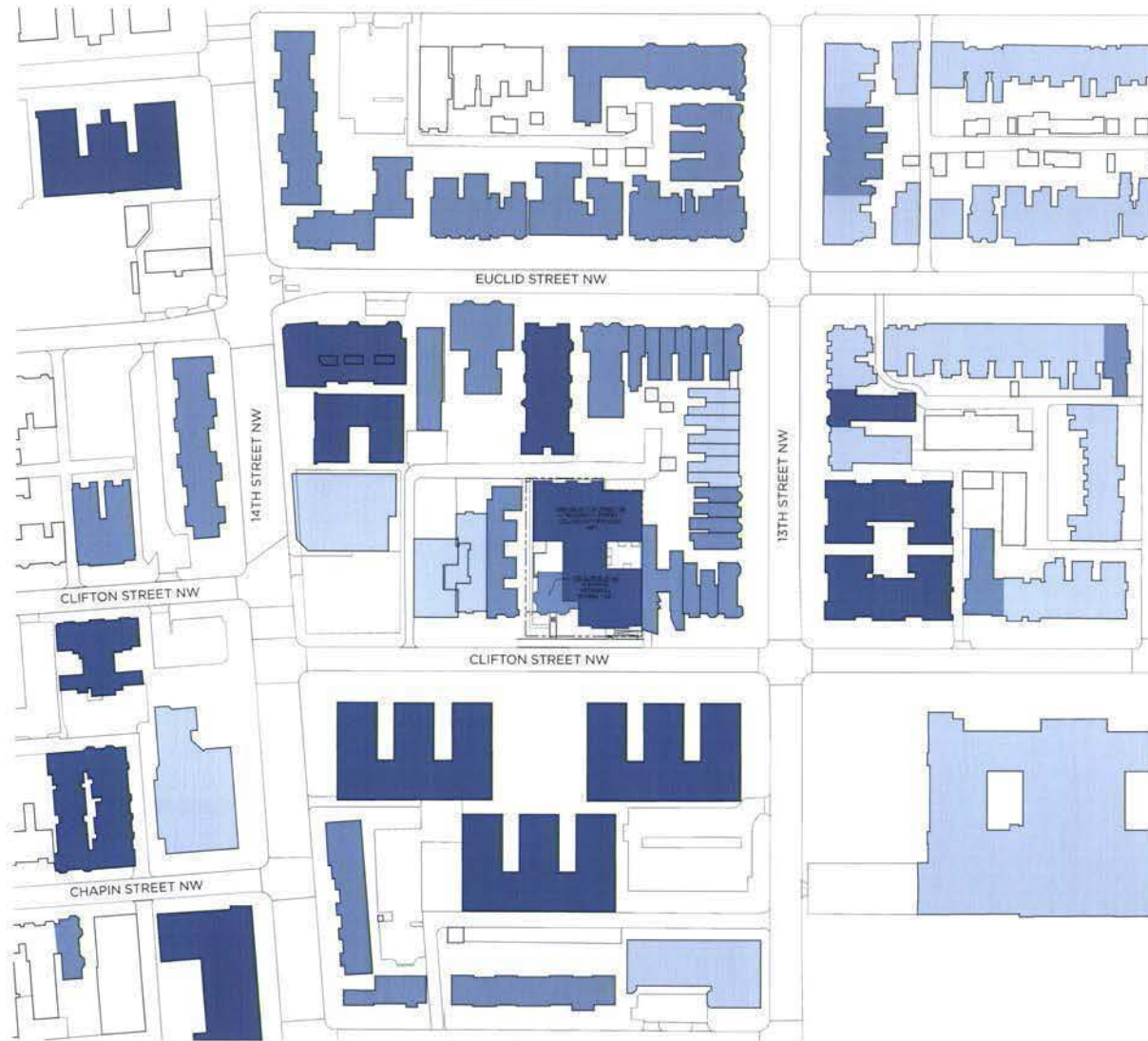
A-30

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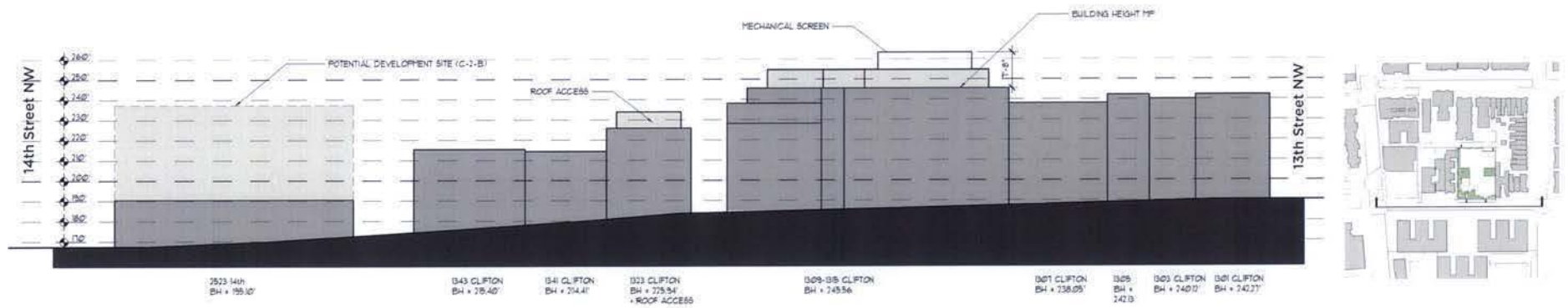
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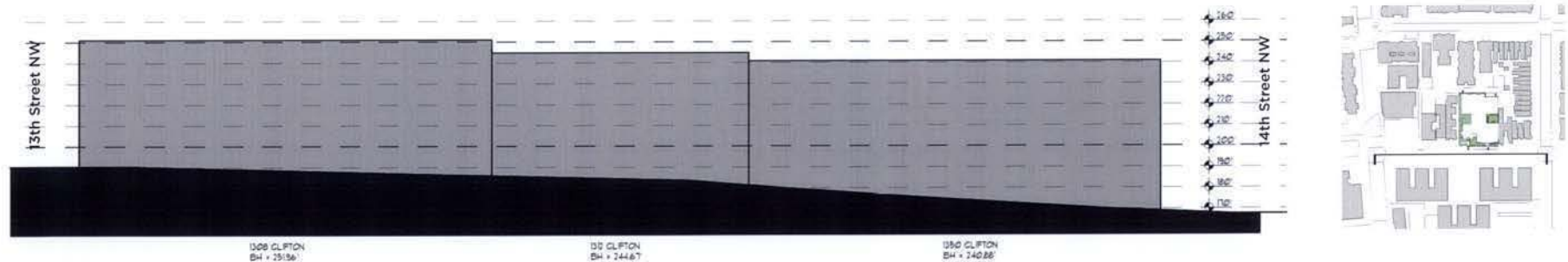
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Clifton Street NW - North Side  
1" = 50'-0"



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.

**Building Height Study**

**1315 Clifton Street NW**

Washington, DC

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#### 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

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December 10, 2015



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



23	1	2	Sustainable Sites	Possible Points	36
Y	?Y	?N	N		
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density & Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation: Public Transportation Access	6
1			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation: Parking Capacity	2
		1	Credit 5.1	Site Development: Protect or Restore Habitat	1
1			Credit 5.2	Site Development: Maximize Open Space	1
1			Credit 6.1	Stormwater Design: Quantity Control	1
1			Credit 6.2	Stormwater Design: Quality Control	1
1			Credit 7.1	Heat Island Effect: Non-Roof	1
1			Credit 7.2	Heat Island Effect: Roof	1
	1		Credit 8	Light Pollution Reduction	1

2	2	2	4	Water Efficiency	Possible Points	10
Y	?Y	?N	N			
Y			Prereq 1	Water Use Reduction: 20% Reduction		
2	2		Credit 1	Water Efficient Landscaping	4	
		2	Credit 2	Innovative Wastewater Technologies	2	
		2	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4	

6	5	4	20	Energy & Atmosphere	Possible Points	35
Y	?Y	?N	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y			Prereq 2	Minimum Energy Performance		
Y			Prereq 3	Fundamental Refrigerant Management		
4	2	2	Credit 1	Optimize Energy Performance: 8% and up	19	
		7	Credit 2	On-Site Renewable Energy: 1%-13%	7	
2			Credit 3	Enhanced Commissioning	2	
		2	Credit 4	Enhanced Refrigerant Management	2	
1		2	Credit 5	Measurement & Verification	3	
2			Credit 6	Green Power	2	

6			8	Materials & Resources	Possible Points	9
Y	?Y	?N	N			
Y			Prereq 1	Storage & Collection of Recyclables		
		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	
		2	Credit 3	Materials Reuse: 5%/ 10%	2	

Materials & Resources, Cont.			
Credit 4	Recycled Content: 10%/ 20%		2
Credit 5	Regional Materials: 10%/ 20%		2
Credit 6	Rapidly Renewable Materials: 2.5%		1
Credit 7	Certified Wood: 50%		1

7	1	4	3	Indoor Environmental Quality	Possible Points	19
Y	?Y	?N	N			
Y			Prereq 1	Minimum IAQ Performance		
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		
		1	Credit 1	Outdoor Air Delivery Monitoring	1	
	1		Credit 2	Increased Ventilation: 30%	1	
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1	
		1	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	
1			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	
1			Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	
1			Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1	
		1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
		1	Credit 5	Indoor Chemical & Pollutant Source Control	1	
1			Credit 6.1	Controllability of Systems: Lighting	1	
1			Credit 6.2	Controllability of Systems: Thermal Comfort	1	
2			Credit 7.1	Thermal Comfort: Design	1	
		1	Credit 7.2	Thermal Comfort: Verification	1	
		1	Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1	
		1	Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	

5	1		Innovation & Design Process	Possible Points	6
Y	?Y	?N	N		
1			Credit 1.1	Innovation in Design - EP SSc4.1	1
1			Credit 1.2	Innovation in Design - EP SSc7.1	1
		1	Credit 1.3	Innovation in Design - IPM or Energy Efficient Elevators	1
2			Credit 1.4	Innovation in Design - Water Saving Appliances	1
2			Credit 1.5	Innovation in Design - Green Education Plan	1
3			Credit 2	LEED Accredited Professional	1

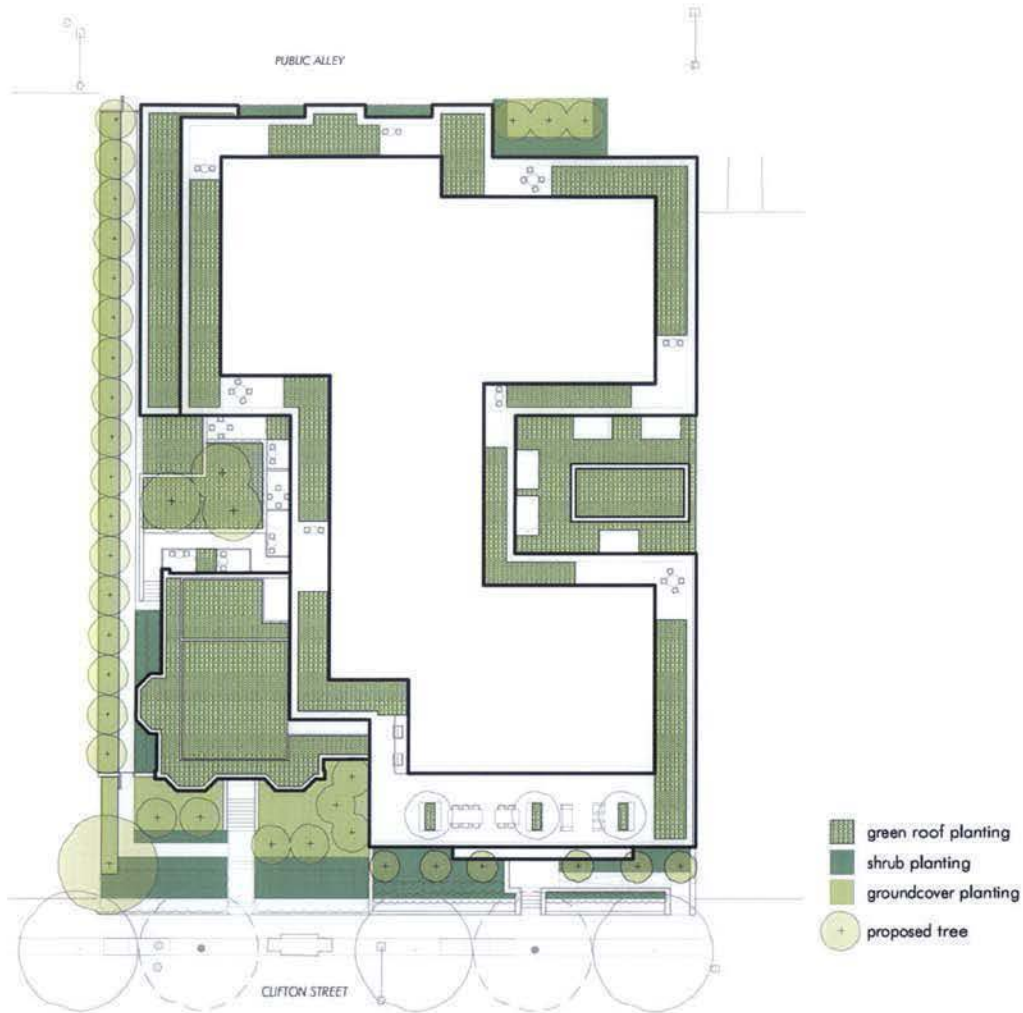
1			3	Regional Priority Credits	Possible Points	4
Y	?Y	?N	N			
1			1	Credit 1.1	Regional Priority: SSc5.1	1
			1	Credit 1.2	Regional Priority: SSc6.1	1
2			1	Credit 1.3	Regional Priority: EAc1	1
1			1	Credit 1.4	Regional Priority: MRc1.1	1

50	10	10	40	Total	Possible Points	19
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points						





GAR analysis | 1"=30'



Green Area Ratio Scoresheet				
Address: 1315 Clifton Street NW		Word	Lat	Score
Other / SIA Order		enter sq ft of lot	multiplier	SCORE
Lot area [enter this value first] *		2,176.0	0.1	2,176.0
Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	2,302.0
3	Stormwater facilities	enter sq ft	0.6	-
4	Plantings (credit for plants in landscaped areas from Section A)	enter sq ft		
5	Discombers, or other plants less than 2' tall at maturity	enter sq ft	0.2	388
6	Plants, not including grasses, 2' or taller at maturity - calculated at 0 sq ft per plant typically planted no closer than 12" on center	enter number of plants	0.3	1,430
7	Tree canopy for all new trees 2.5" to 4" in diameter or equivalent - calculated at 30 sq ft per tree	enter number of trees	0.5	625.0
8	Tree canopy for new trees 4" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.8	-
9	Tree canopy for preservation of existing trees 4" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7	-
10	Tree canopy for preservation of existing trees 12" to 18" in diameter or larger or equivalent - calculated at 400 sq ft per tree	enter number of trees	0.7	-
11	Tree canopy for preservation of existing trees 18" to 24" in diameter or equivalent - calculated at 1,000 sq ft per tree	enter number of trees	0.7	-
12	Tree canopy for preservation of existing trees 24" in diameter or larger or equivalent - calculated at 2,000 sq ft per tree	enter number of trees	0.8	-
13	Vegetated wall, plantings on a vertical surface	enter sq ft	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.6	1,302.0
2	Over at least 4" of growth medium	enter sq ft	0.8	1,740.8
D Permeable Paving***				
1	Permeable paving over at least 4" and less than 24" of soil or gravel	enter sq ft	0.6	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.6	130.0
3	Other	enter sq ft		
4	Enhanced tree growth systems***	enter sq ft	0.6	-
5	Renewable energy generation	enter sq ft	0.5	-
6	Approved water features	enter sq ft	0.2	-
H Bonus		sub-total of sq ft = 21,433		
1	Native plant species	enter sq ft	0.1	20.0
2	Landscaping in food cultivation	enter sq ft	0.1	-
3	Harvested stormwater irrigation	enter sq ft	0.1	-
Green Area Ratio numerator =		21,760		

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

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GAR Analysis

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1315 Clifton Street NW

Washington, DC

December 10, 2015



# 1315 Clifton Street NW

## Transportation Presentation



Grove/Slade Associates

December 10, 2015

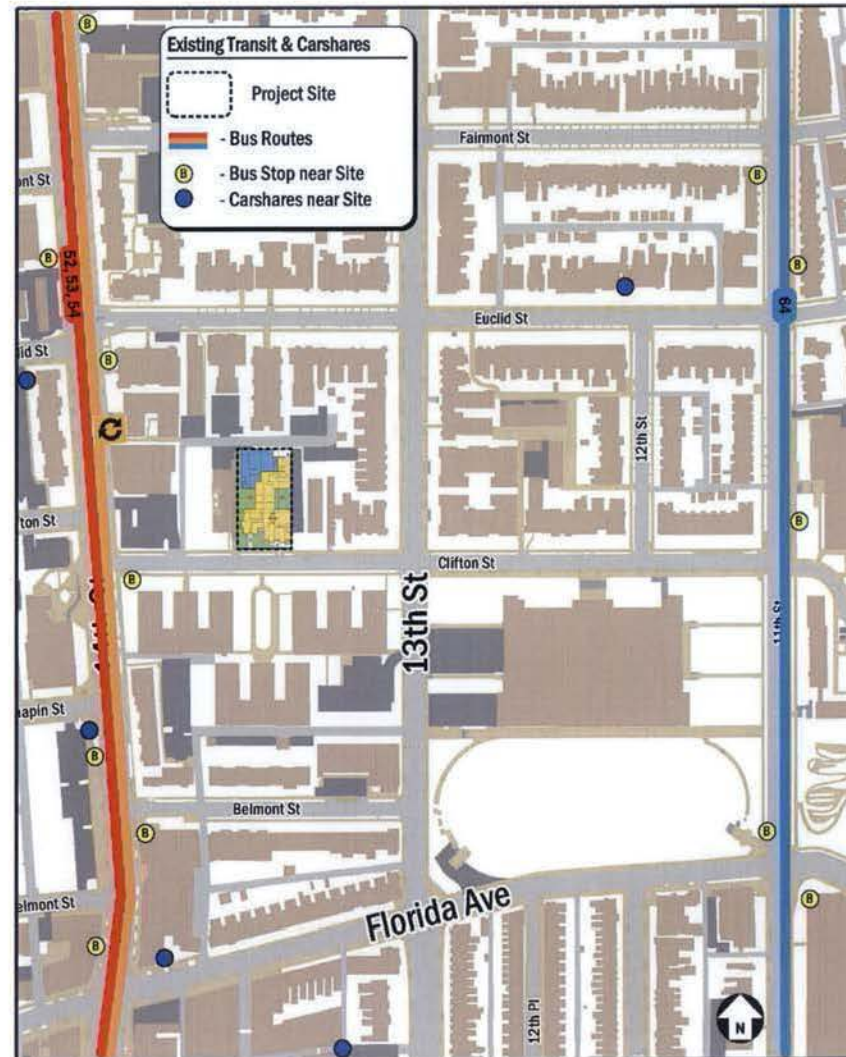


## Site Location

- Metrobus/Circulator
  - 14<sup>th</sup> Street – 52, 53, 54, & DC Circulator
  - 11<sup>th</sup> Street – 64
- Metrorail – Green & Yellow Lines
  - Columbia Heights Station
  - U Street Station
- Carsharing
  - 13 vehicles nearby
- Capital Bikeshare
  - Nearest – 14<sup>th</sup>/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
  - 14<sup>th</sup> Street Curb Ramps
  - 14<sup>th</sup> Street Pavement Markings



1315 Clifton Street NW - Transportation  
December 10, 2015





# 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 13 <sup>th</sup> 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 13 <sup>th</sup> 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 Brienne 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 <sup>th</sup> 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	ZIPD 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  
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 AML. An additional 2% of the gross floor area will be reserved for households making 80% or below of AML. That equates to approximately 9,500 square feet devoted 50% AML 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 14<sup>th</sup> 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 – 13<sup>th</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> Street NW and Euclid Street NW. Current options include improvements to the HVAC system at 2523 14<sup>th</sup> 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 14<sup>th</sup> 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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