

Exhibit A
1309 - 1315 Clifton Street NW
Application for Planned Unit Development
February 6, 2015



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1315 Clifton Street NW

Washington, DC

ZONING COMMISSION
District of Columbia

CASE NO.15-03
February 6, 2015
EXHIBIT NO.1A1



VIEW OF SITE WITH EXISTING BUILDINGS

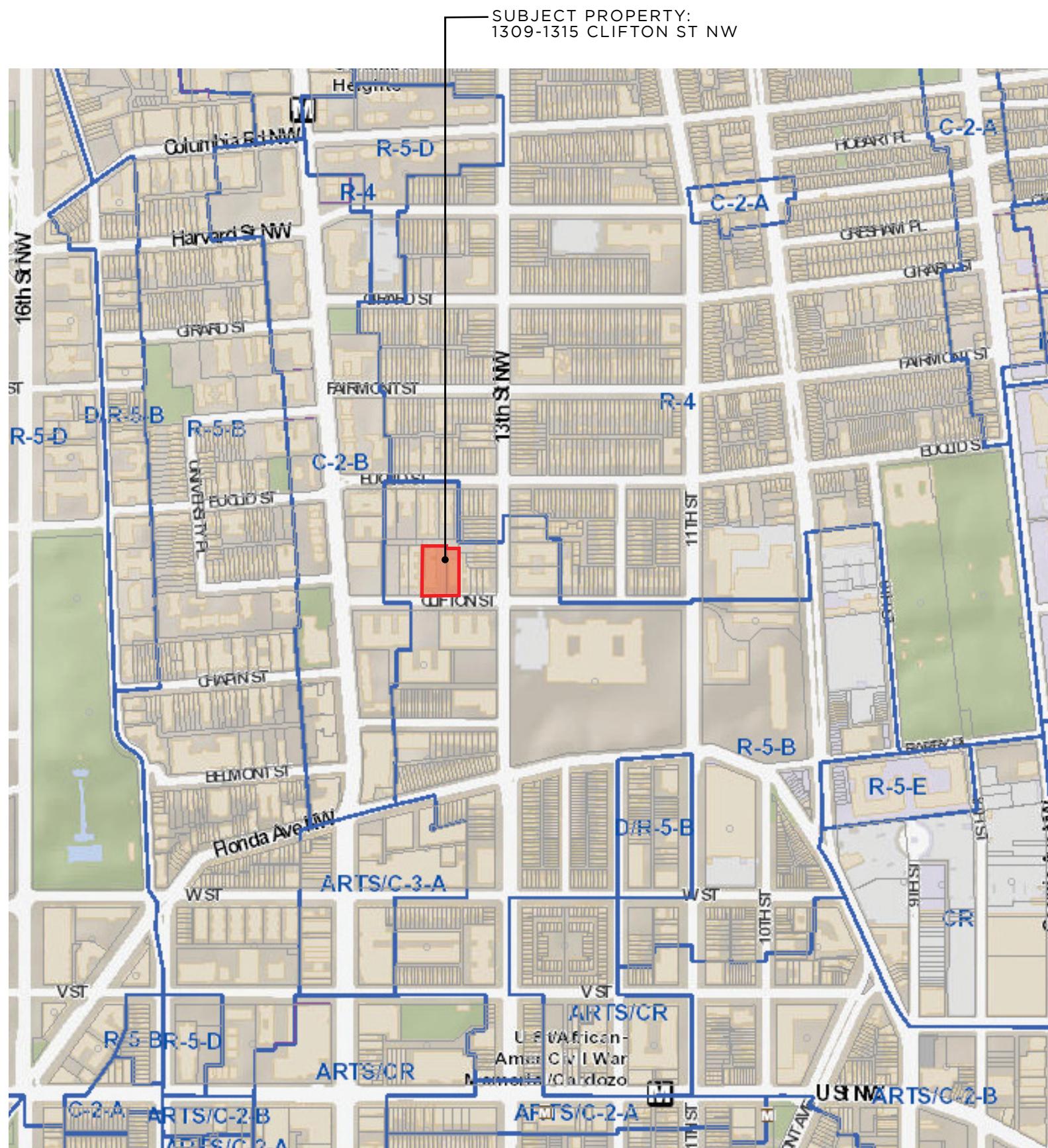
PROJECT SUMMARY

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.

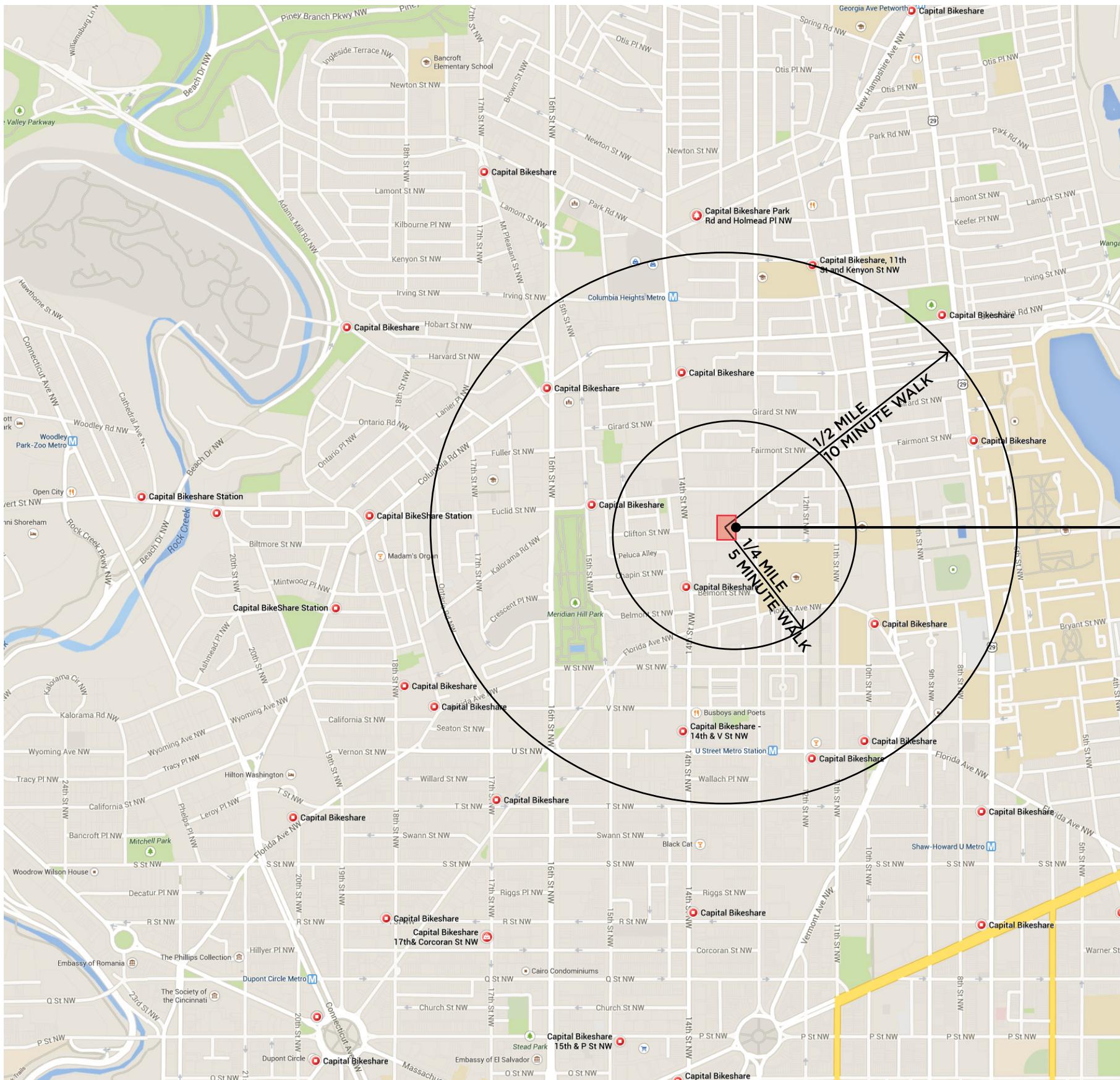
This project was previously reviewed by the Design Review Committee of the ANC 1B on December 15, 2014 and on January 20, 2015.

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	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)	$4 * 29,700 = 118,800 \text{ sf}$ $.37 * 29,700 = 10,989 \text{ sf}$	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 $2*18'-10" * 18'-10" = 710 \text{ sf}$	+/- 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)



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 BIKE SHARE LOCATION



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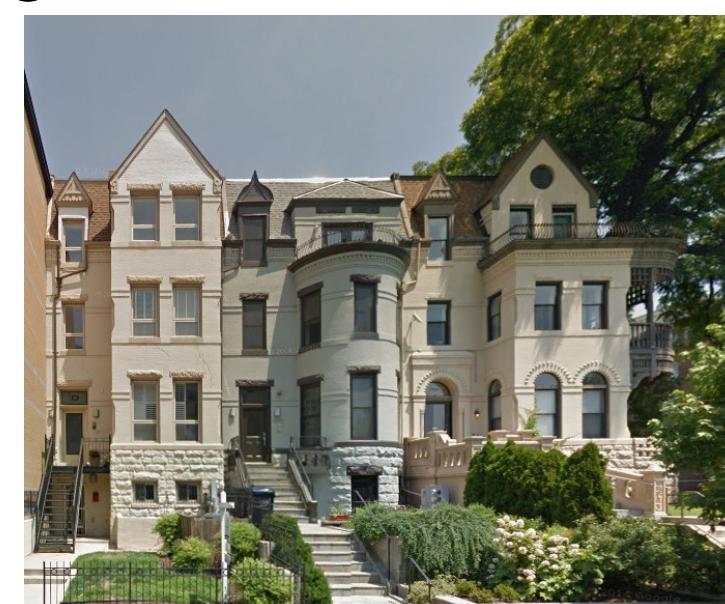
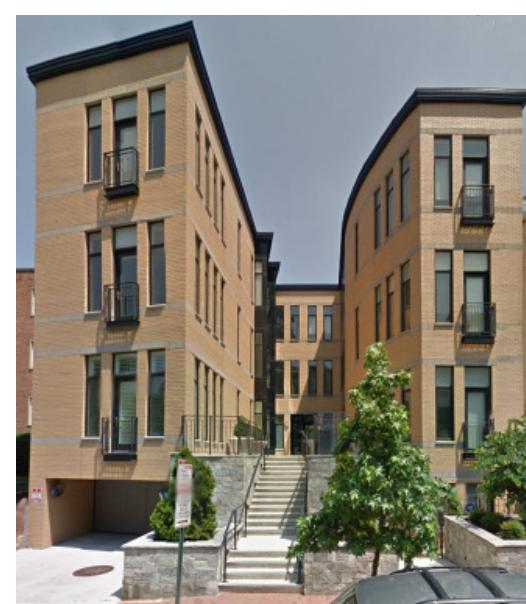
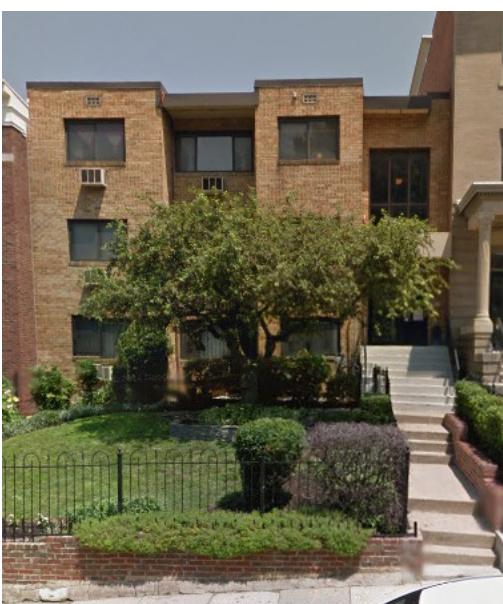
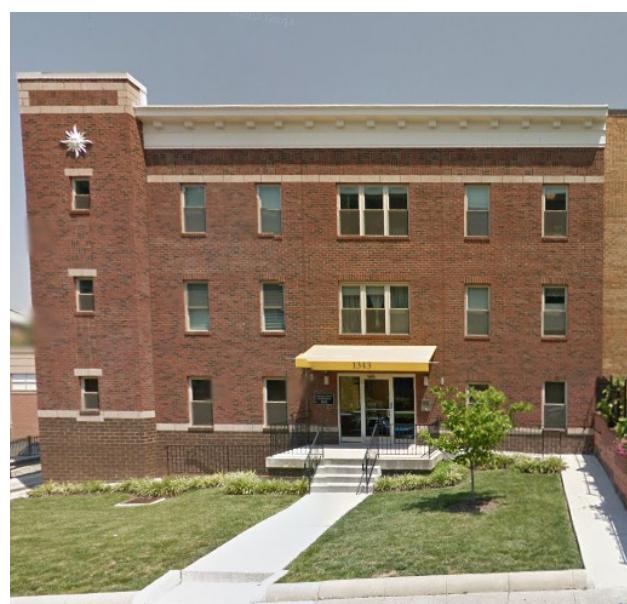
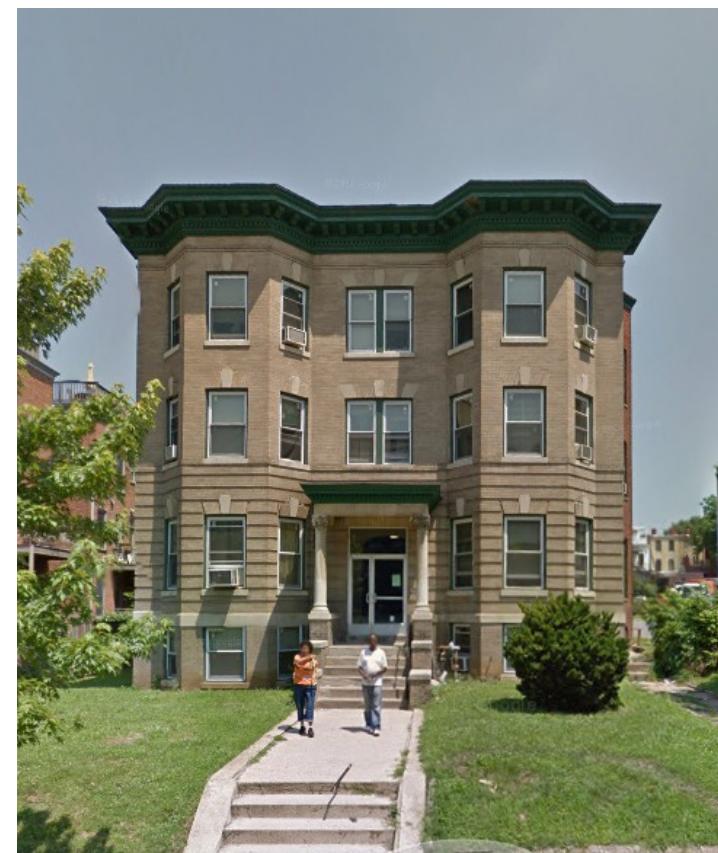
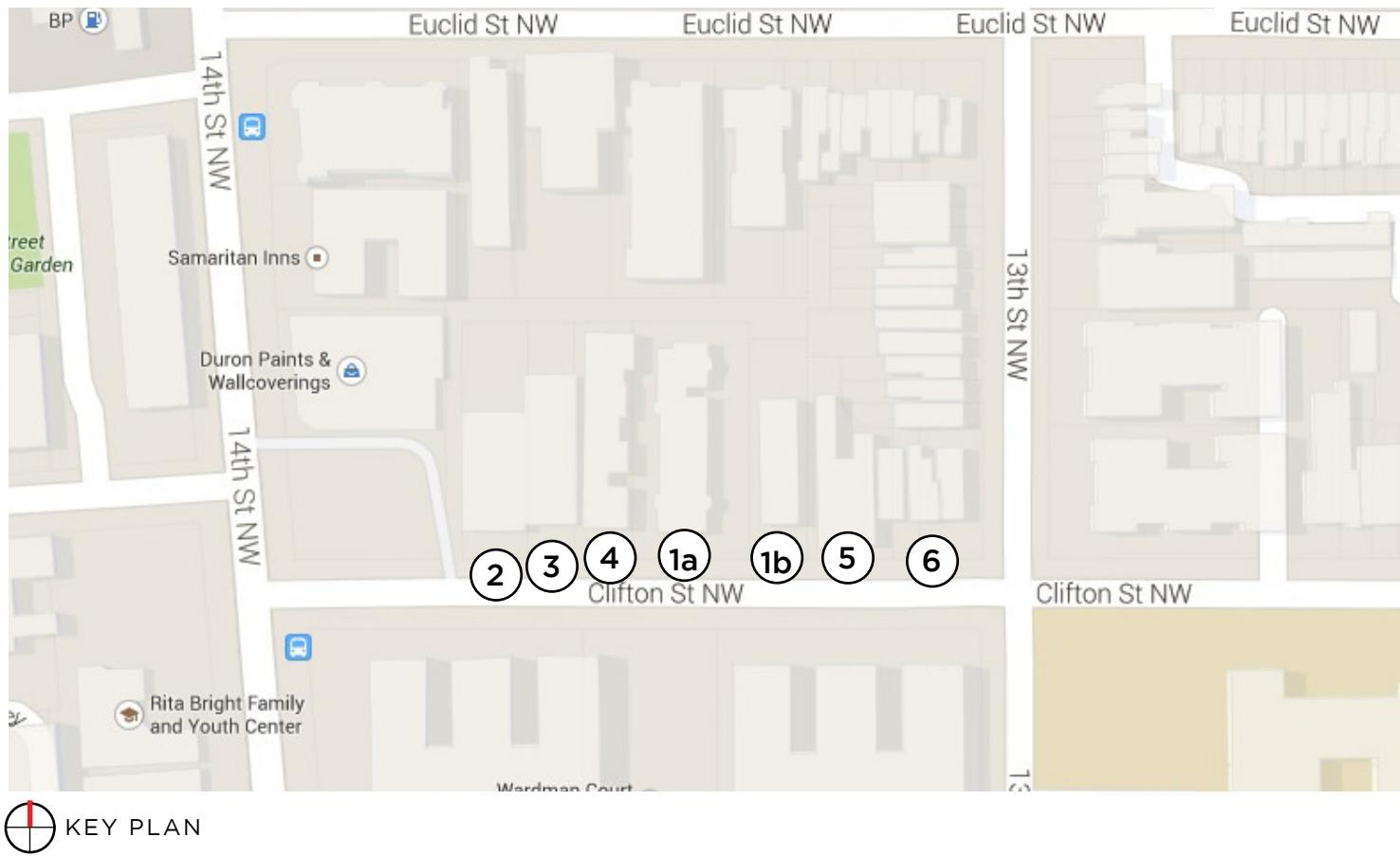
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Existing Aerial View
A-5 1315 Clifton Street NW

Washington, DC

February 6, 2015





7 WARDMAN COURT (CONDOMINIUM)
1308 CLIFTON ST, NW



8 WARDMAN COURT APARTMENTS
1312 CLIFTON ST, NW



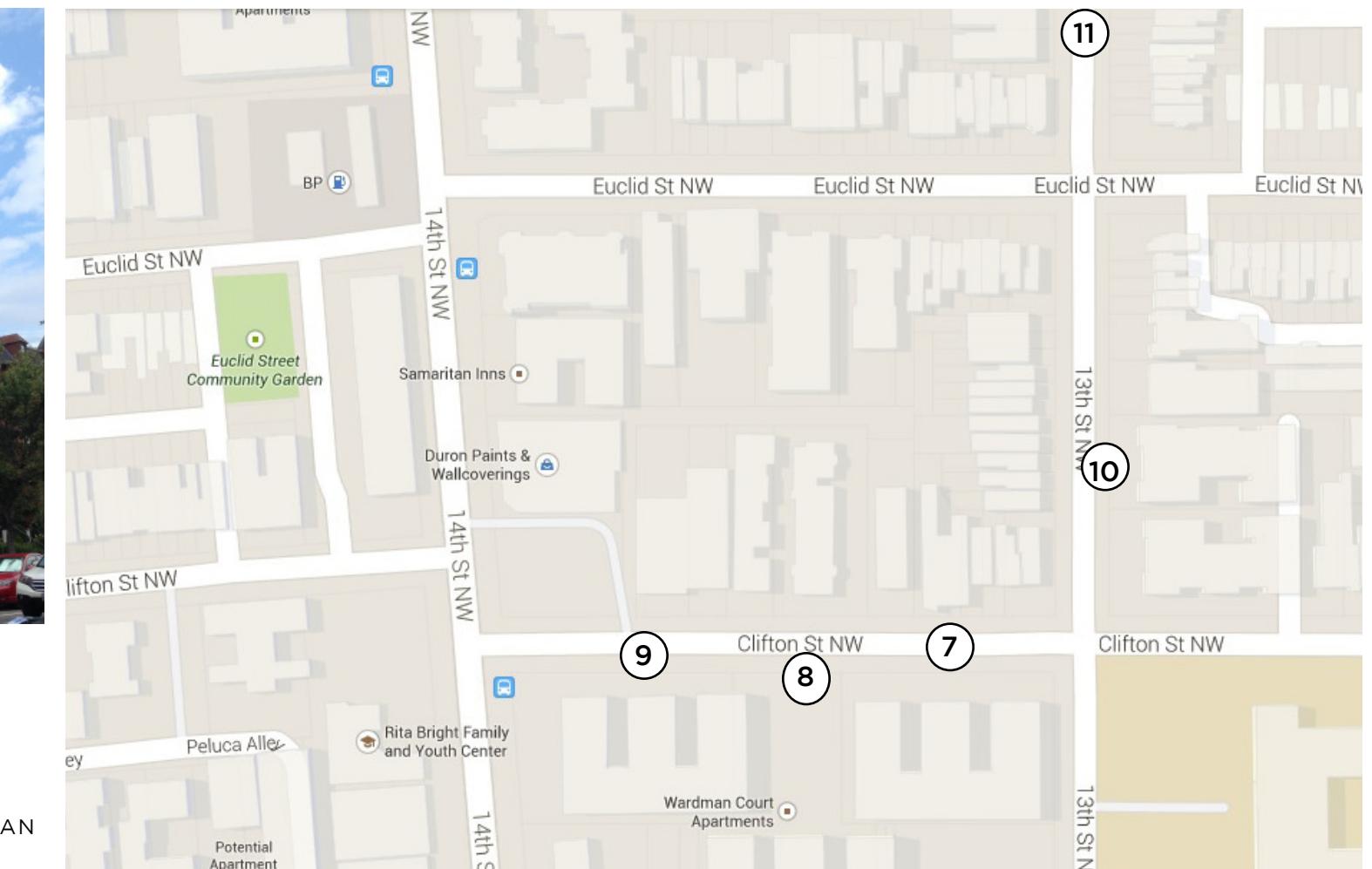
9 WARDMAN COURT APARTMENTS
1350 CLIFTON ST, NW



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



11 THE ALDEN APARTMENTS
2620 13TH STREET NW





① ALLEY ENTRANCE



② ALLEY SECTION



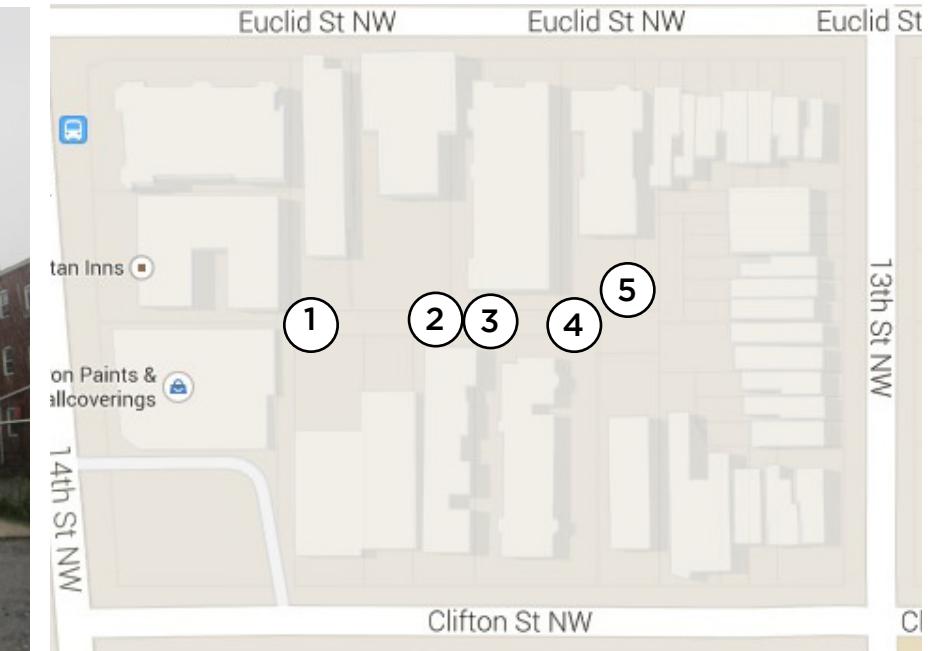
③ SIDE VIEW TOWARD ALLEY



④ EAST VIEW
EXISTING BUILDING



⑤ NORTH VIEW
EXISTING BUILDING



KEY PLAN

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Existing Conditions Photos - Public Alley
1315 Clifton Street NW

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