

Tab A

NoMA/Union Market Affordable
20-Day Submission
June 29th, 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

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PGN ARCHITECTS

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GROVESLADE TRANSPORTATION PLANNERS AND ENGINEERS

1140 CONNECTICUT AVE NW # 600, WASHINGTON, DC 20036

BRADLEY SITE DESIGN

1743 CONNECTICUT AVE NW, WASHINGTON, DC 20009

2. Zoning DATA						
Date:	Tuesday, May 31, 2022					
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		N/A	
Courtyard	Open	G-202	N/A		N/A	
			Width	Area	Width	Area
	Closed		N/A	N/A		
G.A.R (Green Area Ratio)		G-407	0.20		0.30	
Penthouse Details						
Penthouse	FAR	C-1505.1	0.40	3,488	0.40	3,488
	Height	G-403.3	20'-0"		17'-0"	
	Setback	C-1504	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	51	
	Short-Term (Resid)	C-802.1	1 per 20 units	6	26	
	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	
	Size		12'x30'			
	Platform	C-905.4	1	100 SF		
Delivery Space	Quantity/Size	C-901.1 & 905.3	1	10x20		
	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	99.44	203.67			100'	99'-0"
	Depth Allowed	4'-0"				4'-0"
Street 2 N street NE	86.94	178.67			87'	85'-0"
	Depth Allowed	4'-0"				4'-0"
Street 3 3rd street	46.39	97.58			47'	46'-0"
	Depth Allowed	4'-0"				4'-0"

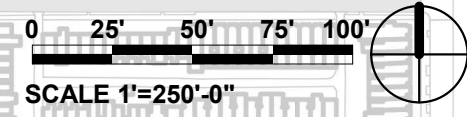
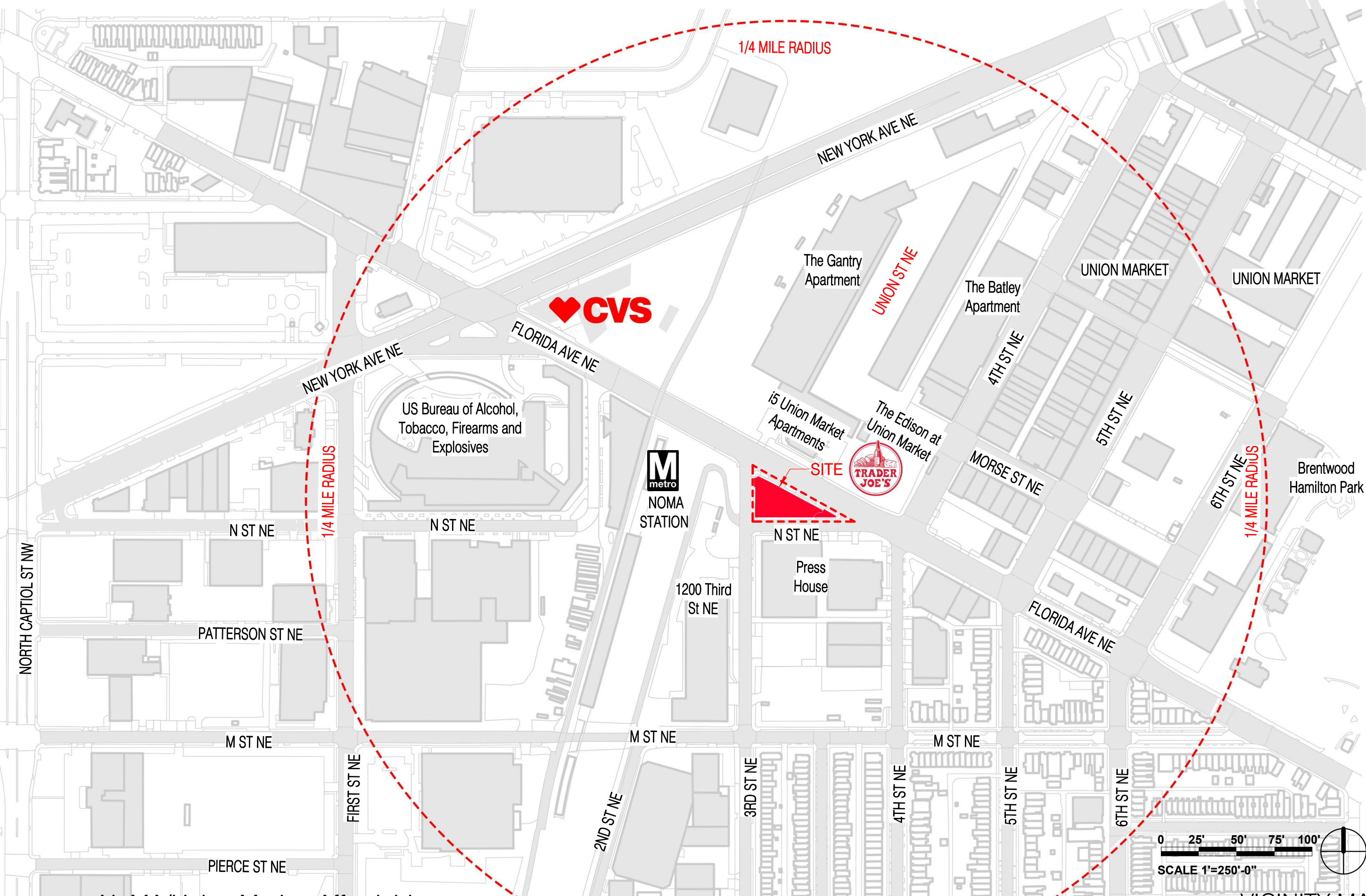
** Requires flexibility



I. Unit Matrix											Project Name 301 Florida Ave													
301 FLORIDA AVE, Washington DC,																								
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		1,885	2,502	1,139	2,042	7,568	7,931	95%	365		7,566
2nd Floor	1439	1387	674									3500	3	3,553					7,053	8,100	87%	0		8,100
3rd Floor	881	494	492	1302	962	530	1322	1114	562			7659	9						7,659	9,030	85%	345		8,685
4th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
5th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
6th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
7th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
8th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
9th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
10th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
11th Floor	880	580	581	1056	446	628	705	1473	832	636	487	8304	11						8,304	9,581	87%	1038		8,543
12th Floor	880	580	581	1056	446	628	705	1427	832	636	487	8258	11						8,258	9,581	86%	1038		8,543
Penthouse	691	363	955	336								2345	4						2,345	3,488	67%	0	2,345	
Total Unit SF	10931	7464	7350	11142	4976	6182	7667	14325	8050	5724	4383	88194	115	3,553	1,885	2,502	1,139	2,042	99,315	114,778	87%	10,052	2,345	101,238

Unit Types	Studios	1bd	2bd	3bd	total	AVG SF/Unit
# of Units	11	50	30	24	115	
Total Unit SF	4,713	28,960	24,287	30,234	88,194	
Avg Unit SF	428	579	810	1260	767	
Ratio	10%	43%	26%	21%		

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



NoMA/Union Market Affordable

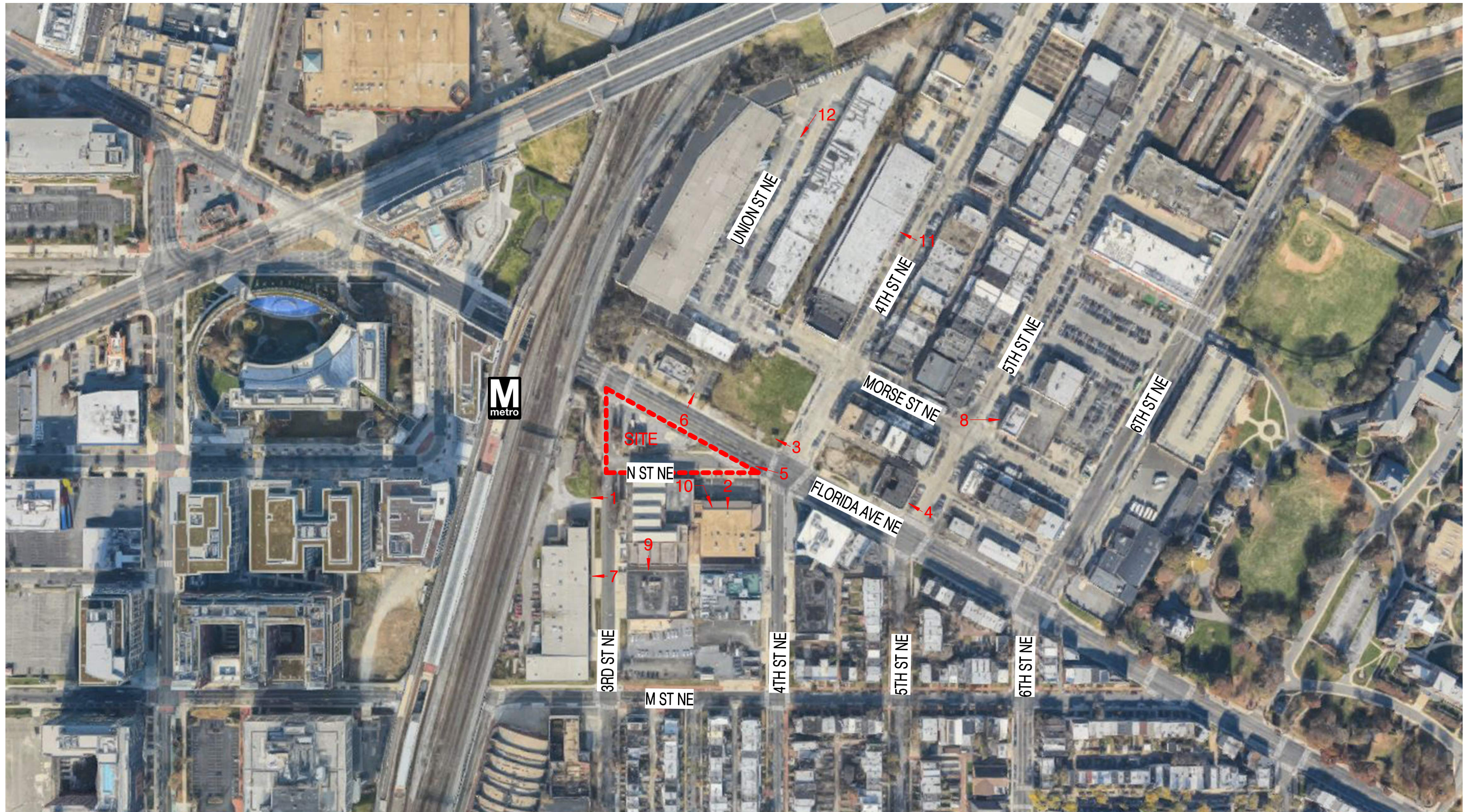
301 Florida Ave NE, Washington, DC 20002

VICINITY MAP | A.03

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07/07/2022





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

