

1109 CONGRESS STREET, NE

WASHINGTON, D.C.
SQUARE 748 – LOTS 78 AND 819

ANC/PUD SUBMISSION

NOVEMBER 1, 2016

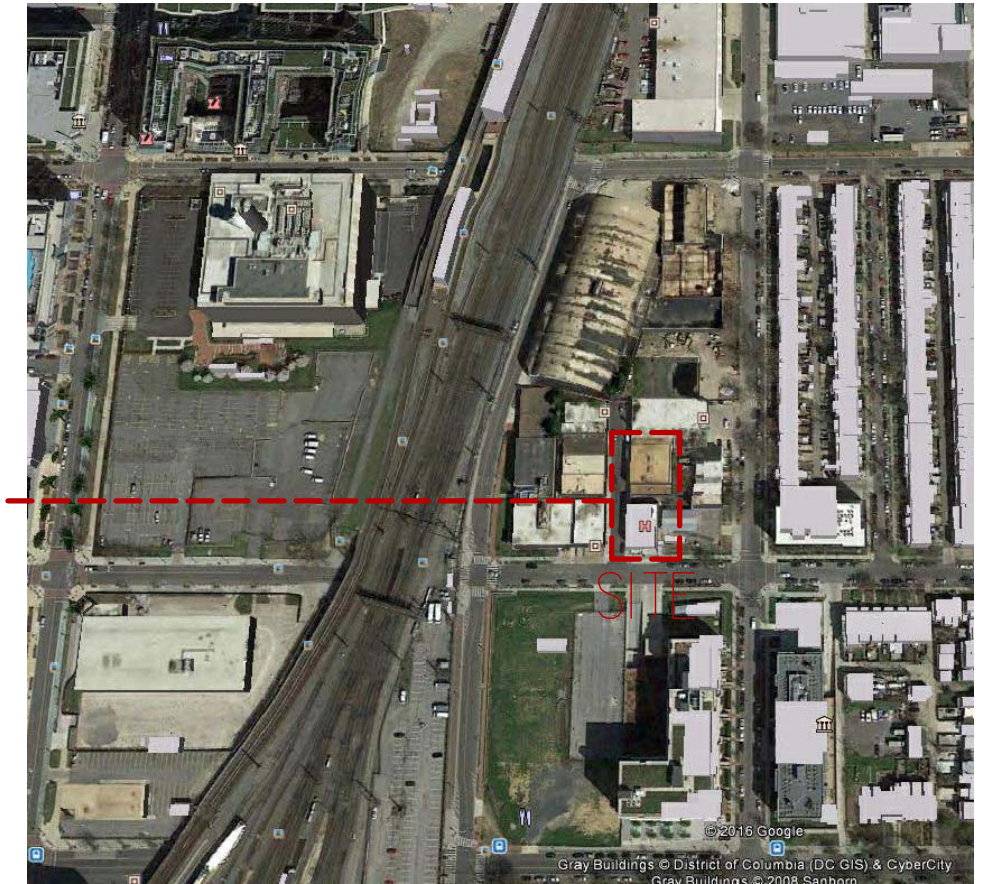
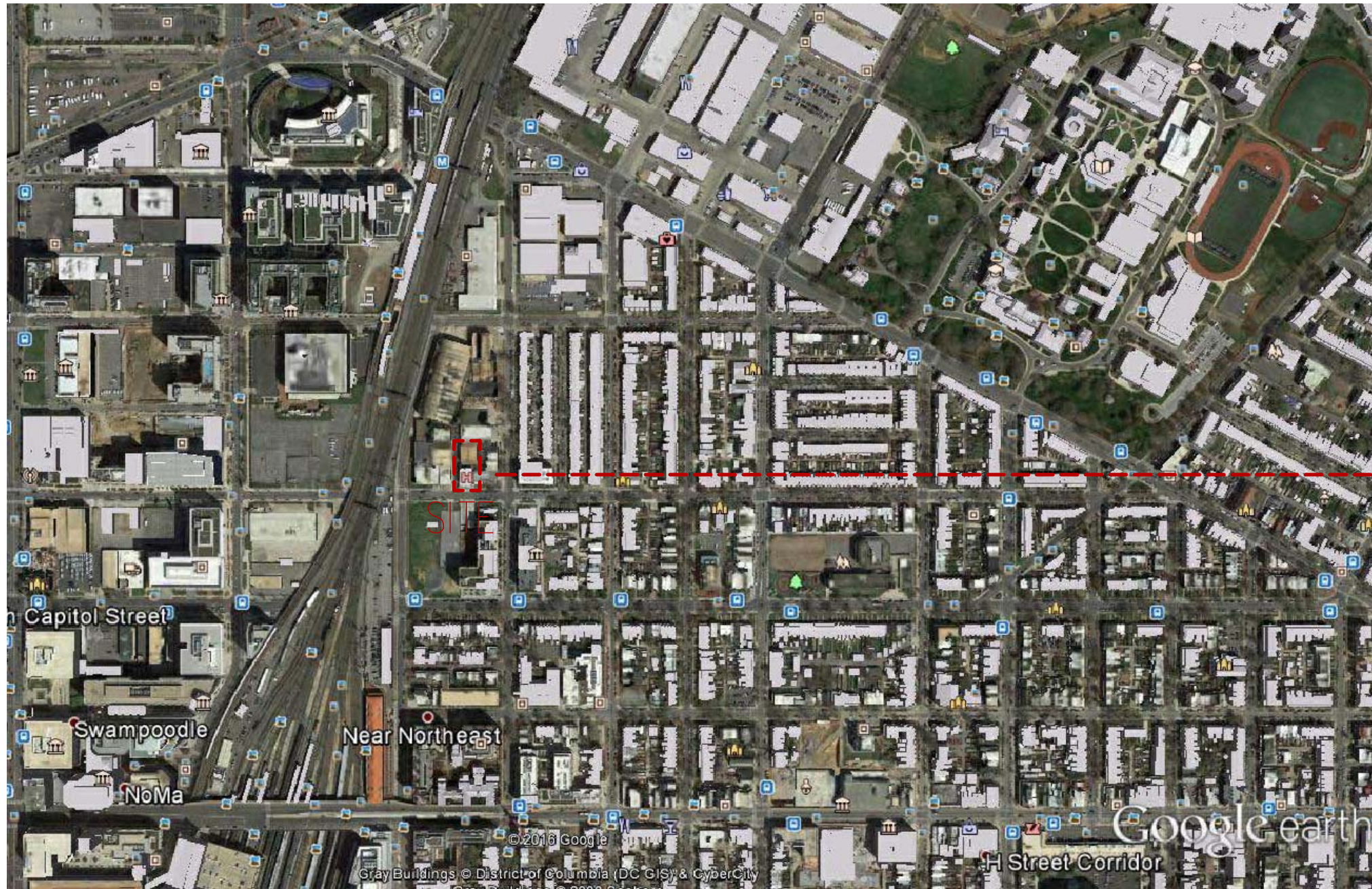
Developer J STREET DEVELOPMENT COMPANY, LLC
Architect NELSON ARCHITECTS, PC
Landscape Architect AMT, LLC
Traffic Engineer GOROVE/SLADE
Civil Engineer AMT, LLC
LEED Consultant SUSTAINABLE DESIGN CONSULTING
Land Use Counsel DONOHUE & STEARNS, PLC



SHEET INDEX

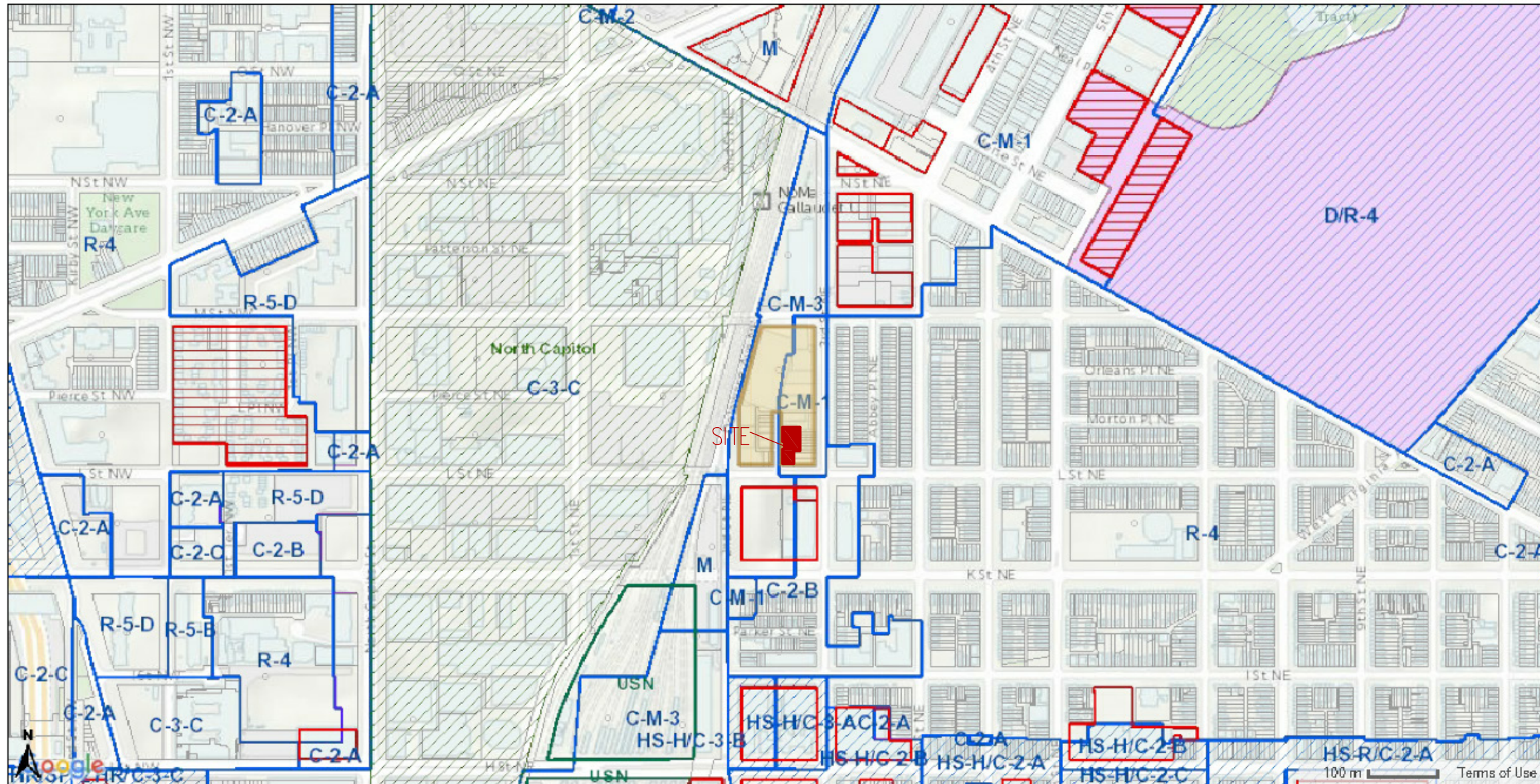
NO.	TITLE	DCMR 11 ref	NO.	TITLE	DCMR 11 ref
	SITE INFORMATION			BUILDING SECTIONS	
A1.01	SHEET INDEX		A5.01	LONGITUDINAL SECTION	2406.12 (e)
A1.02	PUD CHECK LIST		A5.02	CROSS SECTION	2406.12 (e)
A1.03	AERIAL PHOTO LOCATION MAP	2406.11 (b)		LANDSCAPE	
A1.04	ZONING MAP	2406.11 (b)			
A1.05	COMPREHENSIVE PLAN	2406.11 (b)	L6.01	LANDSCAPE PLAN – COMPOSITE	2406.12 (d)
A1.06	ZONING TABULATIONS	2406.11 (e.1–3), 2406.12 (f.7)	L6.02	PLANT MATERIALS	2406.12 (g)
A1.07	NEARBY PRECEDENTS	2406.11 (b)		SITE	
A1.08	LEED SCORECARD	2406.12 (f.7)			
A1.09	SITE AERIAL VIEWS	2406.11 (b)	C7.01	CIVIL – EXISTING CONDITIONS PLAN	2406.11 (e.5)
A1.10	SITE PHOTOS	2406.11 (b)	C7.02	CIVIL – DEMOLITION PLAN	2406.12 (d)
	BUILDING PERSPECTIVES		C7.03	CIVIL – SITE PLAN	2406.12 (d)
A2.01	RENDERING – AERIAL	2406.12 (g)	C7.04	CIVIL – UTILITY PLAN	2406.12 (c)
A2.02	RENDERING – STREET LEVEL	2406.12 (g)	C7.05	CIVIL – SEDIMENT and EROSION CONTROL PLAN	2406.12 (d)
	BUILDING PLANS		C7.06	CIVIL – STORM WATER MANAGEMENT PLAN	2406.12 (d)
A3.01	LEVEL 01	2406.12 (e)			
A3.02	LEVEL 02	2406.12 (e)			
A3.03	LEVEL 03 through 08	2406.12 (e)			
A3.04	PENTHOUSE	2406.12 (e)			
A3.05	ROOF	2406.12 (e)			
	BUILDING ELEVATIONS				
A4.01	WEST ELEVATION (CONGRESS STREET)	2406.12 (e)			
A4.02	NORTH and SOUTH (L STREET) ELEVATIONS	2406.12 (e)			
A4.03	EAST ELEVATION (ALLEY)	2406.12 (e)			
A4.04	EXTERIOR MATERIALS	2406.12 (e)			
A4.05	EXTERIOR MATERIALS	2406.12 (e)			
A4.06	MATERIAL SAMPLES	2406.12 (e)			

PUD CHECKLIST		SECTION	ITEM	SHEET NUMBER	SECTION	ITEM	SHEET NUMBER
	2406.11(a)		Complete application form(s)	In Written Application	2406.12(a)	Complete application form(s)	In Written Application
	2406.11(b)		Map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning	A1.03, A1.04	2406.12(b)	Detailed statement as to the uses to be located in the project, including the location, number, size, & types of stores, offices, residential, institutional, industrial, & other uses	In Written Application
	2406.11(c)		Statement of the purposes & objectives of the project, including the proposed form of development & a detailed statement elucidating how the application meets the PUD evaluation standards in Section 2403	In Written Application	2406.12(c)	Detailed site plan, showing the location & external dimensions of all buildings & structures, utilities & other easements, walkways, driveways, plazas, arcades, & any other open spaces	C7.03
	2406.11(d)		General site, landscape, & development plan indicating the proposed use, location, dimensions, number of stories, & height of each building, & the exact area of the total site	C7.03	2406.12(d)	Detailed landscaping & grading plan, showing all existing contour lines, including graphic illustration of grades exceeding 15% in 5% increments, landscaping to be retained, grades, planting, & landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water & sewer lines, inlets, & basins, & connections to public water & sewer lines. Proposed erosion control measures shall also be shown	L6.01, C7.03
	2406.11(e)		Tabulation of development data showing the following:				
		(1)	Area & dimensions of each lot proposed for each building & the exact area of the total site	A1.06			
		(2)	Percentage of lot occupancy of each building on each lot & the total percentage of lot occupancy for all buildings on the entire site	A1.06	2406.12(e)	Typical floor plans & architectural elevations for each building, sections for each building & the project as a whole, & sections & elevations of the entire square within which the project is located	A3.01 – A5.03
		(3)	Gross floor area & floor area ratio for each building on each lot, including a break-down for each use, & the total gross floor area & floor area ratio for all buildings on the entire site, including a breakdown for each use	A1.06	2406.12(f)	Final detailed circulation plan showing all driveways & walkways, including widths, grades, & curb cuts as well as detailed parking & loading plans	C7.03
		(4)	Circulation plan, including the location of all vehicular & pedestrian access ways & the location & number of all off-street parking spaces & loading berths, including an indication of which spaces are designated for which use	A3.01	2406.12(g)	Other information needed to understand the final design of the proposal, or information specifically requested by the Commission	A2.01
		(5)	Existing topography of the development area; the location of all major natural features, including trees of six-inch caliper or greater; & the location & elevations of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned	C7.01	2406.12(h)	Statement showing how the second-stage plans are in accordance with the intent & purposes of this title, the PUD process, & the first-stage approval	N/A this is a consolidated PUD application
		(6)	Estimated quantities of potable water required by the project, & of sanitary sewage & storm water to be generated, including the methods of calculating those quantities	C7.04			
		(7)	Other information needed to understand the unique character & problems of developing the PUD	LEED A1.08			



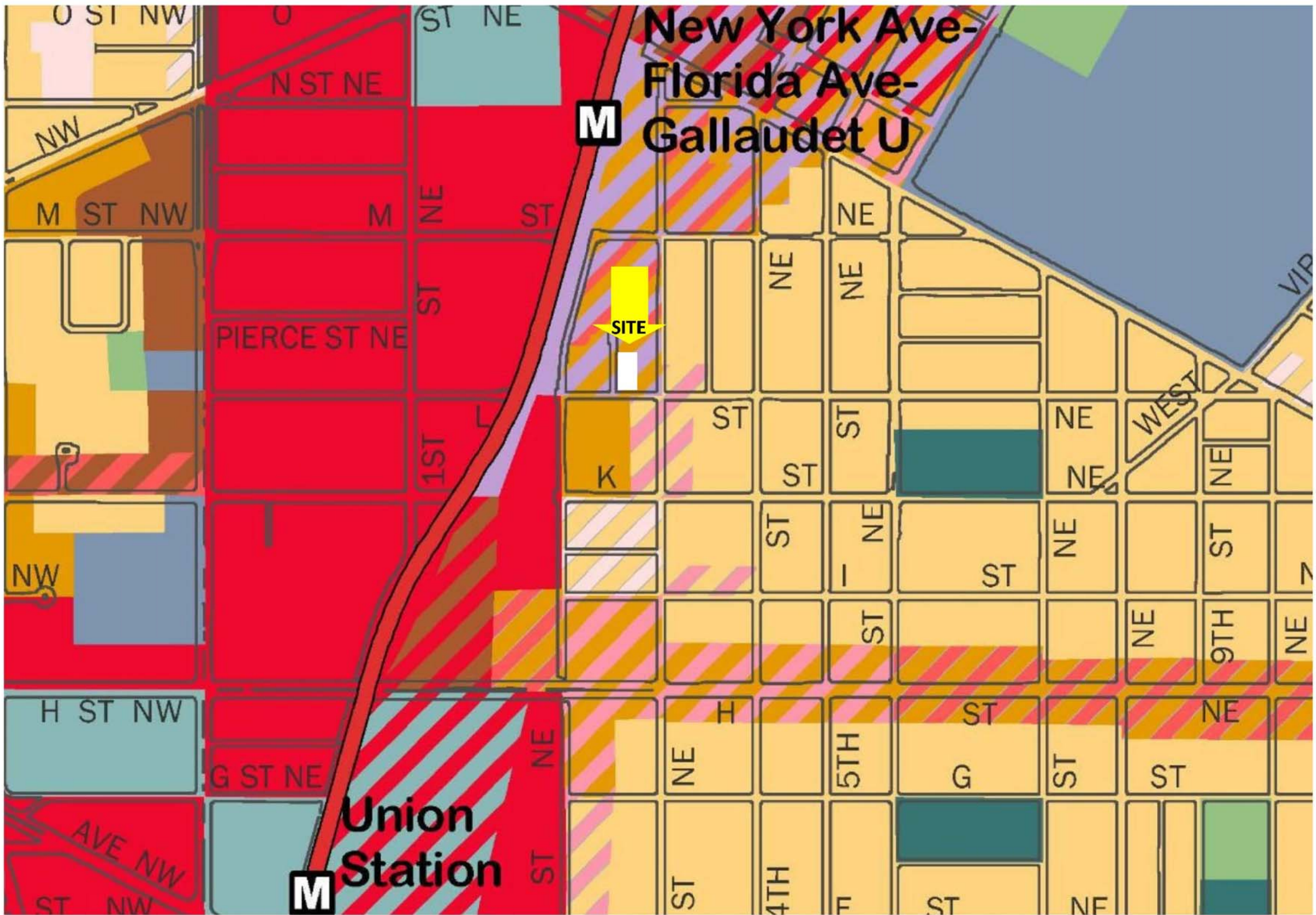


District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
 June 6, 2016



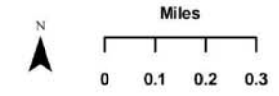
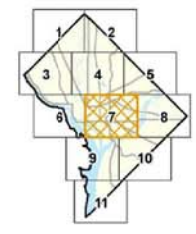
Zoning Layers	
Zone Districts	Overlays Districts
Pending Zones	Pending Overlay Districts
Historic Districts	Pending Campus Plans
TDRs	Pending PUDs
Air Rights Zone	Active PUDs
Baist Index	CEA

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



**Comprehensive Plan
Future Land Use
Map 7**

- 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.

ZONING TABULATIONS

SQUARE 748 LOTS 78 & 819

LOT AREA: 10,040.7 SF
(incl. 507.6 SF closed alley)

DWELLING UNITS: 64

	PERMITTED BY EXISTING ZONE DISTRICT: C-M-1	PERMITTED BY PROPOSED ZONE DISTRICT: C-2-B PUD	PROPOSED DEVELOPMENT: C-2-B PUD
FAR:	3.0	6.0 (6.0 residential; 2.0 commercial)	6.0 (5.62 residential; 0.38 PDR)
FAR AREA:	30,372 sf	60,244.2 sf	60,244 sf (56,419 sf residential; 3,825 sf PDR)
BUILDING HEIGHT:	40 ft	90 ft	90 ft
NUMBER OF STORIES:	3	No limit	8
LOT OCCUPANCY:	n/a	80% residential; 100% other	80% @ level 1; 76% @ levels 2-8
REAR YARD:	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft	15 ft Up to 20 ft plane can be measured to center line of alley	9'-7" below 20 ft plane; 5'-3" above 20 ft plane
SIDE YARD:	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft 15 ft required	15 ft
OPEN COURT:	None required	min. width is 4 in/ft of building height and not less than 15 ft; 30 ft required	5 ft
CLOSED COURT:	None required	None required	n/a
ROOF STRUCTURES:			
FAR (habitable space):	0.4	0.4	0.24
HEIGHT (habitable space):	12 ft	20 ft	12 ft
HEIGHT (mechanical space):	15 ft	20 ft	18'-6"
STORIES:	1; 2nd permitted for PH mechanical space	1 plus mezzanine; 2nd permitted for PH mechanical space	2
PARKING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 per 3 dwelling units	22 required; 7 spaces provided
RETAIL:	In excess of 3,000 sf 1 per additional 300 sf	In excess of 3,000 sf 1 per additional 750 sf	
BICYCLES:		1 per 3 dwelling units 64 UNITS / 3 = 21.33	21 required; 22 provided
LOADING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep	on street
PDR:	None required	None required	
INCLUSIONARY ZONING:	n/a (Residential use not permitted)	8% of residential GFA: fls 2-8 + PH = 46,344 sf @ 8% = 3,708 sf (207.2 sf of PH @ 50% AMI; remainder of IZ sf at 80% AMI)	3,712 sf Total 1,419 sf @ 50% AMI (2 units) 2,293 sf @ 80% AMI (3 units)
GAR:	0.30	0.30	0.30

300 M St. NE
 425 units
 10,000 SF retail
 Construction - late 2016
 Delivery - late 2018



Uline Arena
1140 3rd St. NE
 170,000 SF – office
 70,000 SF – retail
 Under construction

Central Armature
1200 3rd St. NE
 450 units – rental
 200 units – condo
 50,000 SF – retail
 Pending development

301 - 331 N St. NE
 301 N : retail and office
 331 N: 94 units
 213 units
 Hotel - 175 rooms
 Retail - not specified
 Pending development

Storey Park
1005 First St. NE
 300 units; 350,000 SF office
 65,000 SF retail
 Pending development



200 K St. NE
 14 story; 525 units
 16,000 SF retail
 Pending development



Pullman Building
911 2nd St. NE
 4 story; 42 units
 Under construction
 Delivery - late 2016



LEED® 2009 for New Construction and Major Renovation

Project Checklist

Scorecard for Planned Unit Development Application



Congress Street NE

J Street Companies

November 1, 2016

22 1 3 Sustainable Sites Possible Points 26

Y	7Y	7N	N	Prereq	Points
Y				Prereq 1	Construction Activity Pollution Prevention
1				Credit 1	Site Selection
5				Credit 2	Development Density & Community Connectivity
		1		Credit 3	Brownfield Redevelopment
6				Credit 4.1	Alternative Transportation: Public Transportation Access
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicle
2				Credit 4.4	Alternative Transportation: Parking Capacity
		1		Credit 5.1	Site Development: Protect or Restore Habitat
1				Credit 5.2	Site Development: Maximize Open Space
1				Credit 6.1	Stormwater Design: Quantity Control
		1		Credit 6.2	Stormwater Design: Quality Control
1				Credit 7.1	Heat Island Effect: Non-Roof
1				Credit 7.2	Heat Island Effect: Roof
		1		Credit 8	Light Pollution Reduction

6 1 3 Water Efficiency Possible Points 10

Y	7Y	7N	N	Prereq	Points
Y				Prereq 1	Water Use Reduction: 20% Reduction
4				Credit 1	Water Efficient Landscaping
		2		Credit 2	Innovative Wastewater Technologies
2		1	1	Credit 3	Water Use Reduction: 30%/35%/40%

11 2 22 Energy & Atmosphere Possible Points 35

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

6 8 Materials & Resources Possible Points 14

Y	7Y	7N	N	Prereq	Points
Y				Prereq 1	Storage & Collection of Recyclables
		3		Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof
		1		Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements
2				Credit 2	Construction Waste Management: 50%/75%
		2		Credit 3	Materials Reuse: 5%/10%

Materials & Resources, Cont. Possible Points 7

Y	7Y	7N	N	Prereq	Points
2				Credit 4	Recycled Content: 10%/20%
2				Credit 5	Regional Materials: 10%/20%
		1		Credit 6	Rapidly Renewable Materials: 2.5%
		1		Credit 7	Certified Wood: 50%

8 1 1 5 Indoor Environmental Quality Possible Points 15

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

6 Innovation & Design Process Possible Points 6

Y	7Y	7N	N	Prereq	Points
1				Credit 1.1	User Education Plan
1				Credit 1.2	Water Saving Appliances
1				Credit 1.3	Exemplary: SSc4.1
1				Credit 1.4	Exemplary: SSc7.1
1				Credit 1.5	Low Mercury Lamps or EP: MRc4/MRc5/EAc6
1				Credit 2	LEED Accredited Professional

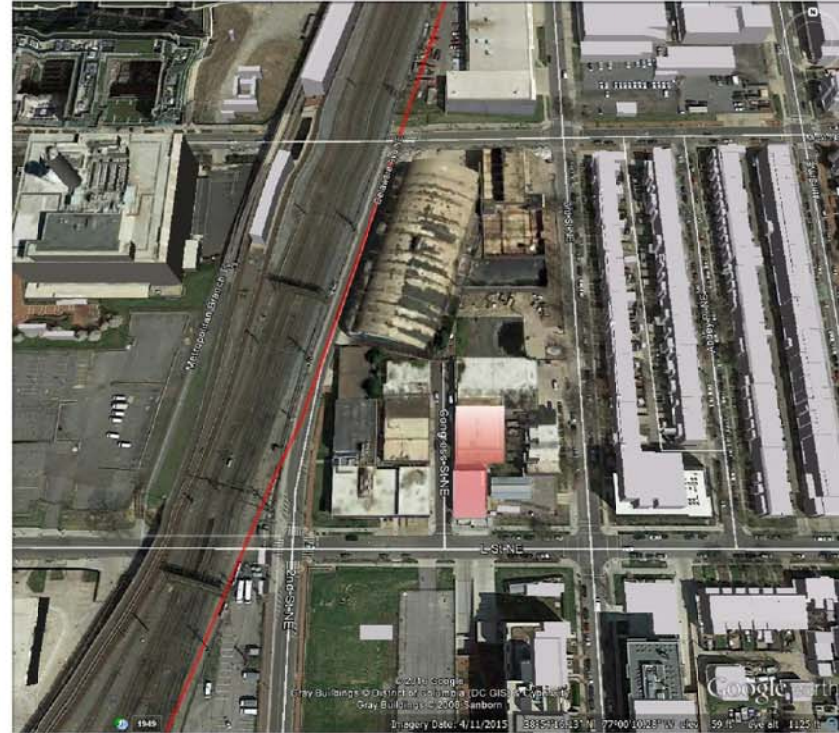
1 3 Regional Priority Credits Possible Points 4

Y	7Y	7N	N	Prereq	Points
1				Credit 1.1	SSc5.1: Protect or Restore Habitat
		1		Credit 1.2	SSc6.1: Stormwater Design - Quantity
		1		Credit 1.3	WEc2: Add1 Indoor Plumbing Fixture & Fitting Efficiency
		1		Credit 1.4	EAc1: Optimize Energy Performance

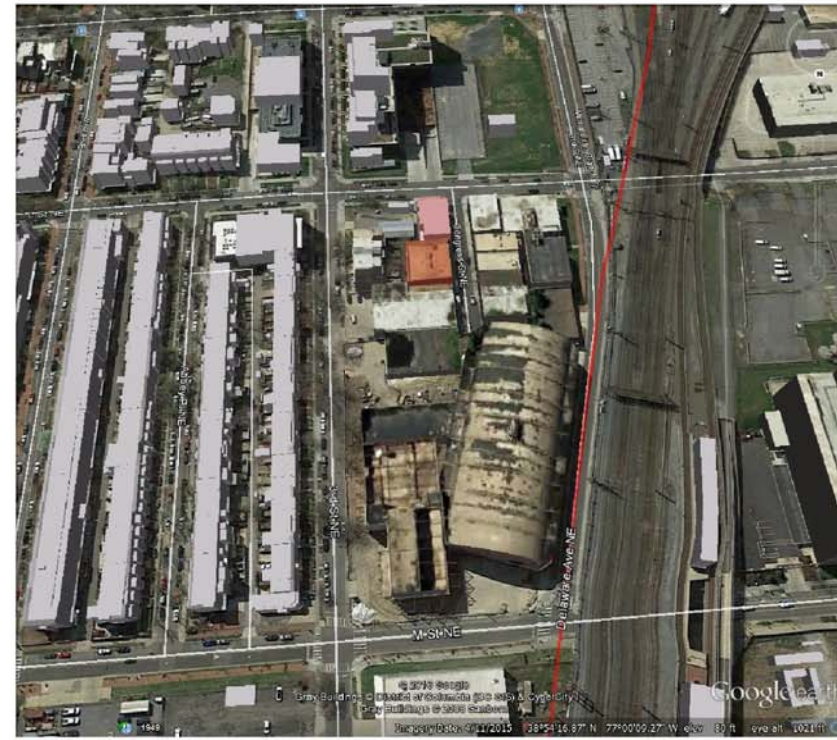
60 3 3 44 Total Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

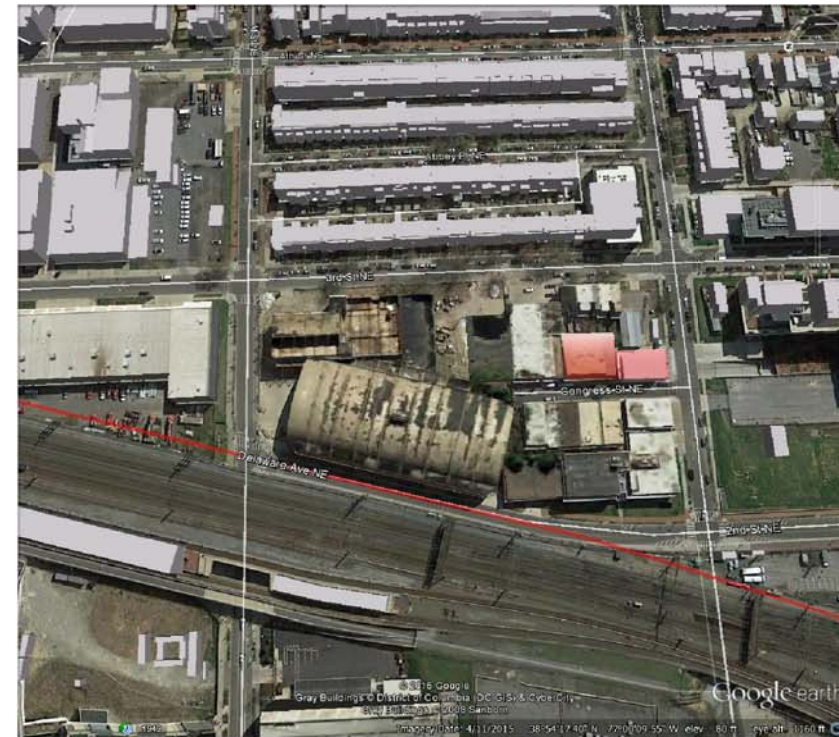
The project will incorporate sustainable design criteria to target LEED® for New Construction and Major Renovations (LEED-NC) 2009 certification at the Gold level. LEED certification at the target level requires compliance with the Minimum Program Requirements, all Prerequisites and between sixty (60) and seventy-nine (79) points. This scorecard projects points targeted to achieve certification at the Gold level. The applicant reserves the right to substitute credits/points to meet the threshold for Gold (60 points), should any of the above projected points not be feasible to pursue as the project advances through design and construction.



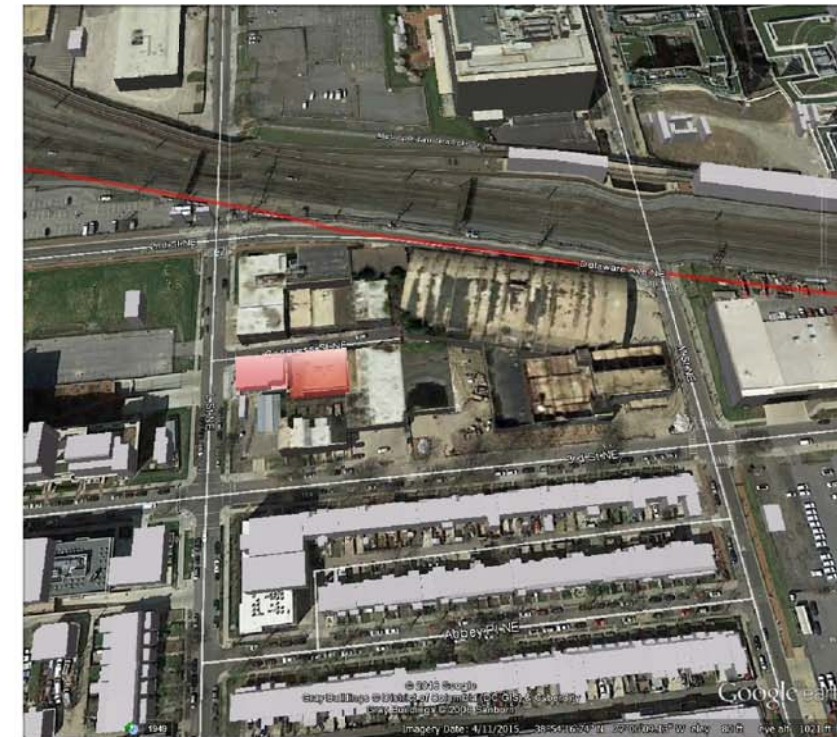
North—bird's eye view



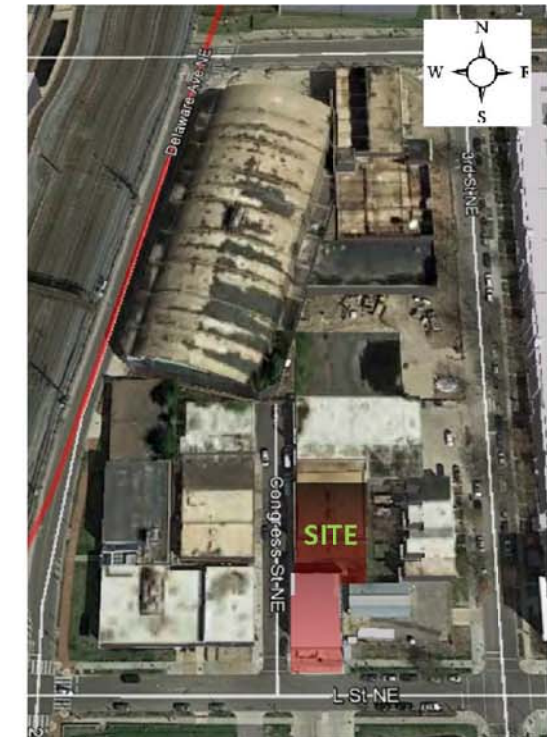
South —bird's eye view



East —bird's eye view



West—bird's eye view





①



②



③



④



⑤



⑥

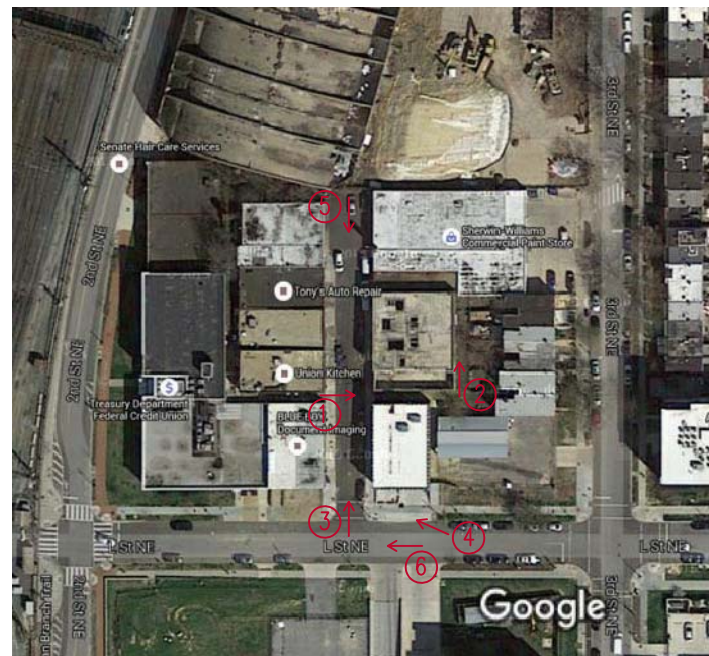


PHOTO KEY



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007

AERIAL RENDERING
1109 CONGRESS STREET, NE
Washington DC

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

TEL 202.857.4300

NOVEMBER 1, 2016 - PUD SUBMISSION

TEL 202.737.4800

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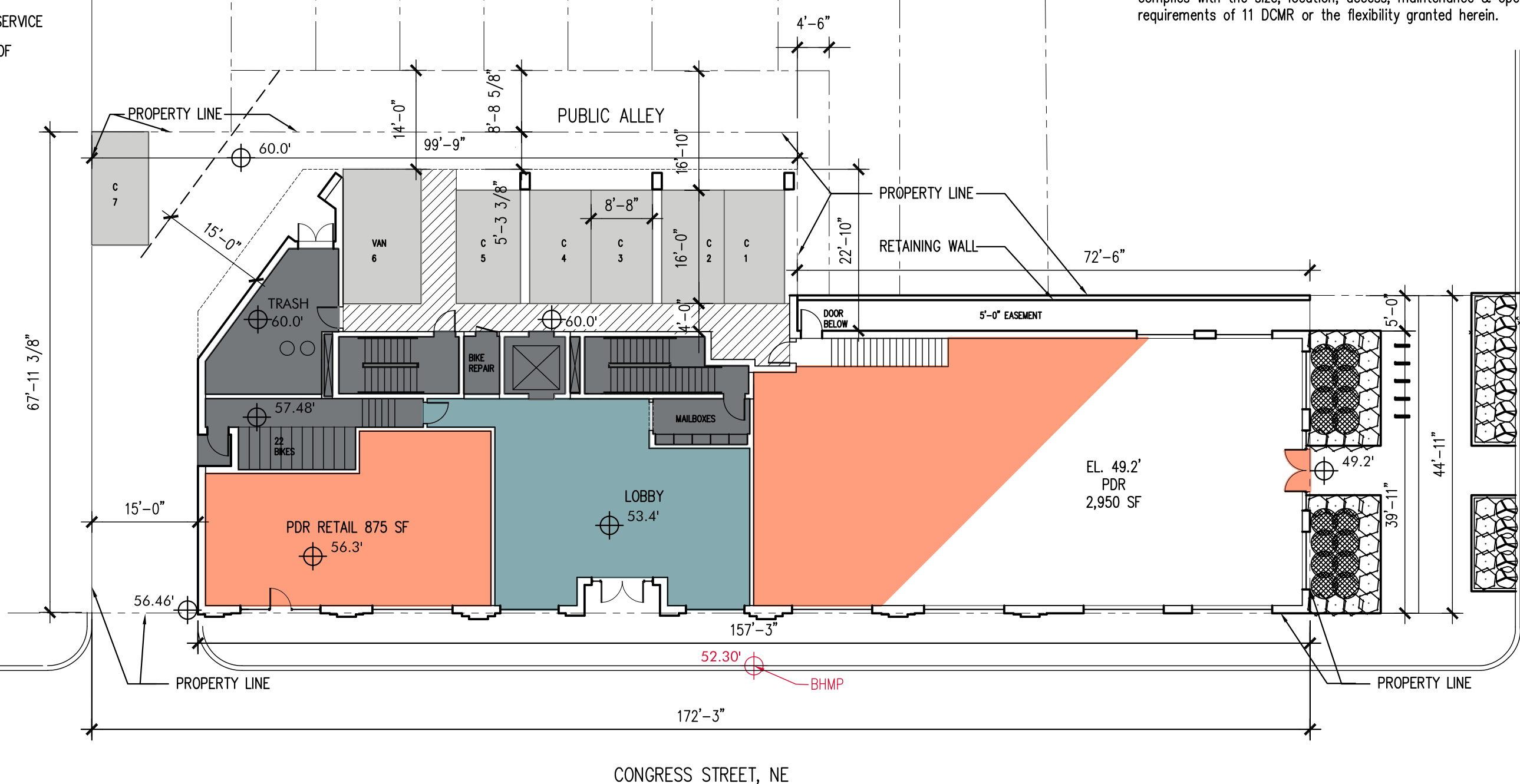


KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

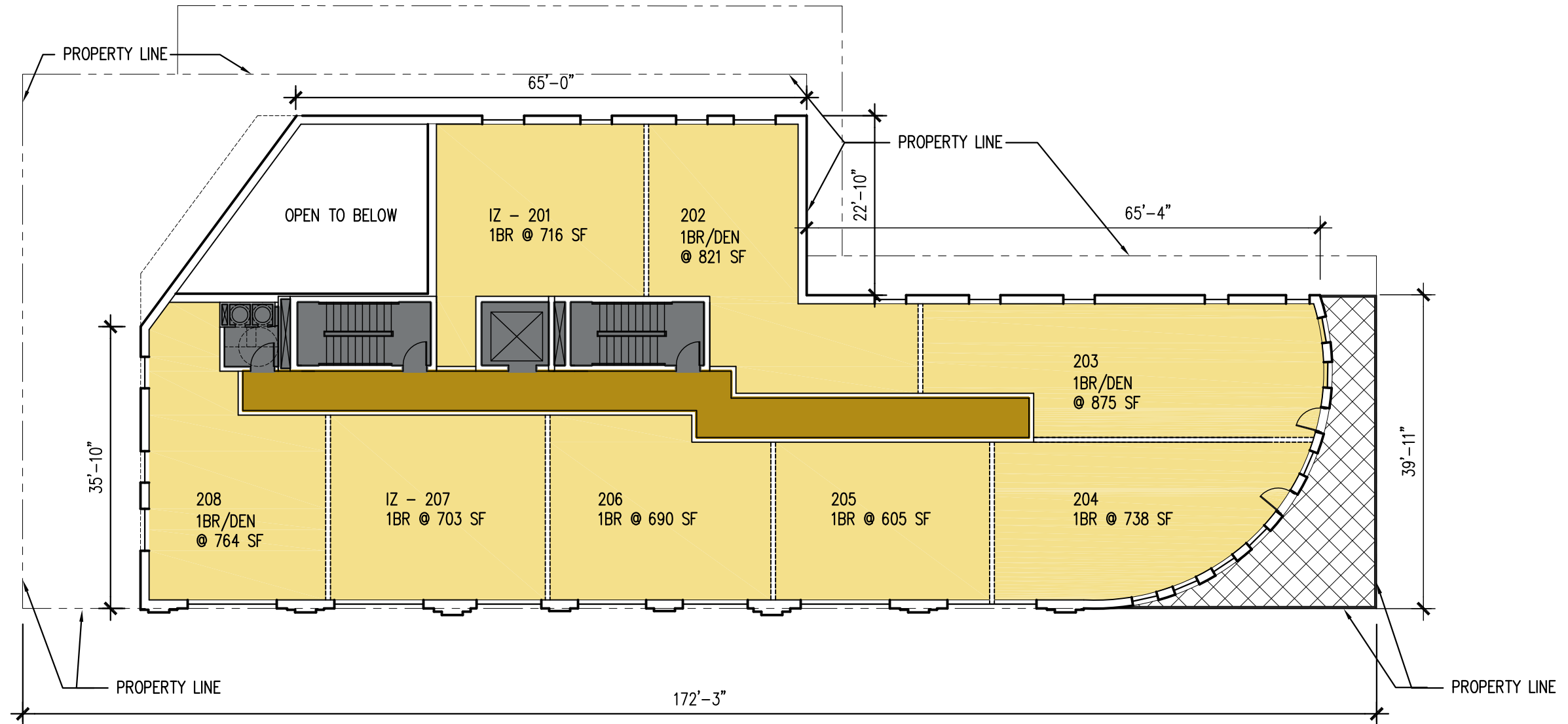


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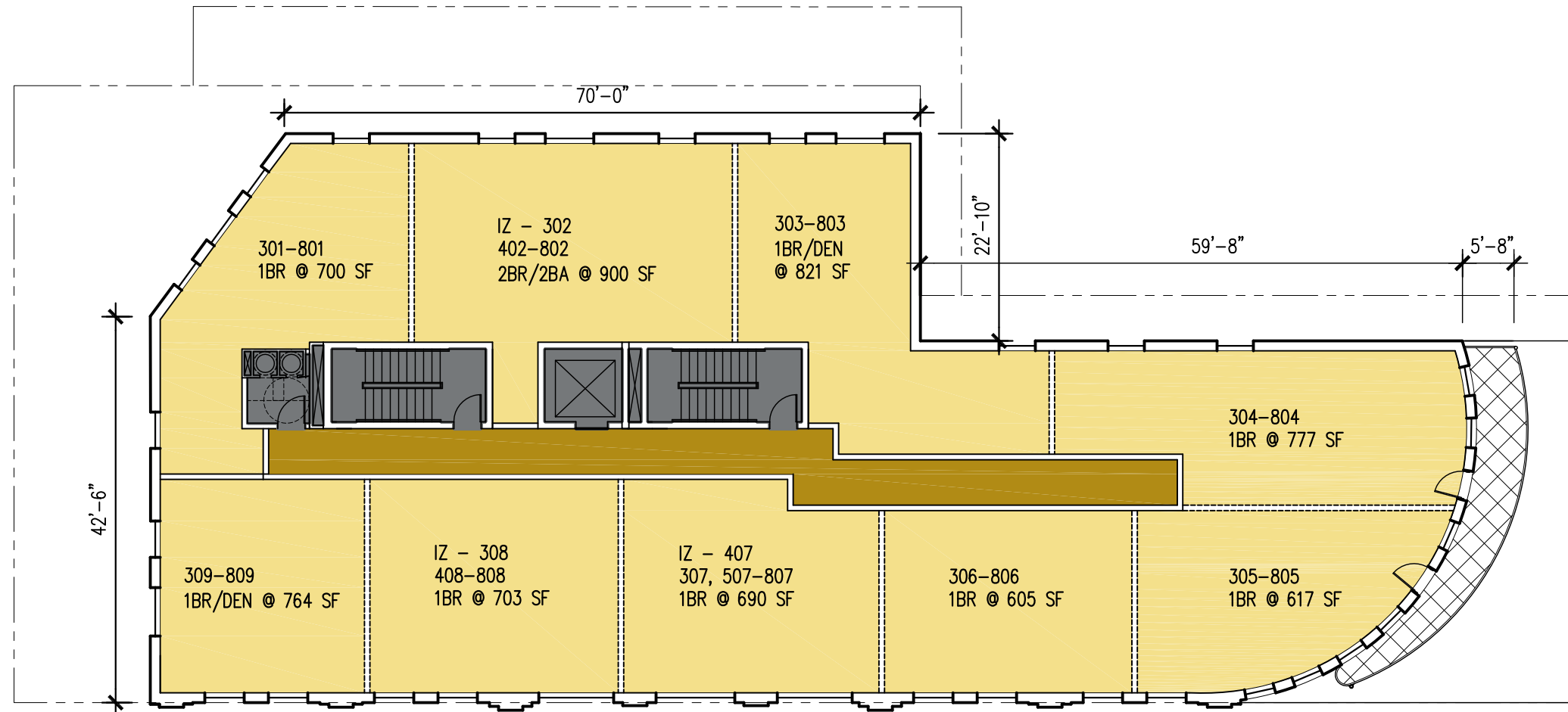


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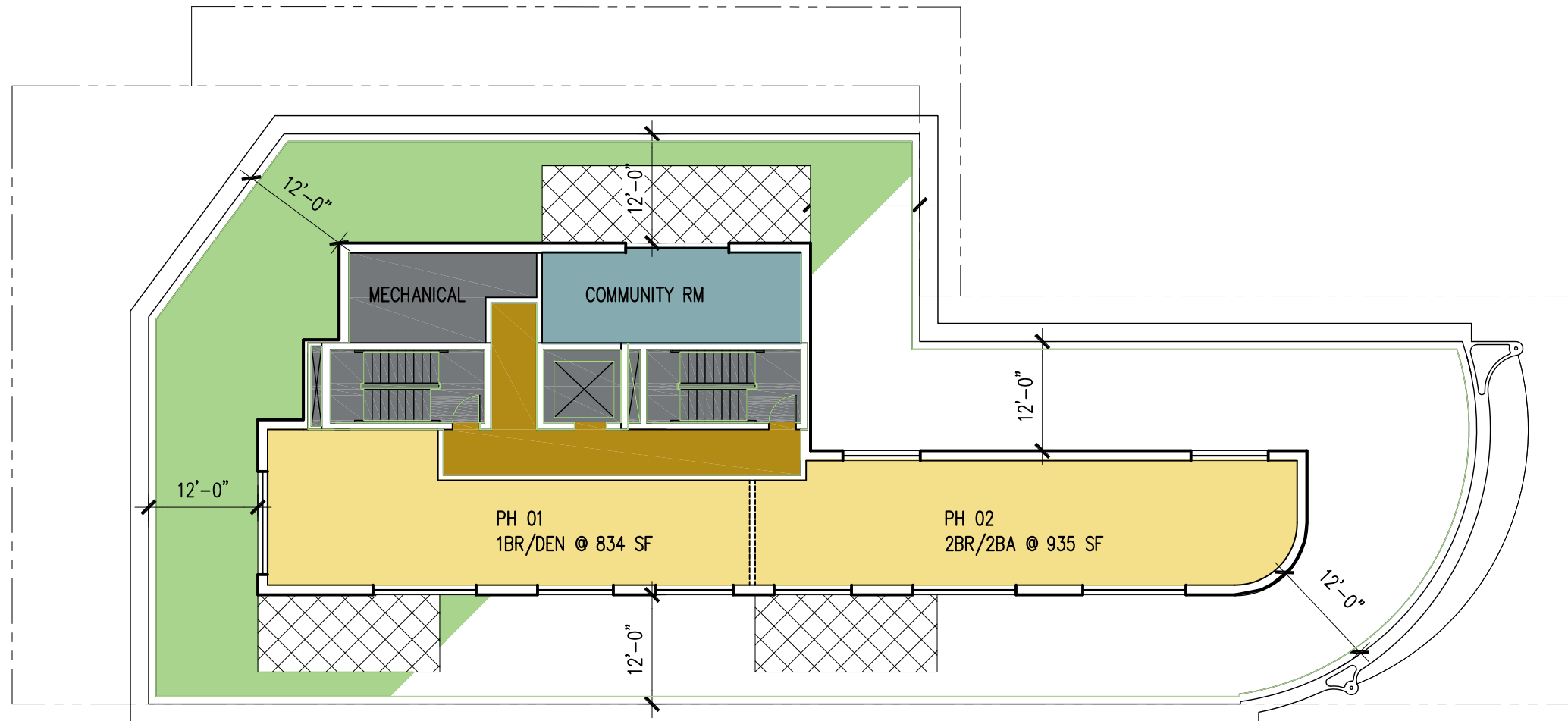
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PENTHOUSE AREA BREAKDOWN

RESIDENTIAL (INCL CORR)	2,080 SF
COMMUNITY SPACE	350 SF
MECHANICAL	<u>630 SF</u>
TOTAL	3,060 SF

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