



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

TEL 202.857.4300

RENDERING - AERIAL
1109 CONGRESS STREET, NE
Washington DC

DECEMBER 16, 2016 - PUD SUBMISSION

N NELSON
ARCHITECTS

1003 K STREET, NW
WASHINGTON, DC 20001
ZONING COMMISSION
District of Columbia

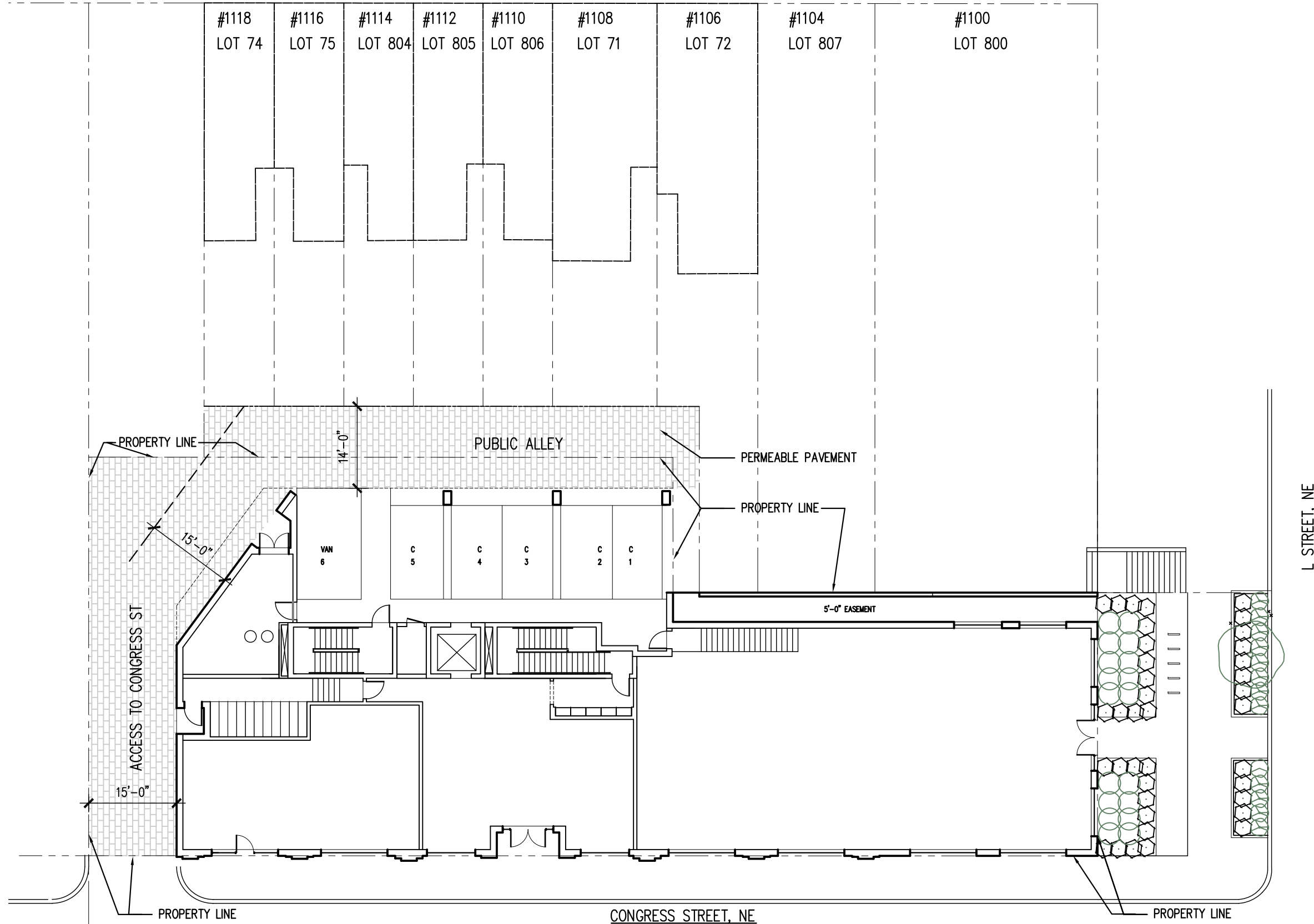
TEL 202.737.4806
CASE NO.16-13
EXHIBIT NO.32A1
© 2016 NELSON ARCHITECTS, PC

PUBLIC BENEFITS AND AMENITIES

- A high-quality development with an attractive, contextual design
- Market-rate and affordable housing
- 1 of 5 affordable units @ 50% AMI , 1 3-bedroom unit (~ 825 SF more IZ than required)
- Improved site circulation, incl. removal of L St curb cut
- PDR Uses
- LEED-Gold design
- A reconfigured and enhanced alley system
- Introduction of landscaping at L Street
- \$10,000 contribution to Friends of NoMa Dogs, Inc.
- \$80,000 Capital Bikeshare Station
- First Source Employment Agreement (NEW)

3RD STREET, NE

#1118 LOT 74 #1116 LOT 75 #1114 LOT 804 #1112 LOT 805 #1110 LOT 806 #1108 LOT 71 #1106 LOT 72 #1104 LOT 807 #1100 LOT 800



PROPERTY LINE

PUBLIC ALLEY

PERMEABLE PAVEMENT

PROPERTY LINE

VAN 6

C 5

C 4

C 3

C 2

C 1

5'-0" EASEMENT

ACCESS TO CONGRESS ST

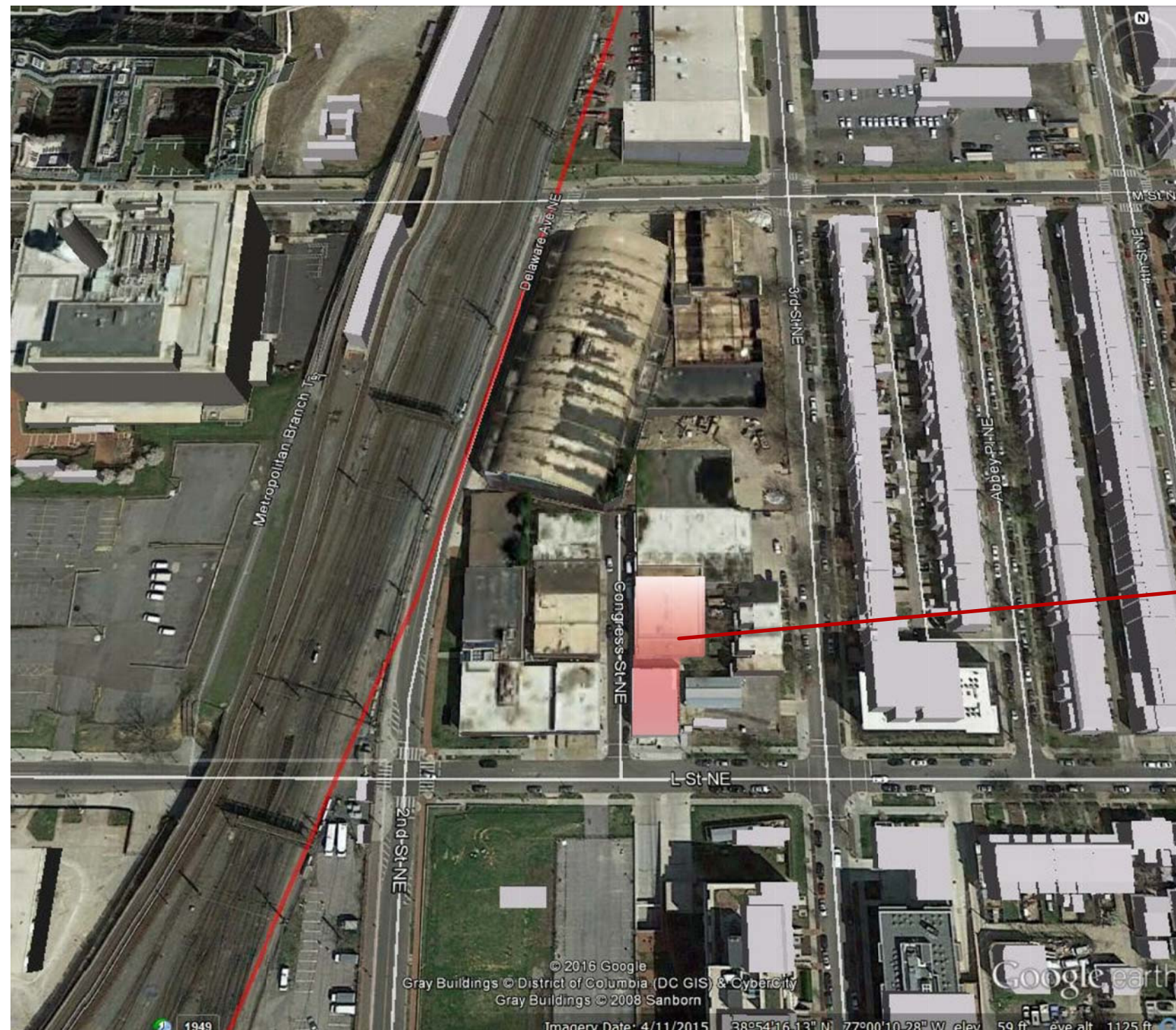
L STREET, NE

15'-0"

PROPERTY LINE

CONGRESS STREET, NE

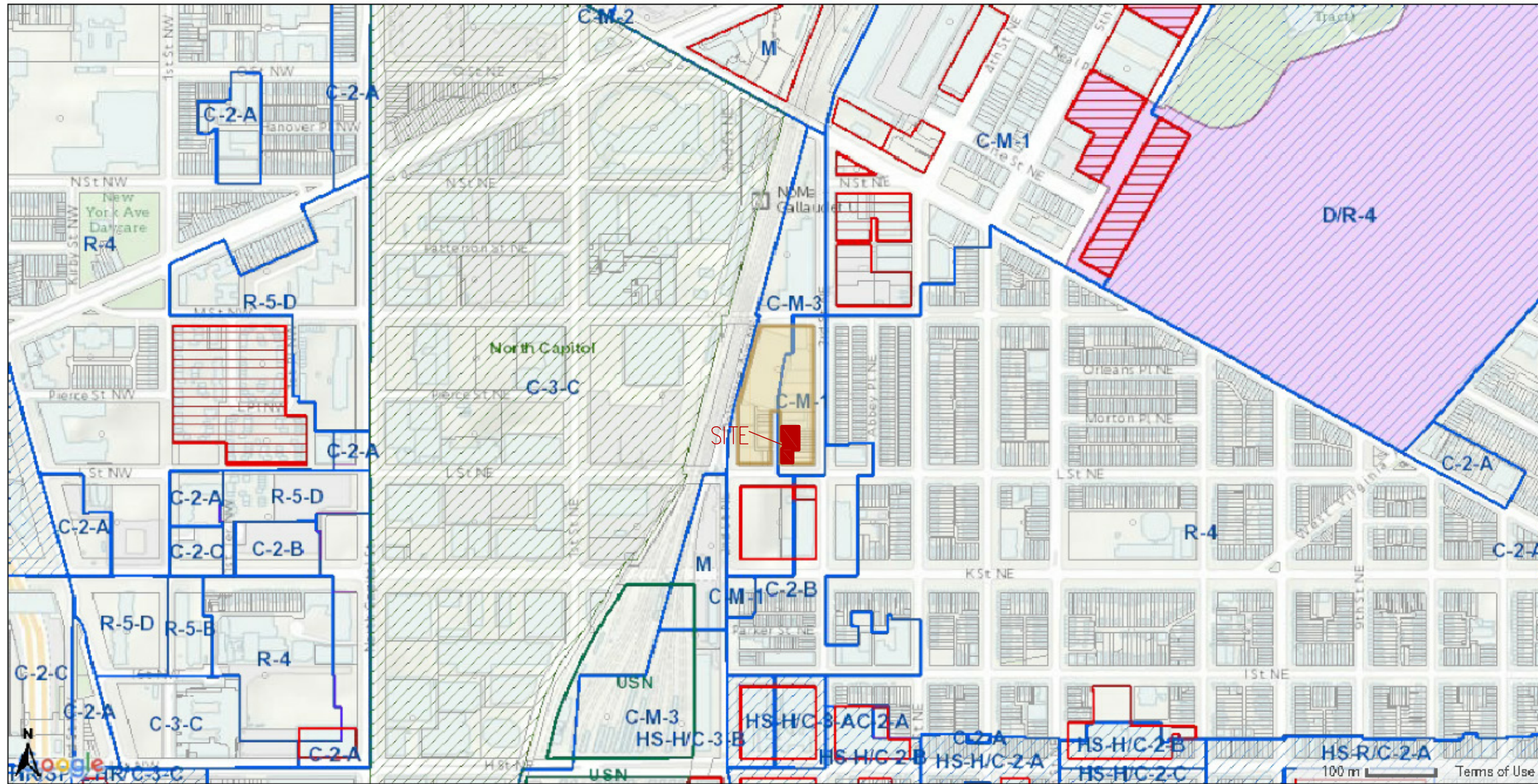
PROPERTY LINE



SITE



District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
 June 6, 2016



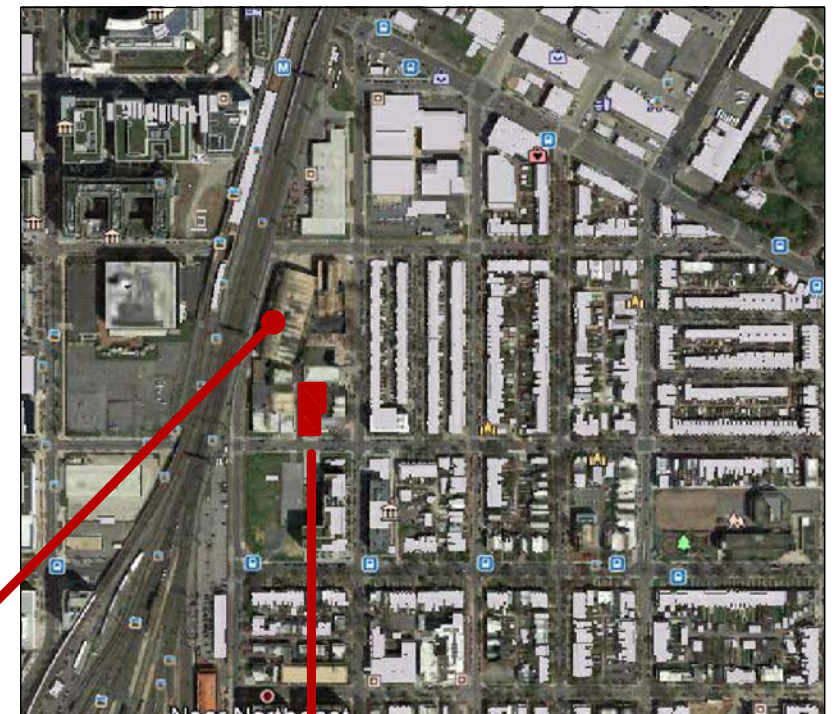
Zoning Layers	
Zone Districts	Overlays Districts
Pending Zones	Pending Overlay Districts
Historic Districts	Pending Campus Plans
TDRs	Pending PUDs
Air Rights Zone	Active PUDs
Baist Index	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.



- 13 - 14 STORIES
- 9 - 12 STORIES
- 5 - 8 STORIES
- 3 - 4 STORIES

SITE

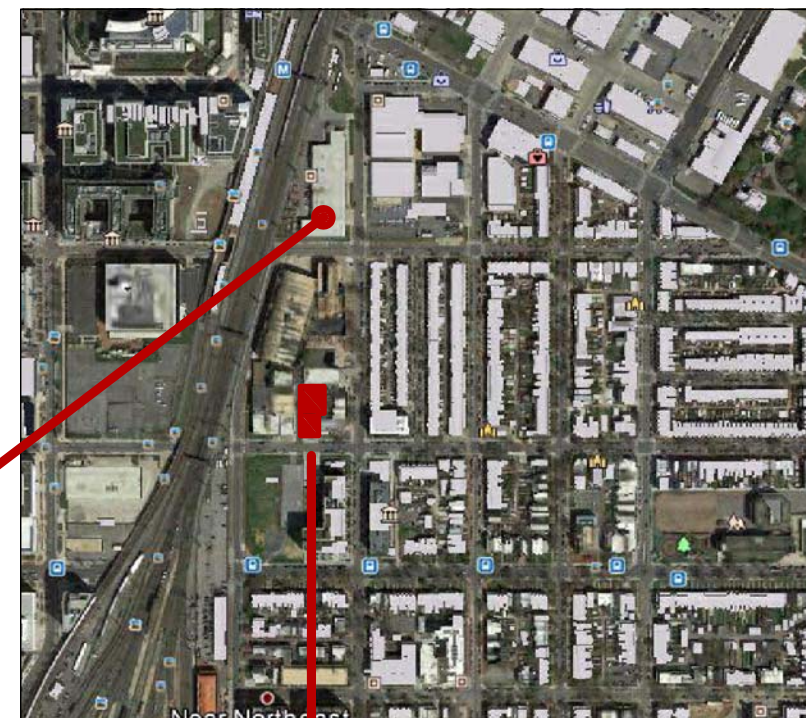


Uline Arena 1140 3rd St. NE

170,000 SF—OFFICE; 70,000 SF—RETAIL; UNDER CONSTRUCTION

SITE

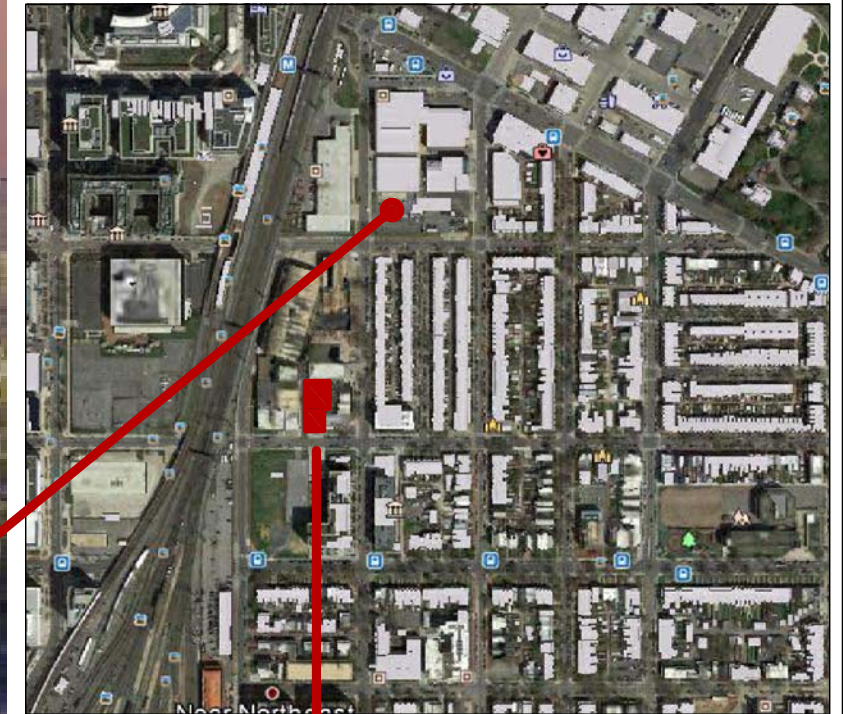
Central Armature 1200 3rd St. NE



SITE

450 UNITS—RENTAL; 200 UNITS—CONDO
50,000 SF—RETAIL; PENDING DEVELOPMENT

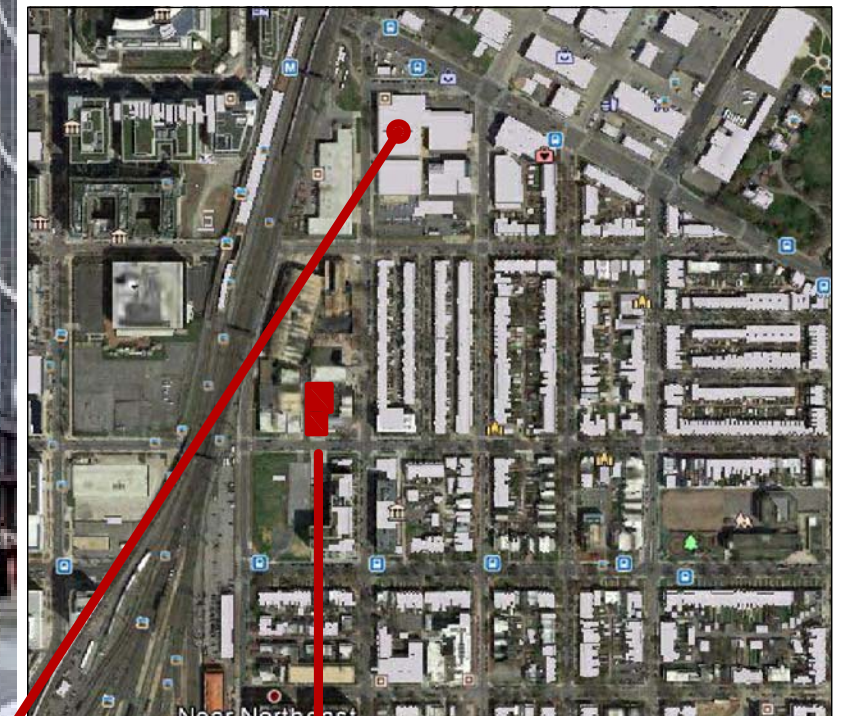
300 M Street, NE



425 UNITS; 10,000 SF RETAIL; DELIVERY—LATE 2018

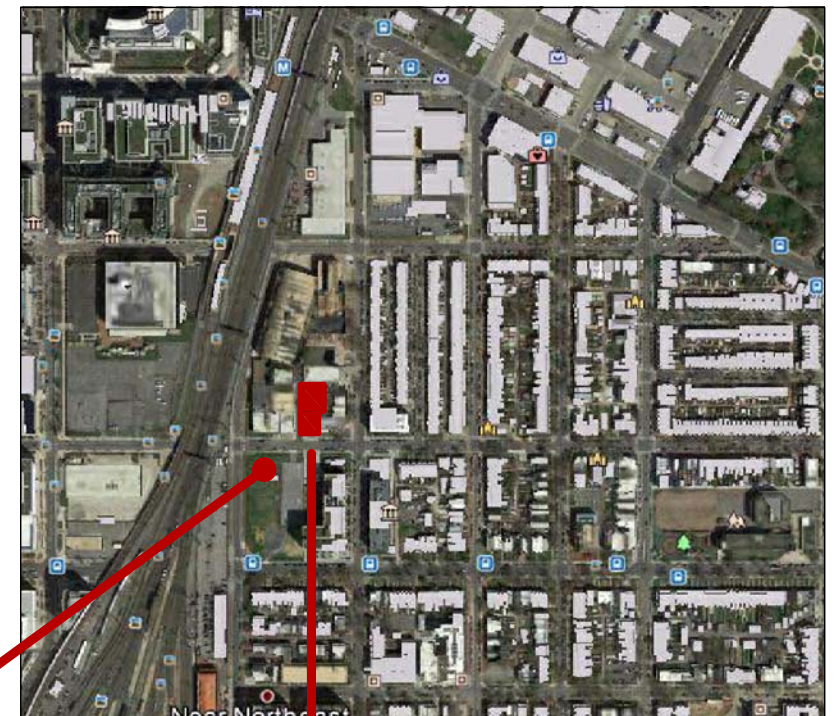
SITE

301 - 331 N Street, NE



SITE

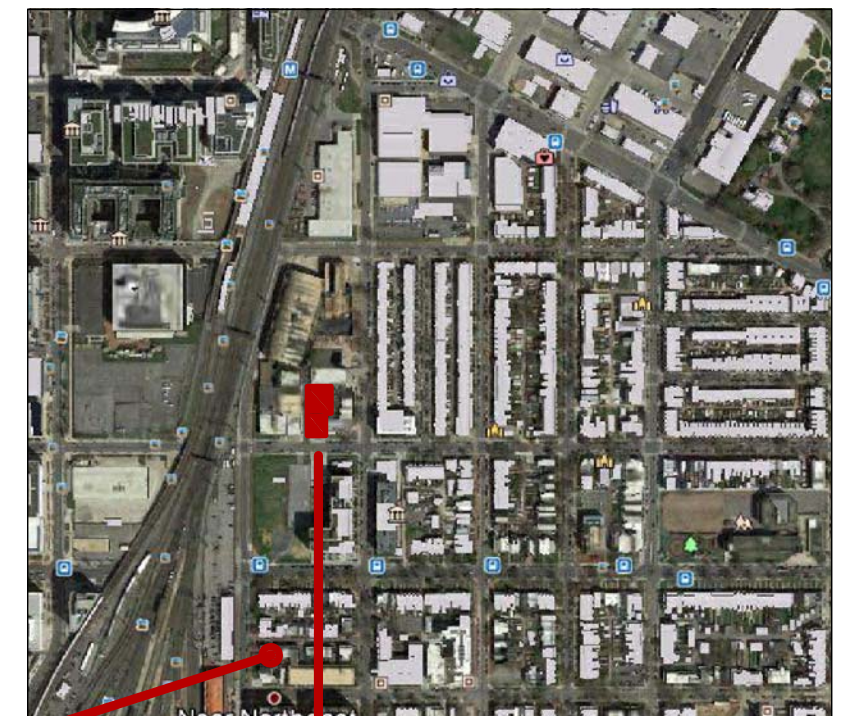
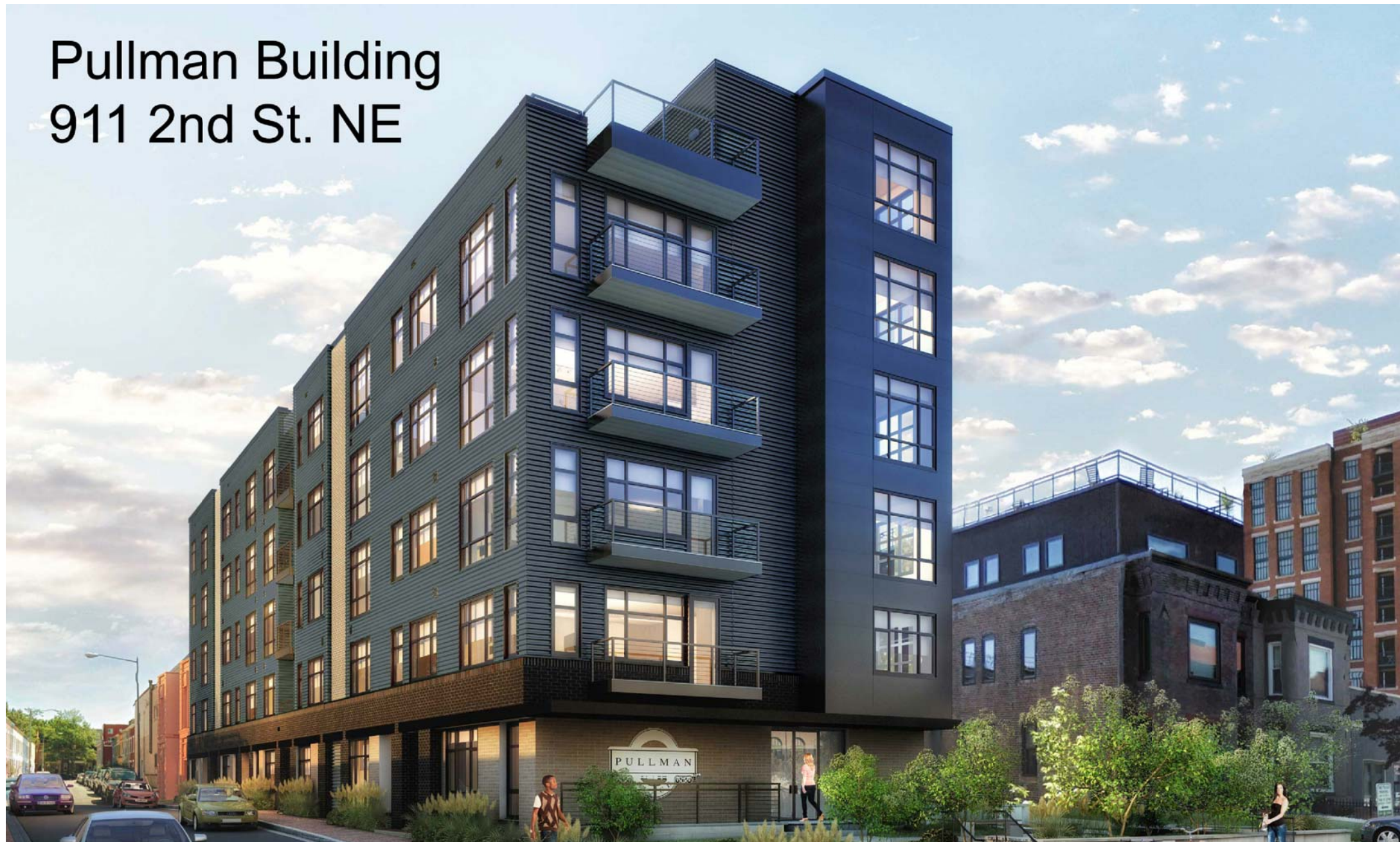
301 N: RETAIL AND OFFICE; 331 N: 94 UNITS, 213 UNITS, HOTEL-175 ROOMS, RETAIL- NOT SPECIFIED; PENDING DEVELOPMENT



14 STORY; 525 UNITS; 16,000 SF RETAIL; UNDER CONSTRUCTION

SITE

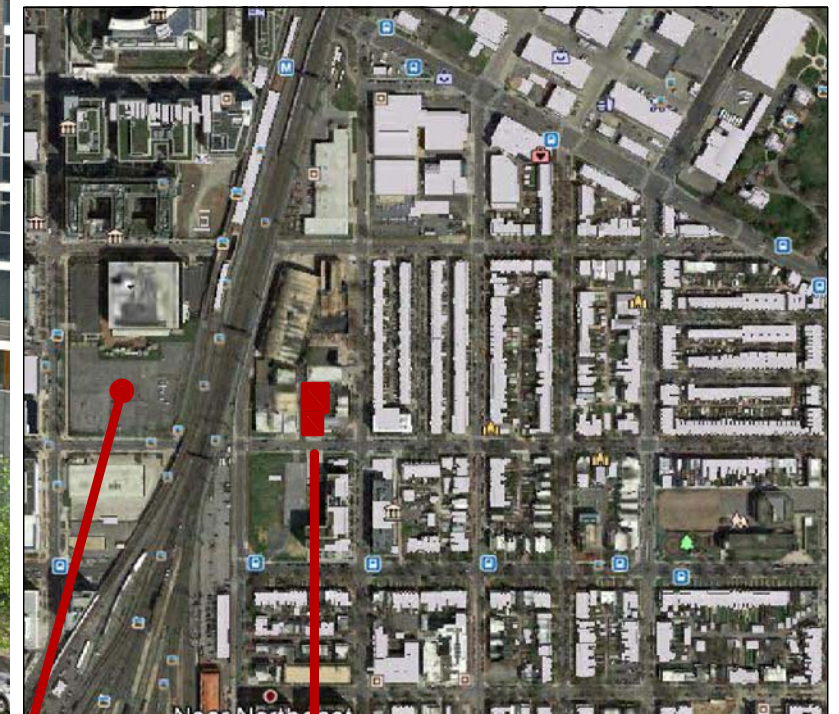
Pullman Building 911 2nd St. NE



42 UNITS; UNDER CONSTRUCTION; DELIVERY—LATE 2016

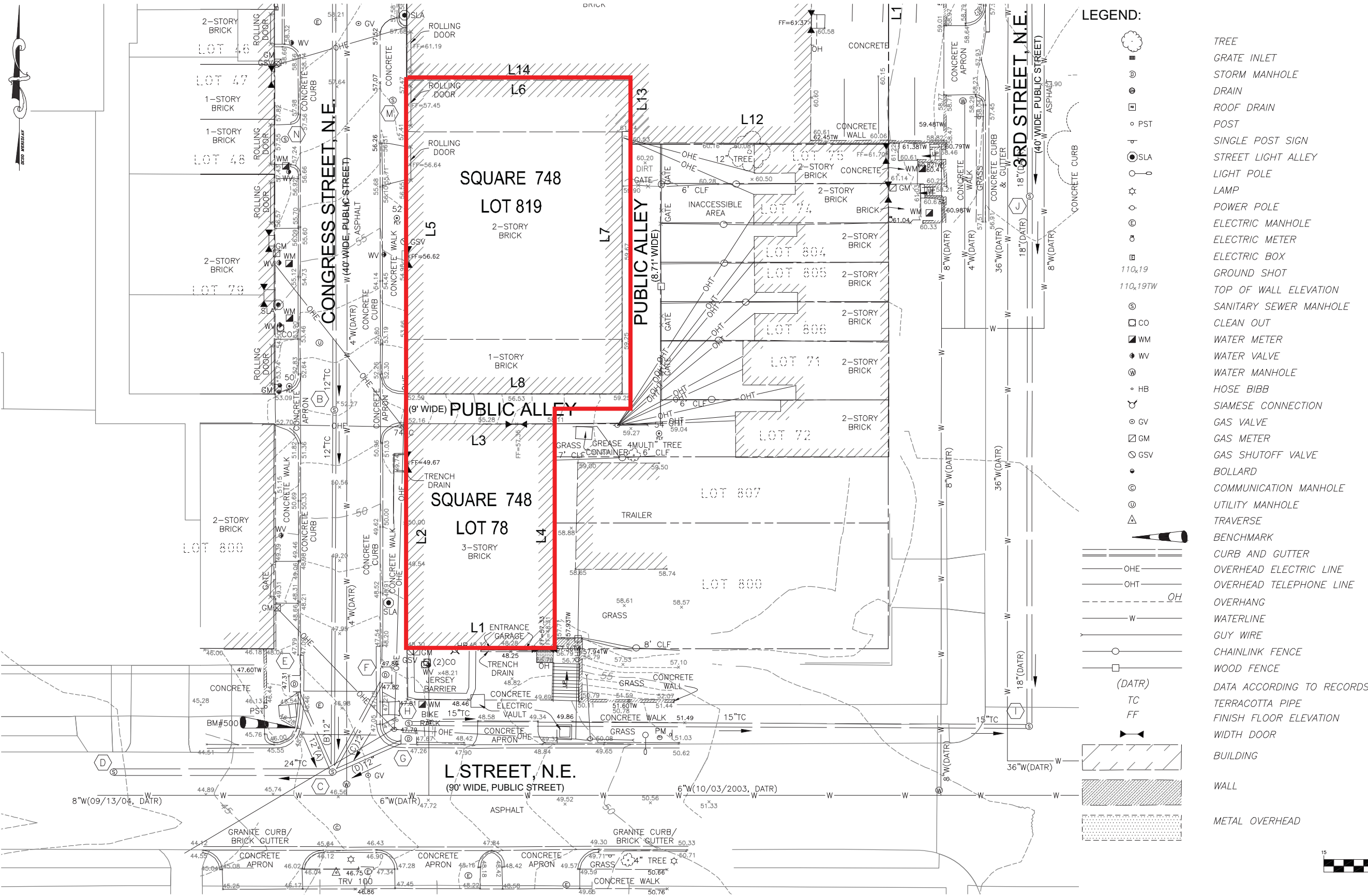
SITE

Storey Park 1005 First Street, NE



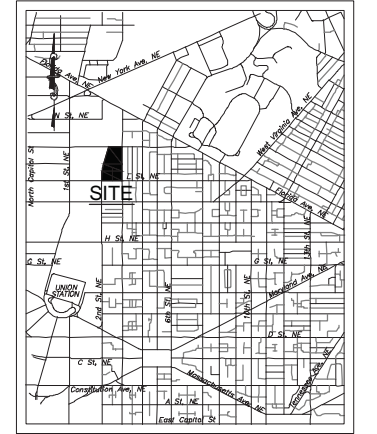
300 UNITS; 350,000 SF OFFICE; 65,000 SF RETAIL; PENDING DEVELOPMENT

SITE

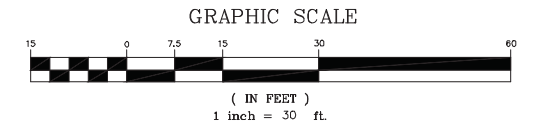


LEGEND:

- TREE
- GRATE INLET
- STORM MANHOLE
- DRAIN
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- STREET LIGHT
- ALLEY
- LIGHT POLE
- LAMP
- POWER POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GROUND SHOT
- TOP OF WALL ELEVATION
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- HOSE BIBB
- SIAMESE CONNECTION
- GAS VALVE
- GAS METER
- GAS SHUTOFF VALVE
- BOLLARD
- COMMUNICATION MANHOLE
- UTILITY MANHOLE
- TRAVERSE
- BENCHMARK
- CURB AND GUTTER
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHANG
- WATERLINE
- GUY WIRE
- CHAINLINK FENCE
- WOOD FENCE
- DATA ACCORDING TO RECORDS
- TERRACOTTA PIPE
- FINISH FLOOR ELEVATION
- WIDTH DOOR
- BUILDING
- WALL
- METAL OVERHEAD



VICINITY MAP
NOT TO SCALE



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

EXISTING CONDITIONS PLAN
1109 CONGRESS STREET, NE
Washington DC

AMT LLC
CONSULTING ENGINEERS
AND LAND SURVEYORS

10 G STREET, NE, SUITE 430
WASHINGTON, DC, 20002
PH: (202) 289-4545
FAX: (202) 289-5051

N NELSON
ARCHITECTS
1003 K STREET, NW
WASHINGTON, DC 20001











