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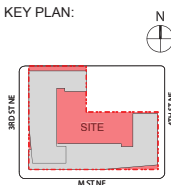
300 M
300-320 M STREET NE
SQUARE 772, LOTS 1, 2, 6, 7, 19, 801 & 802
WASHINGTON, DC
PUD APPLICATION

OCTOBER 06, 2014



300 M

Square 772 : Washington DC 20002



DATE:
OCTOBER 06, 2014

CONSOLIDATED PUD
APPLICATION

TITLE:

COVER SHEET

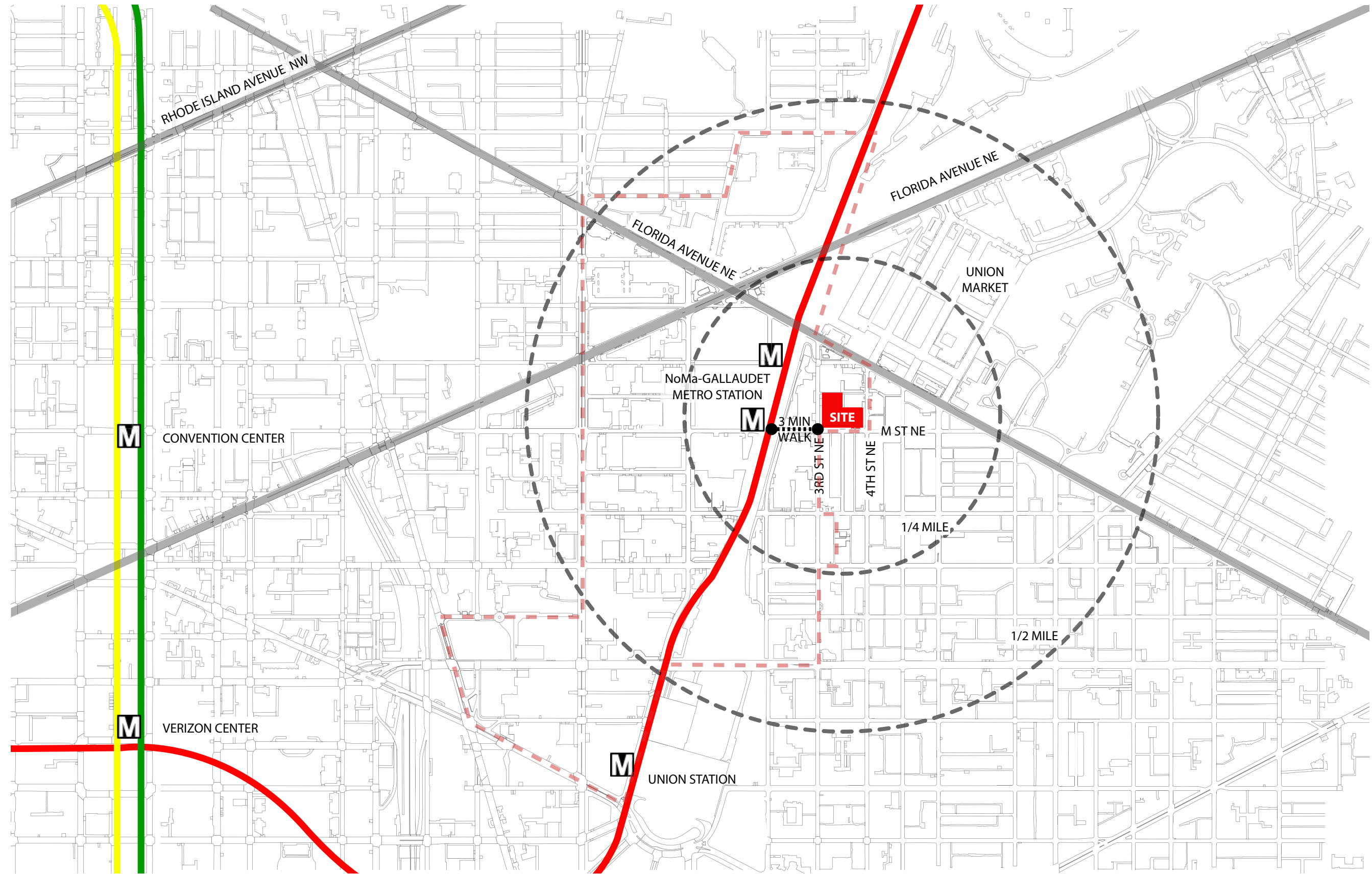
NUMBER:

A-00

ZONING COMMISSION
District of Columbia
CASE NO.14-19
EXHIBIT NO.4A1

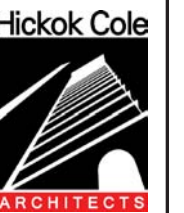


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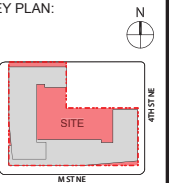


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

CONSOLIDATED PUD
APPLICATION - DRAFT

TITLE:

WALKING RADIUS
PLAN

NUMBER:

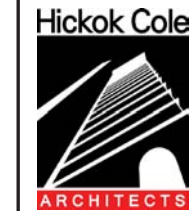
A-02

WALKING RADIUS PLAN

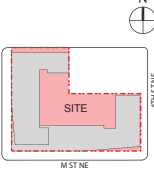


300 M

Source 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

CONSOLIDATED PUD
APPLICATION - DRAFT

TITLE:

COMPREHENSIVE
PLAN

NUMBER:

A-03

LEGEND

Residential Land Use Categories

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's two house neighborhoods as well as low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartment buildings.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Proximal of low and moderate density housing may exist within these areas. This designation also may apply to later residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhood corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Proximal of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Their common feature is that they are complementary to one to three story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed eight stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown peninsula. Characterized by office and mixed office/residential buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.

Production, Distribution, and Repair

This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printing and publishing, human support services, and commercial, manufacturing and utility activities which may require substantial buffering from other uses, or pollution and light sensitive uses such as housing. This category is also used to denote certain light-heavy, medium and heavy manufacturing, food processing, and similar uses related to the movement of freight, such as truck terminals.

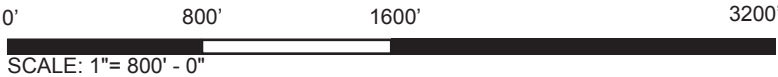
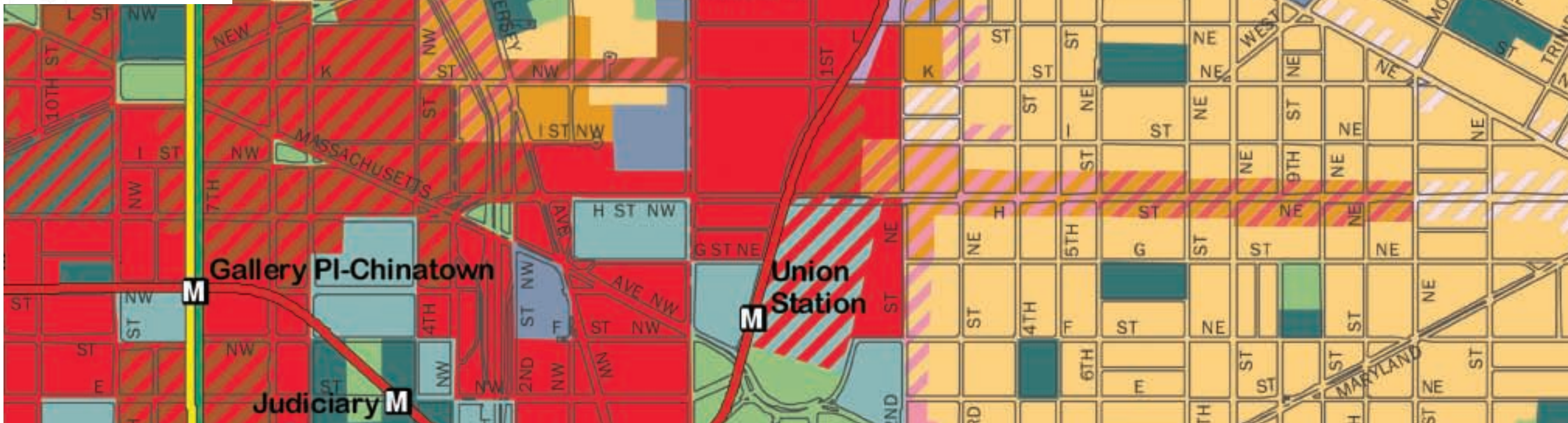
Public and Institutional Land Use Categories

- Federal**
Includes land and facilities owned, occupied and used by the federal government, including parks and open space. Uses include military bases, federal government buildings, the International Children's Center, federal hospitals, and similar federal government activities. The Federal Category generally denotes something other than state 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 DMV), including parks and open space. Uses include public schools including charter schools, public libraries, government offices, and similar local government activities. Because of the scale of this map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and similar uses—may not be shown.
- Institutional**
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown, unless they are located on sites that are devoted almost in whole to that use.
- Parks, Recreation, and Open Space**
Includes the federal and District park systems, including the National Parks, the circles and squares of the U.S. Capitol and District neighborhoods, the National Mall, settings for significant commemorative works, corporate buildings such as the White House and the U.S. Capitol grounds and museums, and District-operated parks and associated recreational centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the C&O Canal and M&M Canal Reservoirs, and open space along highways such as Guilford Parkway. This category includes a mix of passive open space (for recreation and passive recreation) and active open space (for recreation).

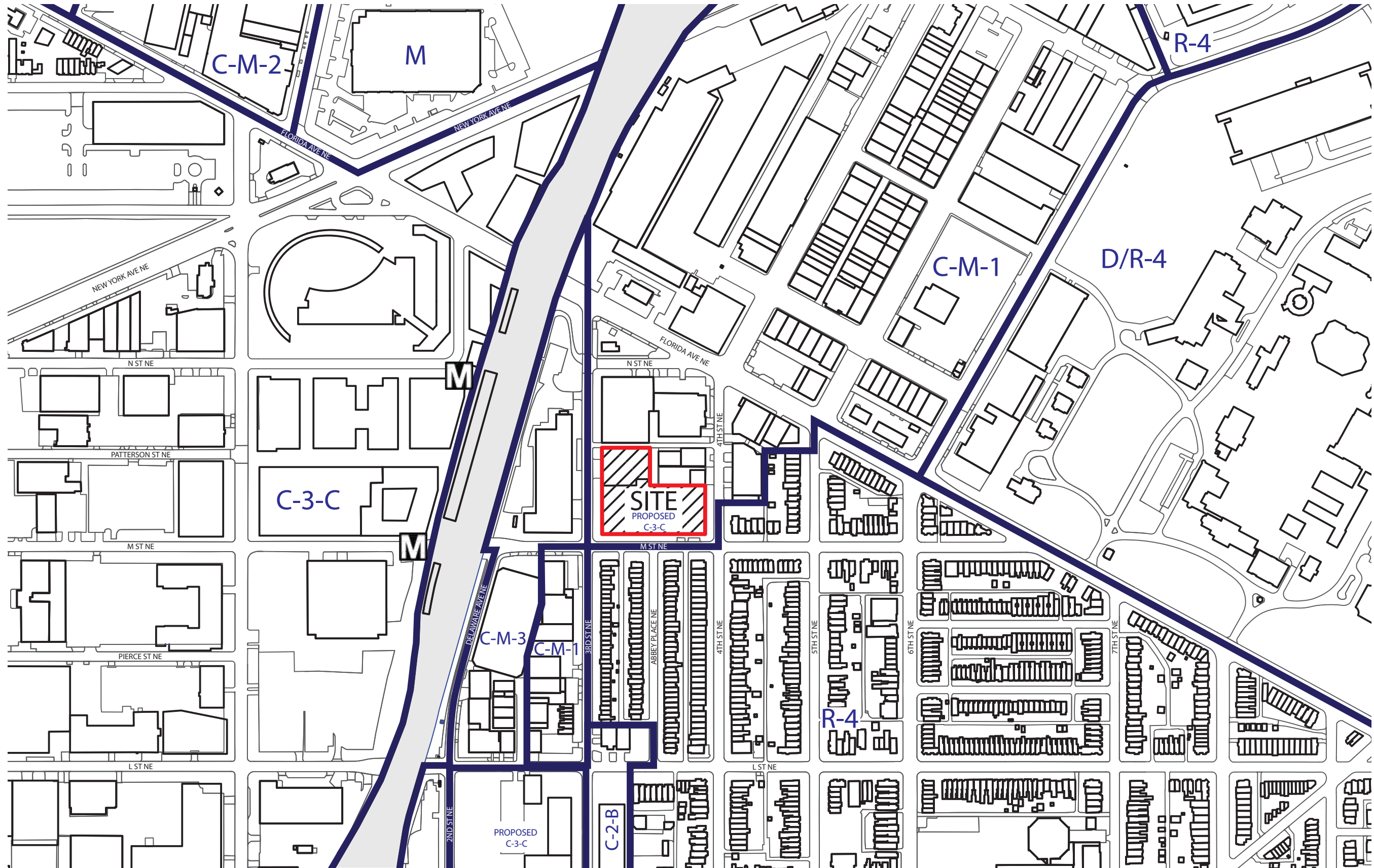
Mixed Land Use

Areas where the mixing of two or more land uses is encouraged as shown using diagonal patterns. The colors of the various components in the specific land use. This general density and intensity of development within a Mixed Land Use is determined by the specific land use. If the land use is a residential use, the color of the land use will be a residential color. If the land use is a commercial use, the color of the land use will be a commercial color. The Comprehensive Plan Area Elements may also provide additional detail on the specific mix of uses envisioned.

- Water Bodies**
- Metro Stations**
- Metro Lines**



COMPREHENSIVE PLAN

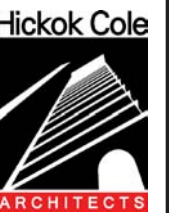


ZONING BOUNDARY SITE PLAN

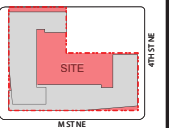


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

CONSOLIDATED PUD
APPLICATION - DRAFT

TITLE:

ZONING
BOUNDARY
SITE PLAN

NUMBER:

A-04

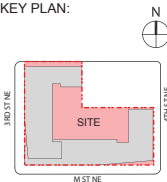


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

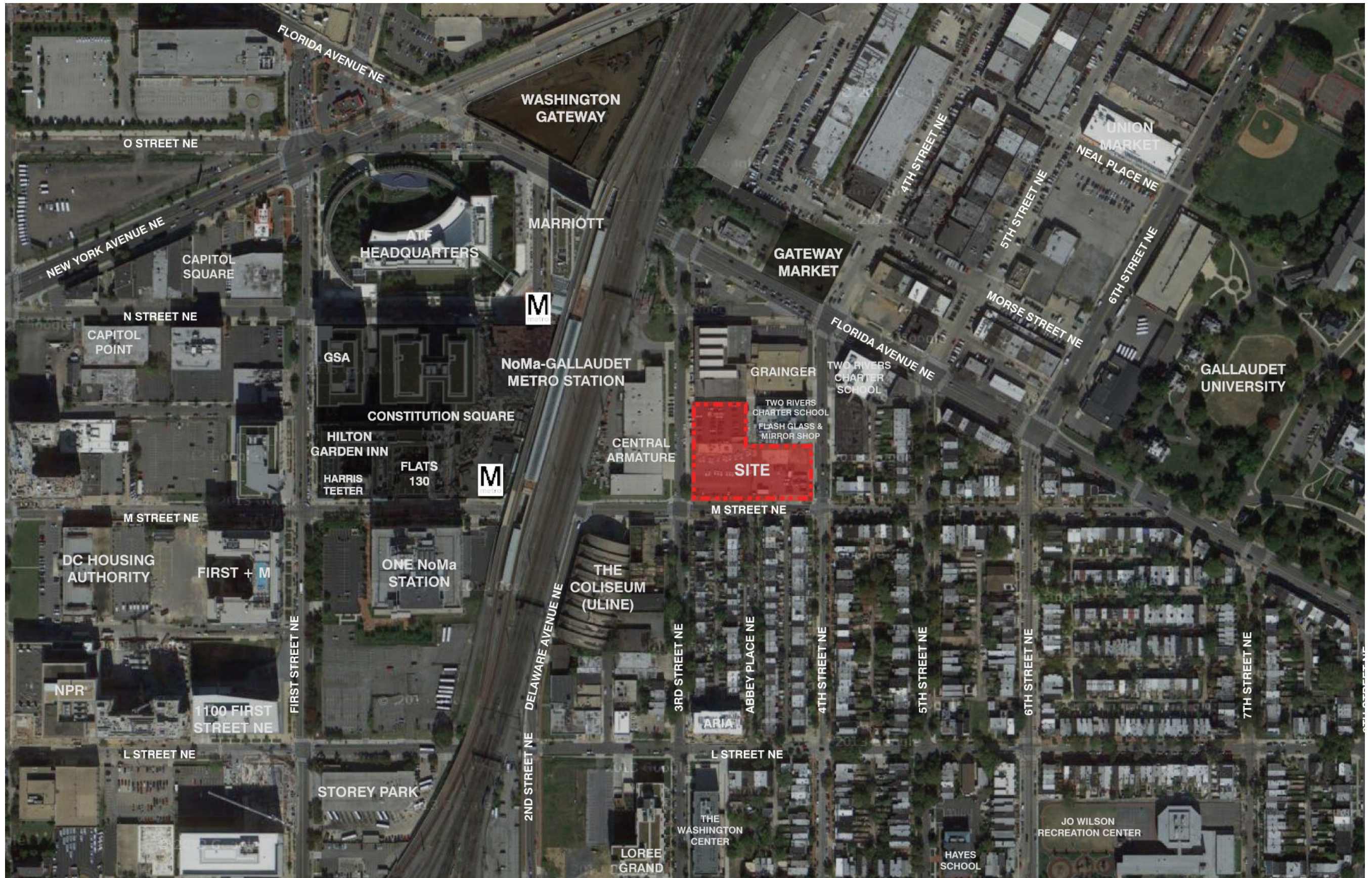
CONSOLIDATED PUD
APPLICATION - DRAFT

TITLE:

AERIAL PLAN

NUMBER:

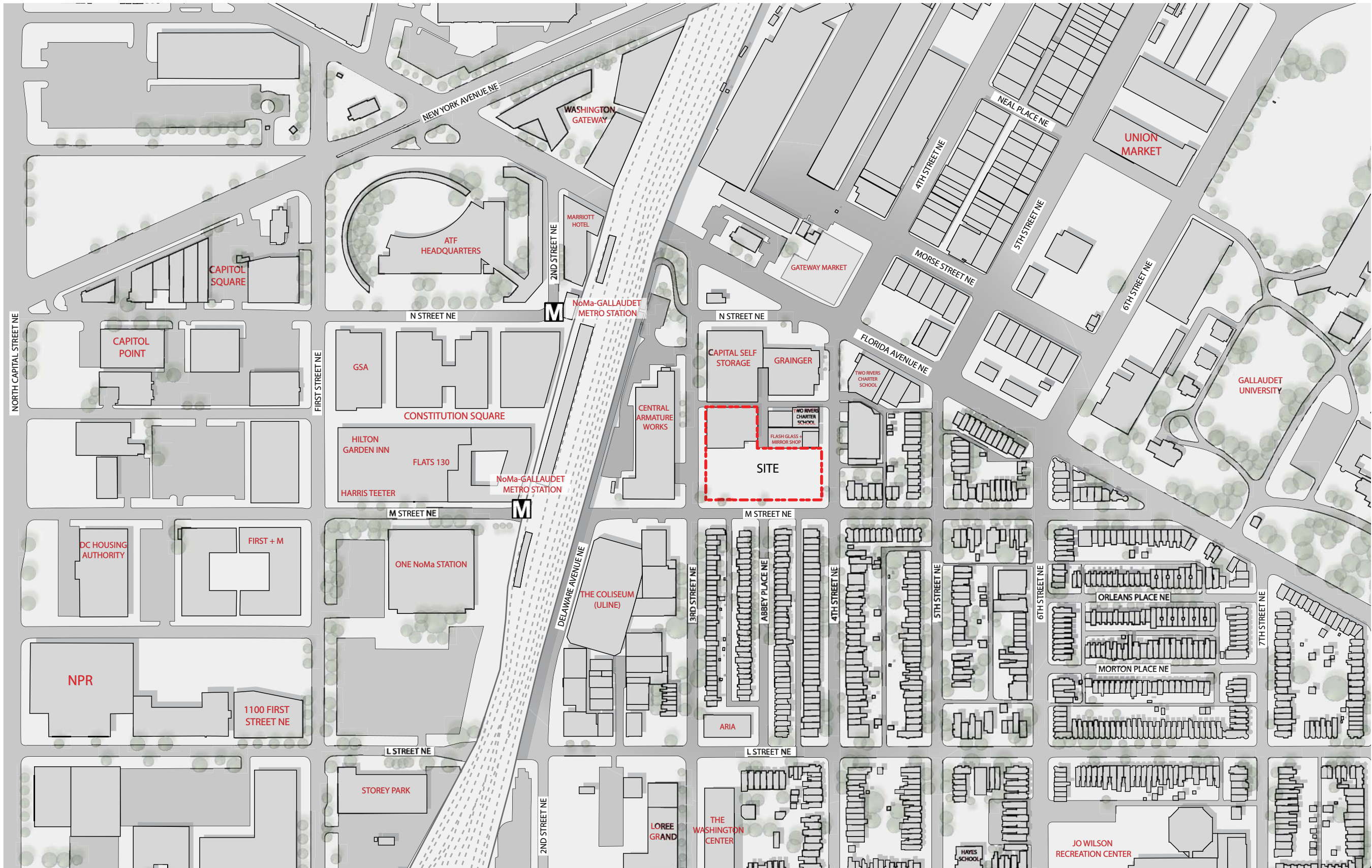
A-05



* IMAGE OBTAINED FROM GOOGLE EARTH, 2010

AERIAL PLAN

0' 400' 800 1600'
SCALE: 1"= 400' - 0"

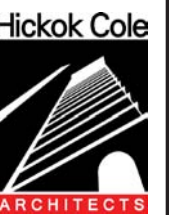


VICINITY PLAN

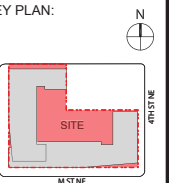


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

CONSOLIDATED PUD
APPLICATION - DRAFT

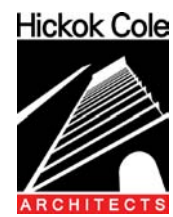
TITLE:
VICINITY PLAN

NUMBER:
A-06

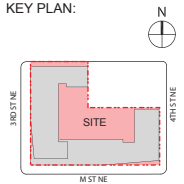


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
OCTOBER 06, 2014

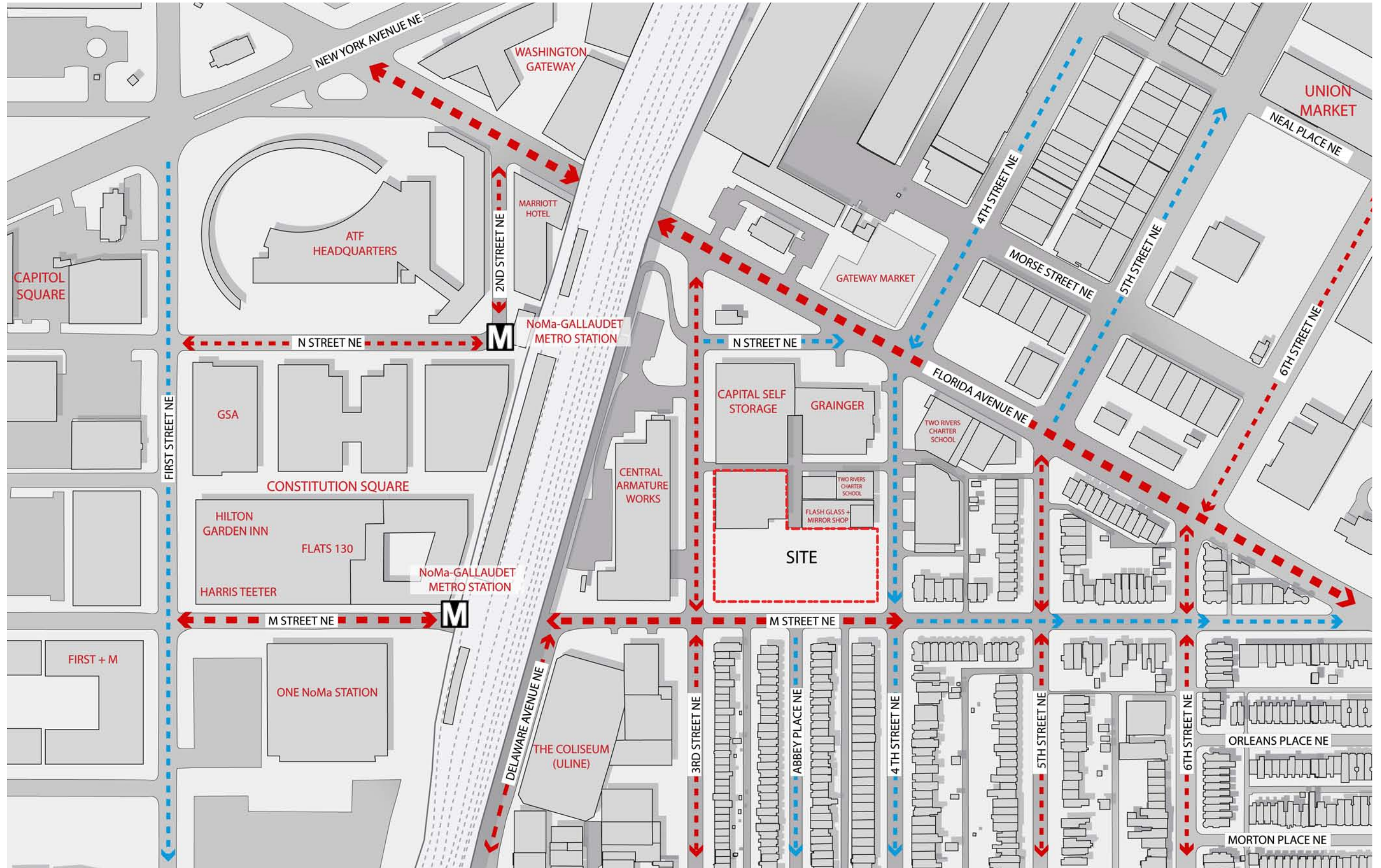
CONSOLIDATED PUD
APPLICATION - DRAFT

TITLE:

VEHICULAR
CIRCULATION

NUMBER:

A-07



ONE WAY
TWO WAY

0' 200' 400 800'
SCALE: 1"= 200' - 0"

VEHICULAR CIRCULATION