

# Tab A

NoMA/Union Market Affordable  
PREHEARING SUBMISSION  
April 29th, 2022



301 Florida AVE

301 Florida Ave NE, Washington, DC 20002

COVER SHEET | A.00

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04/29/2022



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PERSPECTIVE RENDERING

DEVELOPERS

**NRP PROPERTIES**

1140 3RD STREET NE, 2ND FLOOR, WASHINGTON, DC 20002

**MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION**

3939 BENNING ROAD NE, WASHINGTON, DC 20019

CONSULTANTS

**PGN ARCHITECTS**

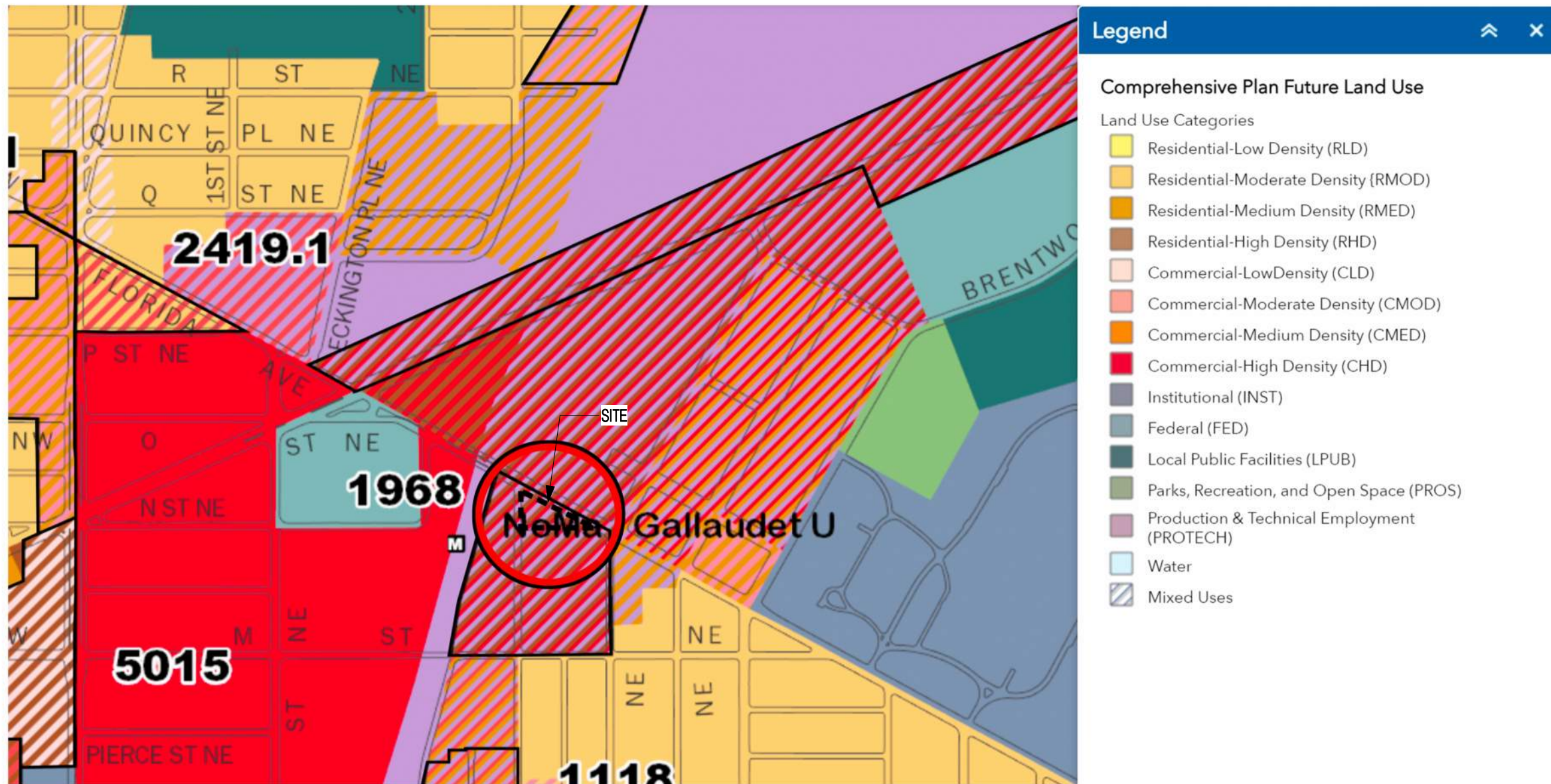
210 7TH ST SE, WASHINGTON, DC 20003

**COZEN O'CONNOR**

1200 19TH STREET NW, WASHINGTON, DC 20036

**VIKA CAPITOL**

4910 MASSACHUSETTS AVENUE, NW SUITE 16, WASHINGTON, DC 20016



301 Florida Ave NE Development data -- PUD			
Date:	Monday, November 29, 2021		
Square No.:	772	Lot No.	30
Zoning District:		Historic District:	N/A
Lot Area:	8,720	Inclusionary Zoning:	Required 10 units or more

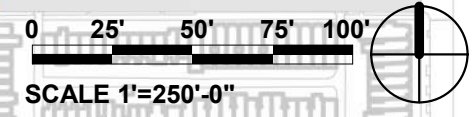
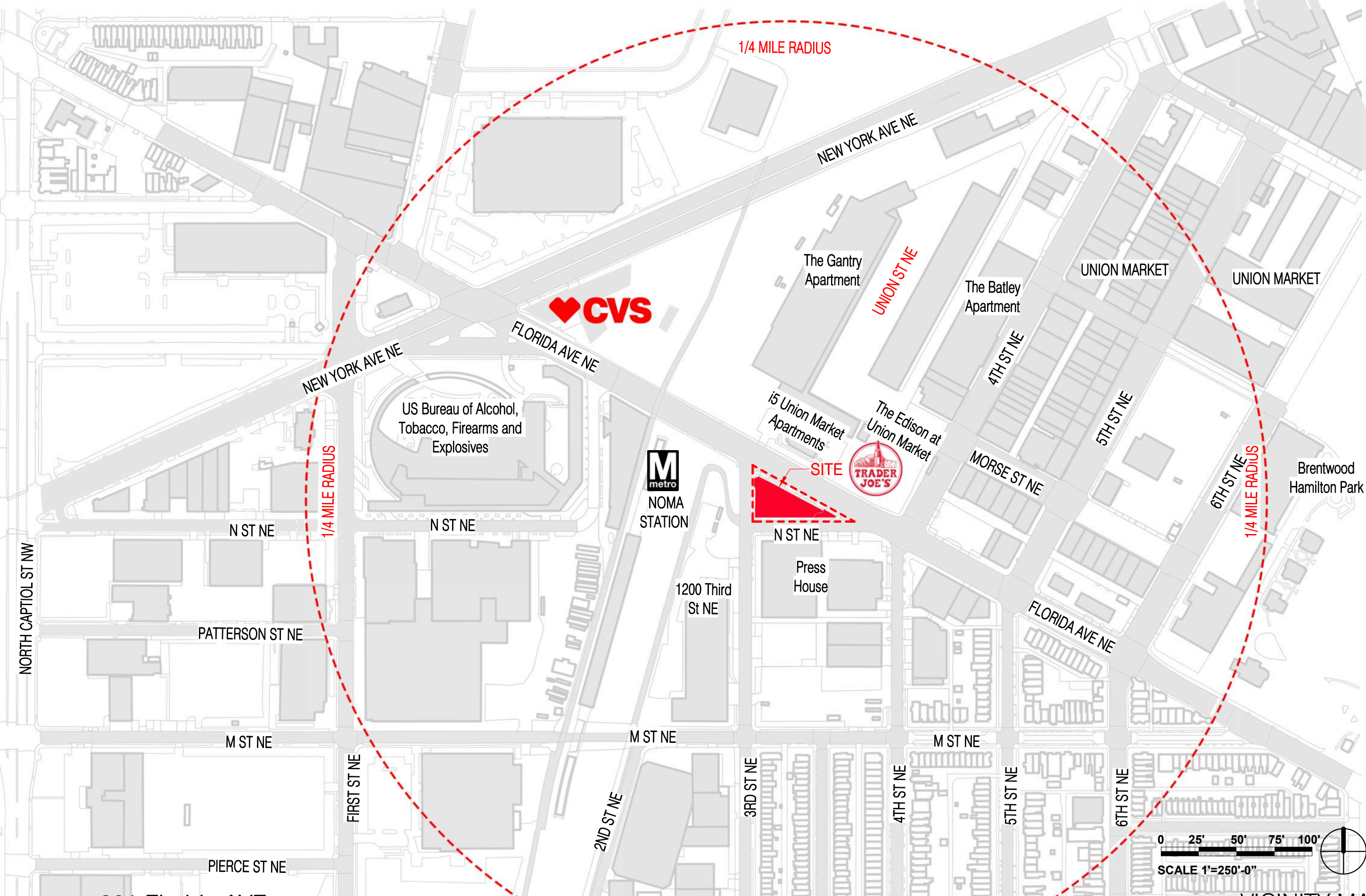
2. Zoning DATA						
Date:	Thursday, December 02, 2021					
Square No.:	772	Lot No.:	30			
Zoning District:	MU-30	Historic District:	N/A			
Lot Area:	8,720	Inclusionary Zoning:	Required 10 or more units			
Building Details		Section	Prescribed		Provided	
FAR		X-303.3	14.4	125,568	11.6133	101,268
		G-402.4				
Building Height		X-303.7	130'		120'	
Lot Occupancy		G-404.1	100%	8,720	97.97%	8,543
Rear Yard		G-405.3	25'	45' measured from Center line of 3rd Street		
Side Yard		G-406	N/A			
Courtyard	Open	G-202	N/A			
			Width	Area	Width	Area
	Closed		N/A	N/A		
G.A.R (Green Area Ratio)		H-808	0.30	0.30		
Penthouse Details						
Penthouse	FAR	C-1503	0.40	3,488	0.40	3,488
	Height	G-403.3	20'-0"		17'-8"	
	Setback	C-1502	12'	1 to 1	12'-0"	
Parking/Loading Regulations						
Dwelling Units			N/A		115	
Vehicle Parking			# per Unit/SF	Spaces	Spaces	
	Unit Parking	C-701.5 & C-702.1	6	19	**NONE	
	Commercial	C-701.5 & C-702.1	0.5/1000SF	0		
	Total			19		
Bicycle Parking	Long-Term (Resid)	C-802.1	1 per 3 units	38	56	
	Short-Term (Resid)	C-802.1	1 per 20 units	6	16	
	Long-Term (Comm)	C-802.1	1 / each 10k	0	0	
	Short-Term (comm)	C-802.1	1 / each 3.5k	0	0	
Loading	Height	C-905.2	14'-0"		**NONE	
			12'x36			
	Platform	C-905.4	1	100 SF		
Delivery Space	Quantity/Size	C-901.1	1 10x20		**NONE	
	Height	C-905.2	10'-0"			
Bay Calculations (DCMR 12 Chapter 32)						
Multiple Bay Projection Calculation	ROW Dimension	Façade Length		Total	Provided	
Street 1 Florida Ave, NE	100	203		100'	100'-0"	
	Depth Allowed	4'-0"			4'-0"	
Street 2 N street NE	80'	178		87'	87'-0"	
	Depth Allowed	4'-0"			4'-0"	
Street 2 (10th Street NW)	90'	98		47'	47'-0"	
	Depth Allowed	4'-0"			4'-0"	

\*\* Requires flexibility



1. Unit Matrix																									
301 FLORIDA AVE, Washington DC,						Project Name 301 Florida Ave																			
Date:						12/2/2021																			
LEVEL	1	2	3	4	5	6	7	8	9	10	11	Unit Net SF (Area)	# of units	Amenity	Lobby/Mail/Office	Retail	Bike Parking	Utility	Total Net SF (Area)	Floor Area (Gross SF)	Efficiency %	Bay SF (Non FAR)	Other SF (Non FAR)	FAR SF (Area)	
1st Floor												0	0		1,604	3,037	1,125	1769	7,535	7,931	95%	335		7,596	
2nd Floor	1393	1387	674									3454	3	3,515					6,969	8,100	86%	0		8,100	
3rd Floor	879	494	492	1280	962	530	1322	1114	541			7614	9						7,614	9,030	84%	345		8,685	
4th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
5th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
6th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
7th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
8th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
9th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
10th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
11th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
12th Floor	880	594	568	1099	392	628	705	1457	839	636	464	8262	11						8,262	9,581	86%	1038		8,543	
Penthouse	691	363	955	336								2345	4						2,345	3,488	67%	0	2,345		
<b>Total Unit SF</b>	<b>10883</b>	<b>7590</b>	<b>7233</b>	<b>11507</b>	<b>4490</b>	<b>6182</b>	<b>7667</b>	<b>14227</b>	<b>8092</b>	<b>5724</b>	<b>4176</b>	<b>87771</b>	<b>115</b>	<b>3,515</b>	<b>1,604</b>	<b>3,037</b>	<b>1,125</b>	<b>1,769</b>	<b>98,821</b>	<b>114,778</b>	<b>86%</b>	<b>10,022</b>	<b>2,345</b>	<b>101,268</b>	
	Unit Types												<b>763</b>												<b>AVG SF/Unit</b>
			Studios	1bd	2bd	3bd	total																		
			# of Units	11	50	30	24	115																	
			Total Unit SF	4,227	28,741	24,348	30,455	87,771																	
			Avg Unit SF	384	575	812	1269	763																	
			Ratio	10%	43%	26%	21%																		

SITE INFO	
301 FLORIDA AVE	
LOT #:	30
SQUARE #:	772
LOT AREA:	8720SF



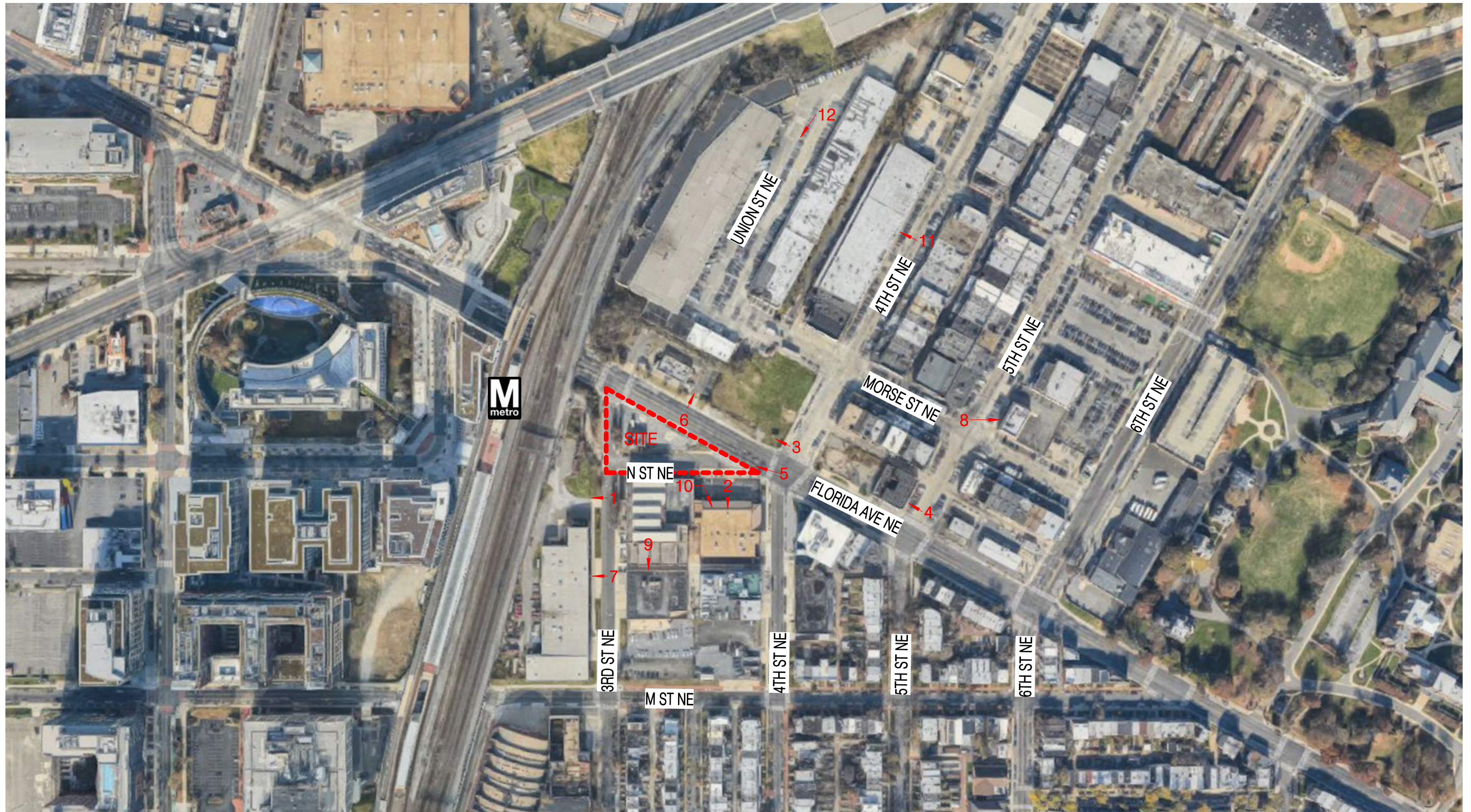
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VICINITY MAP | A.03

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CONTEXT PHOTOS | A.04A

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1. 1200 Third St NE\_ 12 Floors Plus Penthouse



2. Press House\_ 12 Floors



3. The Edison at Union Market\_ 6 Floors



4. 5th St NE & Florida Ave NE\_ 12 Floors



5. View to FLORIDA AVE NE & N ST NE



6. i5 Union Market Apartments & The Edison at Union Market



7. 1200 Third St NE\_ 12 Floors Plus Penthouse



8. Morse St NE & 5th St NE\_ 12 Floors Plus Penthouse



9. 3rd St NE & M St NE\_ 12 Floors



10. Press House\_ 12 Floors



11. The Batley Apartment\_ 12 Floors



12. The Gantry Apartment\_ 12 Floors



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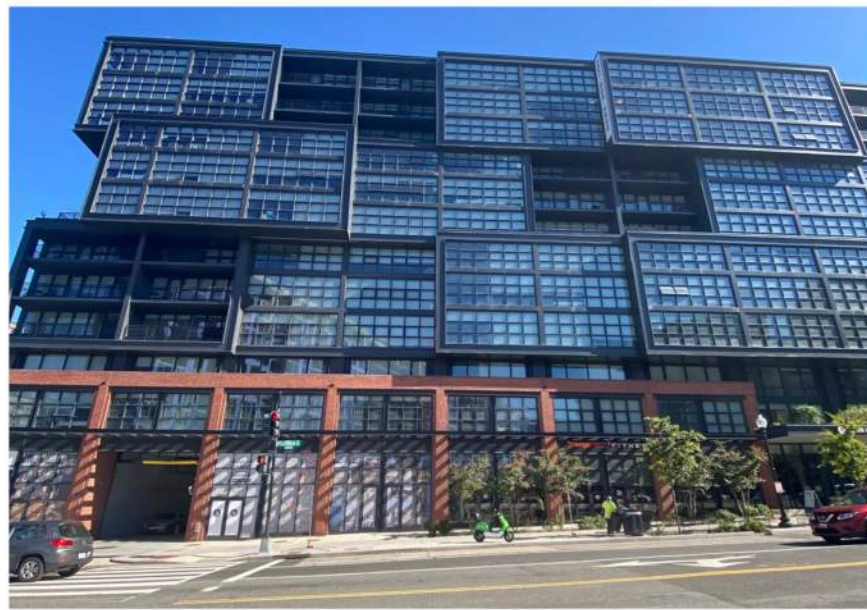
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CONTEXT PHOTOS | A.04C

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A. i5 Union Market Apartments\_ 12 Floors Plus Penthouse



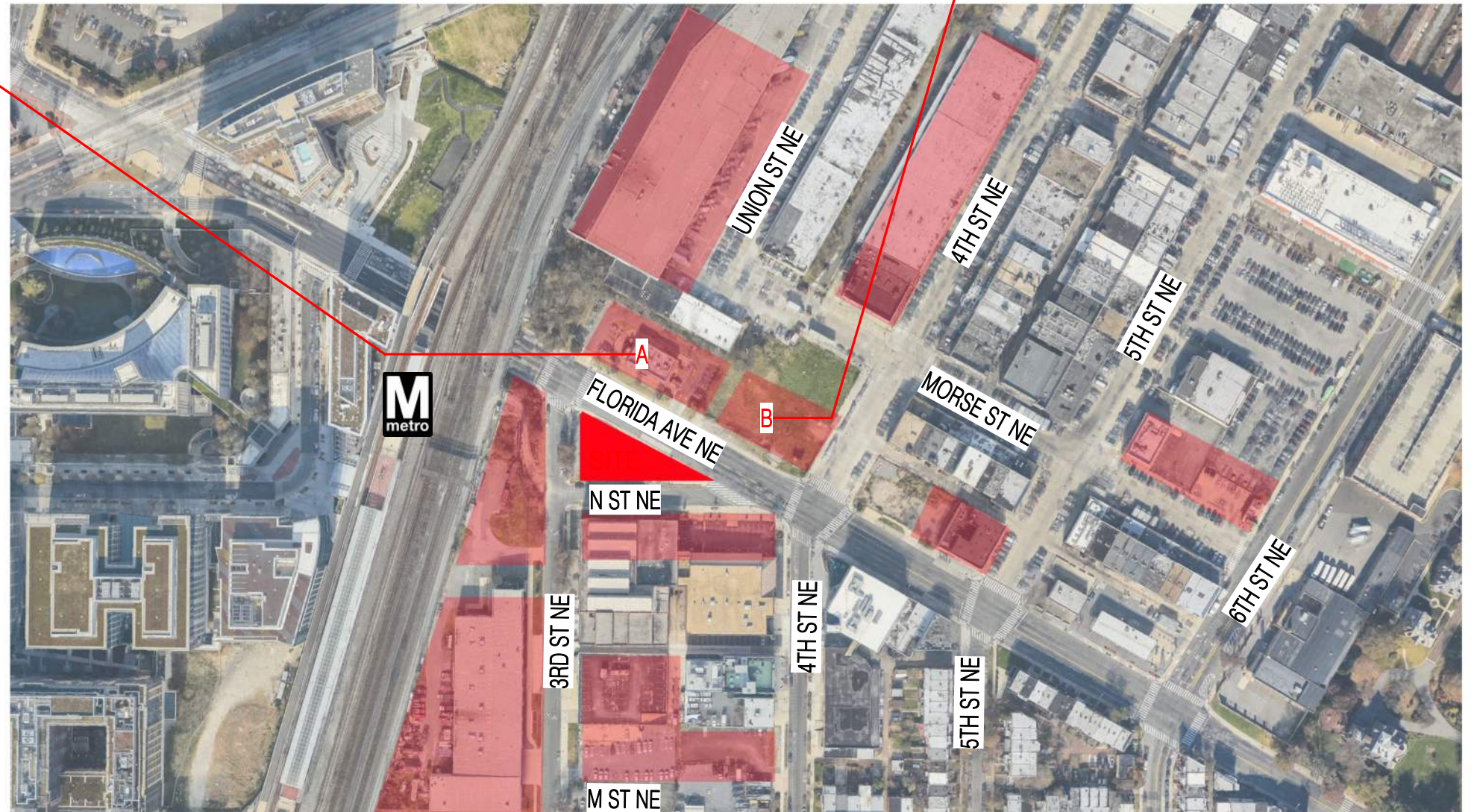
i5 Union Market Apartments & The Edison at Union Market



B. The Edison at Union Market\_ 6 Floors



A. i5 Union Market Apartments\_ 12 Floors Plus Penthouse  
301 Florida AVE



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AERIAL MAP - CONTEXT PHOTOS | A.04D

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C. 3rd St NE & M St NE\_12 Floors



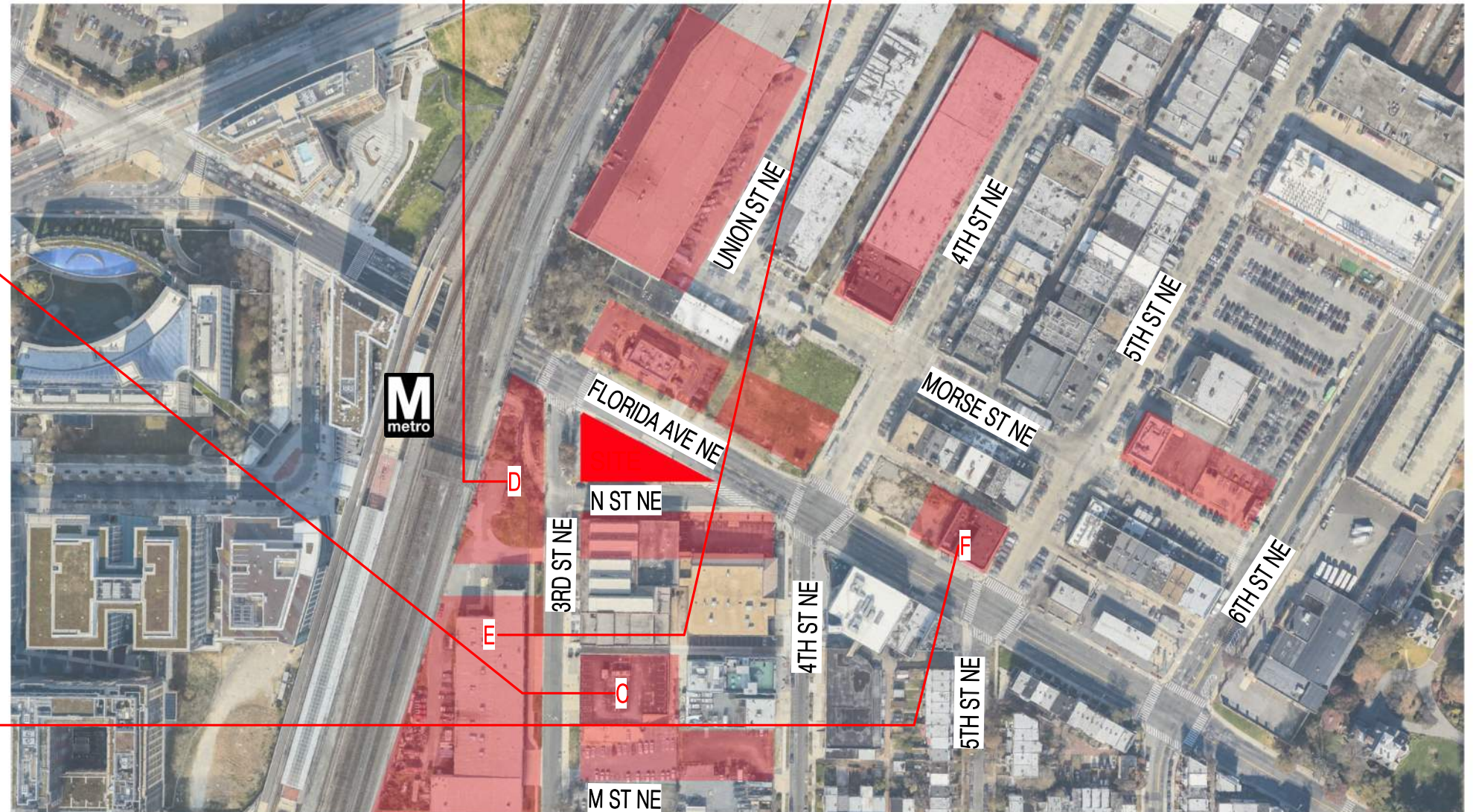
D. 1200 Third St NE\_12 Floors Plus Penthouse



E. 1200 Third St NE\_12 Floors Plus Penthouse



F. 5th St NE & Florida Ave NE\_12 Floors





G. The Batley Apartment\_ 12 Floors



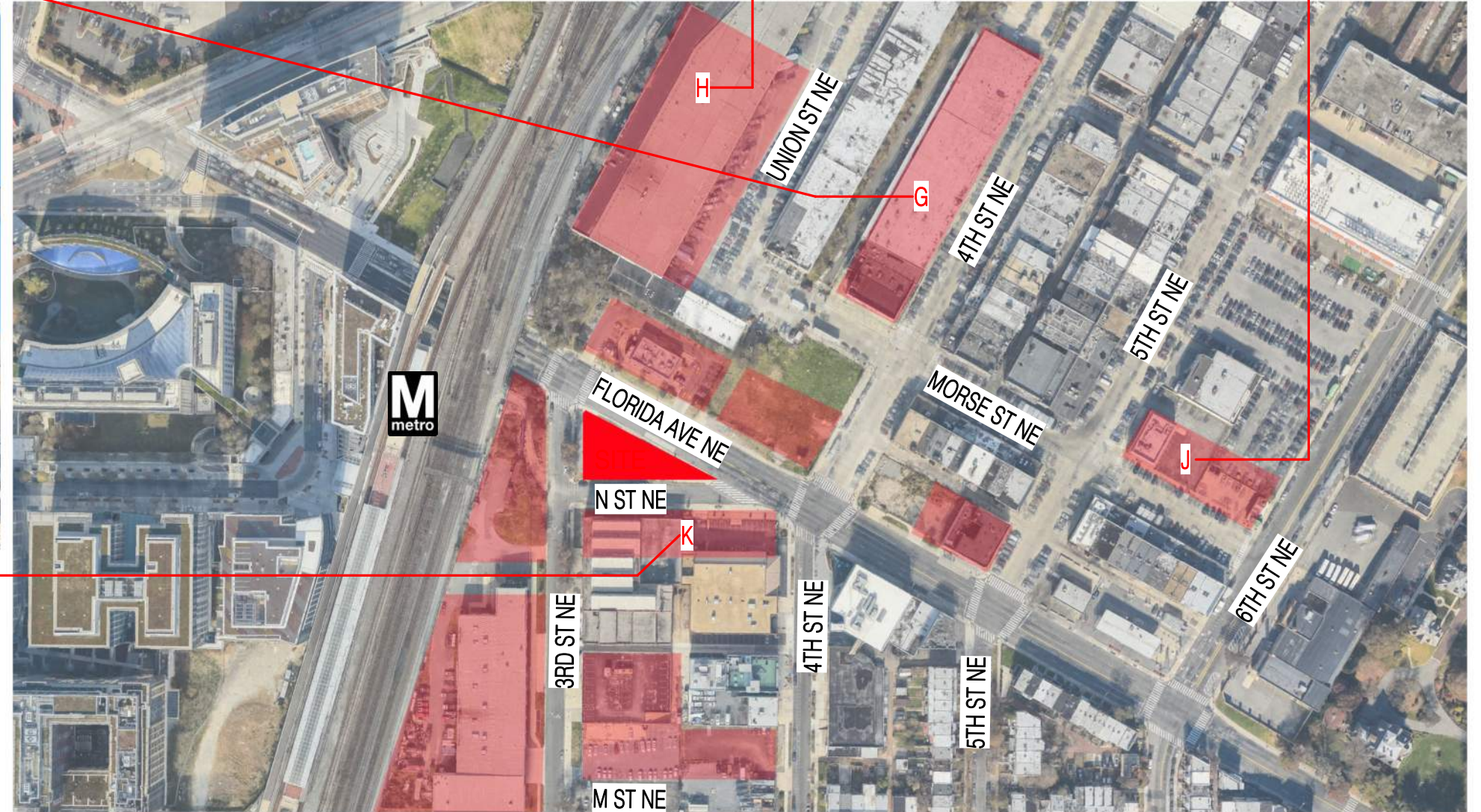
H. The Gantry Apartment\_ 12 Floors



J. Morse St NE & 5th St NE\_ 12 Floors Plus Penthouse



K. Press House\_ 12 Floors

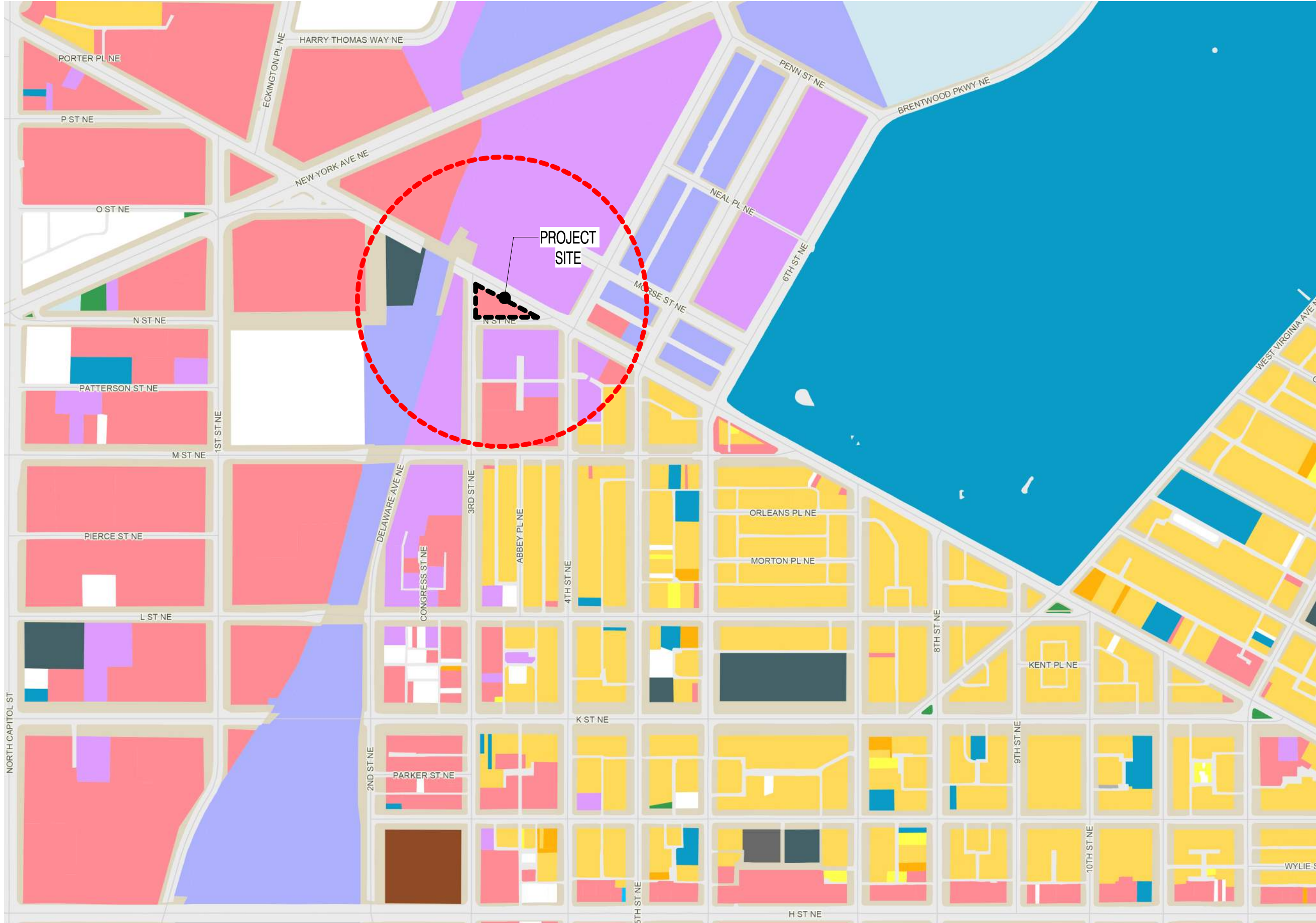
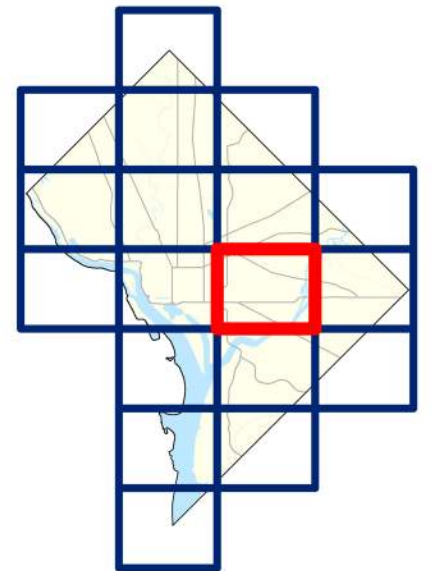


# Existing Land Use

## Map Tile 11

### Existing Land Use

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Transport, Communication, Utilities
- Industrial
- Mixed Use
- Institutional
- Federal Public
- Local Public
- Public, Quasi-Public, Institutional
- Parks and Open Spaces
- Parking
- Roads; Alleys; Median
- Transportation Right of Way
- UnDetermined
- Water
- Vacant



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EXISTING LAND USE | A.05A

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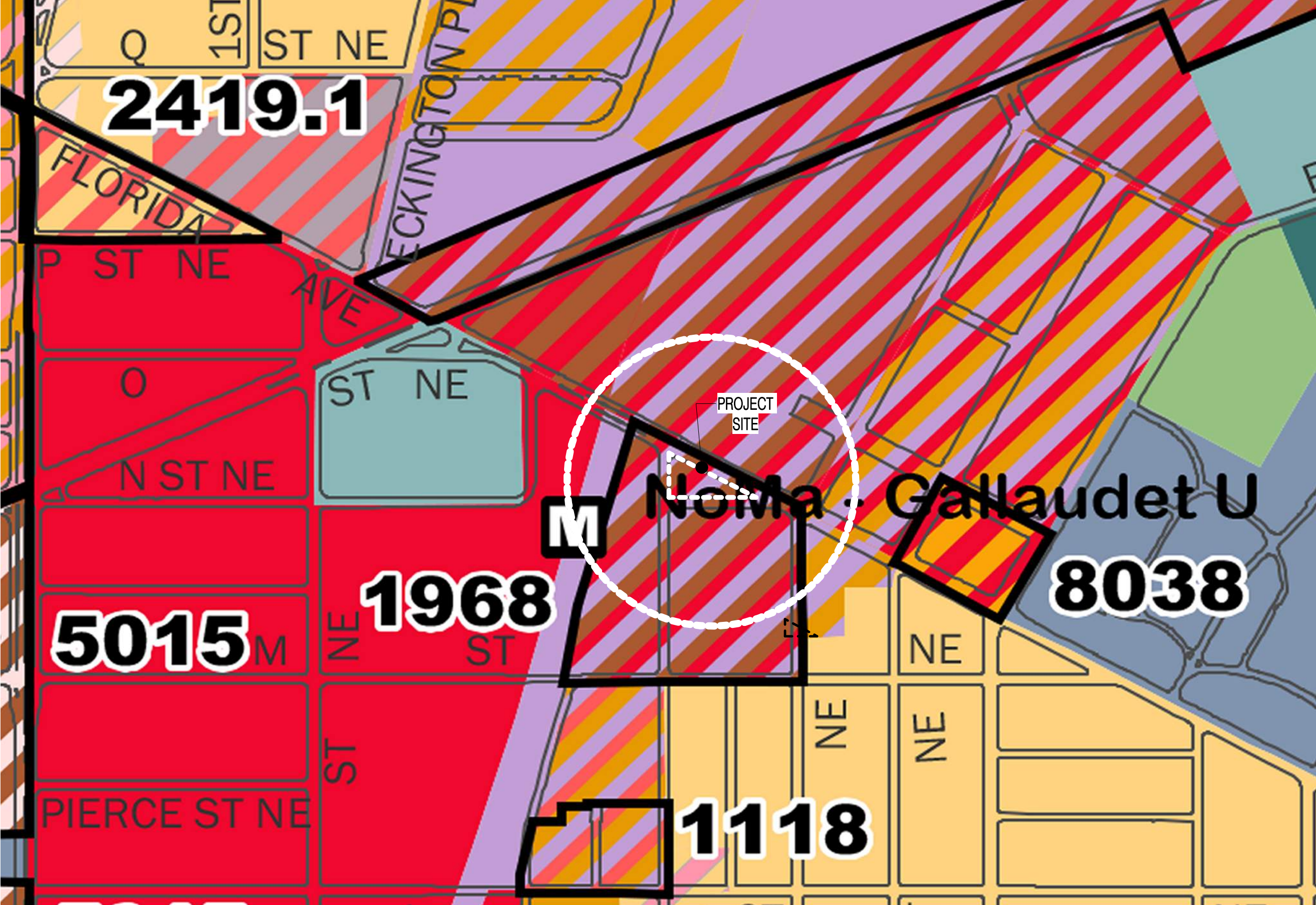
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# Comprehensive Plan Future Land Use Map Proposed Amendments

## LEGEND

-  **Recommended Map Amendment**  
Proposed map amendment recommended for adoption by the Office of Planning. Recommended amendments may be modified from the original proposal in extent or classification.
- Residential Land Use Categories**
  -  **Low Density Residential**  
Defines neighborhoods generally, but not exclusively, suited for single family detached and semi-detached housing units with front, back, and side yards.
  -  **Moderate Density Residential**  
Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).
  -  **Medium Density Residential**  
Defines neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas.
  -  **High Density Residential**  
Defines neighborhoods and corridors generally, but not exclusively, suited for high-rise apartment buildings. Pockets of less dense housing may exist within these areas.
- Commercial Land Use Categories**
  -  **Low Density Commercial**  
Defines shopping and service areas that are generally lower in scale and intensity. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area.
  -  **Moderate Density Commercial**  
Defines shopping and service areas that are somewhat greater in scale and intensity than the Low-Density Commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and/or taller than those in Low Density Commercial areas.
  -  **Medium Density Commercial**  
Defines shopping and service areas that are somewhat greater in scale and intensity than the Moderate Density Commercial areas. Retail, office, and service businesses are the predominant uses, although residential uses are common. Areas with this designation generally draw from a citywide market area. Buildings are larger and/or taller than those in Moderate Density Commercial areas.
  -  **High Density Commercial**  
Defines the central employment district, other major office centers, and other commercial areas with the greatest scale and intensity of use in the District.
- Production, Distribution, and Repair**  
Defines areas characterized by manufacturing, wholesaling and distributor centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from housing and other noise-, air-pollution and light-sensitive uses. This category is also used to denote railroad right-of-way, switching and maintenance yards, bus garages, and uses related to the movement of freight, such as truck terminals.
- Public and Institutional Land Use Categories**
  -  **Federal**  
Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Charney Center, federal hospitals, museums, and similar federal government activities. The "Federal" category generally denotes federal ownership and use. Land with this designation is generally not subject to zoning.
  -  **Local Public Facilities**  
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Other non-governmental facilities may be co-located on site. While included in this category, local public facilities smaller than one acre – including some of the District's libraries, police and fire stations, and similar uses – may not appear on the map due to scale.
  -  **Institutional**  
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size.
  -  **Parks, Recreation, and Open Space**  
Includes the federal and District park systems, including the National Parks, such as the National Mall; the circles and squares of the L-Enfant city and District neighborhoods; settings for significant commemorative works, certain federal buildings such as the White House and the U.S. Capitol grounds, and museum and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Gulland Parkway. This category includes a mix of passive open space for resource conservation and habitat protection and active open space for recreation. While included in this category, parks smaller than one acre – including many of the triangles along the city's avenues – may not appear on the map due to scale.
- Mixed Land Use**  
Indicates areas where the mixing of two or more land uses is especially encouraged. The particular combination of uses depicted in a given area is depicted in striped patterns, with stripe colors corresponding to the specific land use categories. The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground-floor retail with three stories of housing above), the map may note the dominant use by showing it at a slightly higher density than the other use in the mix. The Comprehensive Plan Area Elements may also provide detail on the specific mix of uses envisioned.
-  **Water Bodies**
-  **Metro Stations**



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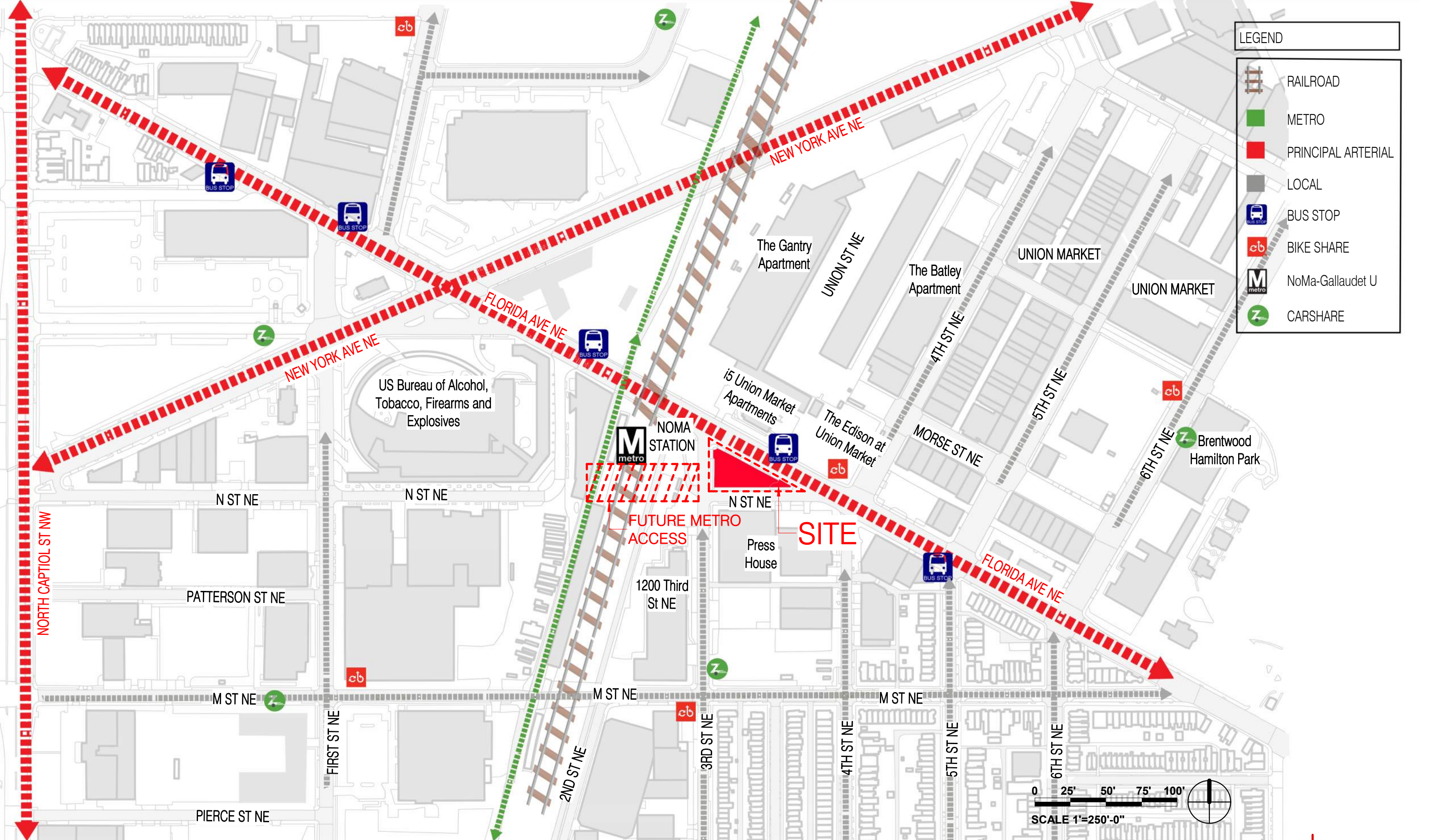
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FUTURE LAND USE | A.05B

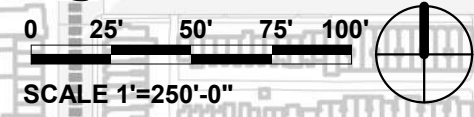
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LEGEND	
	RAILROAD
	METRO
	PRINCIPAL ARTERIAL
	LOCAL
	BUS STOP
	BIKE SHARE
	NoMa-Gallaudet U
	CARSHARE



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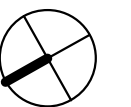
TRANSPORTATION | A.06

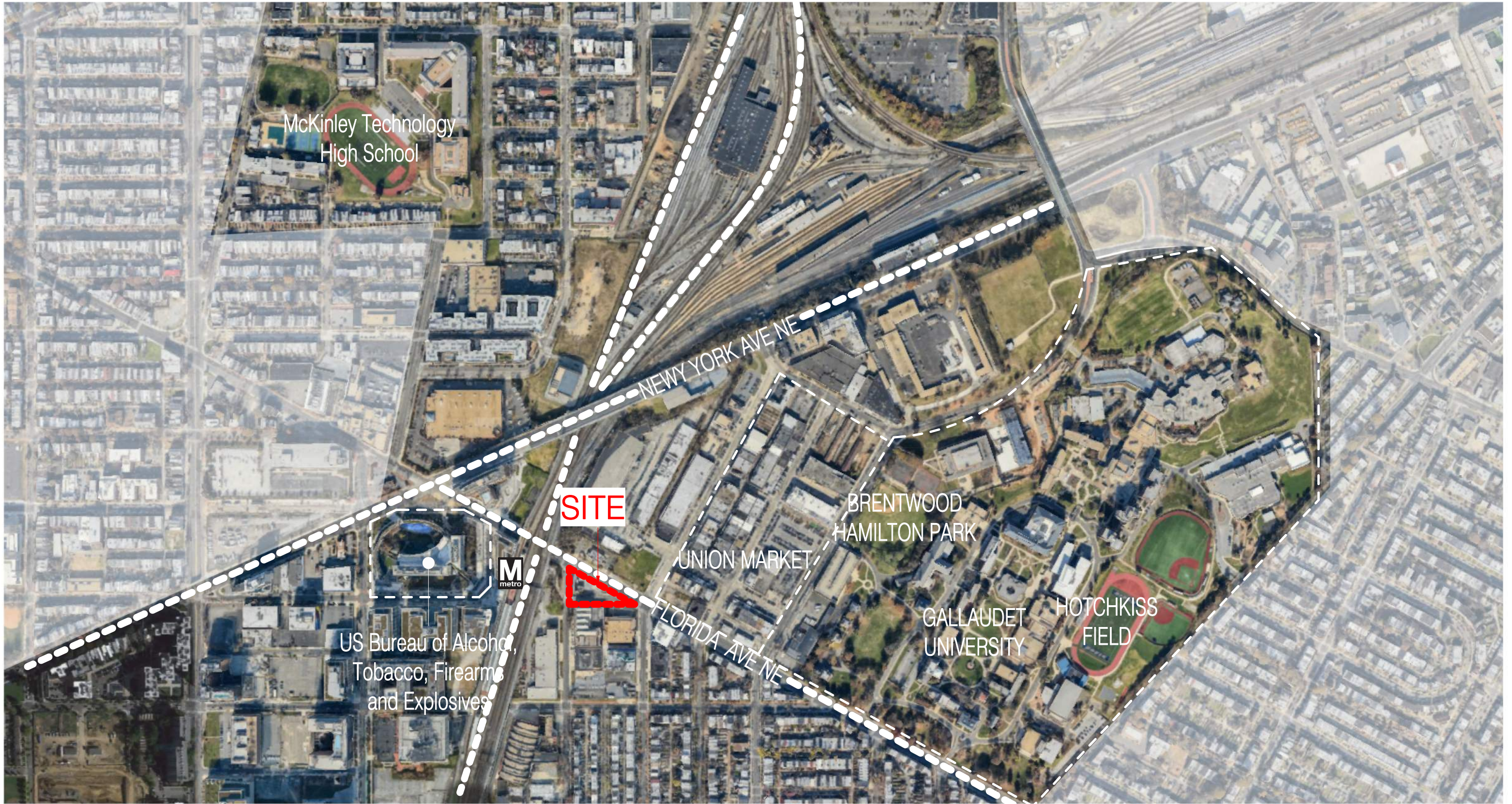
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CONTEXT - ALONG FLORIDA AVE NE | A.06B

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2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

### CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

YES / NO	OPTIONAL POINTS		
<b>1. INTEGRATIVE DESIGN</b>			
Yes		M	1.1 Integrative Design: Project Priorities Survey
Yes		M	1.2 Integrative Design: Charrettes and Coordination Meetings
Yes		M	1.3 Integrative Design: Documentation
Yes		M	1.4 Integrative Design: Construction Management
	0		1.5 Design for Health and Well-Being: Health Action Plan
	0	10	1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment
	0	8	1.7 Resilient Communities: Strengthening Cultural Resilience
		<b>CRITERIA 1 SUBTOTAL</b> 4 of 4 Mandatory Criteria 0 Optional Points	
<b>2. LOCATION + NEIGHBORHOOD FABRIC</b>			
Yes		M	2.1 Sensitive Site Protection
Yes		M	2.2 Connections to Existing Development and Infrastructure
Yes		M	2.3 Compact Development
	7	5 or 7	2.4 Increased Compact Development
Yes		M	2.5 Proximity to Services and Community Resources
No		M	2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town
	0	6 max	2.7 Preservation of and Access to Open Space
Yes	2		2.8 Access to Transit
	2	2-8	2.9 Improving Connectivity to the Community
	0	5 max	2.10 Passive Solar Heating/Cooling
	0	6	2.11 Adaptive Reuse of Buildings
	0	6	2.12 Access to Fresh, Local Foods
	0	8	2.13 Advanced Certification: Site Planning, Design and Management
	5	6 max	2.14 Local Economic Development and Community Wealth Creation

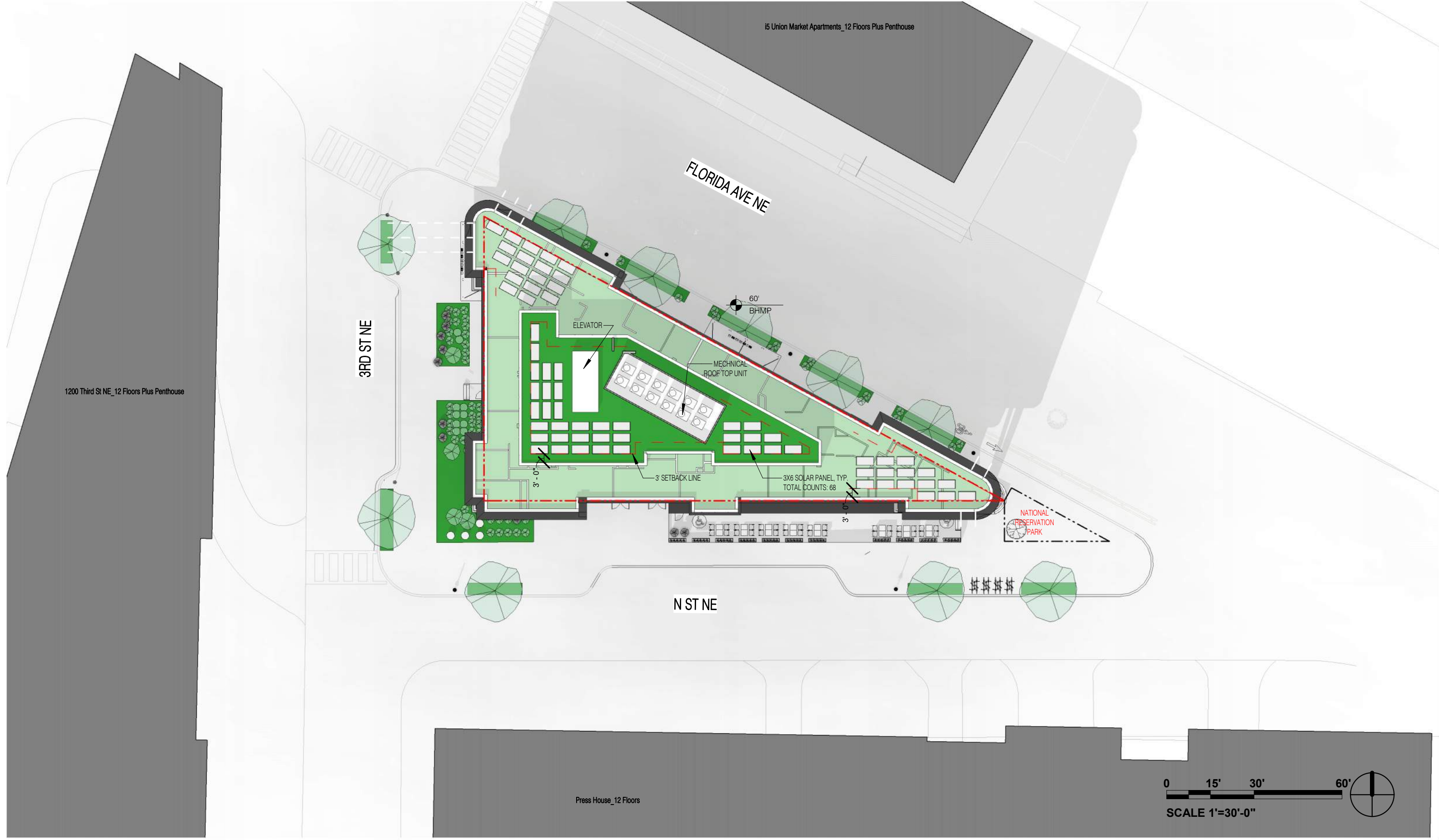
Yes		M	2.15a Access to Broadband: Broadband Ready
	0	6	2.15b Access to Broadband: Connectivity
		<b>CRITERIA 2 SUBTOTAL</b> 6 of 7 Mandatory Criteria 16 Optional Points	
<b>3. SITE IMPROVEMENT</b>			
Yes		M	3.1 Environmental Remediation
Yes		M	3.2 Minimization of Disturbance during Staging and Construction
Yes		M	3.3 Ecosystem Services/Landscape
Yes		M	3.4 Surface Stormwater Management
	0	10 max	3.5 Surface Stormwater Management
Yes		M	3.6 Efficient Irrigation and Water Reuse
	0	4 or 6	3.7 Efficient Irrigation and Water Reuse
		<b>CRITERIA 3 SUBTOTAL</b> 5 of 5 Mandatory Criteria 0 Optional Points	
<b>4. WATER</b>			
Yes		M	4.1 Water-Conserving Fixtures
	0	6 max	4.2 Advanced Water Conservation
Yes	0		4.3 Water Quality
	4	4	4.4 Monitoring Water Consumption and Leaks
	4	4	4.5 Efficient Plumbing Layout and Design
	0	6 max	4.6 Non-Potable Water Reuse
	8	8	4.7 Access to Potable Water During Emergencies
		<b>CRITERIA 4 SUBTOTAL</b> 2 of 2 Mandatory Criteria 16 Optional Points	
<b>5. OPERATING ENERGY</b>			
Yes		M	5.1a Building Performance Standard
Yes		M	5.1b Building Performance Standard
	0	12 max	5.2a Moving to Zero Energy: Additional Reductions in Energy Use

	12	12-15	5.2b Moving to Zero Energy: Near Zero Certification
	0	3-6	5.3a Moving to Zero Energy: Photovoltaic/Solar Hot Water Ready
	0	8 max	5.3b Moving to Zero Energy: Renewable Energy
	0	24	5.4 Achieving Zero Energy
	0	5 max	5.5a Moving to Zero Carbon: All-Electric Ready
	15	15	5.5b Moving to Zero Carbon: All Electric
Yes		M	5.6 Sizing of Heating and Cooling Equipment
Yes		M	5.7 ENERGY STAR Appliances
Yes		M	5.8 Lighting
	0	8	5.9 Resilient Energy Systems: Floodproofing
	8	8	5.10 Resilient Energy Systems: Critical Loads Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. <b>Option 1:</b> Islandable PV system OR <b>Option 2:</b> Efficient generator
<b>CRITERIA 5 SUBTOTAL</b> 5 of 5 Mandatory Criteria 35 Optional Points			

YES / NO	OPTIONAL POINTS		6. MATERIALS
	0	8 max	6.1 Ingredient Transparency for Material Health
	0	3 max	6.2 Recycled Content and Ingredient Transparency
	0	8 max	6.3 Chemical Hazard Optimization
Yes	0	M	6.4 Healthier Material Selection
	3	12 max	6.5 Environmentally Responsible Material Selection
Yes		M	6.6 Bath, Kitchen, Laundry Surfaces
	0	4 max	6.7 Regional Materials
Yes		M	6.8 Managing Moisture: Foundations
Yes		M	6.9 Managing Moisture: Roofing and Wall Systems
Yes	0	M	6.10 Construction Waste Management
	2	2	6.11 Recycling Storage
<b>CRITERIA 6 SUBTOTAL</b> 5 of 5 Mandatory Criteria 5 Optional Points			

YES / NO	OPTIONAL POINTS		7. HEALTHY LIVING ENVIRONMENT
Yes		M	7.1 Radon Mitigation
Yes		M	7.2 Reduce Lead Hazards in Pre-1978 Buildings
Yes		M	7.3 Combustion Equipment
Yes		M	7.4 Garage Isolation
Yes		M	7.5 Integrated Pest Management
Yes	10		7.6 Smoke-Free Policy
Yes	0	M	7.7 Ventilation
Yes	0	M or 5	7.8 Dehumidification
	3	3	7.9 Construction Pollution Management
	3	3	7.10 Noise Reduction
Yes	0	8	7.11 Active Design: Promoting Physical Activity
	0	8	7.12 Beyond ADA: Universal Design
	0	8	7.13 Healing-Centered Design
<b>CRITERIA 7 SUBTOTAL</b> 8 of 8 Mandatory Criteria 16 Optional Points			

YES / NO	OPTIONAL POINTS		8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT
Yes		M	8.1 Building Operations & Maintenance Manual and Plan
Yes		M	8.2 Emergency Management Manual
Yes		M	8.3 Resident Manual
Yes		M	8.4 Walk-Throughs and Orientations to Property Operation
Yes		M	8.5 Energy and Water Data Collection and Monitoring
<b>CRITERIA 8 SUBTOTAL</b> 5 of 5 Mandatory Criteria 0 Optional Points			
<b>TOTAL</b> 40 of 40 Mandatory Criteria 88 Optional Points			



301 Florida AVE

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