



J STREET
development
1025 THOMAS JEFFERSON ST
WASHINGTON, DC 20007
TEL 202.857.4300

1109 CONGRESS STREET, NE
Washington DC

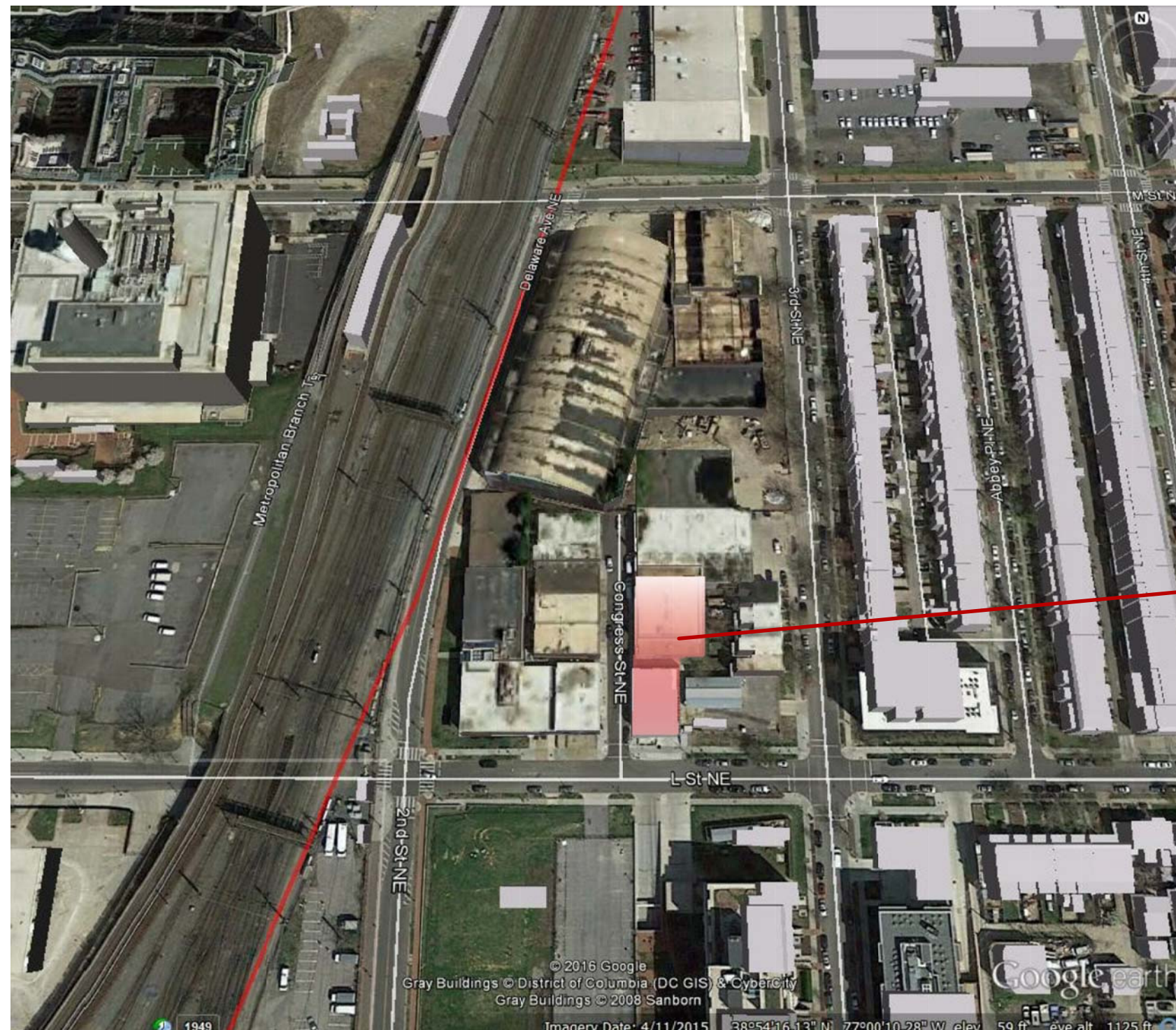
NOVEMBER 1, 2016 - PUD SUBMISSION

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.28A1
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PUBLIC BENEFITS AND AMENITIES

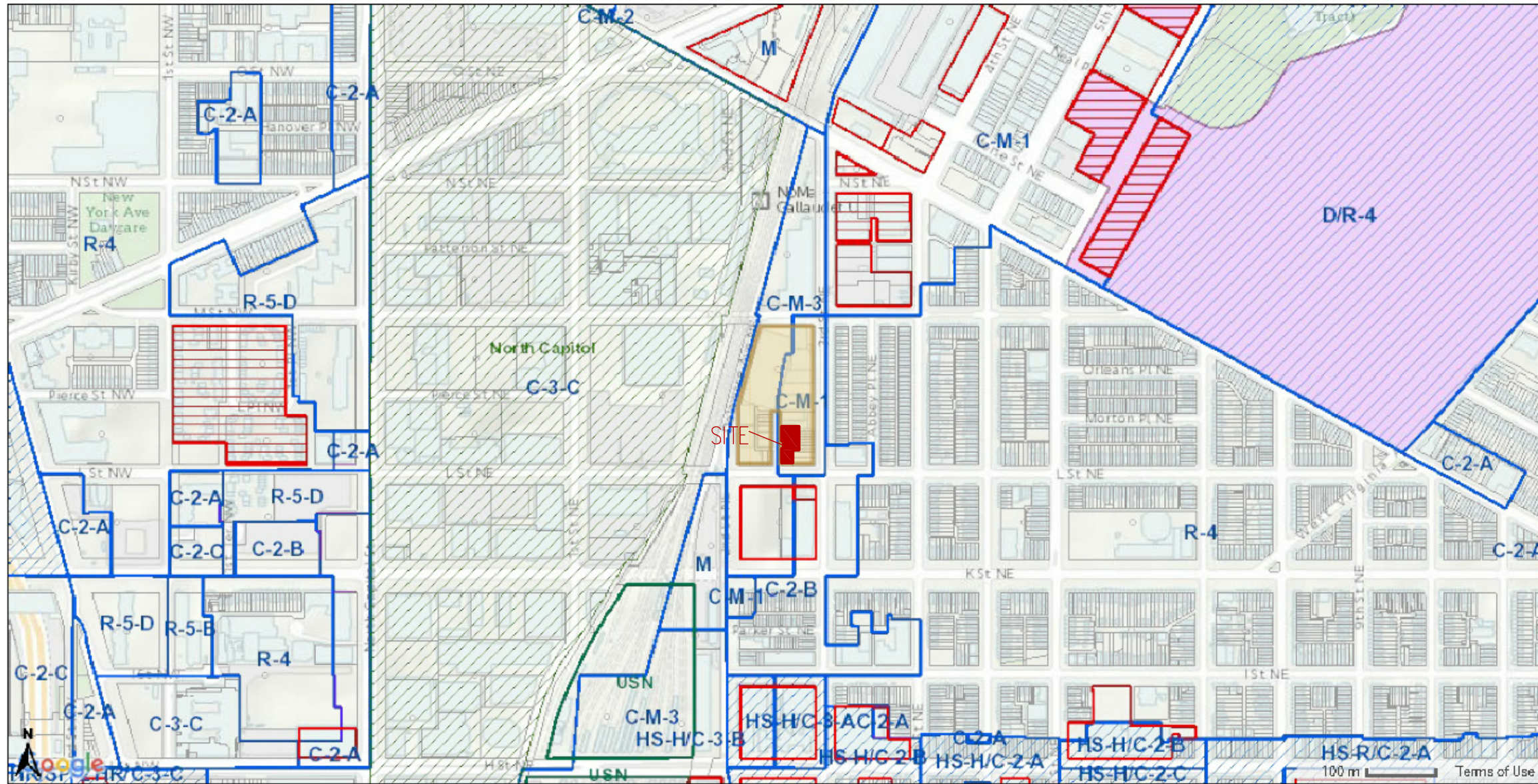
- A high-quality development with an attractive, contextual design
- Market-rate and affordable housing
- 2 of 5 affordable units @ 50% AMI (~1200 sf more than required)
- Improved site circulation, incl. removal of L St curb cut
- PDR Uses
- LEED-Gold design
- A reconfigured and enhanced alley system
- 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)



SITE

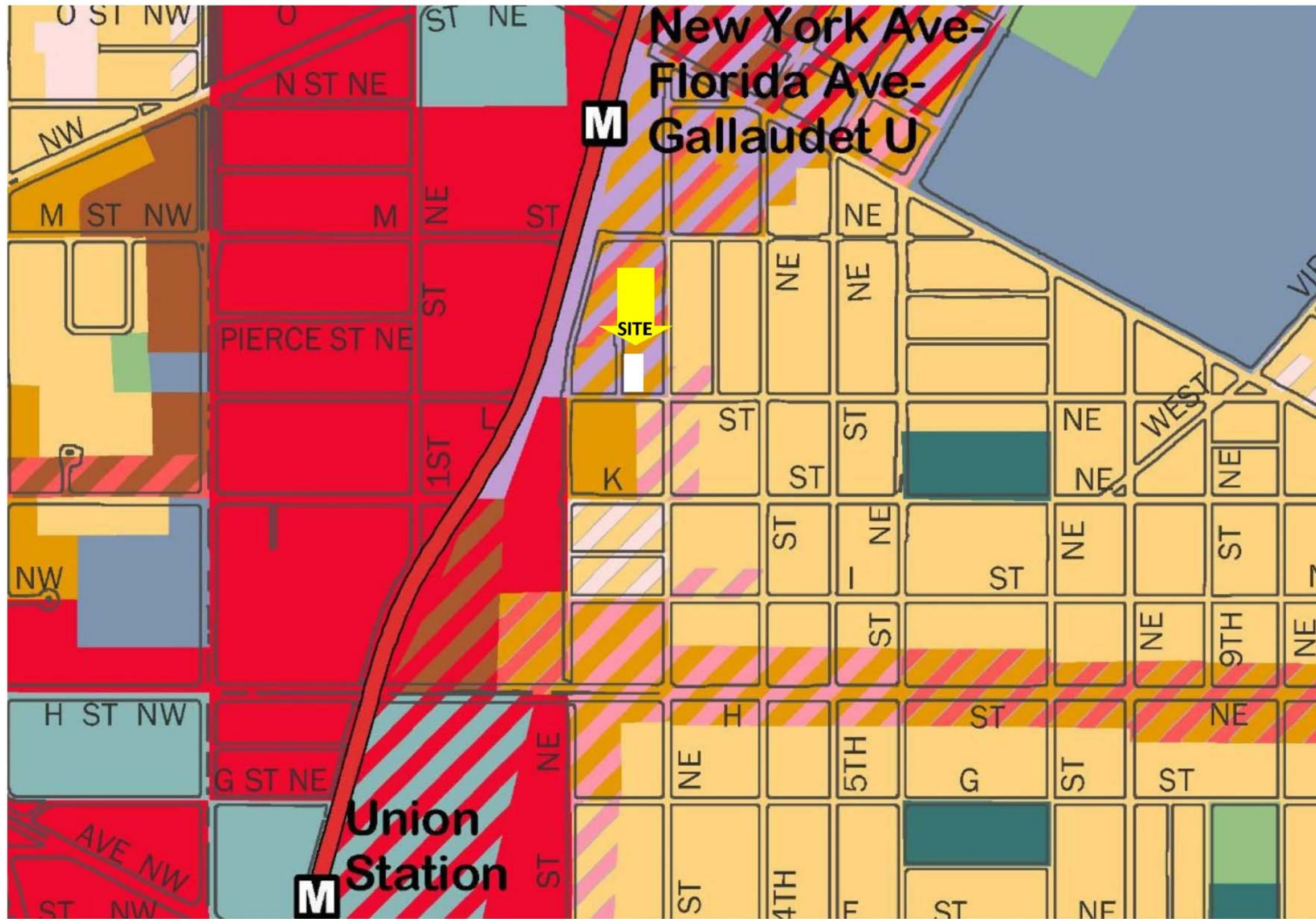


District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
 June 6, 2016



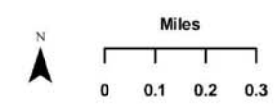
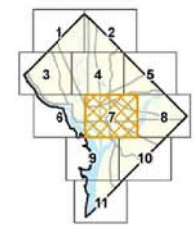
Zoning Layers	
Zone Districts	Overlays Districts
Pending Zones	Pending Overlay Districts
Historic Districts	Pending Campus Plans
TDRs	Pending PUDs
Air Rights Zone	Active PUDs
Baist Index	CEA

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



**Comprehensive Plan
Future Land Use
Map 7**

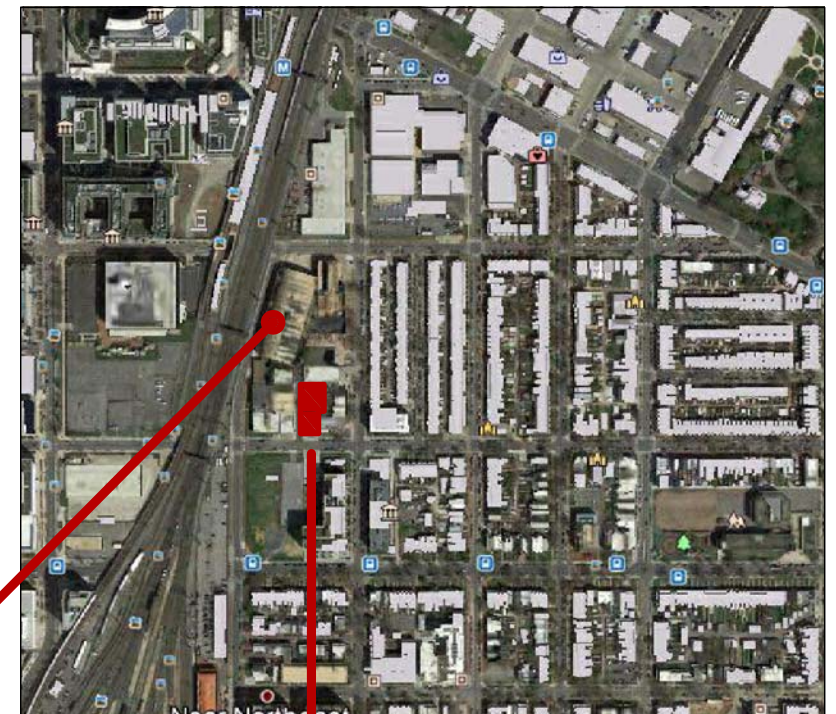
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- 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 Flexibility

- **Rear Yard** – shallow depth of lot makes it difficult to provide a reasonable dwelling unit depth on both sides of the core
- **Court** – created to allow windows on east façade while preserving PDR space, unit sizes
- **Parking** – can't provide underground garage without L Street access; significant amount of ground floor would be ramp in order to comply
- **Loading** – shallow depth of site cannot accommodate truck turn-arounds
- **PUD Min. Lot Area** – transforms underutilized, partially vacant site into an exemplary infill development

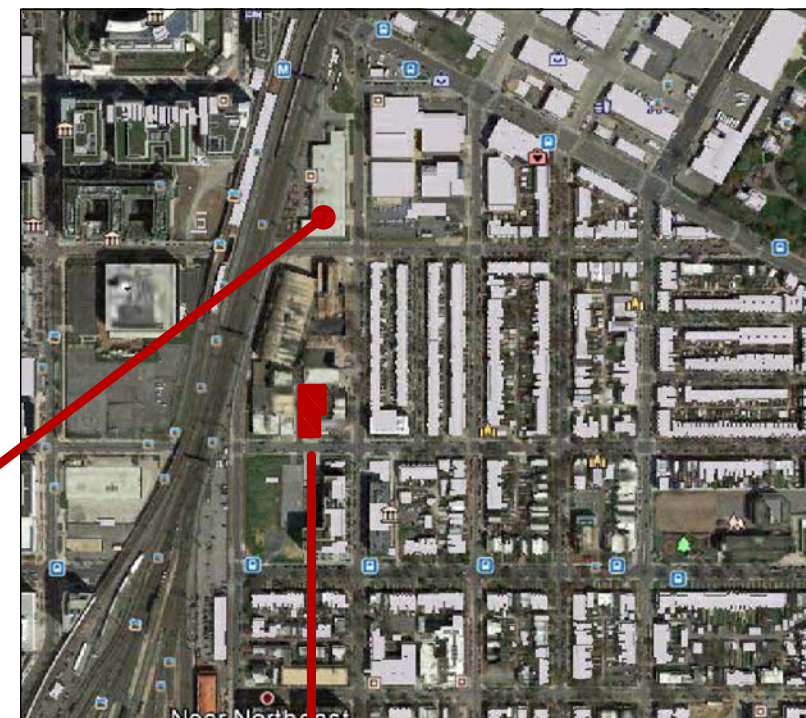


Uline Arena 1140 3rd St. NE

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

SITE

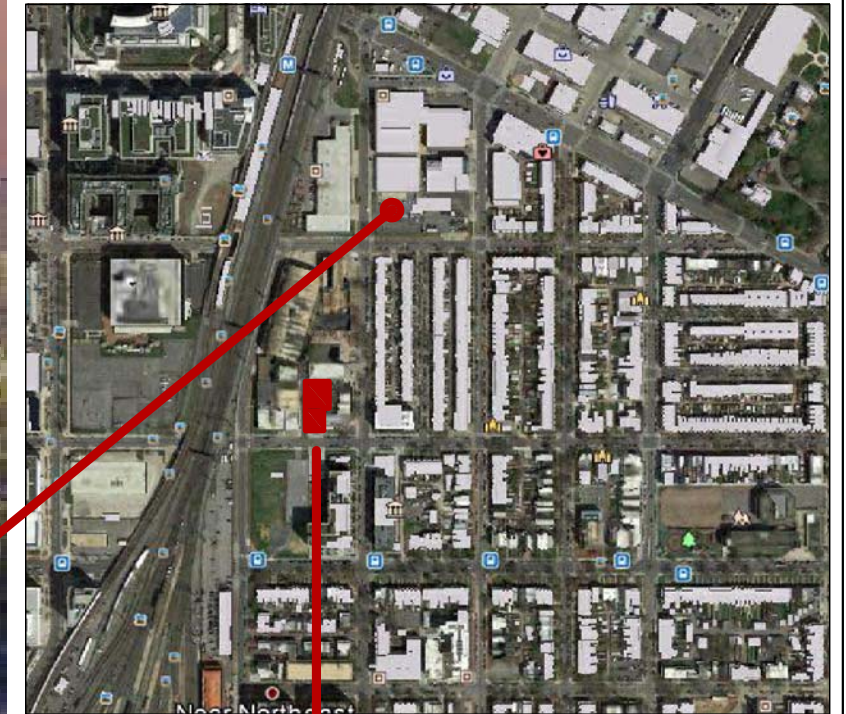
Central Armature 1200 3rd St. NE



SITE

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

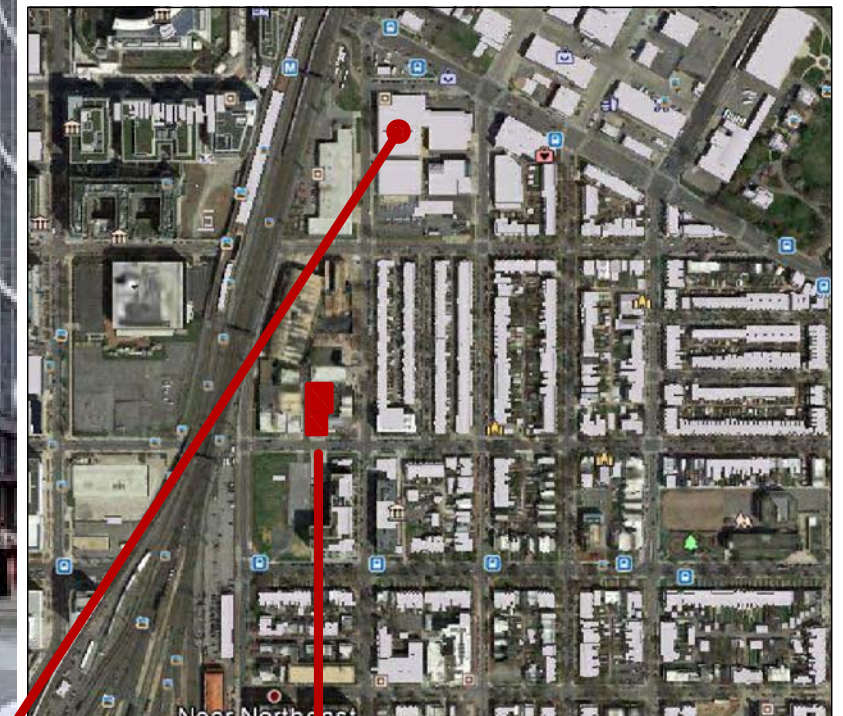
300 M Street, NE



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

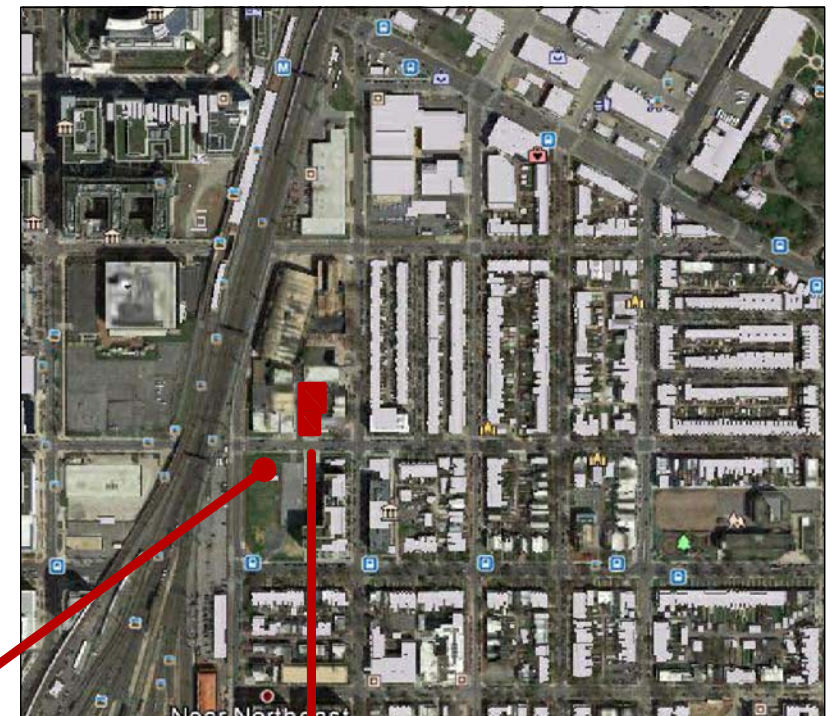
SITE

301 - 331 N Street, NE



SITE

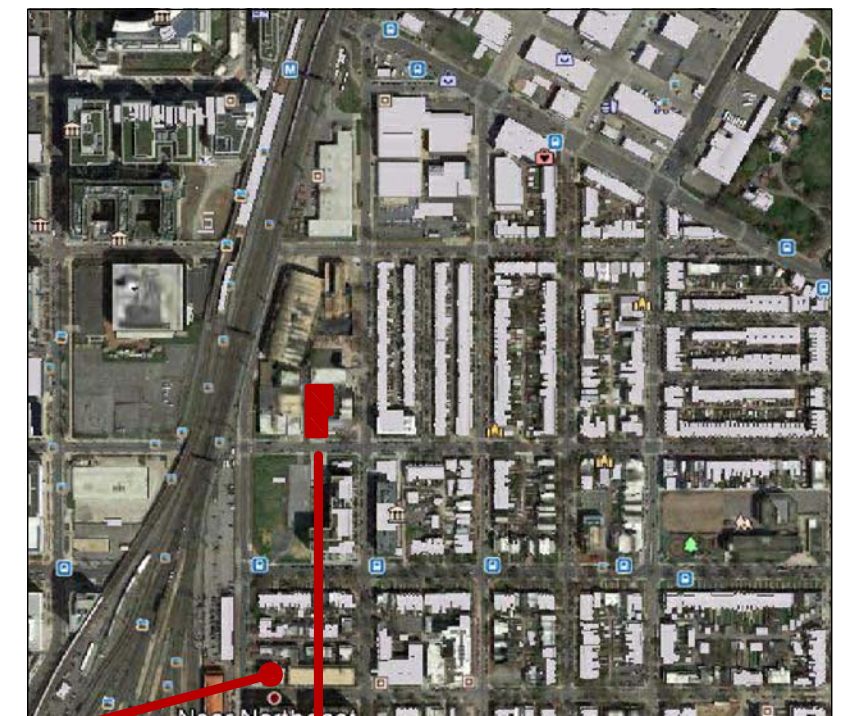
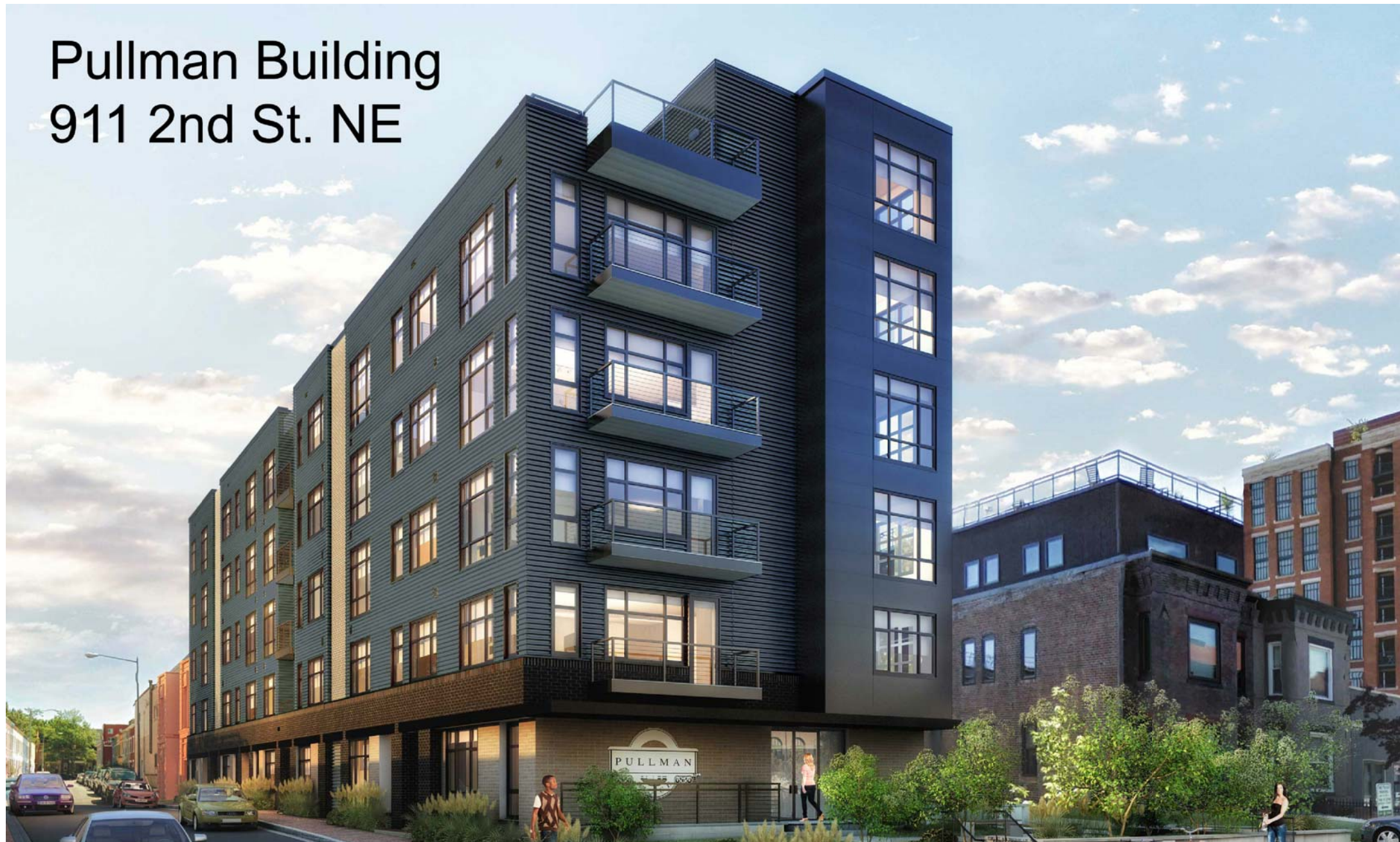
301 N: RETAIL AND OFFICE; 331 N: 94 UNITS, 213 UNITS, HOTEL-175 ROOMS, RETAIL- NOT SPECIFIED; PENDING DEVELOPMENT



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

SITE

Pullman Building 911 2nd St. NE



4 STORY; 42 UNITS; UNDER CONSTRUCTION; DELIVERY—LATE 2016

SITE