

Exhibit A

1309 - 1315 Clifton Street NW

Application for Planned Unit Development

February 6, 2015



ARIA
DEVELOPMENT GROUP

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A-1

1315 Clifton Street NW

Washington, DC

ZONING COMMISSION
District of Columbia
CASE NO. 15-03
EXHIBIT NO. 1A1
February 6, 2015



VIEW OF SITE WITH EXISTING BUILDINGS

PROJECT SUMMARY

The project is to create an architecturally distinguished green multifamily building, consisting primarily of new construction at 1309 Clifton Street NW and incorporating an existing building at 1315 Clifton Street NW. The building will be contextual to the neighborhood and contain approximately 155-170 studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments, including affordable and market rate units.

This project was previously reviewed by the Design Review Committee of the ANC 1B on December 15, 2014 and on January 20, 2015.



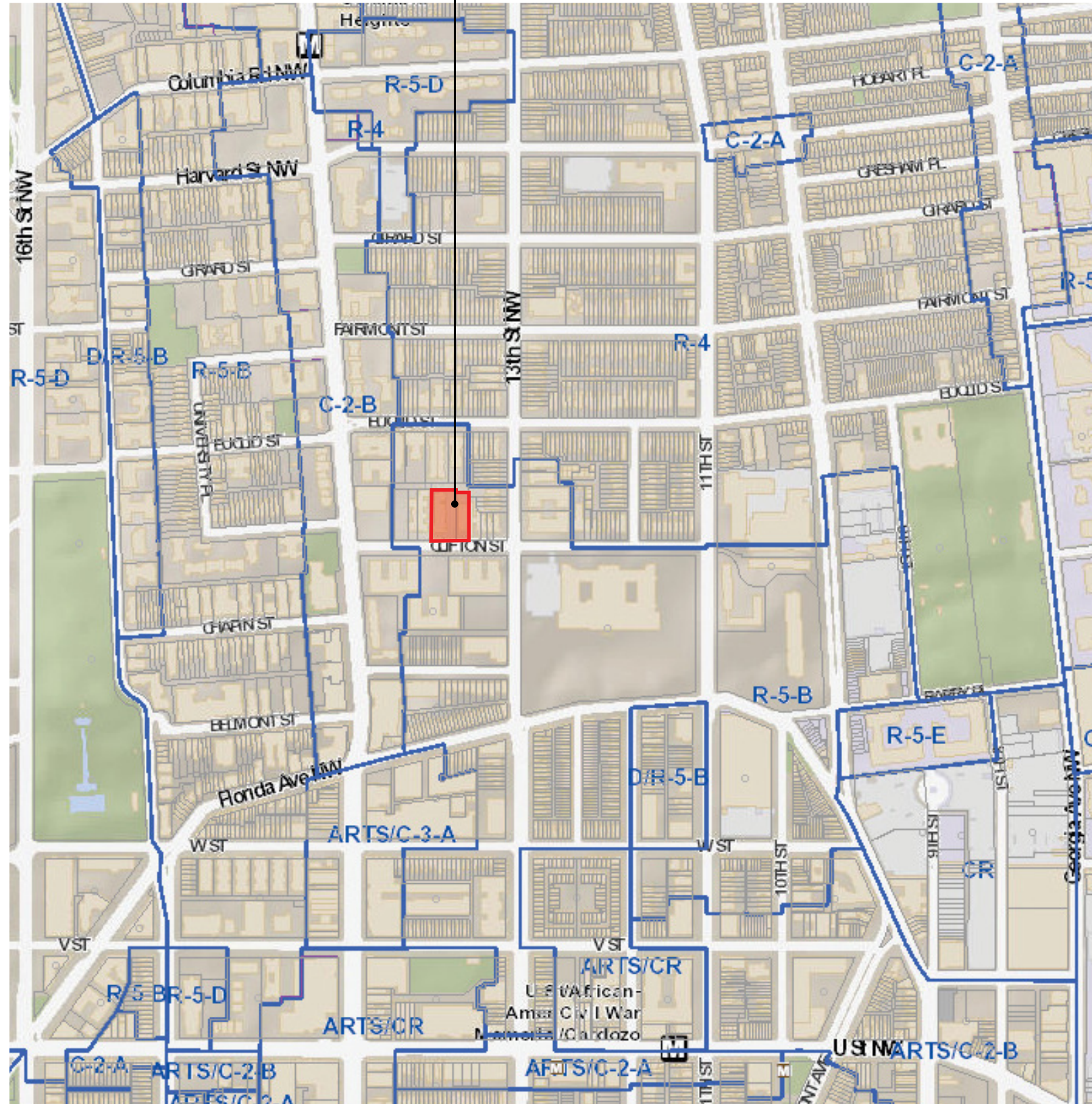
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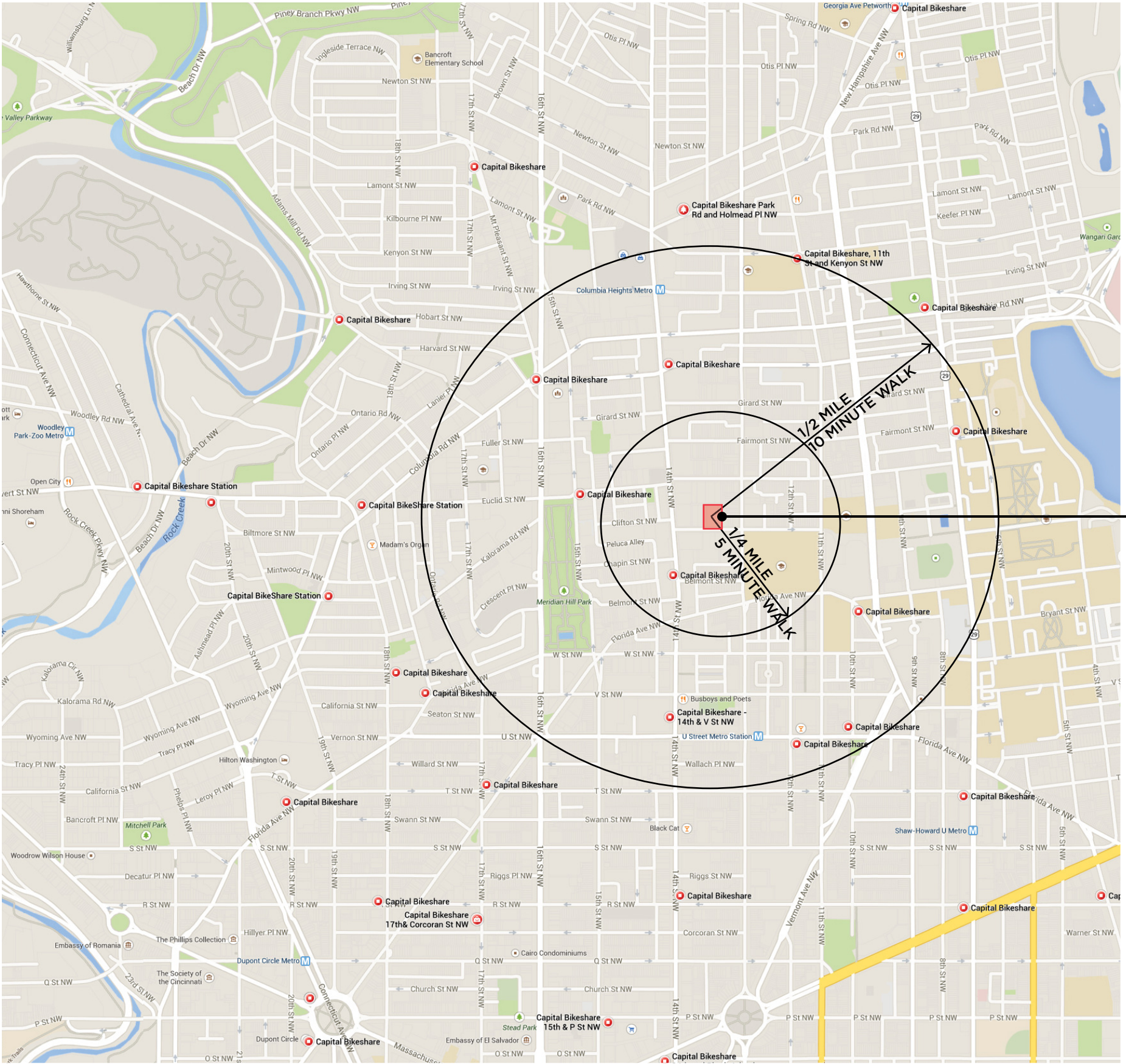
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SUBJECT PROPERTY:
1309-1315 CLIFTON ST NW

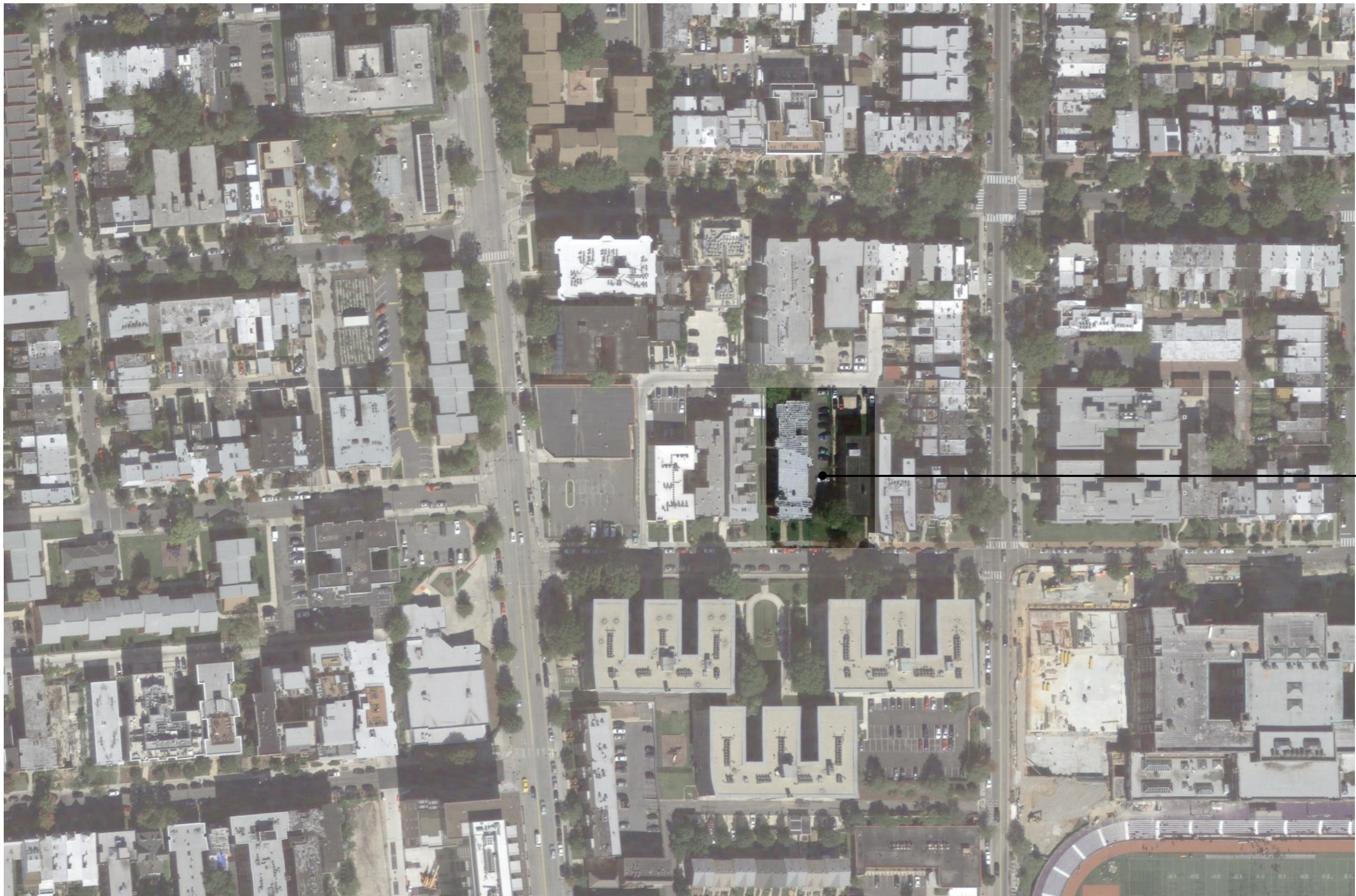


	Allowed (R-5-C PUD)	Proposed
Height	60'	60'
FAR	4.0 + 0.37 (Roof Structure)	Up to 4.0 + 0.37
Gross Floor Area (FAR)	4 * 29,700 = 118,800 sf .37 * 29,700 = 10,989 sf	Up to 118,800 sf + 10,989 sf
Lot Occupancy	75%	71%
Front Setback	None required	10'
Side Setback	None required; if provided it shall be 3 inches per 1 foot of height and 8' minimum 60' / 3" = 15'-0"	10'
Rear Yard Setback	4 inches per 1 foot of height and 15' minimum 53.5' / 4" = 17'-10"	1'-0"
Closed Court Width	4 inches per 1 foot of height of court, 15' minimum 56.5' / 4" = 18'-10"	+/- 41'-10"
Closed Court Area	2 * square of the required width, 350sq. ft. minimum 2*18'-10" * 18'-10" = 710 sf	+/- 1,885 sf
Open Court Width	3 inches per 1 foot of height of court, 10' minimum 65' / 3" = 15'-4"	+/- 37'-9"
Units		155-170
Parking	1 per 3 dwelling units = 52-57 spaces	36 (+/- 1 per 4.5 dwelling units)
Bicycle Parking	1 per 3 dwelling units = 55 long term 1 per 20 units = 9 short term	80 long term (+/- 1 per 2 dwelling units) 10 short term (+/- 1 per 16 dwelling units)

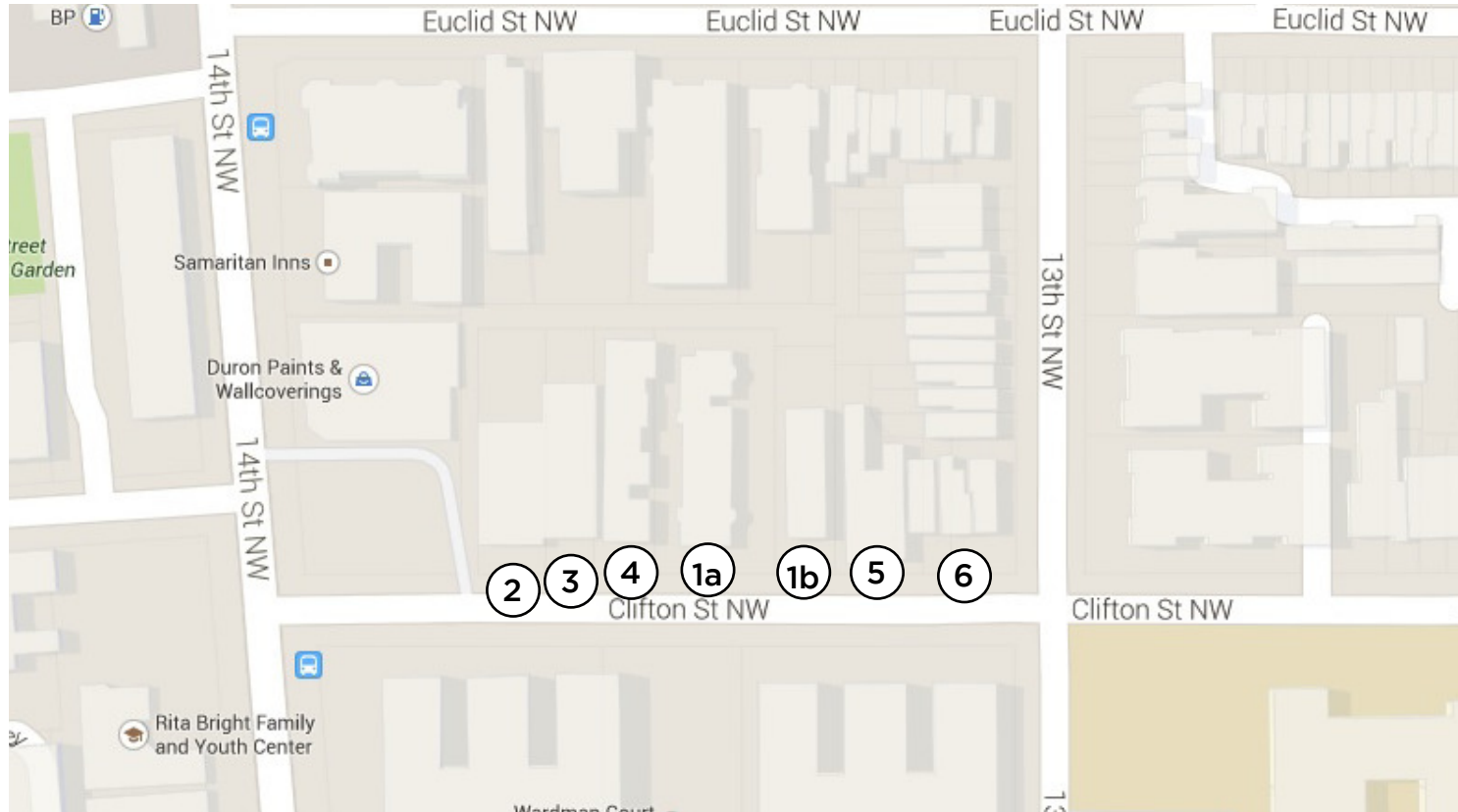


1309-1315 CLIFTON STREET NW

PUBLIC TRANSPORTATION PROXIMITY:
400' TO NEAREST METROBUS (3 LINES)
<1/2 MILE TO U STREET METRO STATION OR COLUMBIA HEIGHTS METRO STATION
+/- 900' TO NEAREST CAPITAL BIKESHARE LOCATION

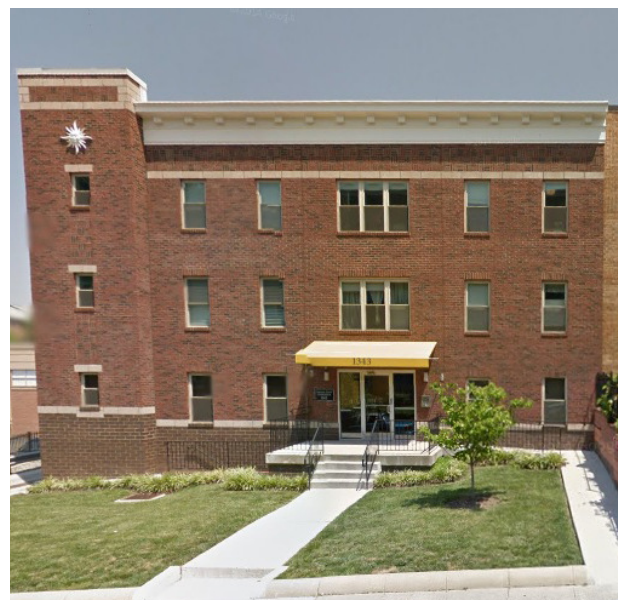


1309-1315 CLIFTON STREET NW

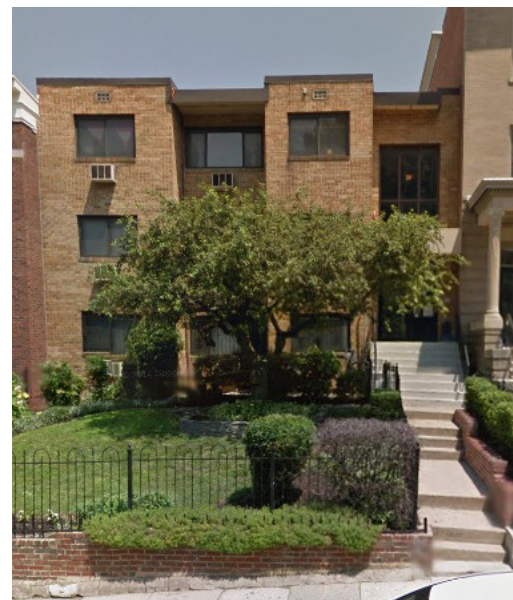


1a PROJECT SITE
1315 CLIFTON ST, NW

1b PROJECT SITE
1309 CLIFTON ST, NW



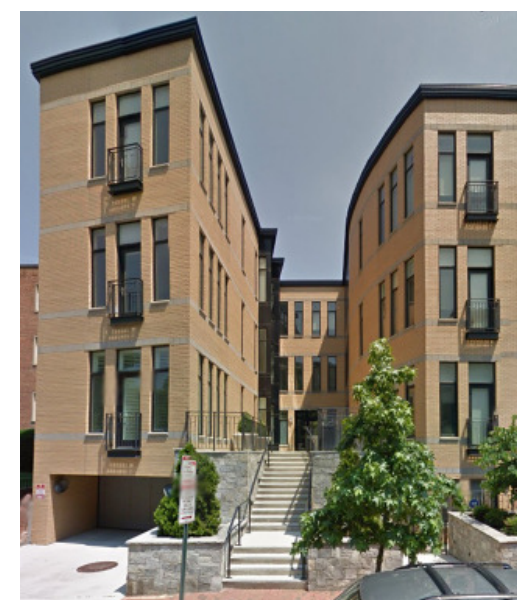
2 CONDOMINIUM
1341 CLIFTON ST, NW



3 VISTA HILL CONDOMINIUM
1323 CLIFTON ST, NW



4 CONDOMINIUM
1307 CLIFTON ST, NW



5 CONDOMINIUM
1343 CLIFTON ST, NW



6 CONDOMINIUMS
1305-1301 CLIFTON ST, NW



7 WARDMAN COURT (CONDOMINIUM)
1308 CLIFTON ST, NW



8 WARDMAN COURT APARTMENTS
1312 CLIFTON ST, NW



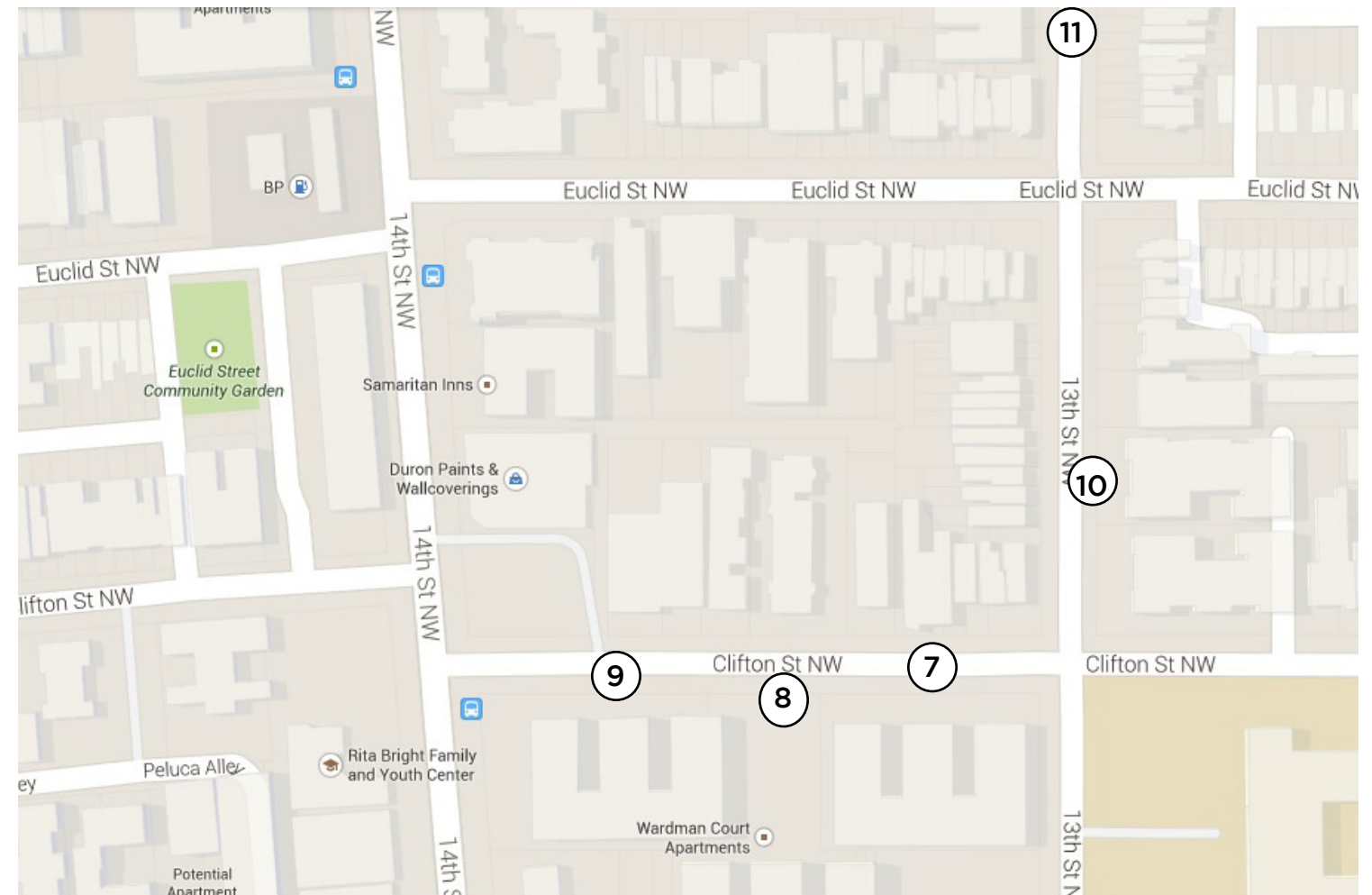
9 WARDMAN COURT APARTMENTS
1350 CLIFTON ST, NW



10 THE HIGHVIEW & CASTLE MANOR
2502-2515 13TH STREET NW



11 THE ALDEN APARTMENTS
2620 13TH STREET NW



KEY PLAN



① ALLEY ENTRANCE



② ALLEY SECTION



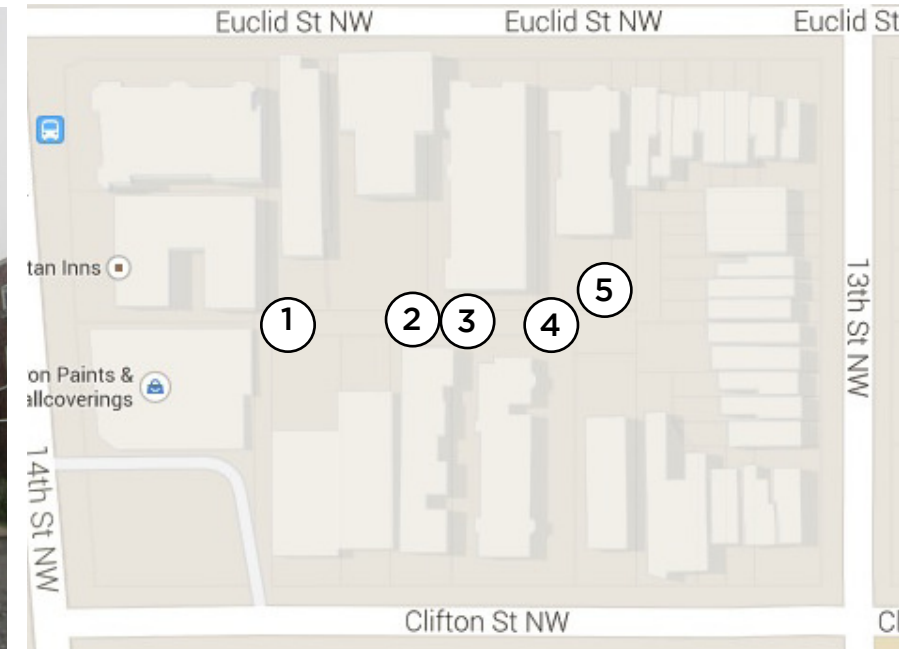
③ SIDE VIEW TOWARD ALLEY



④ EAST VIEW EXISTING BUILDING



⑤ NORTH VIEW EXISTING BUILDING



KEY PLAN





BLOCK PLAN
1" = 100'-0"



