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Washington, D.C. 20006
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December 28, 2005

KYRUS L. FREEMAN
202 862 5978
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VIA HAND DELIVERY

Sharon Schellin
Zoning Commission for the
District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case Nos. 03-12A/03-13A – Capper/Carrollsburg – Phase I Final Approval and Modifications to the Consolidated and Preliminary PUDs

Dear Sharon:

Enclosed please find a copy of the PowerPoint slides used during the applicant's presentation during the public hearing on Monday, December 19, 2005.

Thank you,

Kyrus L. Freeman

Enclosure

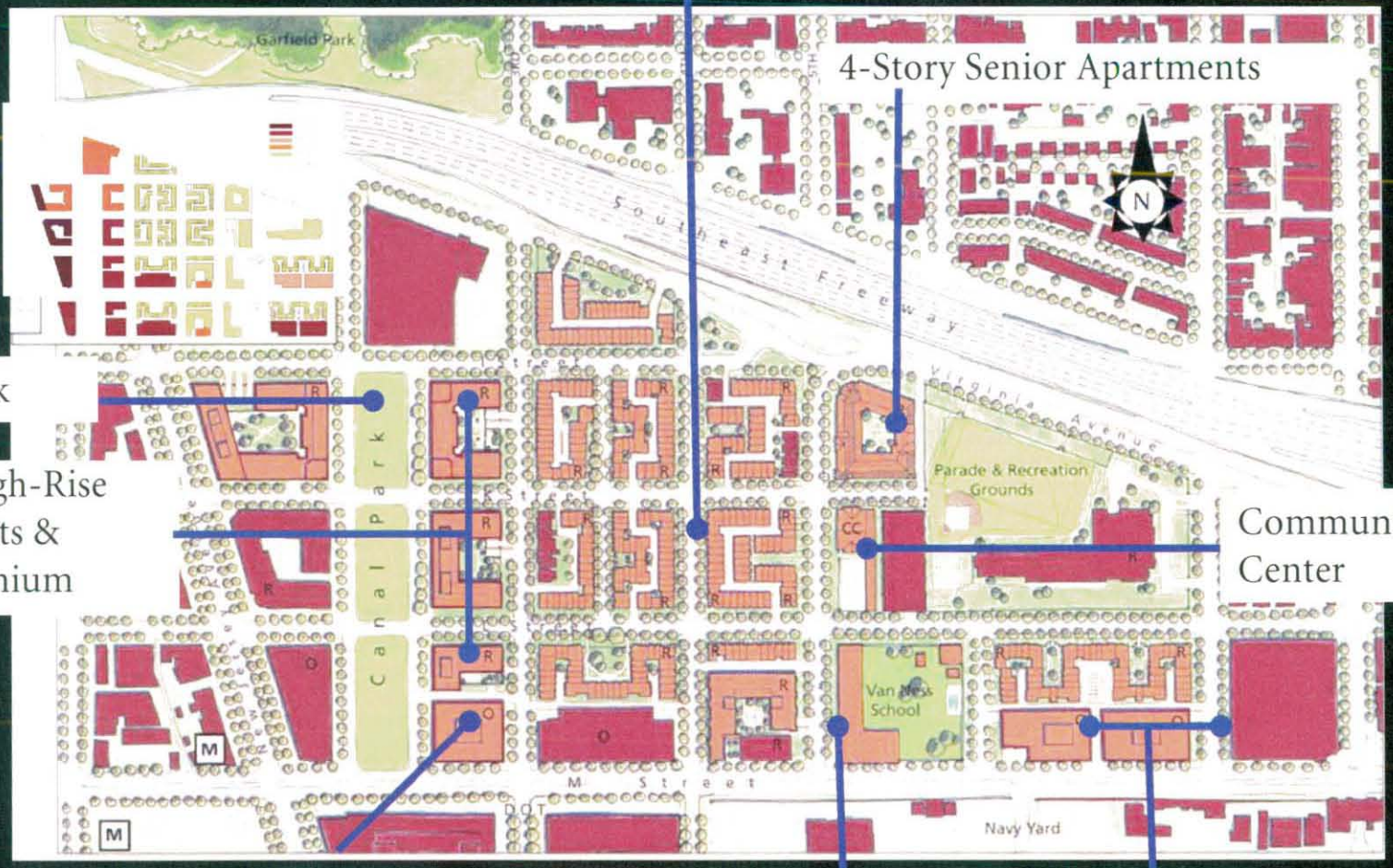
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District of Columbia
CASE NO. 03-12A/03-13A
EXHIBIT NO. 30

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.30

Preliminary PUD - Project Site Plan



CAPPER/CARROLLSBURG VENTURE, LLC/DCHA
TORTI GALLAS AND PARTNERS

CAPPER/CARROLLSBURG DWELLINGS

Phase I – Second Stage PUD Application

Low-Rise Residential

91 units total

Community Center

28,500 sf



Company Introduction

- **EYA Expertise -** Recognized expert in high-quality, homeownership, infill residential development – 26 communities throughout Washington region
- **EYA Revitalization –** Silver Spring, Wheaton, U St., SW Waterfront, SE Waterfront
- **Development Philosophy**
  - **Urban Infill** – Redevelopment proximate to work, recreation, retail and transportation
  - **Diverse** – Housing types, price points, geographic locations
  - **Public/Private Partnerships** – Working directly with municipalities to achieve economic development objectives
  - **Catalyst for Revitalization** – Projects spark development in surrounding community
  - **High-Quality** - Creative site plans and high-quality architecture compatible with surroundings
  - **Community Orientation** - Build consensus through participatory process

Timeline

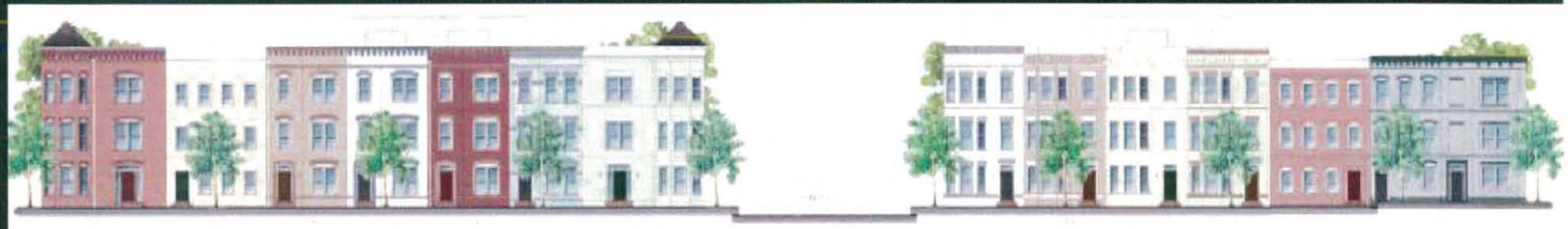
- Squares 797, 798, 824, 825, 825-S PUD approved and processing permits
- Groundbreaking – Spring 2006
- Sales – Spring/Summer 2006
- First for-sale and public housing units delivered – Fall 2007

Register at www.eya.com

Aakash Thakkar, Development Executive, EYA @ 301-634-8600

Architecture

Character of Capitol Hill





CAPPER/CARROLLSBURG VENTURE, LLC/DCHA
TORTI GALLAS AND PARTNERS

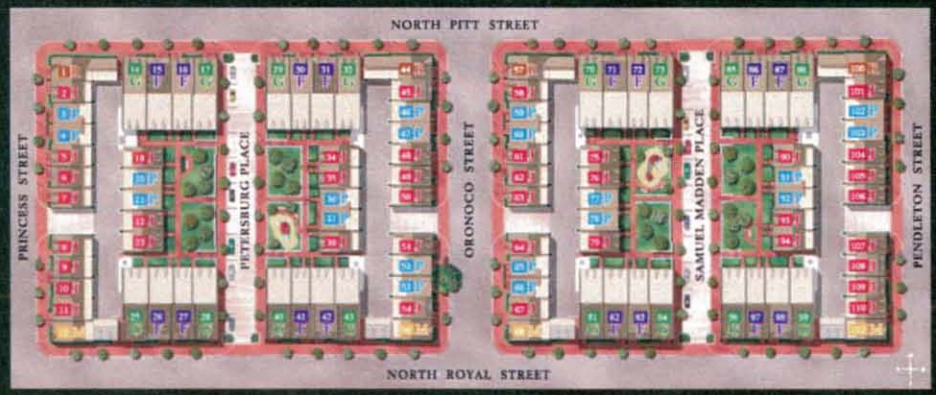
CAPPER/CARROLLSBURG DWELLINGS

Architecture

Chatham Square HOPE VI, Old Town Alexandria, VA







100 Market Rate Townhomes
52 Subsidized Rental Homes

CAPPER/CARROLLSBURG VENTURE, LLC/DCHA
TORTI GALLAS AND PARTNERS

CAPPER/CARROLLSBURG DWELLINGS

Architecture

Bryan Square – 13th and Independence, SE



CAPPER/CARROLLSBURG VENTURE, LLC/DCHA
TORTI GALLAS AND PARTNERS

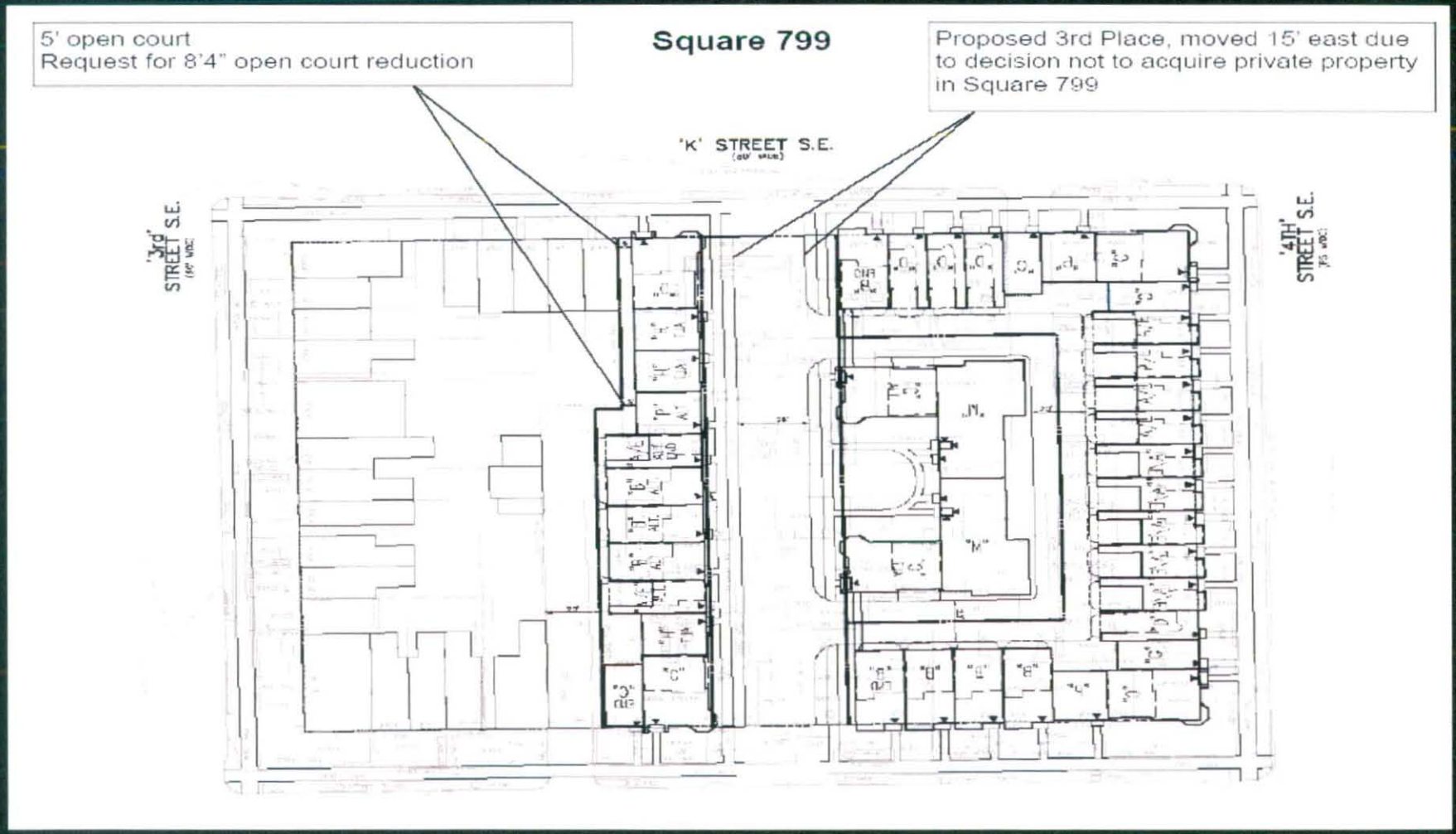
CAPPER/CARROLLSBURG DWELLINGS

Architecture

Harrison Square – 13th and V, NW



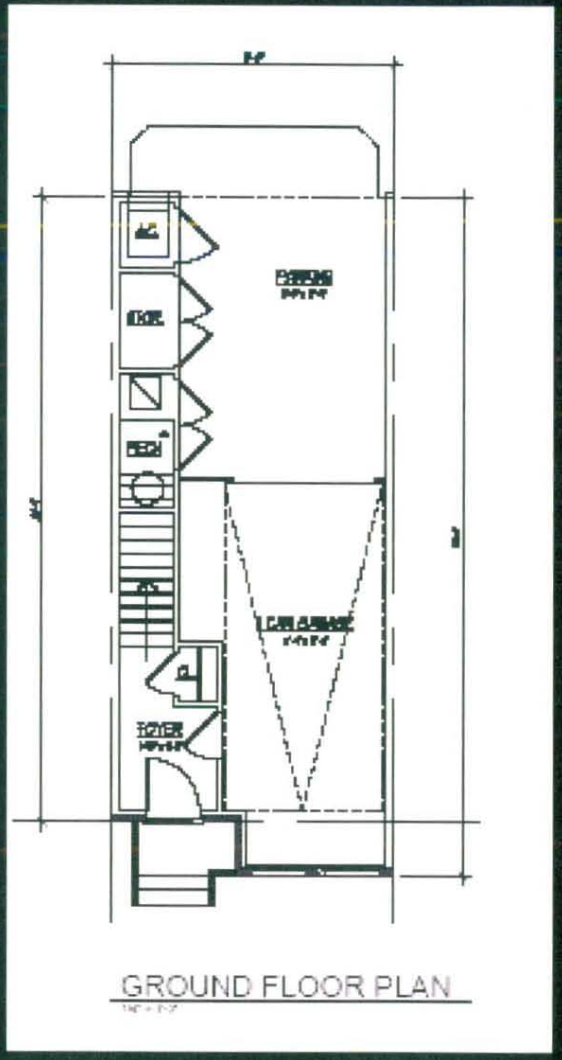
Open Court Recommendation



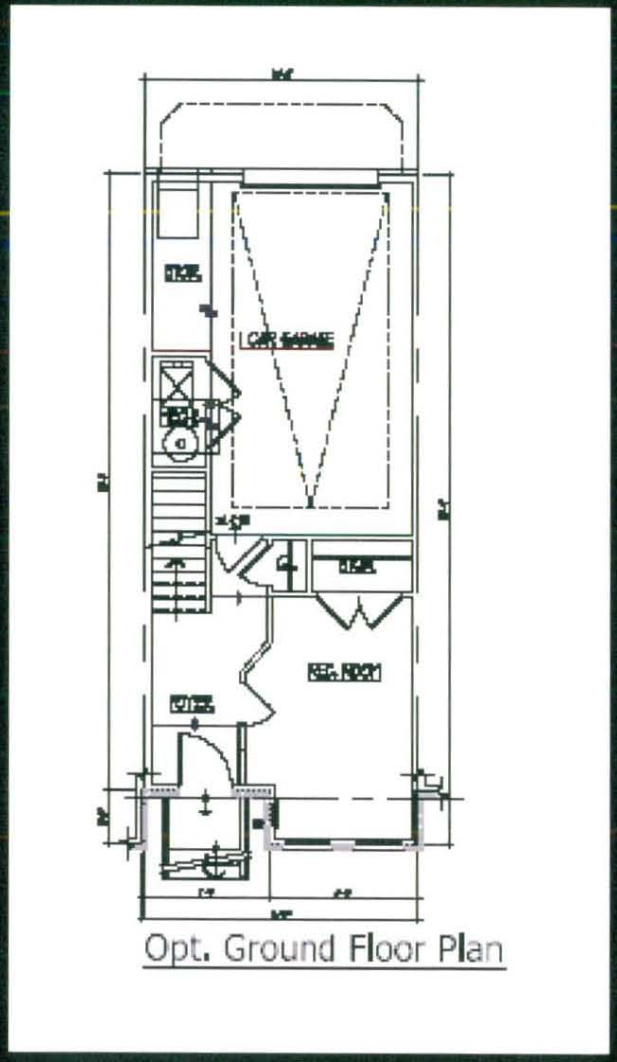
Parking Flexibility for EYA Rowhomes

- **Variance from 1396 to 1241 spaces – 155 spaces**
- **Reduction** - 25 spaces due to loss of units and reconfiguration on Square 799
- **Request** - flexibility for purchaser to select 1 garage space/den vs. standard 2 car garage for up to **130** 14' and 16' wide rowhomes
- **Originally Proposed** - 416 total off-street spaces for 208 market rate units, 2/unit
- **Revised parking - 286** minimum off-street for 208 market units, 1.38/unit – all 78 18' and 24' wide rowhomes have 2/per standard

Parking Floorplans



GROUND FLOOR PLAN



Opt. Ground Floor Plan

Parking Flexibility Justification

- **Required** - 0.5 space per unit, revision offers 1.38 minimum per market unit
- **TOD** - adjacent to Navy Yard Metro
- **Unit and family size** – 1200-1500 square feet - buyers of these units likely average 1 car or less
- **Consumer choice** – keep 2 car parking or prioritize living space
- **On-Street parking** – **480** spaces for visitors and public housing
- **Workforce housing** – many of these units will likely be workforce housing – demand for additional space

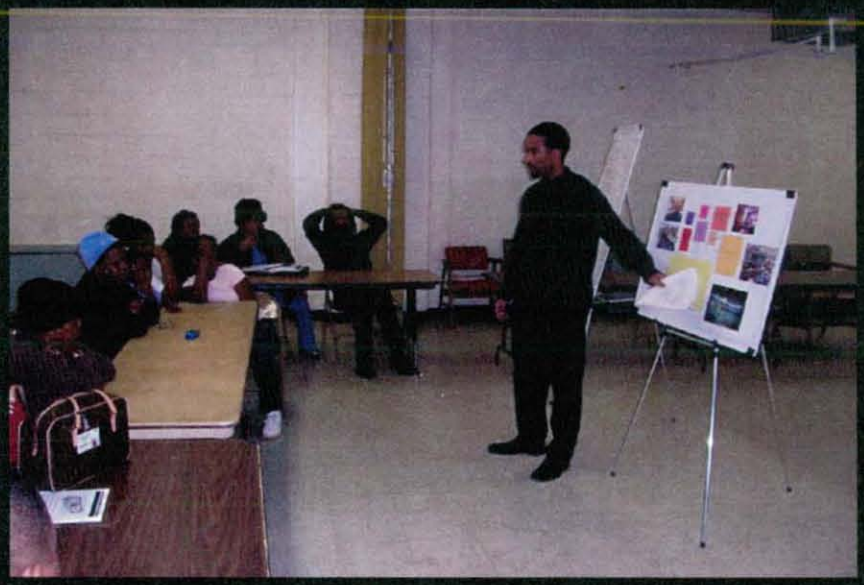
Parking Variance Analysis

Square	Variance	Market Rate Units	Min Off Street Parking
797	25	35	45
798	20	44	68
799	15	29	43
800	14	22	30
825S	23	29	35
825	30	40	50
824	3	9	15
Total	130	208	286
Min per unit			1.38

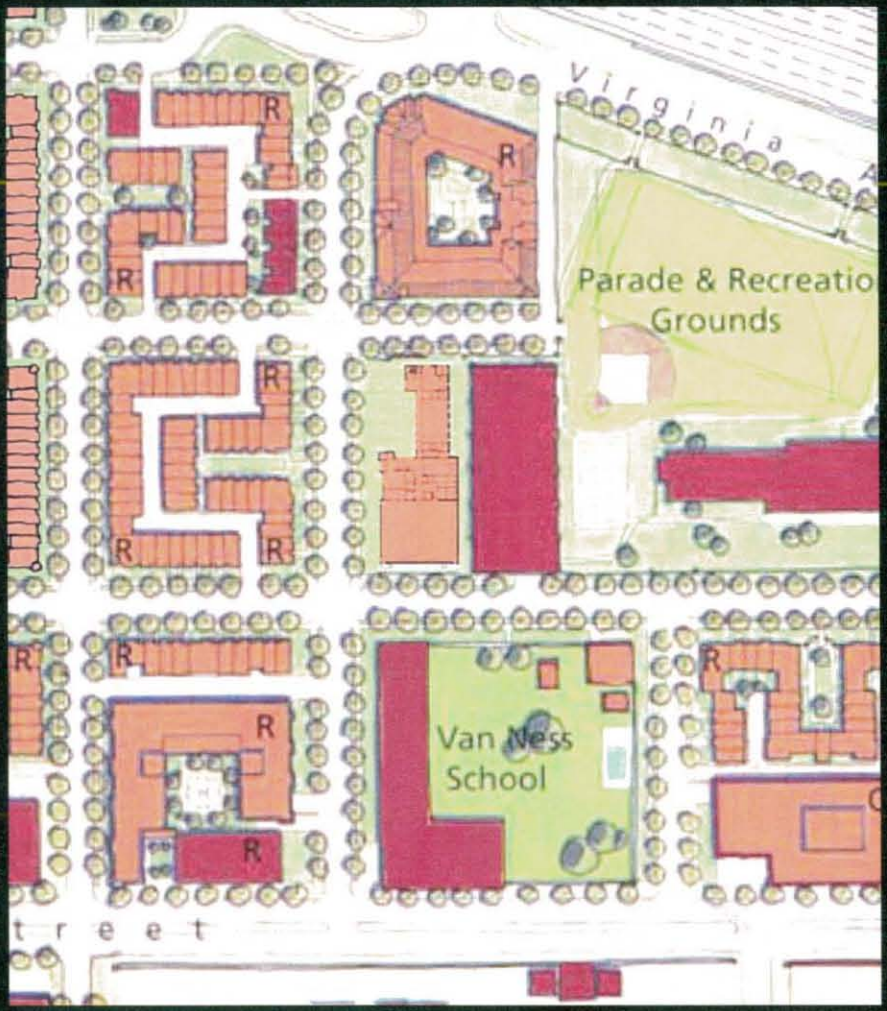
Community Center

22,000 SF TOTAL

- **DAYCARE CENTER**
  - 66 CHILDREN
  - 2 ½ TO 5 YEAR OLDS
- **RECREATION CENTER**
  - GYMNASIUM
  - COMPUTER LAB
  - COMMUNITY MEETING/ CLASSROOMS
  - GAME ROOM
- **6,500 SF FUTURE EXPANSION FOR COMMUNITY OFFICES**



Community Center



Site Plan

Community Center



Ground Floor Plan

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Community Center



Second Floor Plan

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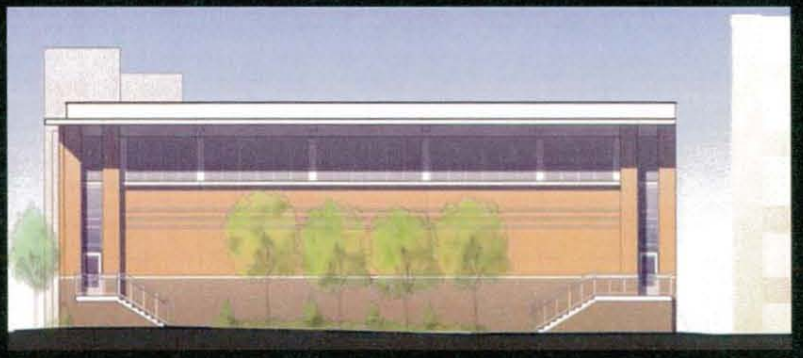
Community Center



Fifth Street Elevation



K Street Elevation



L Street Elevation

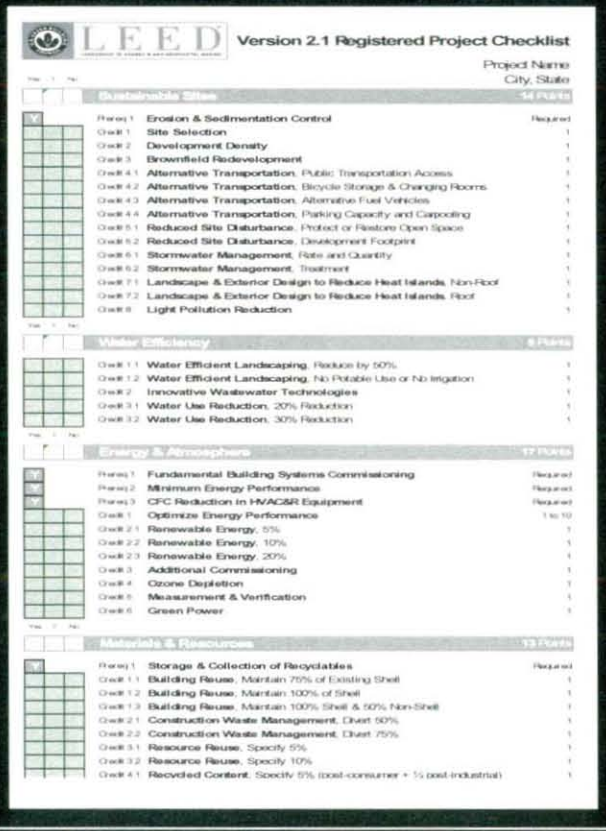
Community Center

SUSTAINABILITY

REGISTERED WITH US GREEN BUILDING COUNCIL FOR LEED CERTIFICATION

LEED™
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

- 20-25% More Energy Efficient than ASHRAE Standard
- 41% Reduction in Impervious Surfaces
- Green Roof
- High Indoor Air Quality (low and no-VOC's)



LEED Version 2.1 Registered Project Checklist

Project Name
City, State

Y	?	N			
			Sustainable Sites	**14 Points**	
Y			Prereq 1	Erosion & Sedimentation Control	Required
			Credit 1	Site Selection	1
			Credit 2	Development Density	1
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation, Public Transportation Access	1
			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
			Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
			Credit 4.4	Alternative Transportation, Parking Capacity and Carpooling	1
			Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
			Credit 5.2	Reduced Site Disturbance, Development Footprint	1
			Credit 6.1	Stormwater Management, Rate and Quantity	1
			Credit 6.2	Stormwater Management, Treatment	1
			Credit 7.1	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1
			Credit 7.2	Landscape & Exterior Design to Reduce Heat Islands, Roof	1
			Credit 8	Light Pollution Reduction	1
			Water Efficiency	**5 Points**	
			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
			Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
			Credit 2	Innovative Wastewater Technologies	1
			Credit 3.1	Water Use Reduction, 20% Reduction	1
			Credit 3.2	Water Use Reduction, 30% Reduction	1
			Energy & Atmosphere	**17 Points**	
Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
			Credit 1	Optimize Energy Performance	1 to 10
			Credit 2.1	Renewable Energy, 5%	1
			Credit 2.2	Renewable Energy, 10%	1
			Credit 2.3	Renewable Energy, 20%	1
			Credit 3	Additional Commissioning	1
			Credit 4	Ozone Depletion	1
			Credit 5	Measurement & Verification	1
			Credit 6	Green Power	1
			Materials & Resources	**13 Points**	
Y			Prereq 1	Storage & Collection of Recyclables	Required
			Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	1
			Credit 1.2	Building Reuse, Maintain 100% of Shell	1
			Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non-Shell	1
			Credit 2.1	Construction Waste Management, Divert 50%	1
			Credit 2.2	Construction Waste Management, Divert 75%	1
			Credit 3.1	Resource Reuse, Specify 5%	1
			Credit 3.2	Resource Reuse, Specify 10%	1
			Credit 4.1	Recycled Content, Specify 5% (post-consumer + ½ post-industrial)	1

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Preliminary PUD – Massing Study





