

CONSOLIDATED PUD FOR PHASE 1

1333 M STREET, SE
WASHINGTON, D.C. 20003

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District of Columbia
CASE NO.20-06
EXHIBIT NO.17AA1

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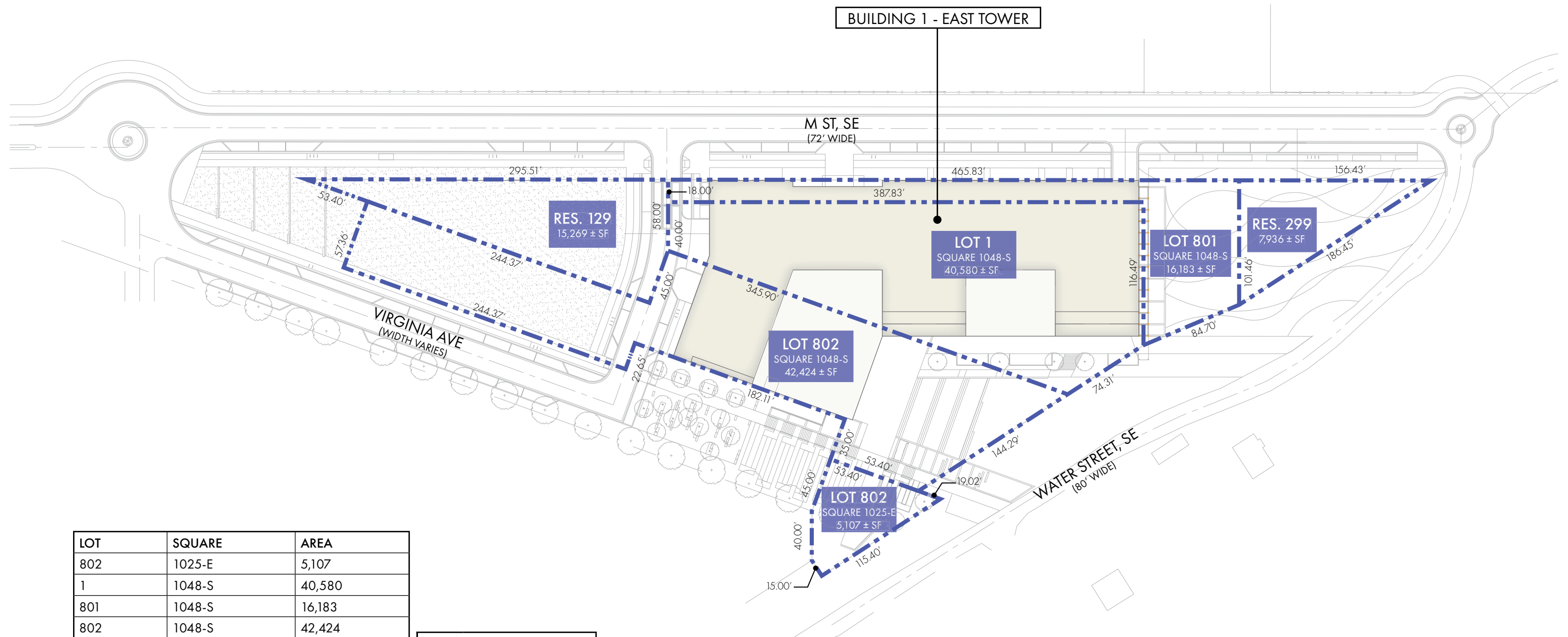
CIVIL

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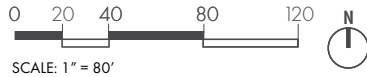
1 AERIAL MAP
SCALE: NTS

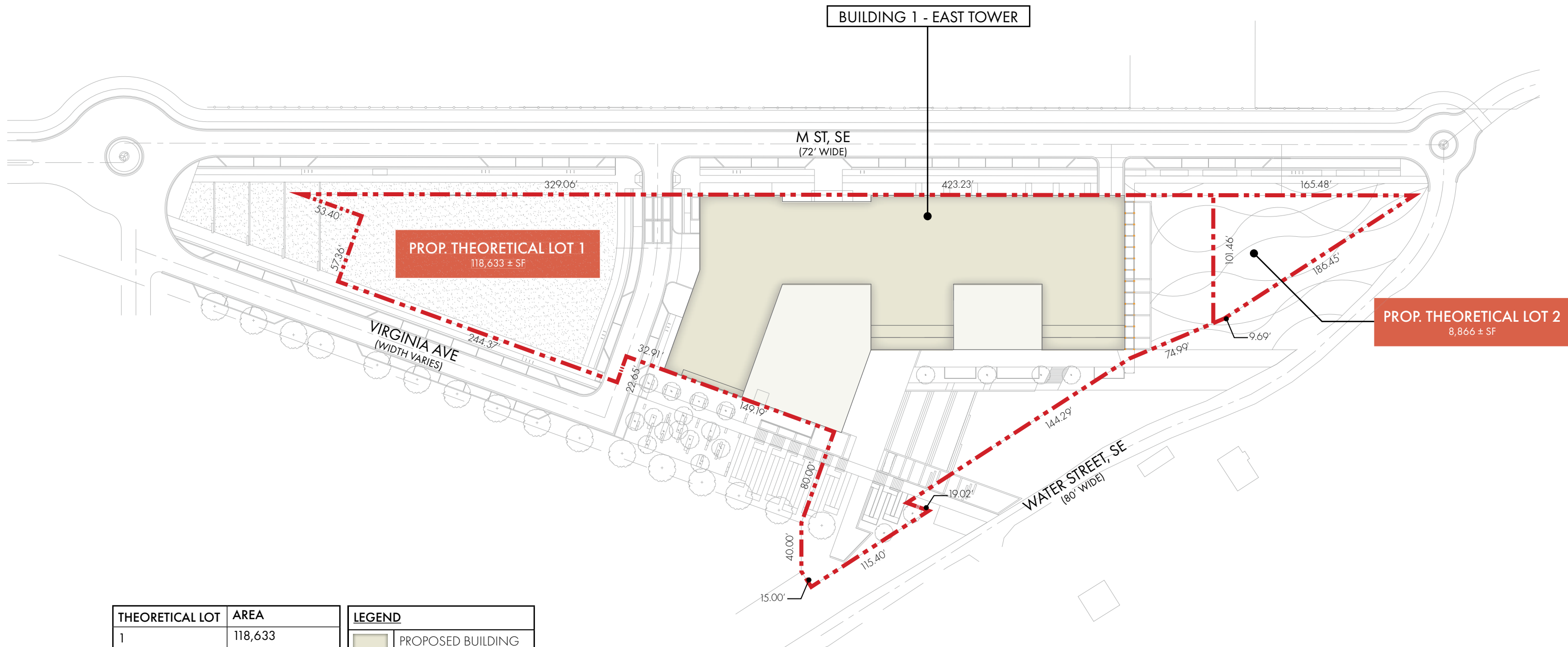




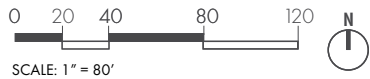
| LOT | SQUARE | AREA |
|-------|--------|---------|
| 802 | 1025-E | 5,107 |
| 1 | 1048-S | 40,580 |
| 801 | 1048-S | 16,183 |
| 802 | 1048-S | 42,424 |
| 129 | RES | 15,263 |
| 299 | RES | 7,936 |
| TOTAL | | 127,499 |

| LEGEND | |
|--------|-------------------|
| | PROPOSED BUILDING |
| | EXST. LOT LINE |





| THEORETICAL LOT | AREA | LEGEND |
|-----------------|---------|----------------------|
| 1 | 118,633 | PROPOSED BUILDING |
| 2 | 8,866 | THEORETICAL LOT LINE |
| TOTAL | 127,499 | |



SITE DATA

| | |
|-------------------------|------------|
| EXISTING SITE AREA: | |
| LOT 802 (SQUARE 1025-E) | 5,107 SF |
| LOT 1 (SQUARE 1048-S) | 40,580 SF |
| LOT 801 (SQUARE 1048-S) | 16,183 SF |
| LOT 802 (SQUARE 1048-S) | 42,424 SF |
| RES 129 | 15,269 SF |
| RES 299 | 7,936 SF |
| TOTAL | 127,499 SF |

ZONE:
EXISTING: PDR-4
PROPOSED: MU-9 (PUD)

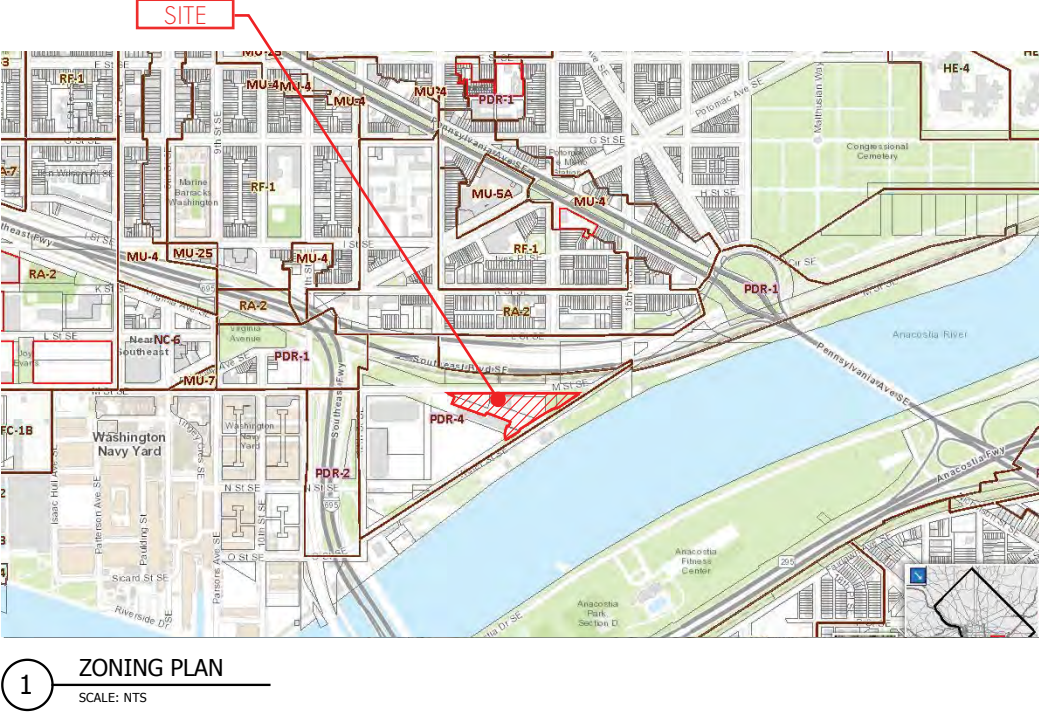
PROJECT DESCRIPTION

PHASE 1 OF A 2-PHASE PROJECT
496 UNITS; 1 RESIDENTIAL BUILDING WITH
GROUND LEVEL RETAIL

| SQUARE FOOTAGE CALCULATIONS | | | |
|-----------------------------|------------------------|------------------------|----------------------|
| | TOTAL GFA ALL USES* | NON-RESIDENTIAL GFA | RESIDENTIAL UNITS |
| BUILDING 1 - EAST TOWER | 475,671 | 32,217 | 496 |

PROPOSED THEORETICAL SITE AREA:
(NOTE SEE PAGE A-4 FOR MORE INFORMATION)

| | |
|-------------------|------------|
| THEORETICAL LOT 1 | 118,633 SF |
|-------------------|------------|



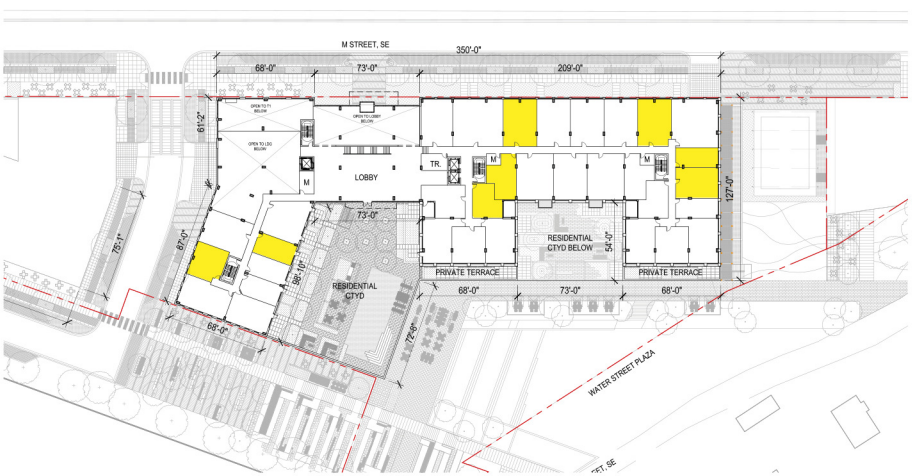
ZONING TABULATIONS

| | FAR: (calculated over theoretical lot) | | LOT OCCUPANCY: (calculated over theoretical lot) | | BUILDING HEIGHT | | PENTHOUSE HEIGHT: | | VEHICULAR PARKING: | | BICYCLE PARKING: | | LOADING: | |
|----------------------------|---|----------|---|----------|----------------------|--|----------------------|----------|---|------------|--|-----------------------------|--|---|
| | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED | REQUIRED/ ALLOWED | PROPOSED |
| BUILDING 1 - EAST TOWER | 6.5 7.8 (IZ) 9.36 (PUD) | 4.01 | 100% | 44.8% | 130'-0" | 130'-0" / 13 Stories from M.P. 36.0 M Street | 20'-0" | 15'-0" | Residential: 82 Spaces Retail: 19 Spaces (Includes 50% Reduction) Total = 101 Spaces | 168 Spaces | Long Term = 111 Total Residential: 108 Spaces Retail: 3 Spaces Short Term = 35 Total Residential: 25 Spaces Retail: 10 Spaces | 112 Spaces 35 Spaces | Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space | 1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space |

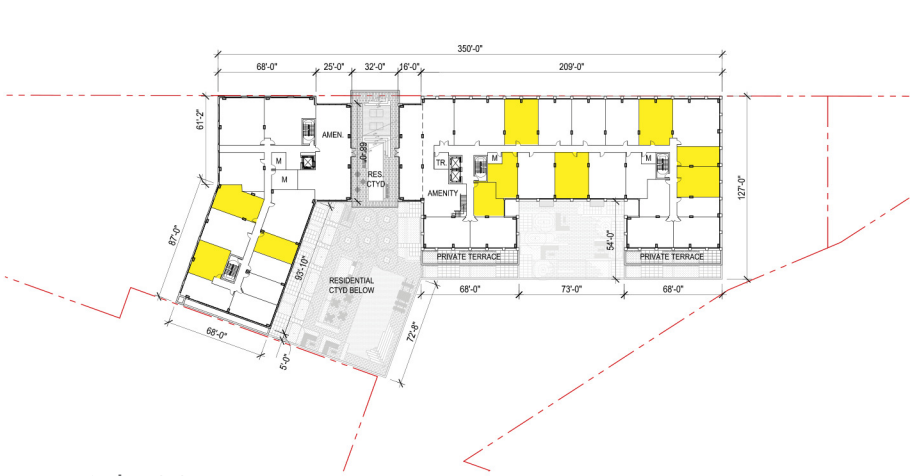
*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND 3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE FINISHED FLOOR OF THE GROUND FLOOR.
** FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1



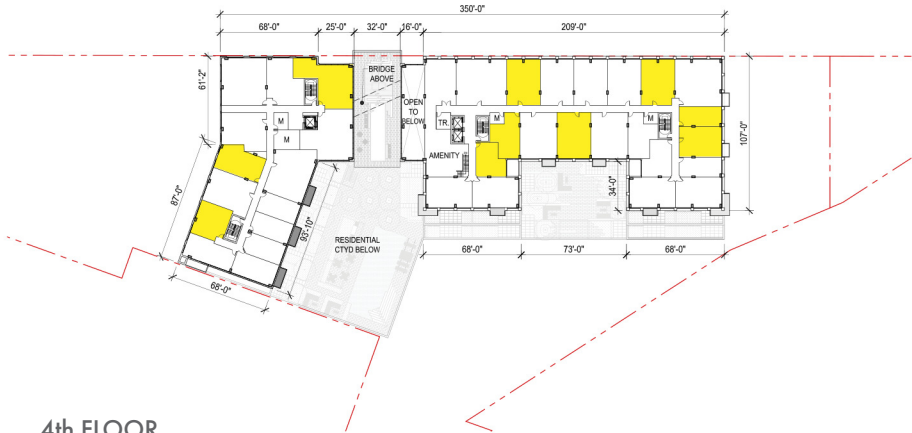
1st FLOOR



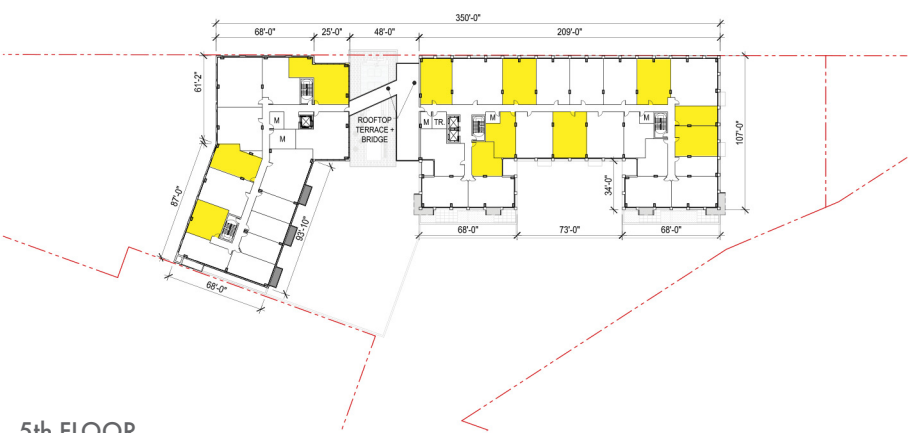
2nd FLOOR



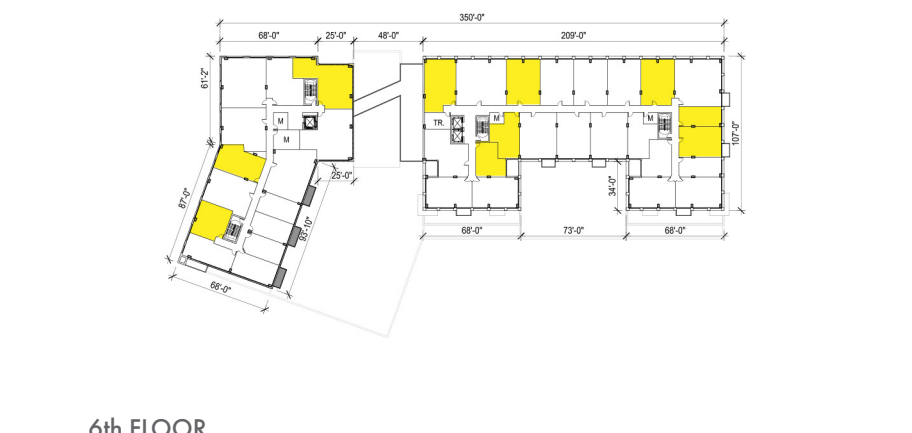
3rd FLOOR



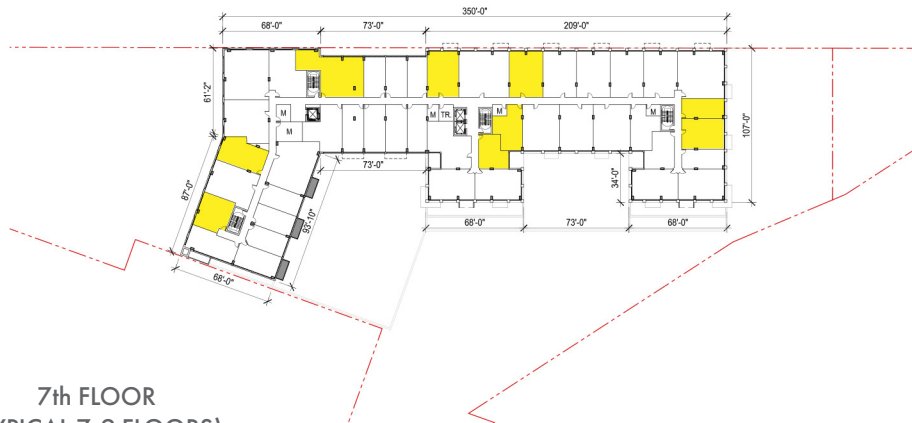
4th FLOOR



5th FLOOR



6th FLOOR



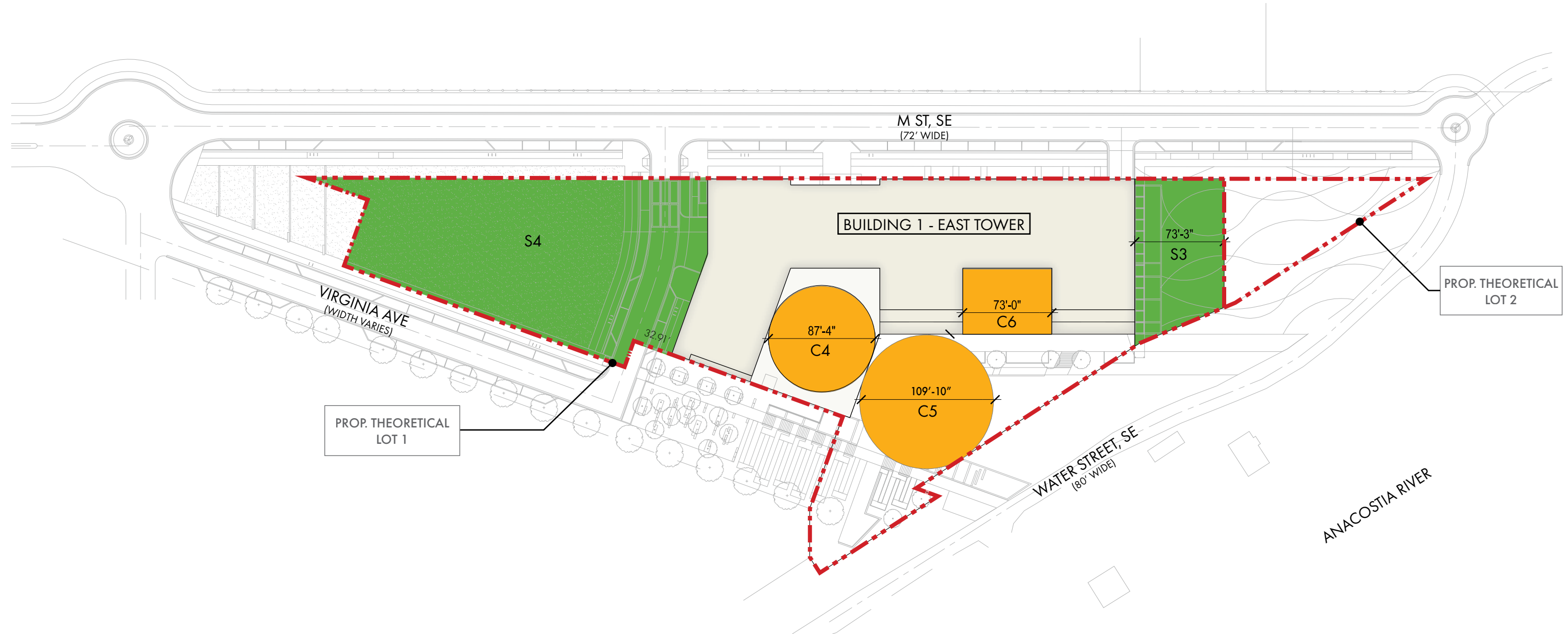
7th FLOOR
(TYPICAL 7-9 FLOORS)

INCLUSIONARY ZONING UNITS

 IZ UNITS at 60% MFI

| | TOTAL | REQUIRED IZ UNDER EXISTING PDR-4 ZONING | REQUIRED IZ UNDER MU-9 MOR (8%) | PROPOSED IZ UNDER MU-9 PUD (10%) | PROPOSED IZ UNDER MU-9 PUD (11%) |
|-------------------|---------|---|------------------------------------|-------------------------------------|-------------------------------------|
| RESIDENTIAL (GFA) | 443,454 | 0 | 35,476 | 44,345 | 48,780 |
| PROJECTIONS | 0 | 0 | - | - | - |
| TOTAL | 443,454 | 0 | 35,476 | 44,345 | 48,780 |

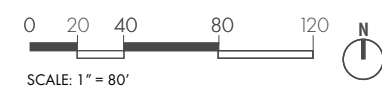
- NOTES:
1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
 2. IZ unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix.



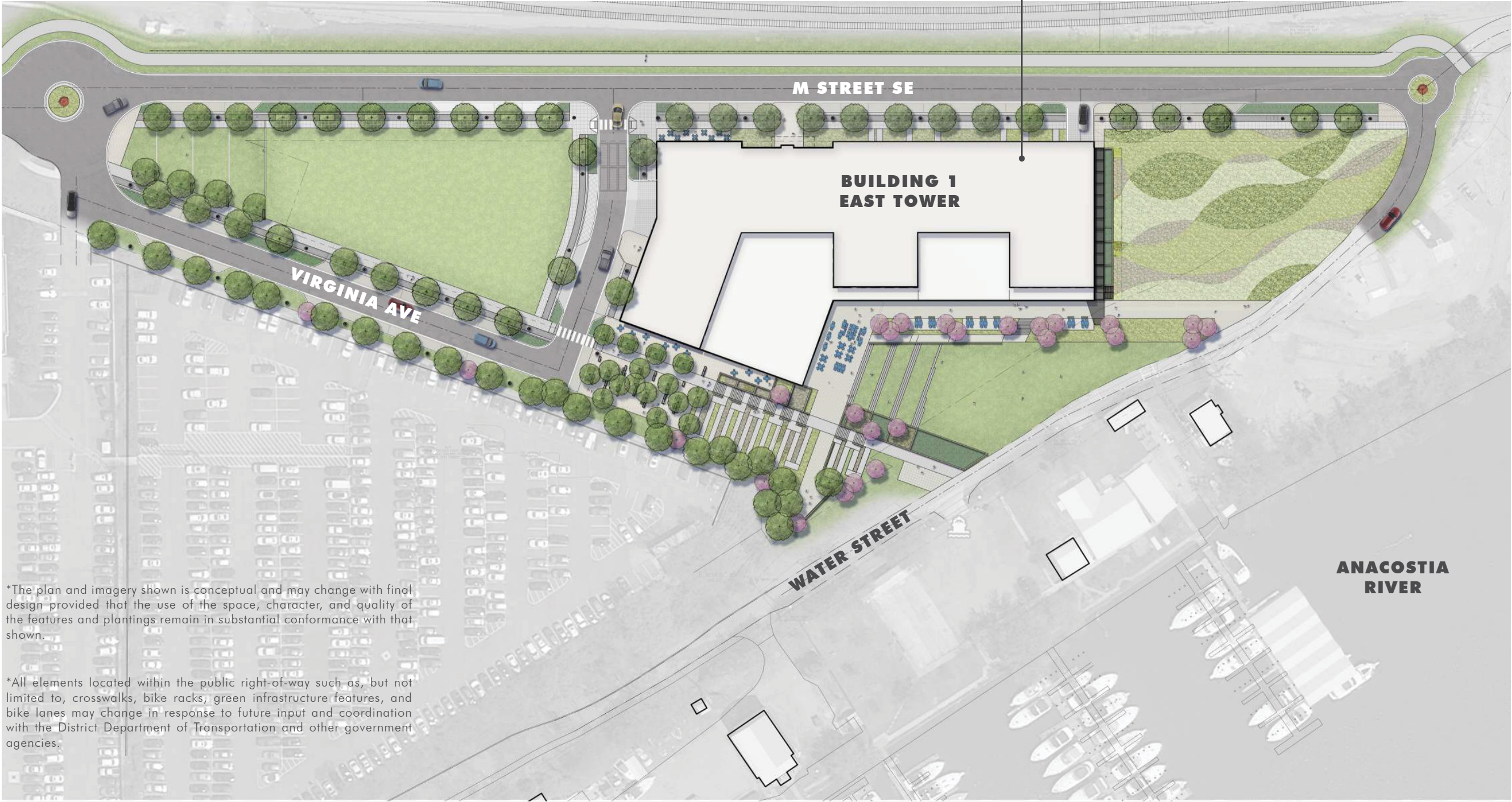
| | REAR YARD | | SIDE YARD | | OPEN COURT | |
|----------------------------|---|---------------|---|------------------|--|------------------------------|
| | REQUIRED/ ALLOWED | PUD PROPOSED | REQUIRED/ ALLOWED | PUD PROPOSED | REQUIRED/ ALLOWED | PUD PROPOSED |
| BUILDING 1 - EAST TOWER | OPEN COURT PROVIDED IN LIEU OF REAR YARD | NONE PROVIDED | NONE REQUIRED IF PROVIDED: S3: 2" per 130'-0" = 21'-8" S4: 2" per 130'-0" = 21'-8" | 73'-3" VARIES | NONE REQUIRED IF PROVIDED: C4: 4" per 118'-10" = 39'-7" C5: 4" per 151'-10" = 50'-8" C6: 4" per 131'-0" = 43'-8" | 87'-4" 109'-10" 73'-0" |

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS.

| LEGEND | |
|--------|----------------------|
| | PROPOSED BUILDING |
| | THEORETICAL LOT LINE |



BUILDING 1 - EAST TOWER
 13 FLOORS
 475,671 GFA
 496 UNITS



*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.

BUILDING 1 - EAST TOWER
 13 FLOORS
 475,671 GFA
 496 UNITS

STAGE 1 PUD APPROVAL:



CONSOLIDATED PUD APPROVAL/PHASE 1:

