

EXHIBIT A

1530 FIRST ST. APARTMENTS

1530 FIRST STREET SW, WASHINGTON DC 20024

10/25/2018

ZC# 18-13



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Square: 0656 Lot No: 0053 Zone: CG-4



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COVER | A-01

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VICINITY MAP A-02

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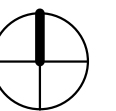
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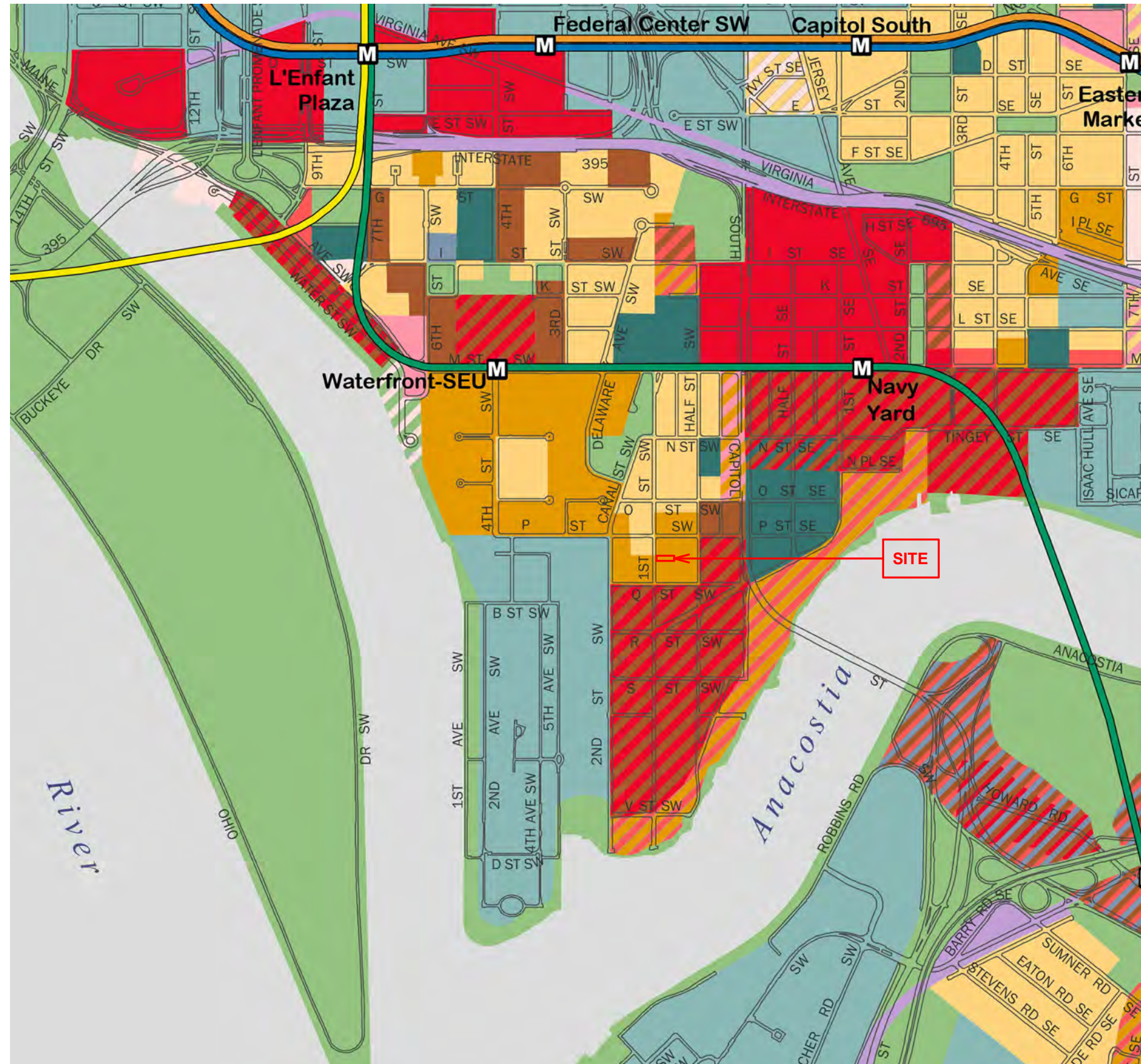
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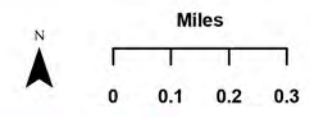
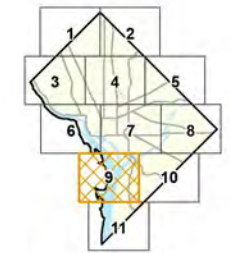


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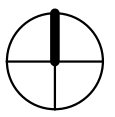
**Comprehensive Plan
Future Land Use
Map 9**

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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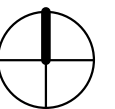
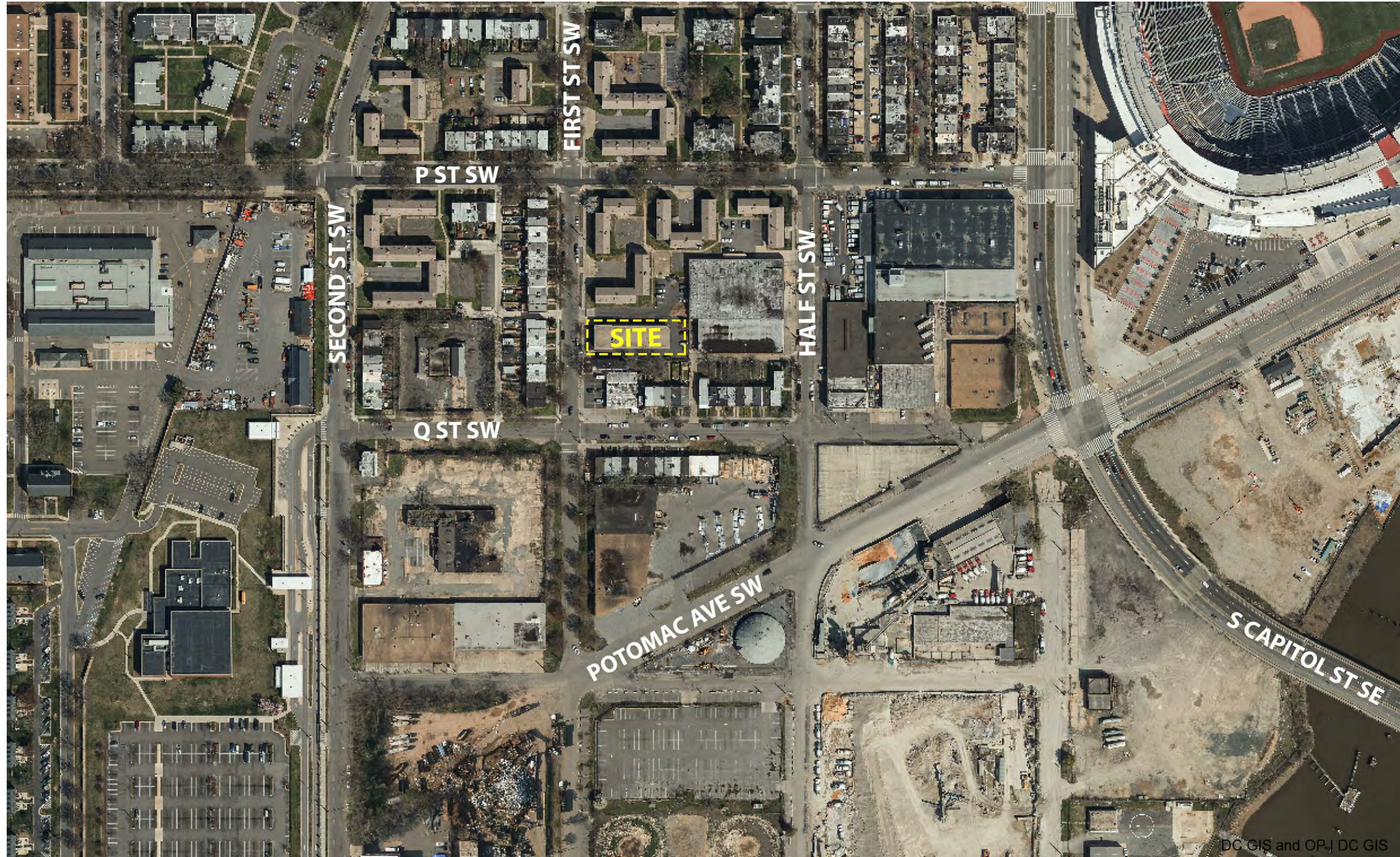
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AERIAL VIEW | A-05

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1 BUZZARD POINT URBAN DESIGN FRAMEWORK
SCALE: N.T.S.

2 ENLARGED AREA PLAN
SCALE: N.T.S.

The Goal

Several new projects are planned for the Buzzard Point area to catalyze its long-awaited economic revitalization and overcome its isolated, industrial character. The new public investments include the \$600 million Phase 1 replacement of the South Capitol Street Bridge across the Anacostia River and the proposed \$300 million DC United Soccer Stadium.

The physical improvements associated with the new South Capitol Street bridge and soccer stadium will transform the public realm and accelerate the redevelopment of Buzzard Point. To ensure that the revitalization is consistent with the aspirations and needs of nearby residents, the District government is preparing an Urban Design Framework Plan for the Buzzard Point area. The Buzzard Point plan will inform and guide public and private development decisions for the next ten years. The purpose of the Buzzard Point Framework Plan is to:

- Develop a framework for Buzzard Point to inform future redevelopment in the context of **public realm** improvements and amenities that establish a mixed-use, highly walkable neighborhood that is oriented to an enhanced waterfront
- Promote affordable housing advancements, and economic gains that benefit the **community**
- Identify sustainability targets and environmental remediation practices for future redevelopment and the **environment**
- Incorporate planned **transportation** improvements for vehicles, transit, bicyclists, and pedestrians
- Categorize short-, medium-, and long-term phasing for new infrastructure

3 BUZZARD POINT URBAN DESIGN FRAMEWORK GOALS
SCALE: N.T.S.

PROJECT STUDY AREA LEGEND	
	MIXED-USE DEVELOPMENT
	MULTI-FAMILY RESIDENTIAL
	PUBLIC/INSTITUTIONAL
	UTILITIES/INFRASTRUCTURE



4 FREDERICK DOUGLASS MEMORIAL BRIDGE
SCALE: N.T.S.



5 AUDI FIELD
SCALE: N.T.S.



5 NATIONALS PARK
SCALE: N.T.S.



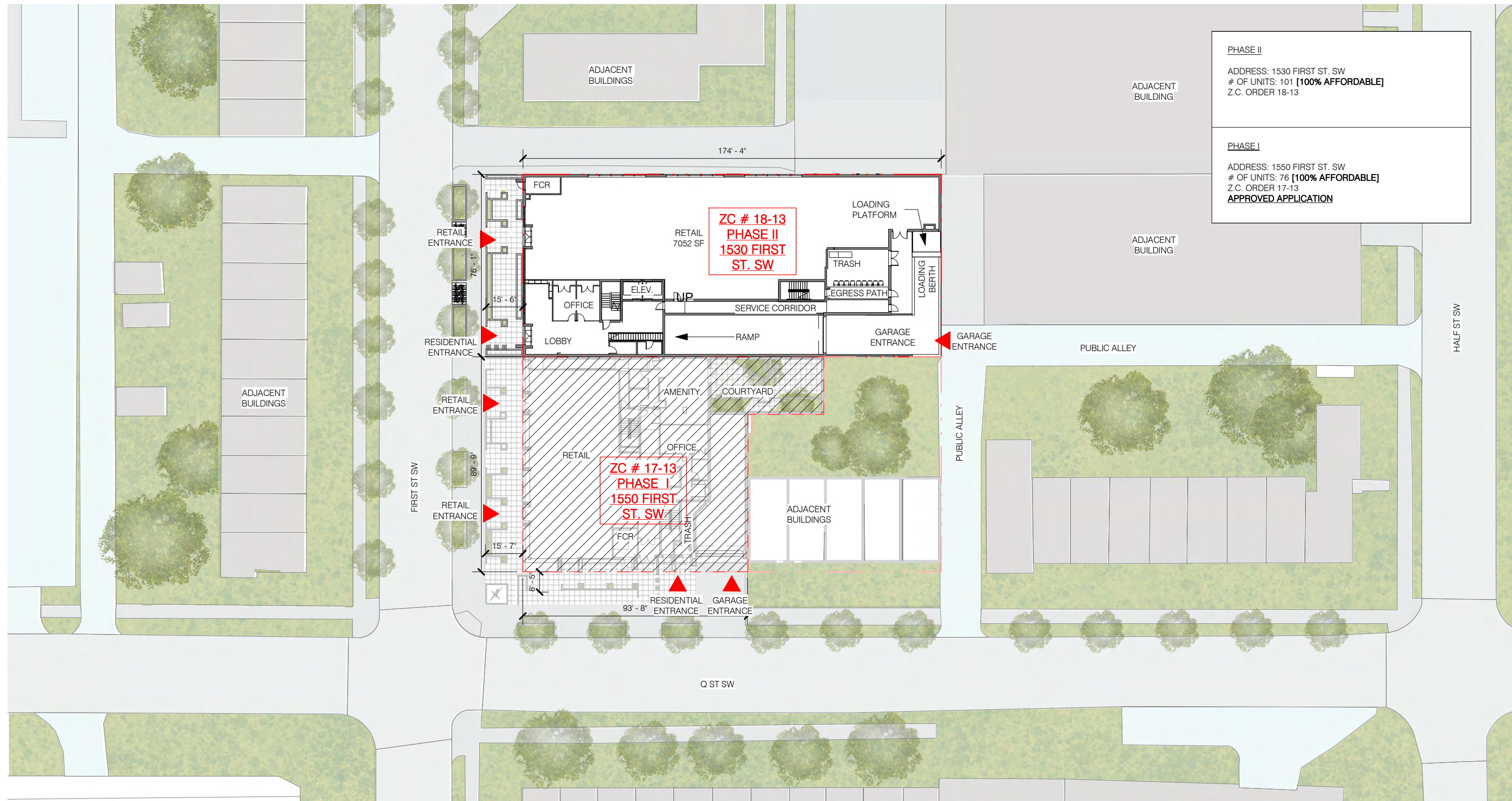
6 PEPCO SUBSTATION
SCALE: N.T.S.

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PHASE II
 ADDRESS: 1530 FIRST ST. SW
 # OF UNITS: 101 [100% AFFORDABLE]
 Z.C. ORDER 18-13

PHASE I
 ADDRESS: 1550 FIRST ST. SW
 # OF UNITS: 76 [100% AFFORDABLE]
 Z.C. ORDER 17-13
APPROVED APPLICATION

**ZC # 18-13
 PHASE II
 1530 FIRST
 ST. SW**

**ZC # 17-13
 PHASE I
 1550 FIRST
 ST. SW**



1530 FIRST ST. S.W.

ENLARGED SITE PLAN - FIRST LEVEL | A-07

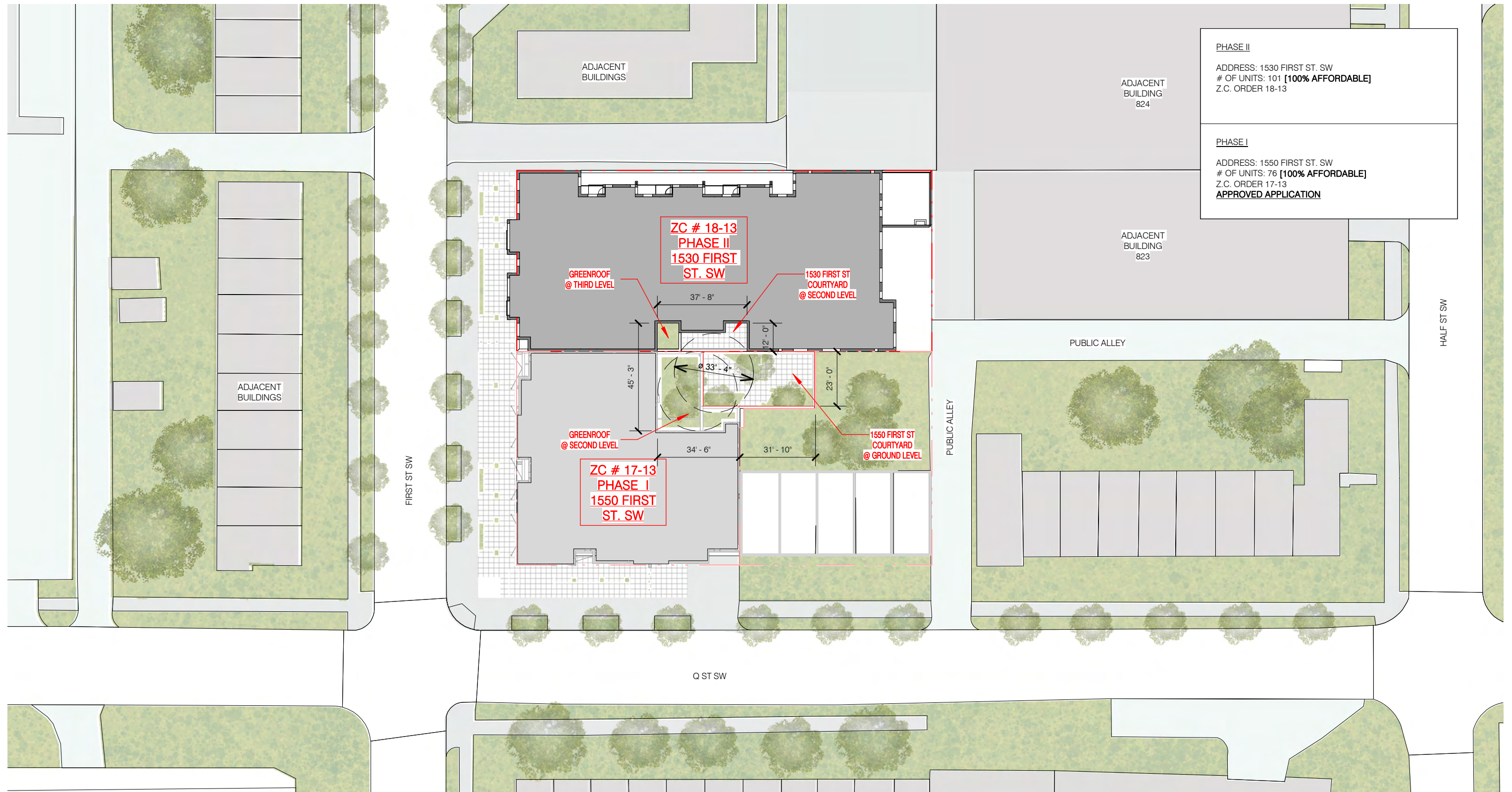
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APPROVED APPLICATION

1530 FIRST ST. S.W.

ENLARGED SITE PLAN - THIRD LEVEL | A-08

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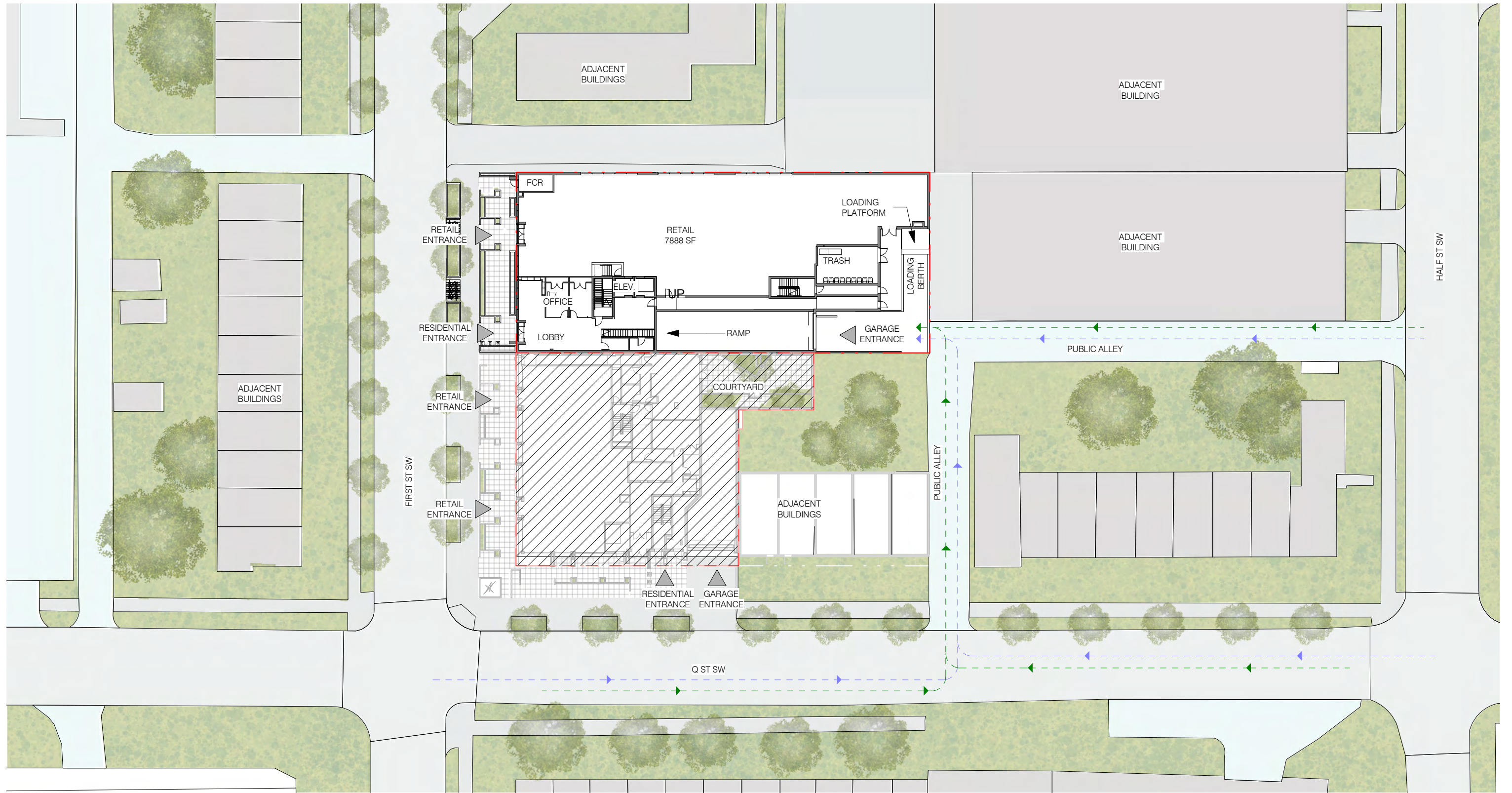


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VEHICULAR ENTRY/EXIT - - - - - →
 LOADING ENTRY/EXIT - - - - - →

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VEHICULAR CIRCULATION | A-09

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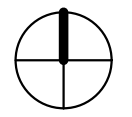
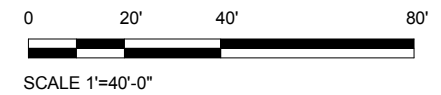
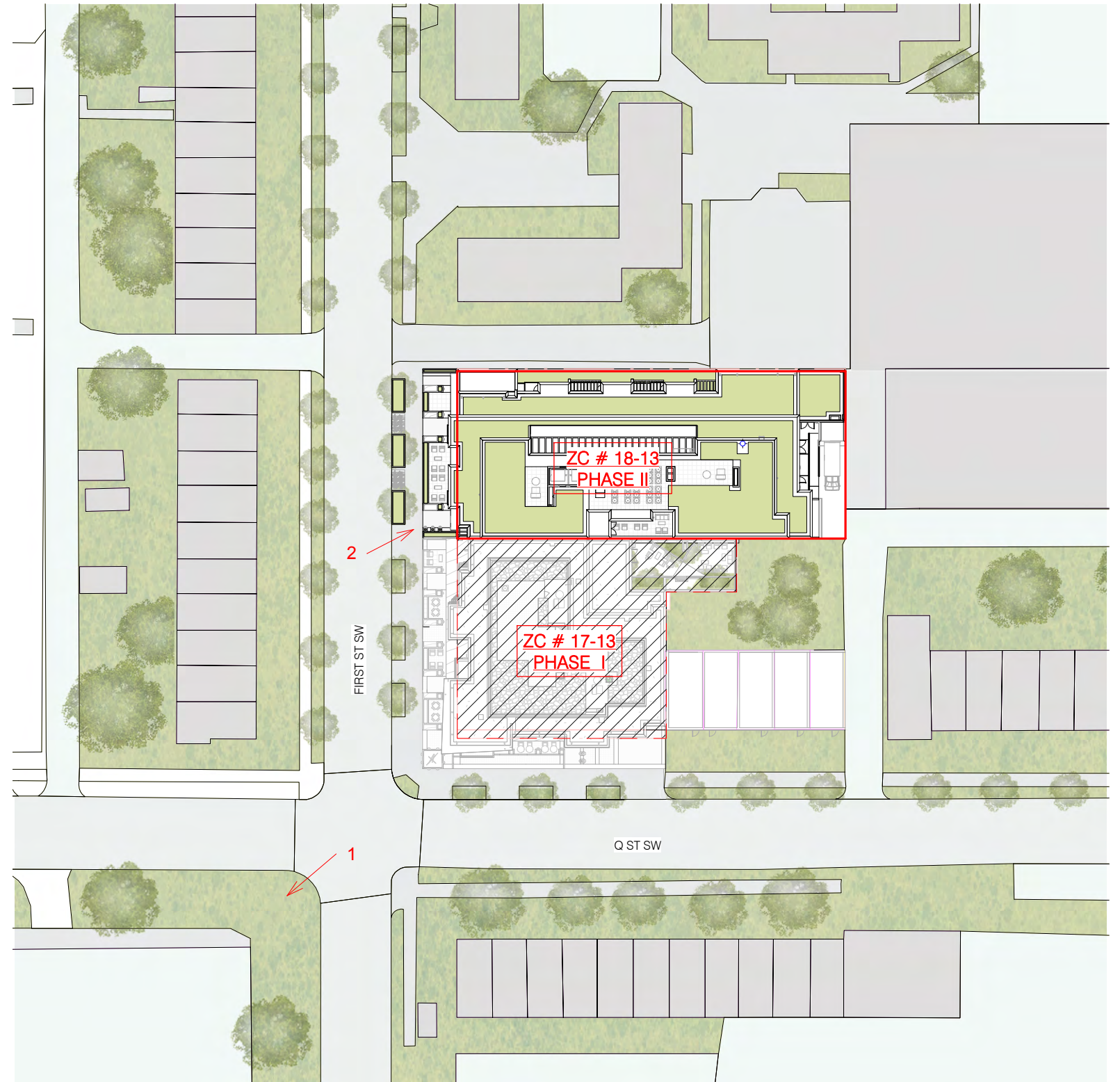


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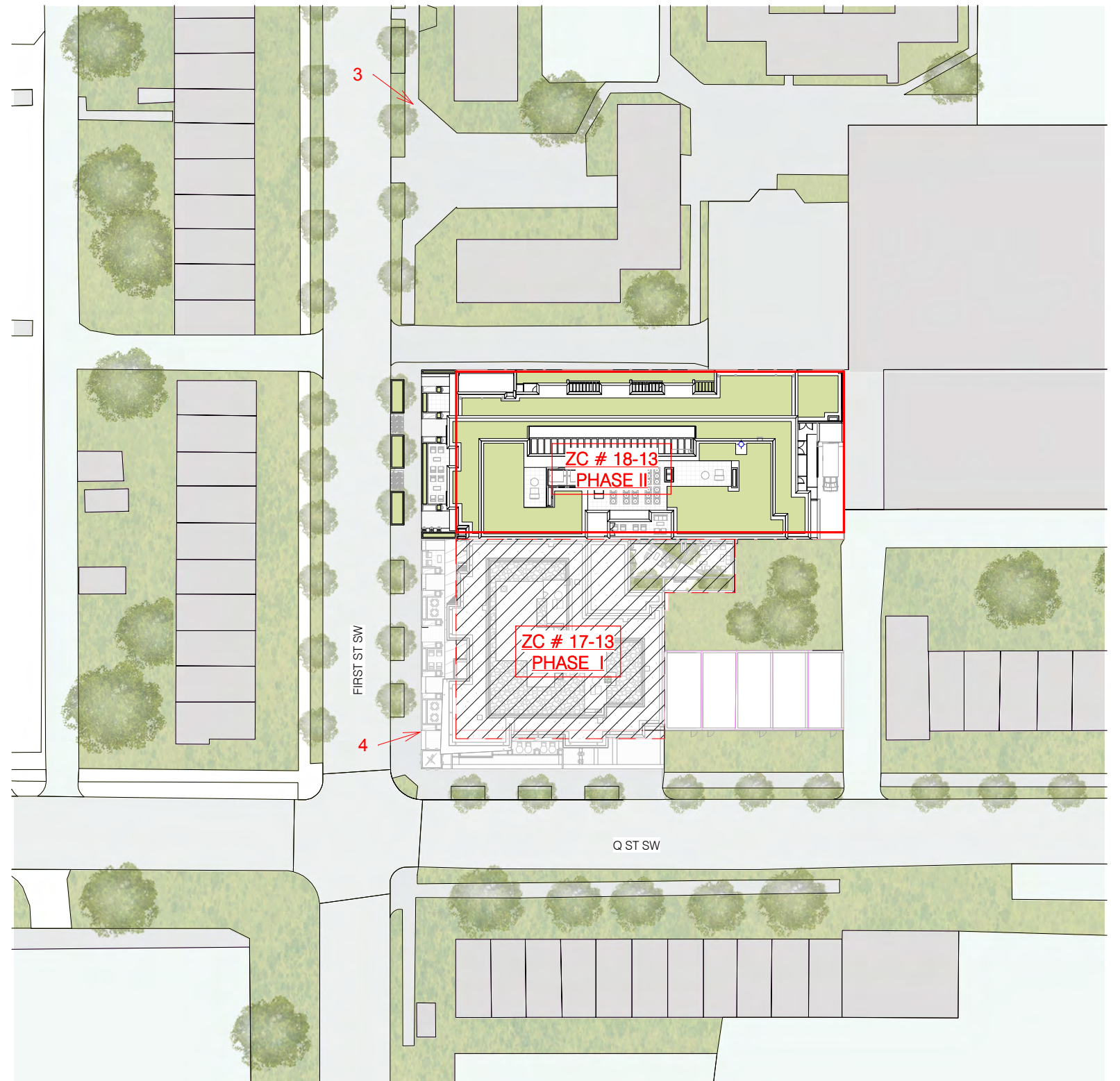
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PERSPECTIVE VIEW | A-12

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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-13

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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-14

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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-15

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



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1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-16

1530 FIRST ST. S.W. WASHINGTON DC 20024

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1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



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PERSPECTIVE VIEW | A-17

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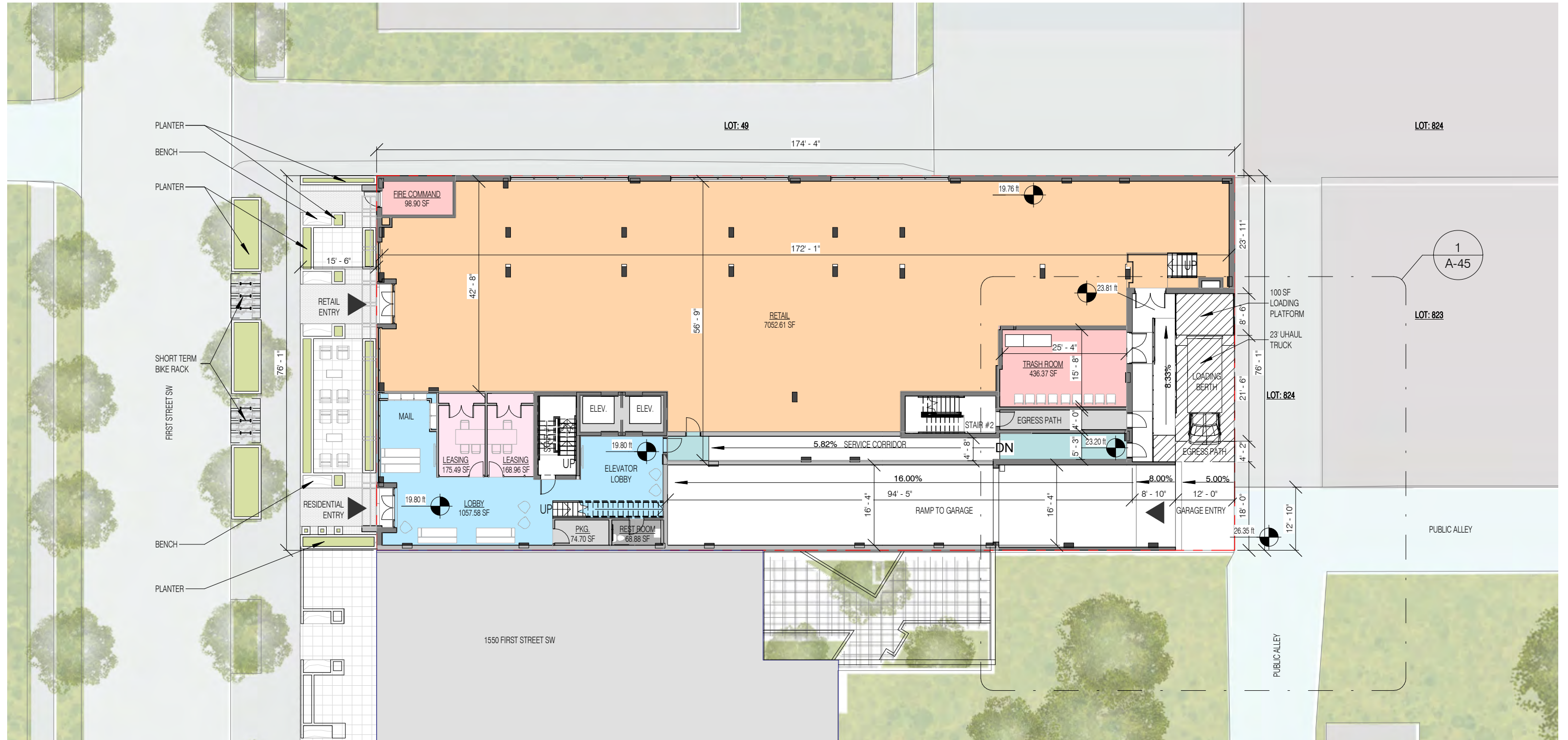
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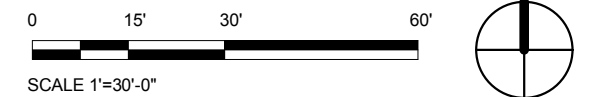
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KEYPLAN



GROSS FLOOR AREA = 11,831 SF
 LOT OCCUPANCY = 11,831 / 13,206 = 89.59%
 FAR 7.8



1530 FIRST STREET SW

FIRST FLOOR PLAN | A-19

1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4



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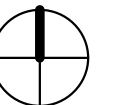
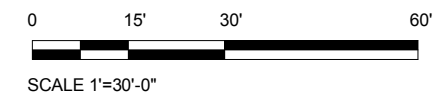
10/25/2018



KEYPLAN

- 1BD
- 2BD
- 3BD
- 4BD
- AMENITY
- TRASH

GROSS FLOOR AREA = 10,277 SF
 LOT OCCUPANCY = 10,277 / 13,206 = 77.82 %
 FAR 7.8



1530 FIRST STREET SW

SECOND FLOOR PLAN | A-20

1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4

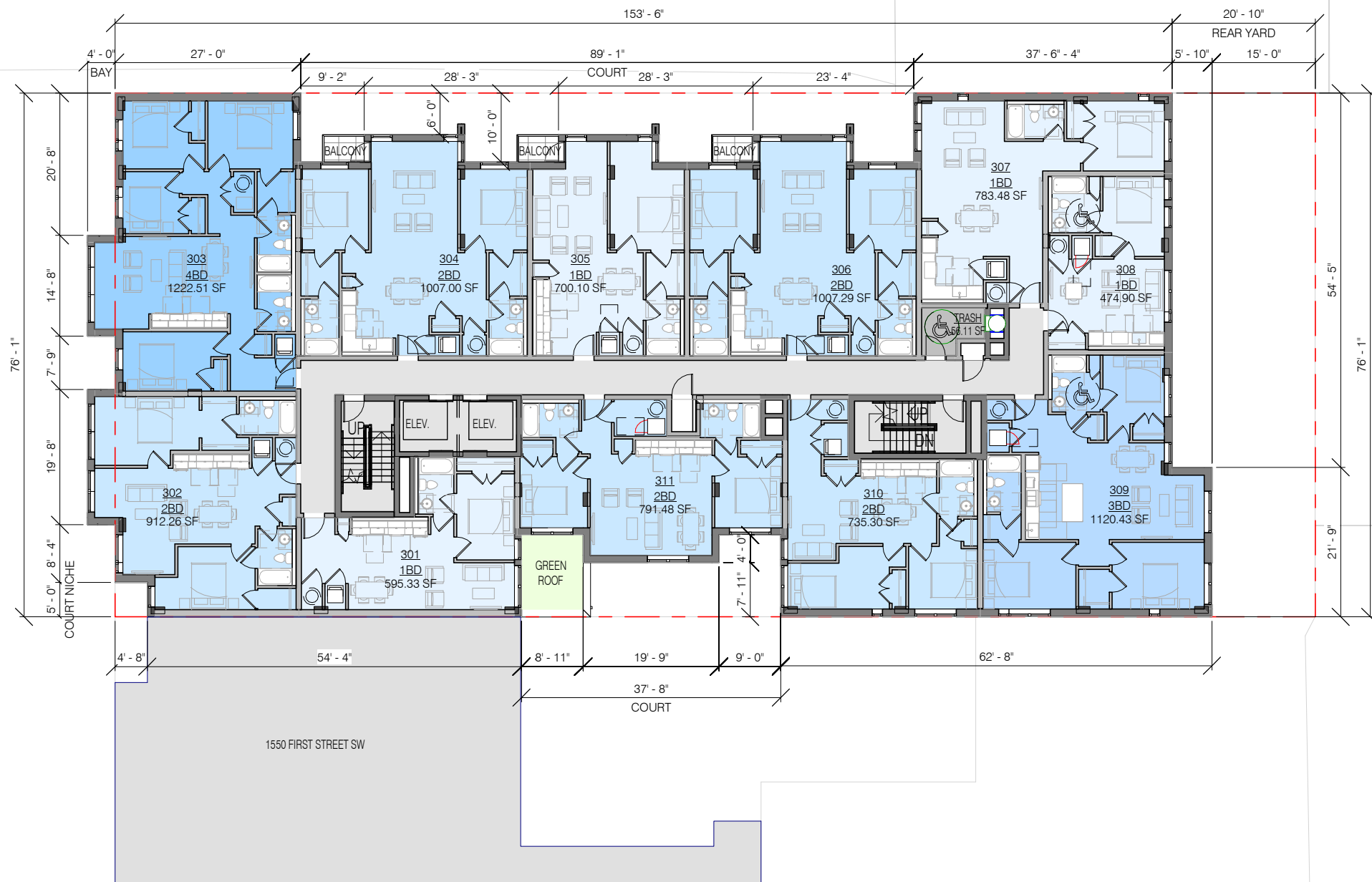


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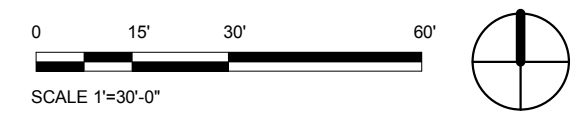
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KEYPLAN

- 1BD
- 2BD
- 3BD
- 4BD
- TRASH

GROSS FLOOR AREA = 10,701 SF
 LOT OCCUPANCY = 10,701 / 13,206 = 81.03 %
 FAR 7.8



1530 FIRST STREET SW

THIRD FLOOR PLAN | A-21

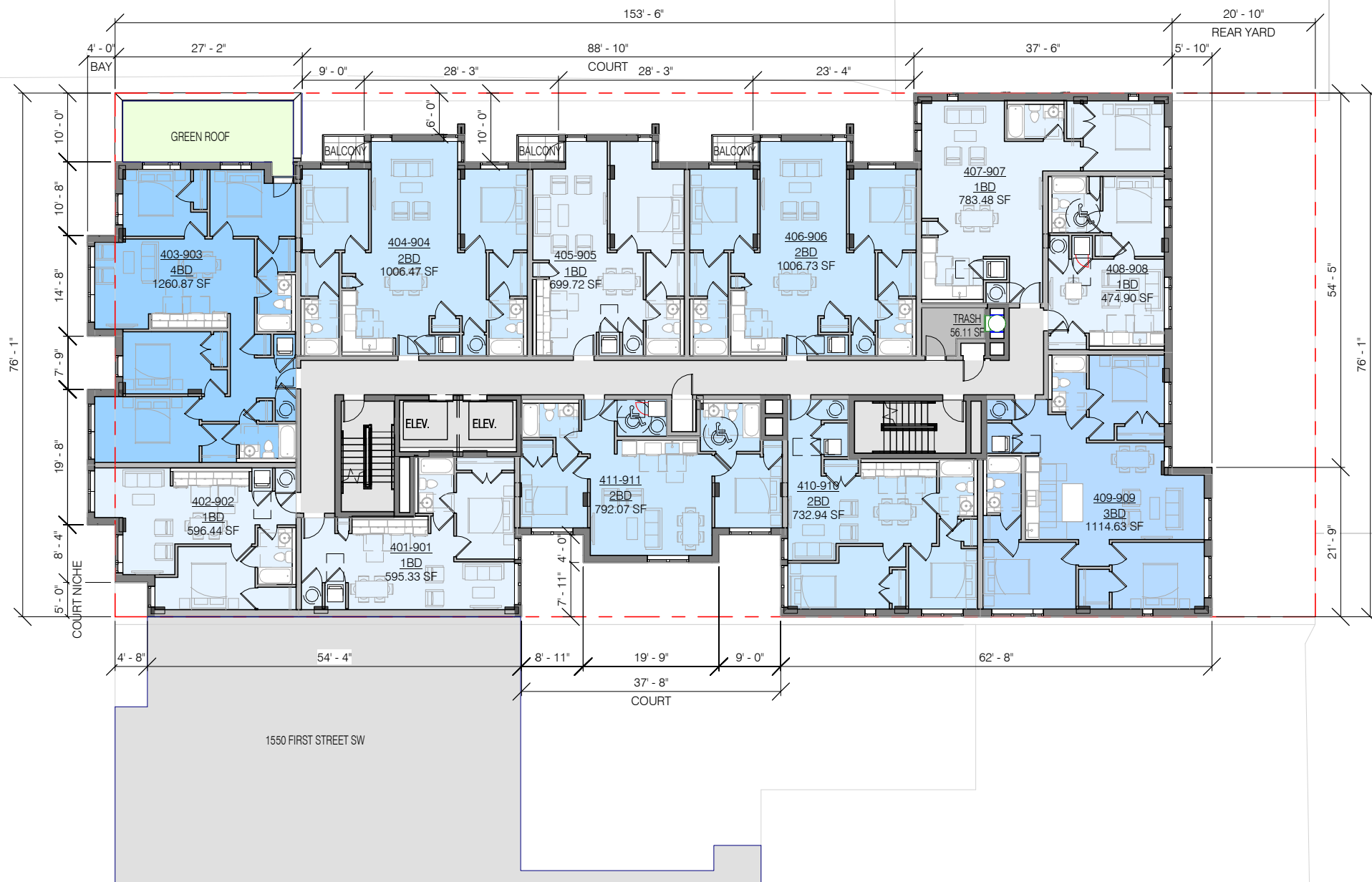
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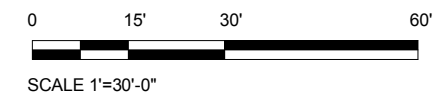
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KEYPLAN

- 1BD
- 2BD
- 3BD
- 4BD
- TRASH

GROSS FLOOR AREA = 10,419 SF
 LOT OCCUPANCY = 10,419 / 13,206 = 78.90 %
 FAR 7.8



1530 FIRST STREET SW

FOURTH TO NINTH FLOOR PLAN | A-22

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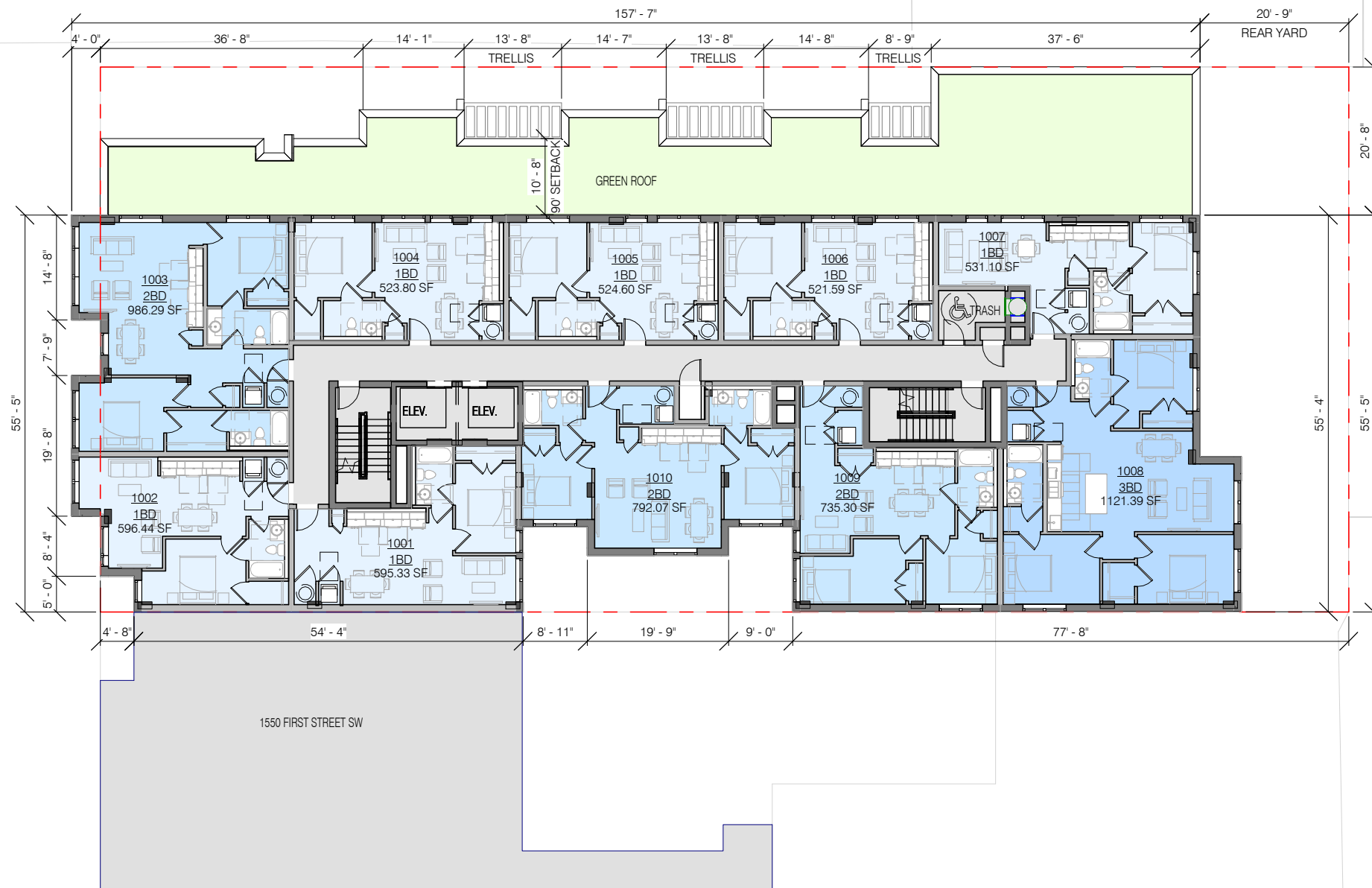


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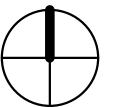
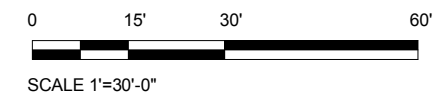
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KEYPLAN

- 1BD
- 2BD
- 3BD

GROSS FLOOR AREA = 8,238 SF
 LOT OCCUPANCY = 8,238 / 13,206 = 63.21 %
 FAR 7.8



1530 FIRST STREET SW

TENTH FLOOR PLAN A-23

1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4

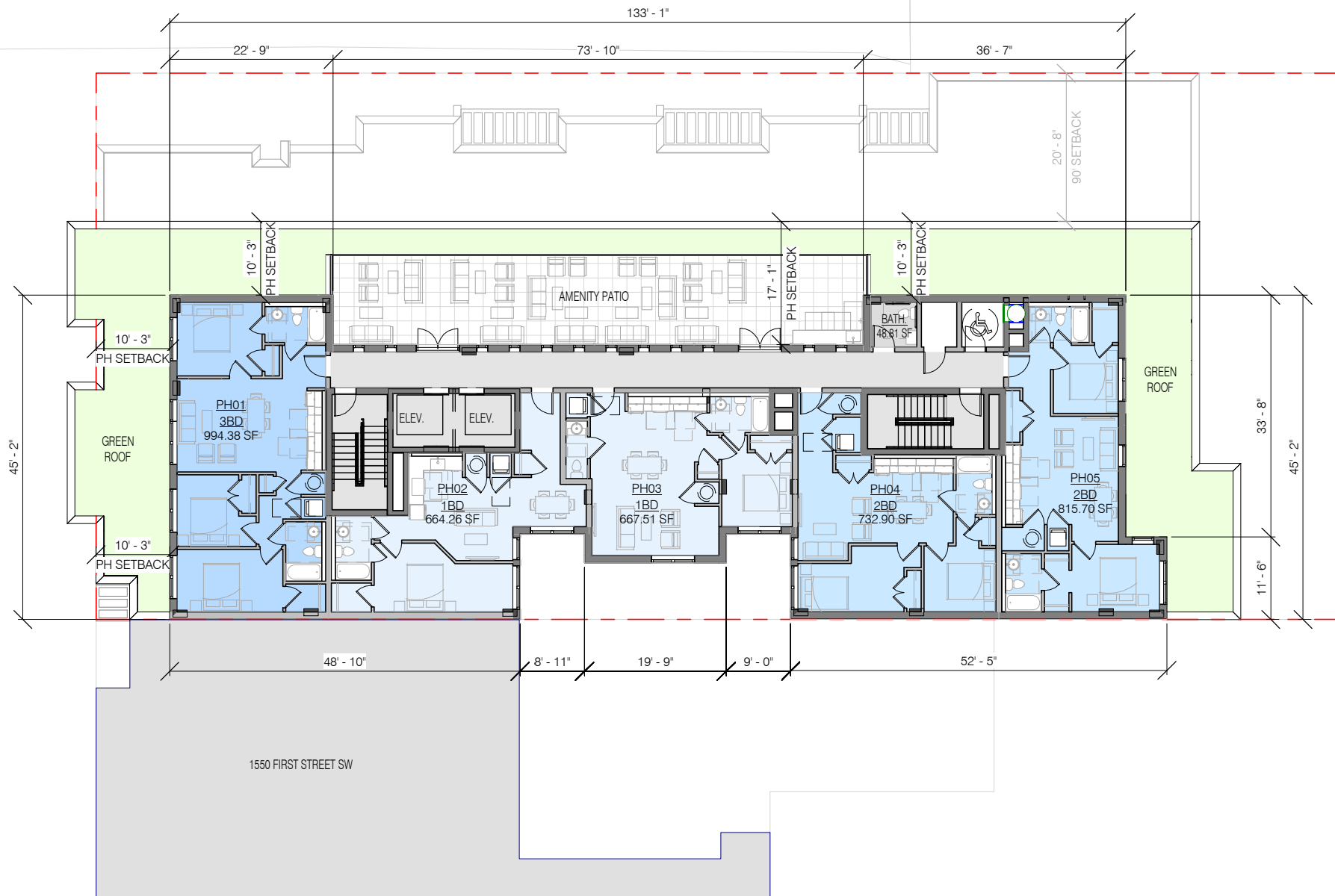


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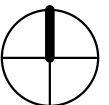
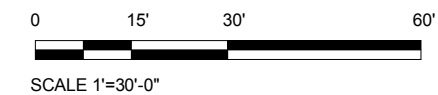
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KEYPLAN

- 1BD
- 2BD
- 3BD
- BATH.

GROSS FLOOR AREA = 5,212 SF
 LOT OCCUPANCY = 5,212 / 13,206 = 39.47 %



1530 FIRST STREET SW

PENTHOUSE FLOOR PLAN A-24

1530 FIRST STREET SW WASHINGTON D.C. 20024

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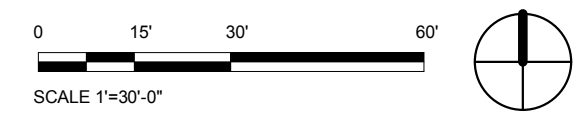
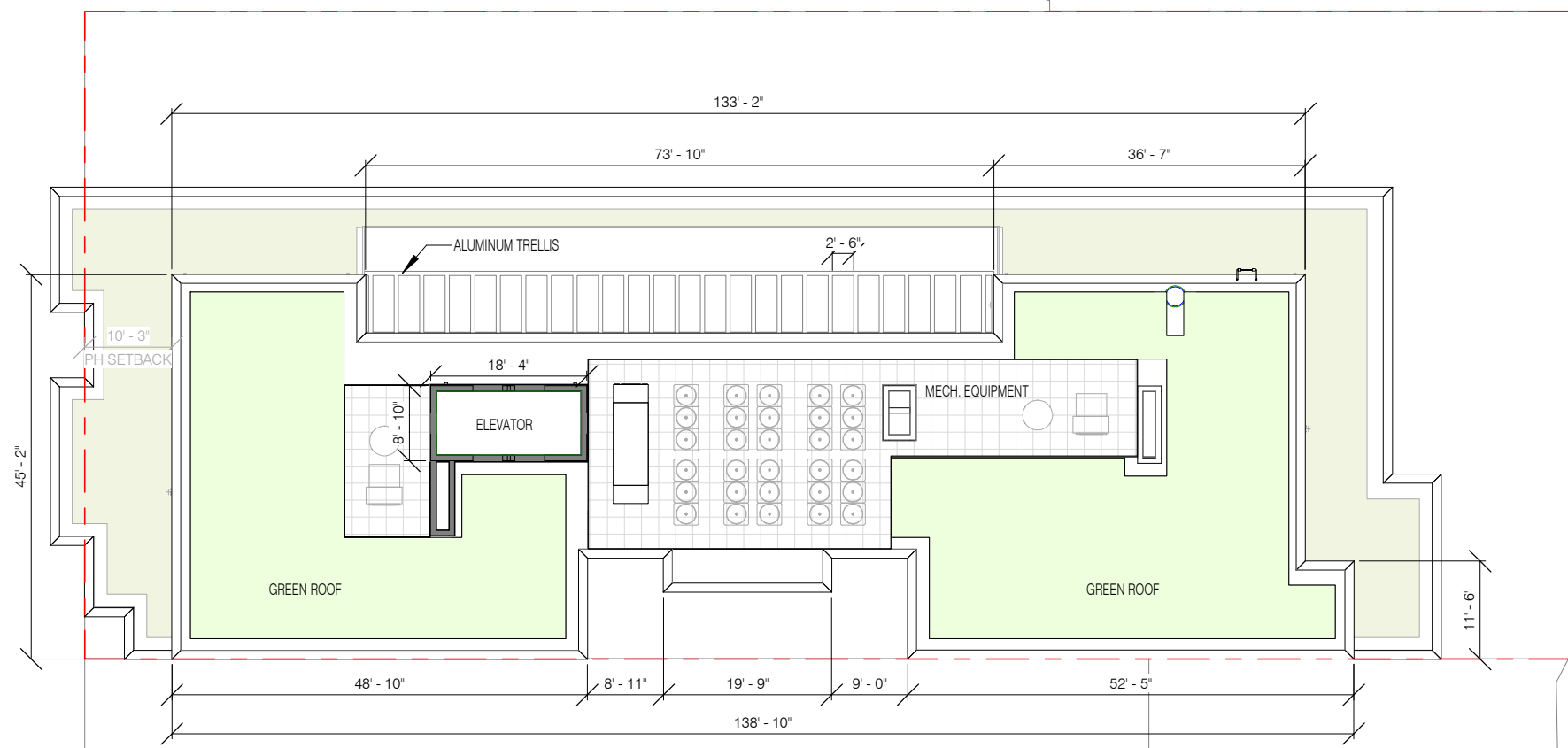


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10/25/2018



1530 FIRST STREET SW

ROOF FLOOR PLAN | A-25

1530 FIRST STREET SW WASHINGTON D.C. 20024
 Square: 0656 Lot No: 0053 Zone: CG-4

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