

# EXHIBIT D

1 of 3

# 1530 FIRST ST. APARTMENTS

1530 FIRST STREET SW, WASHINGTON DC 20024

08/06/2018

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1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024

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



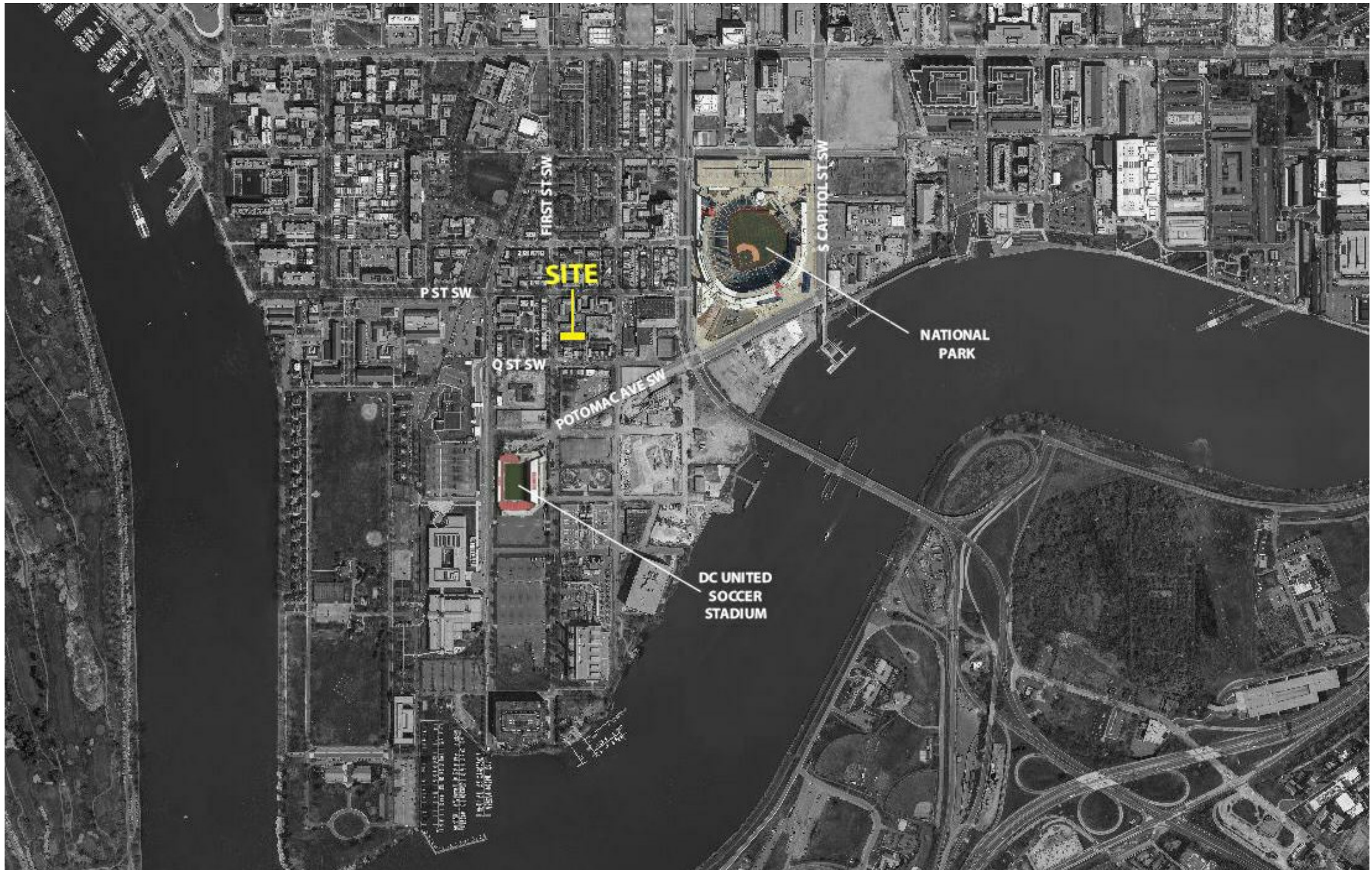
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COVER | A-01

08/06/2018



1530 FIRST ST. S.W.

VICINITY MAP A-02

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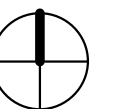
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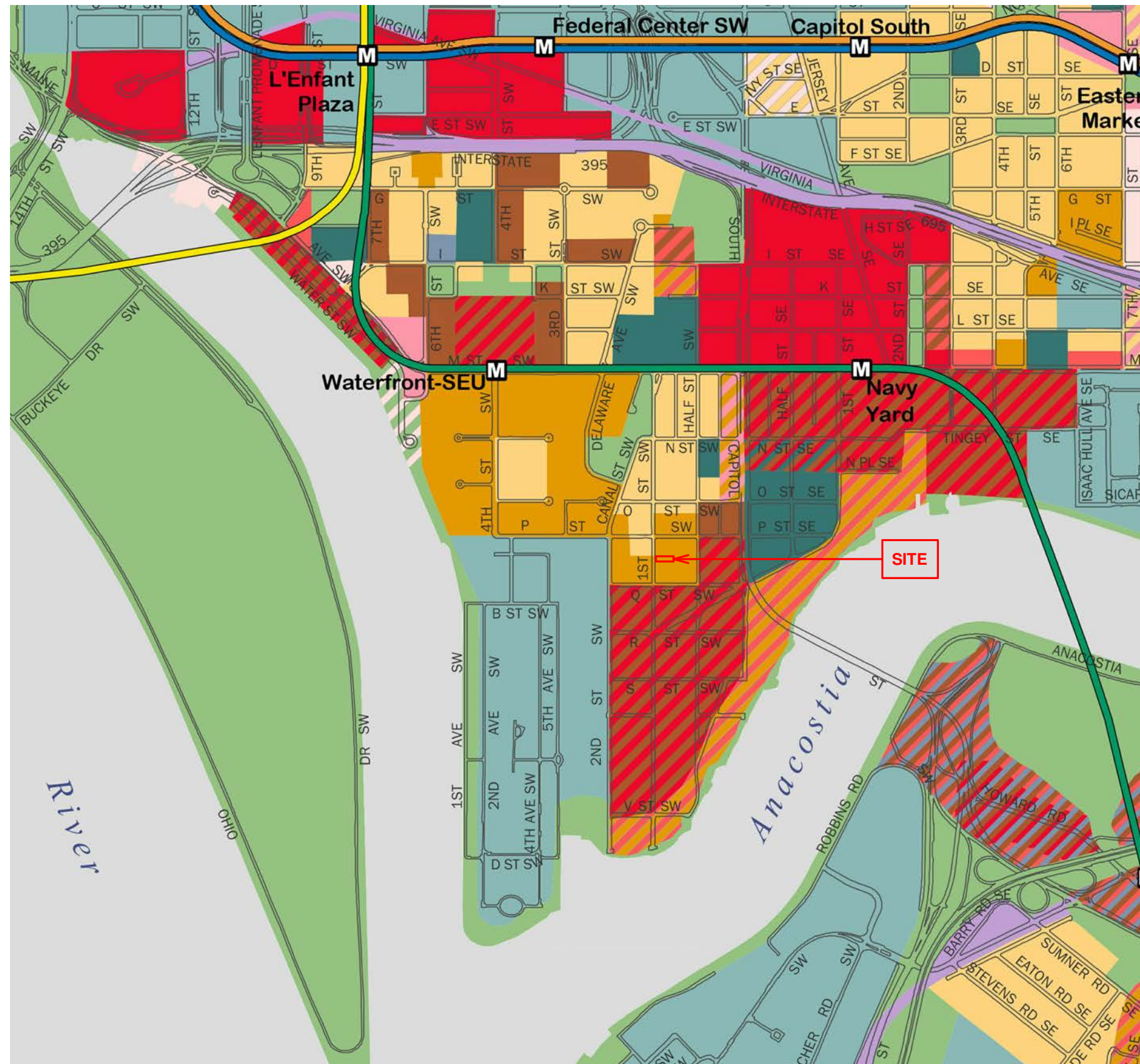
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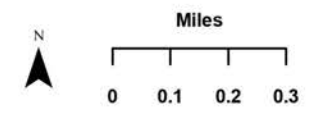
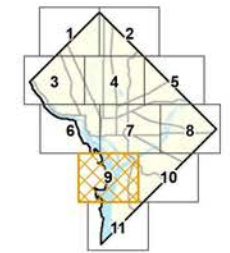


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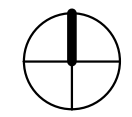
**Comprehensive Plan  
Future Land Use  
Map 9**

- 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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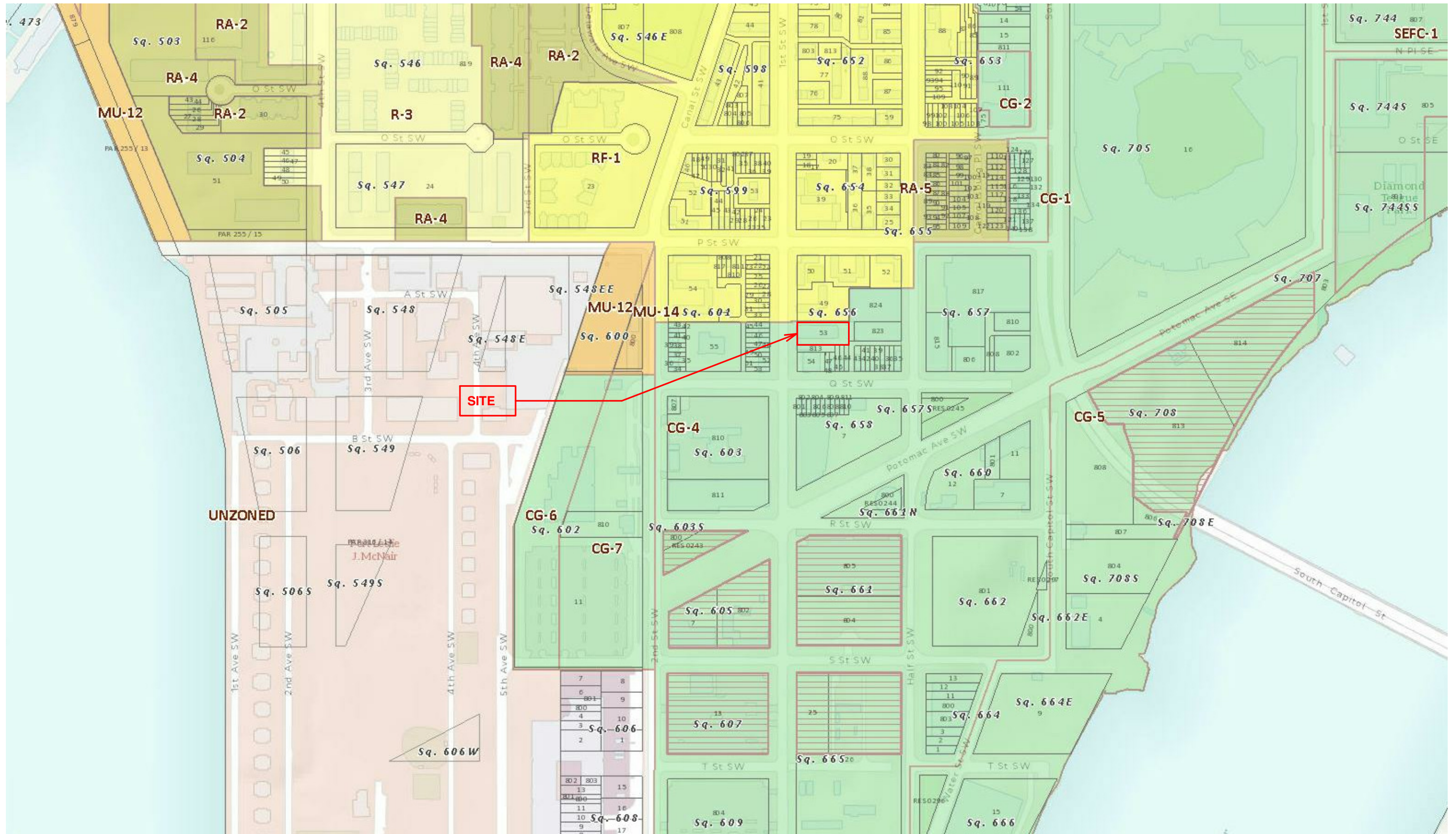
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1530 FIRST ST. S.W.

ZONING BOUNDARY MAP | A-04

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

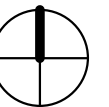


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AERIAL VIEW | A-05

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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.

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

PROJECT STUDY AREA LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color: #e91e63; border: 1px solid black;"></span>	MIXED-USE DEVELOPMENT
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<span style="display:inline-block; width:15px; height:15px; background-color: #42a5f5; border: 1px solid black;"></span>	PUBLIC/INSTITUTIONAL
<span style="display:inline-block; width:15px; height:15px; background-color: #a1887f; border: 1px solid black;"></span>	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.

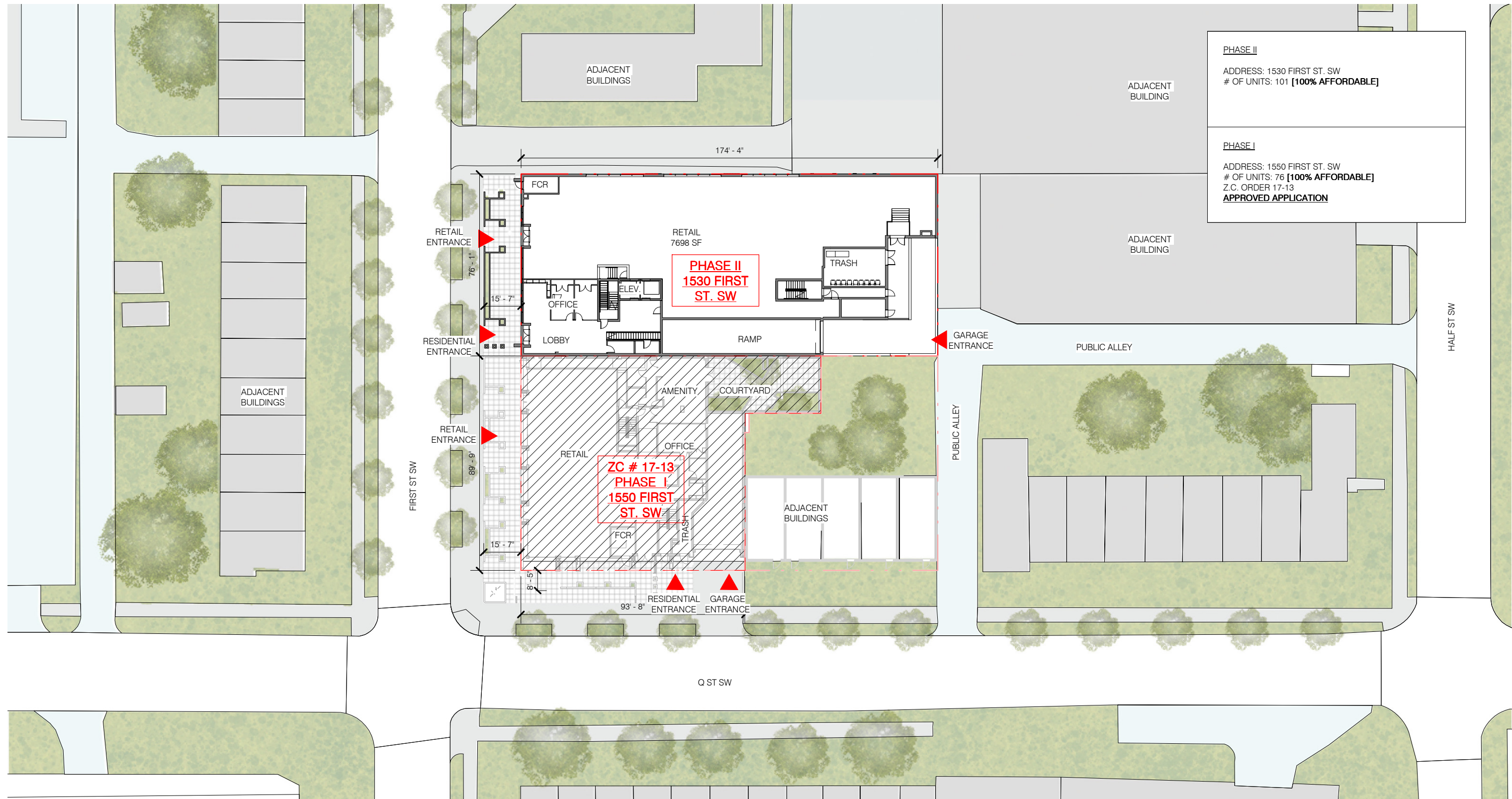
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**PHASE II**  
 ADDRESS: 1530 FIRST ST. SW  
 # OF UNITS: 101 [100% AFFORDABLE]

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



**1530 FIRST ST. S.W.**

**ENLARGED SITE PLAN - FIRST LEVEL | A-07**

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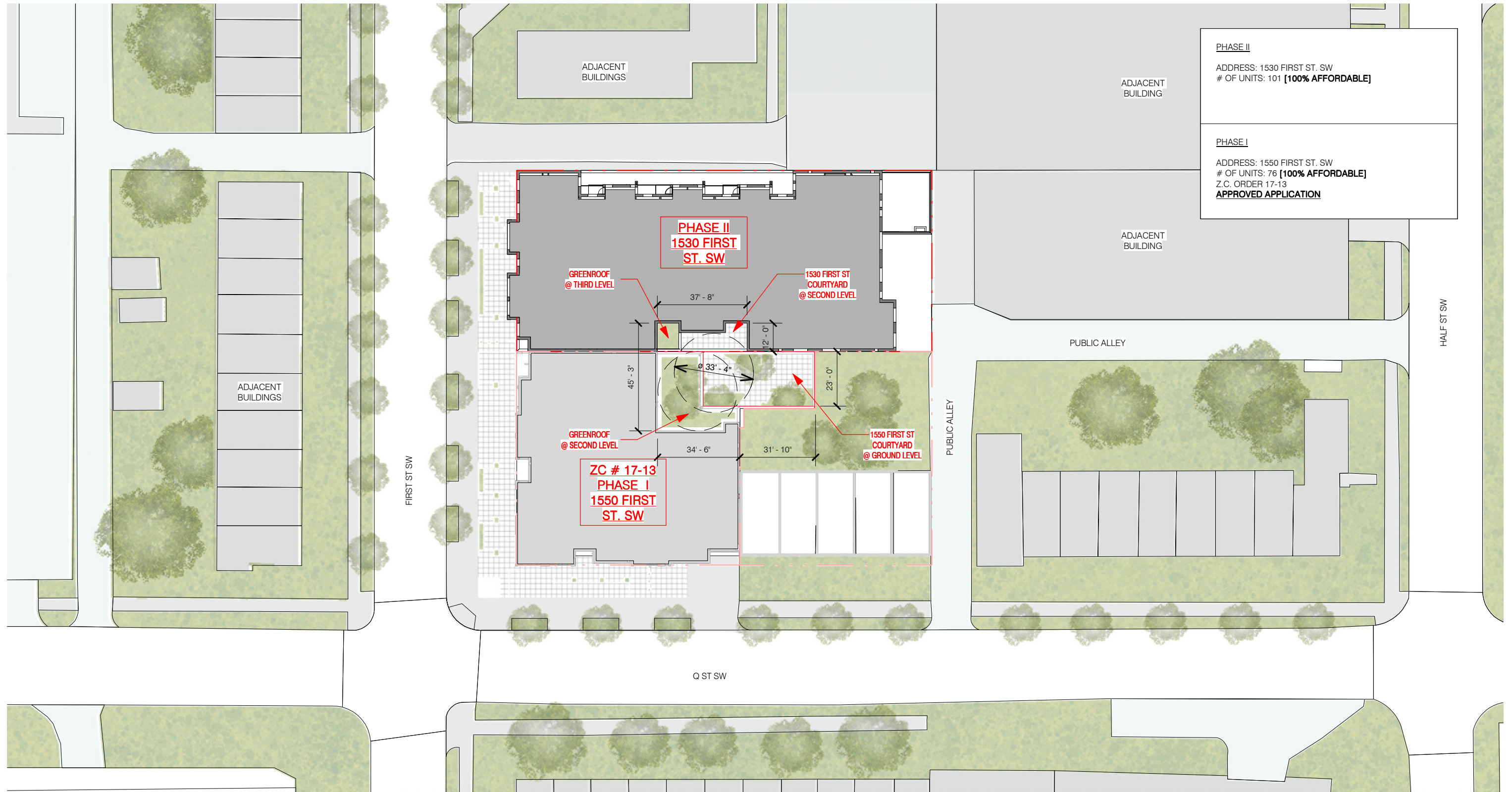
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 Z.C. ORDER 17-13  
**APPROVED APPLICATION**

**1530 FIRST ST. S.W.**

ENLARGED SITE PLAN - THIRD LEVEL | A-08

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