

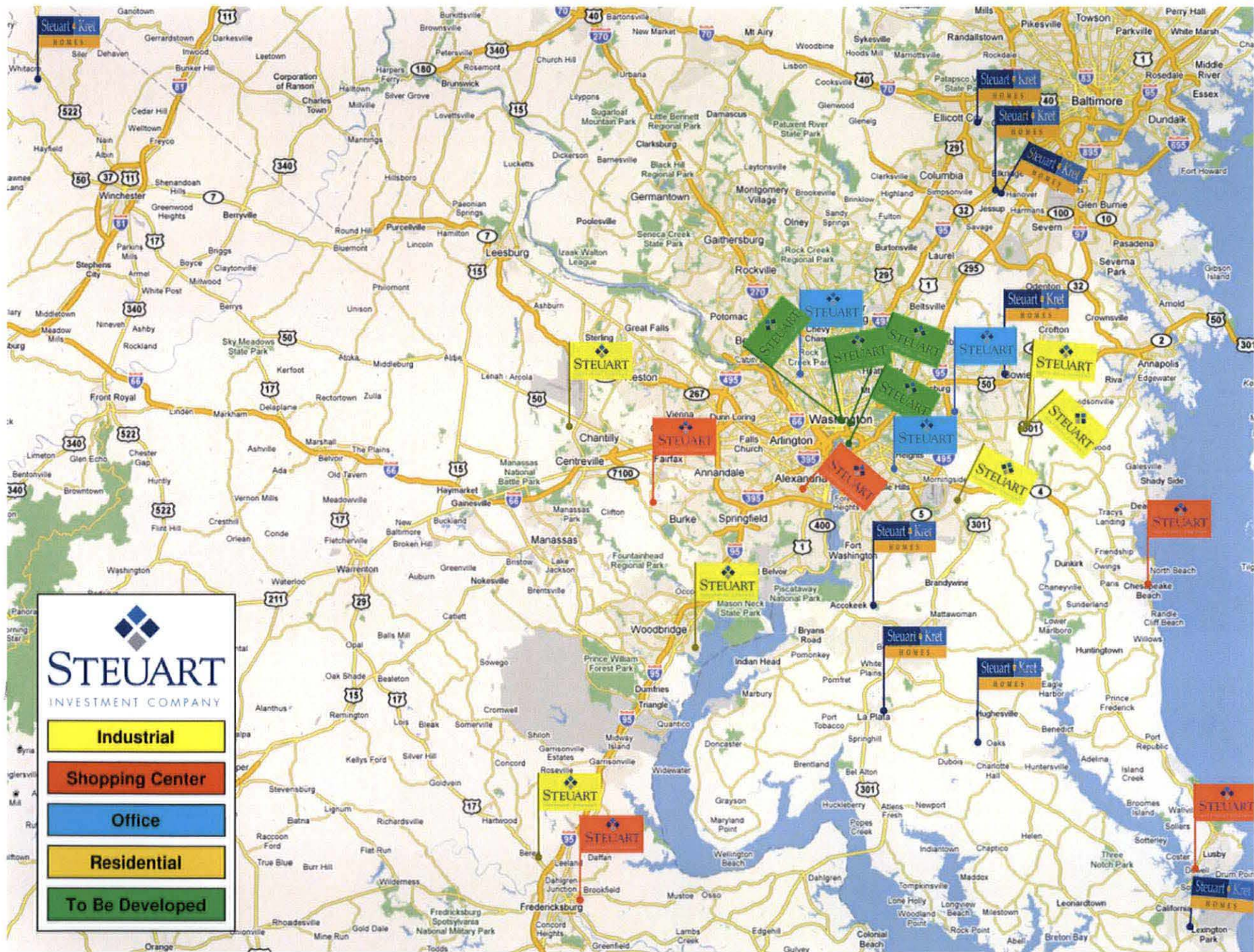


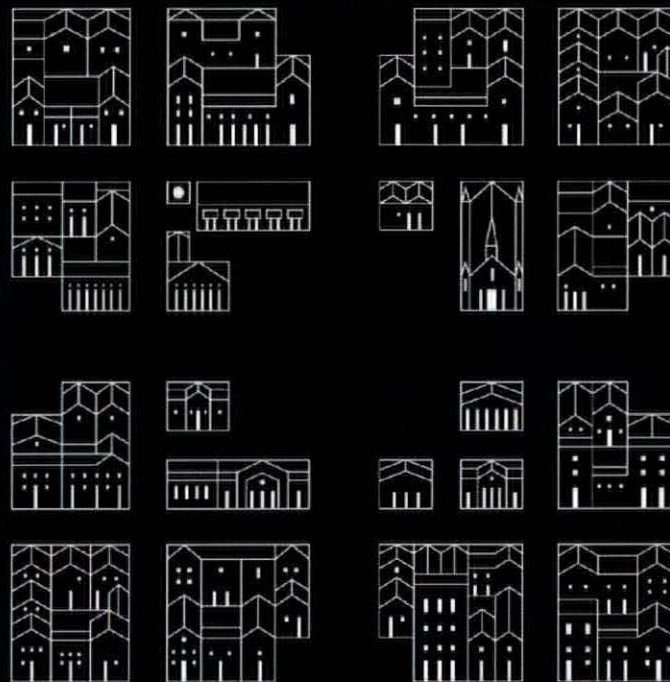
3RD AND H STREETS, NE

Mixed Use Development



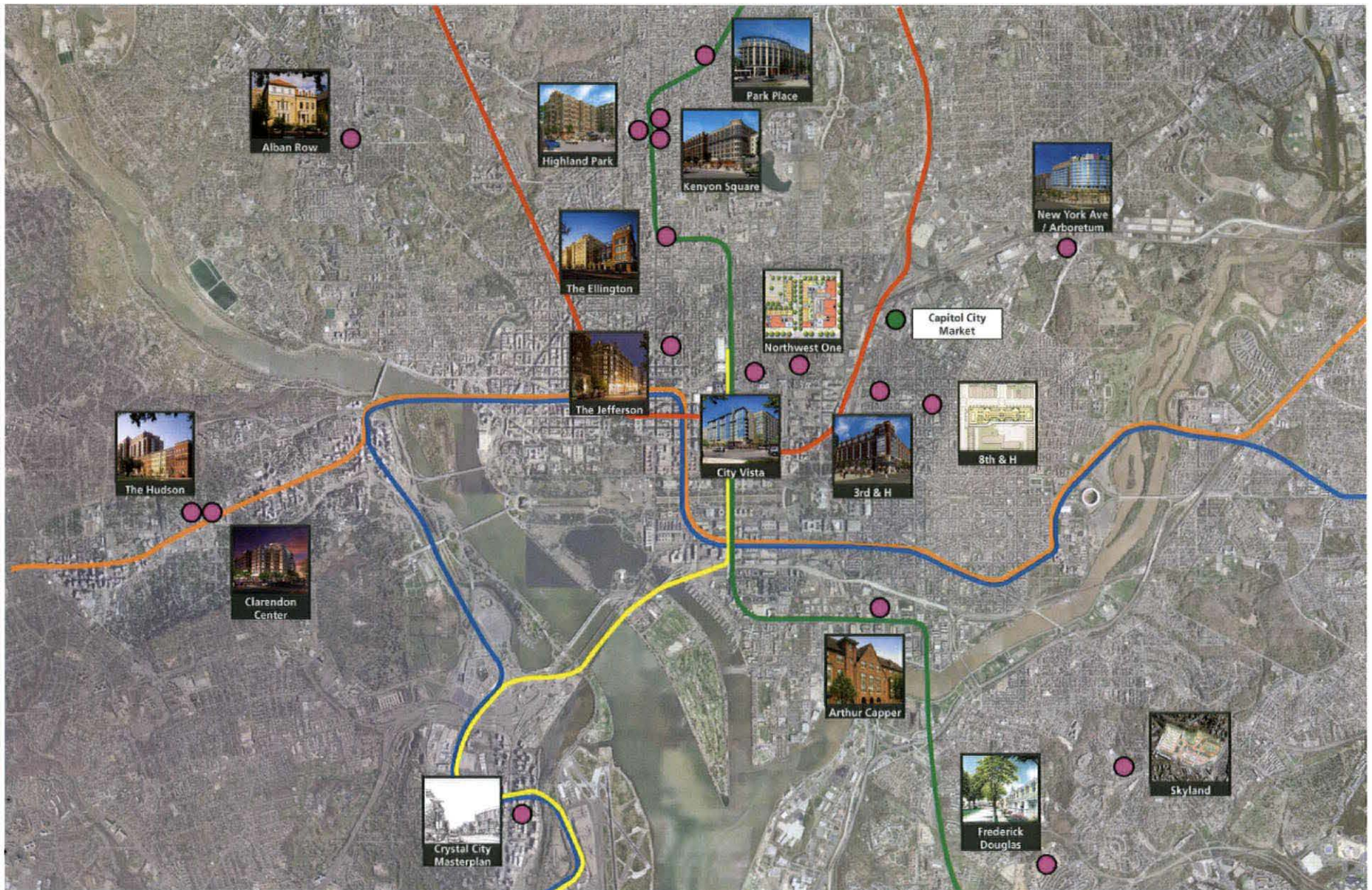
- ❖ A family owned firm that has been in business serving the Washington, D.C. area community since 1904.
- ❖ Headquartered in Chevy Chase, Maryland with a primary emphasis in real estate investment and development:
 - Owns and operates approximately 2,000,000 square feet of industrial space located in several business corridors in Maryland and Virginia.
 - Owns and operates 600,000 square feet of food and drug anchored shopping centers that serve communities in suburban Maryland and Northern Virginia.
 - Owns several commercial office properties in Washington, D.C. and Maryland.
 - Has constructed through it's subsidiary, Steuart-Kret Homes, over 1,000 new homes since 1988 throughout Maryland and Virginia. This premier area builder develops raw land into finished lots and constructs a wide variety of residences, including townhomes, condominiums, and single-family homes.
 - Owns over 400,000 square feet of land in Downtown, Washington, D.C. primed for development.





TORTI GALLAS AND PARTNERS

Architects of Community



Torti Gallas and Partners work in the DC area


STUART INVESTMENT COMPANY
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3RD AND H STREETS, NE



The Ellington – U Street NW, DC

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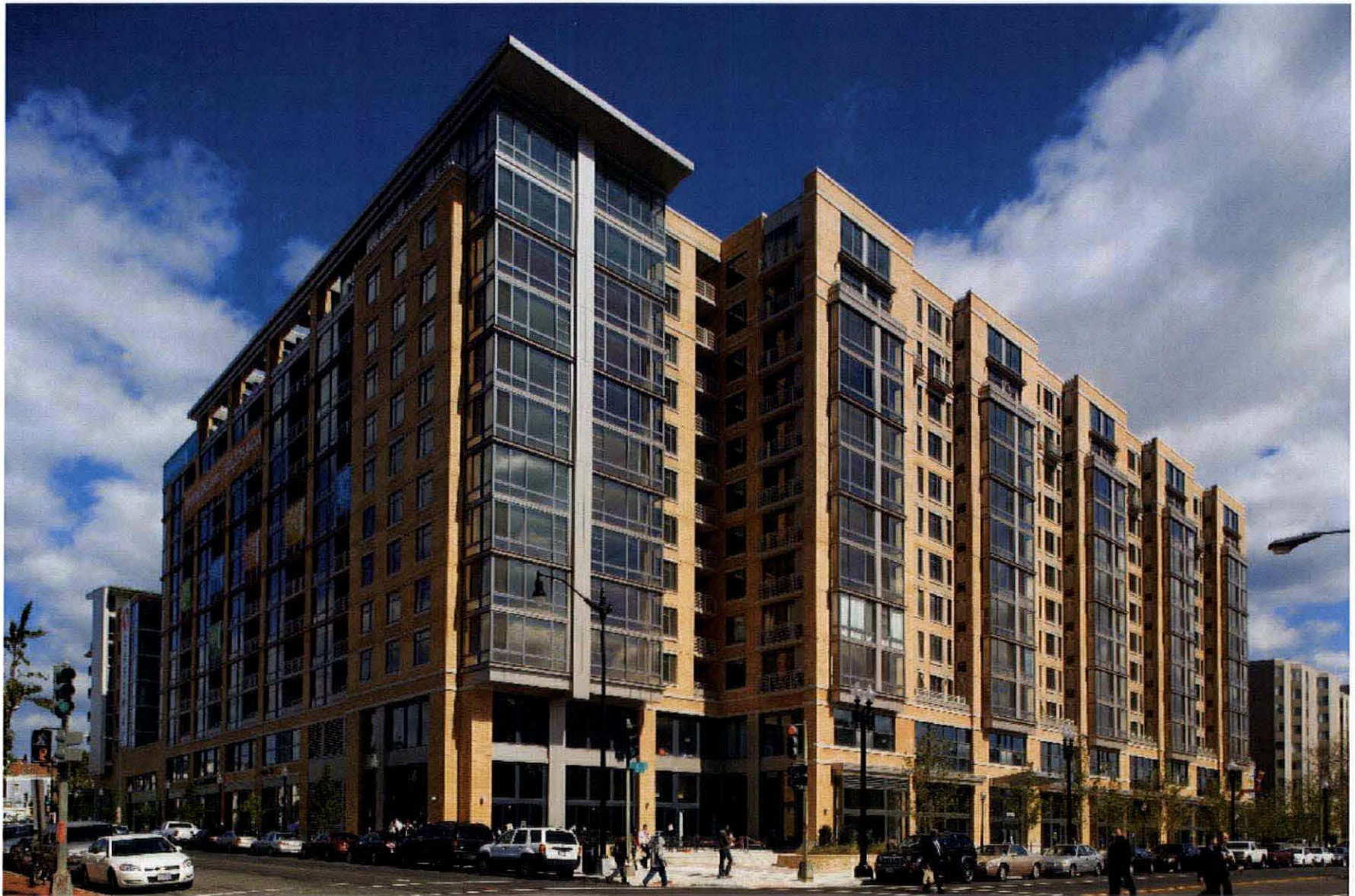
3RD AND H STREETS, NE



Kenyon Square - Columbia Heights, DC

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City Vista – Mount Vernon Square, DC

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3RD AND H STREETS, NE



3RD AND H STREETS, NE

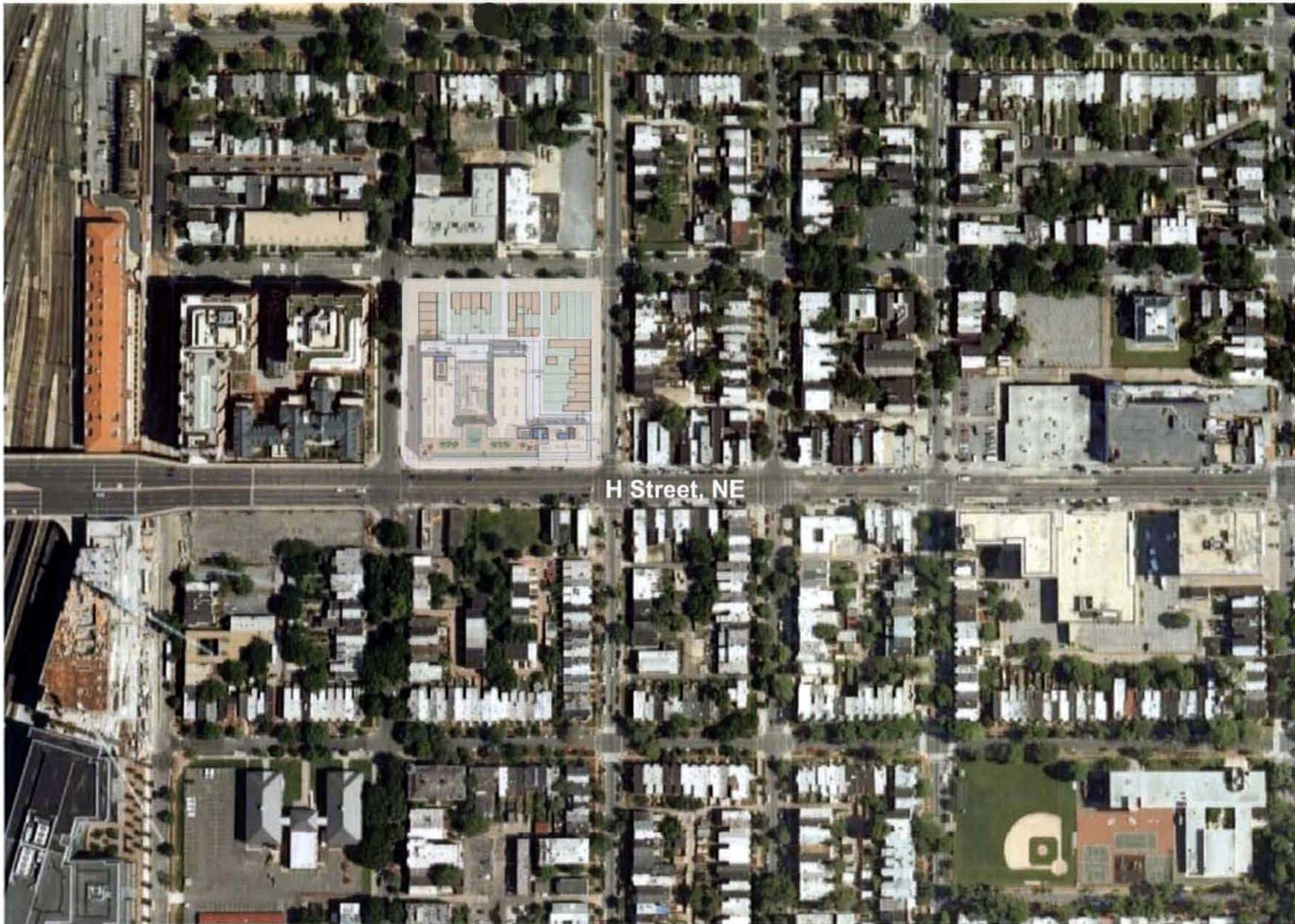
Mixed Use Development



Regional Analysis

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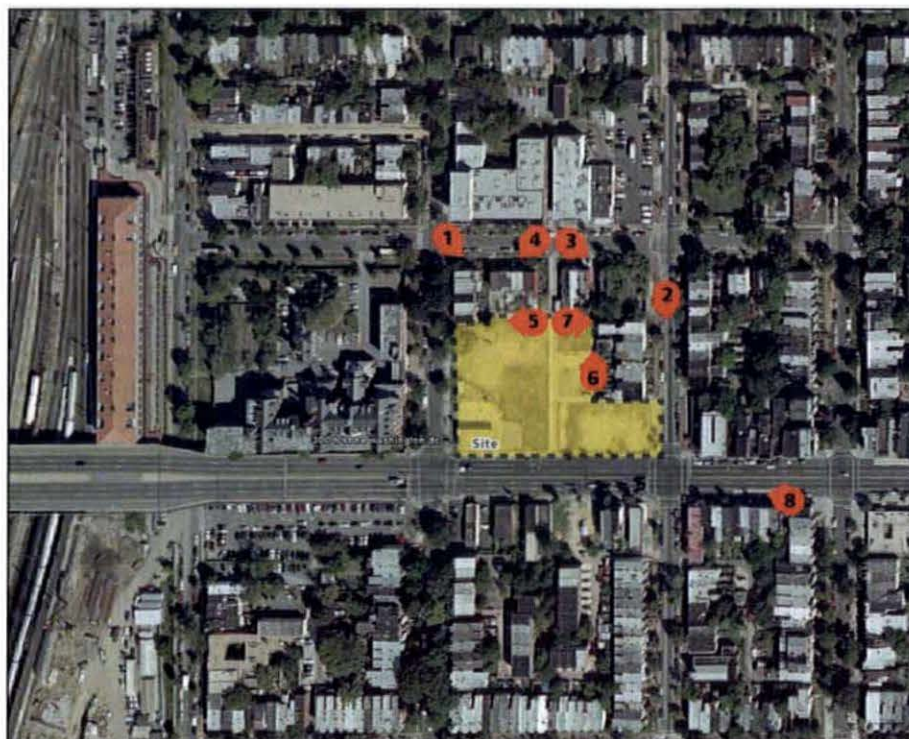
3RD AND H STREETS, NE



Aerial

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3RD AND H STREETS, NE



Site/Context Photos

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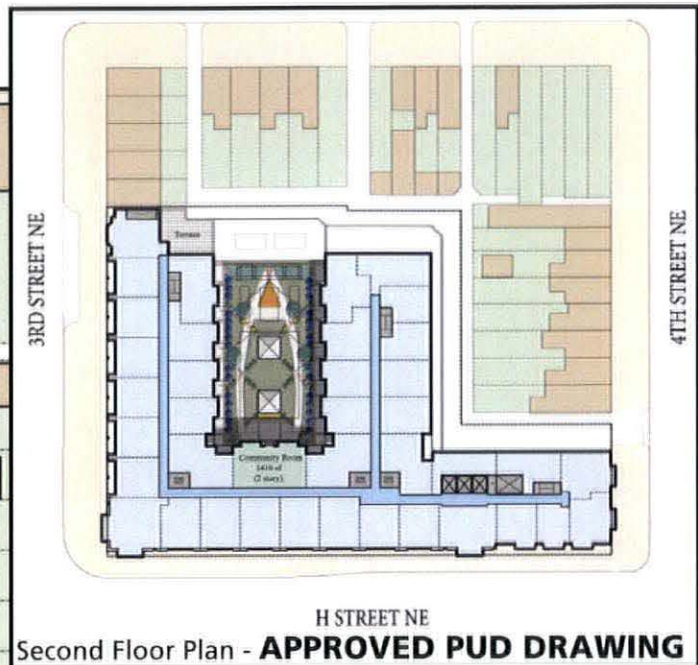
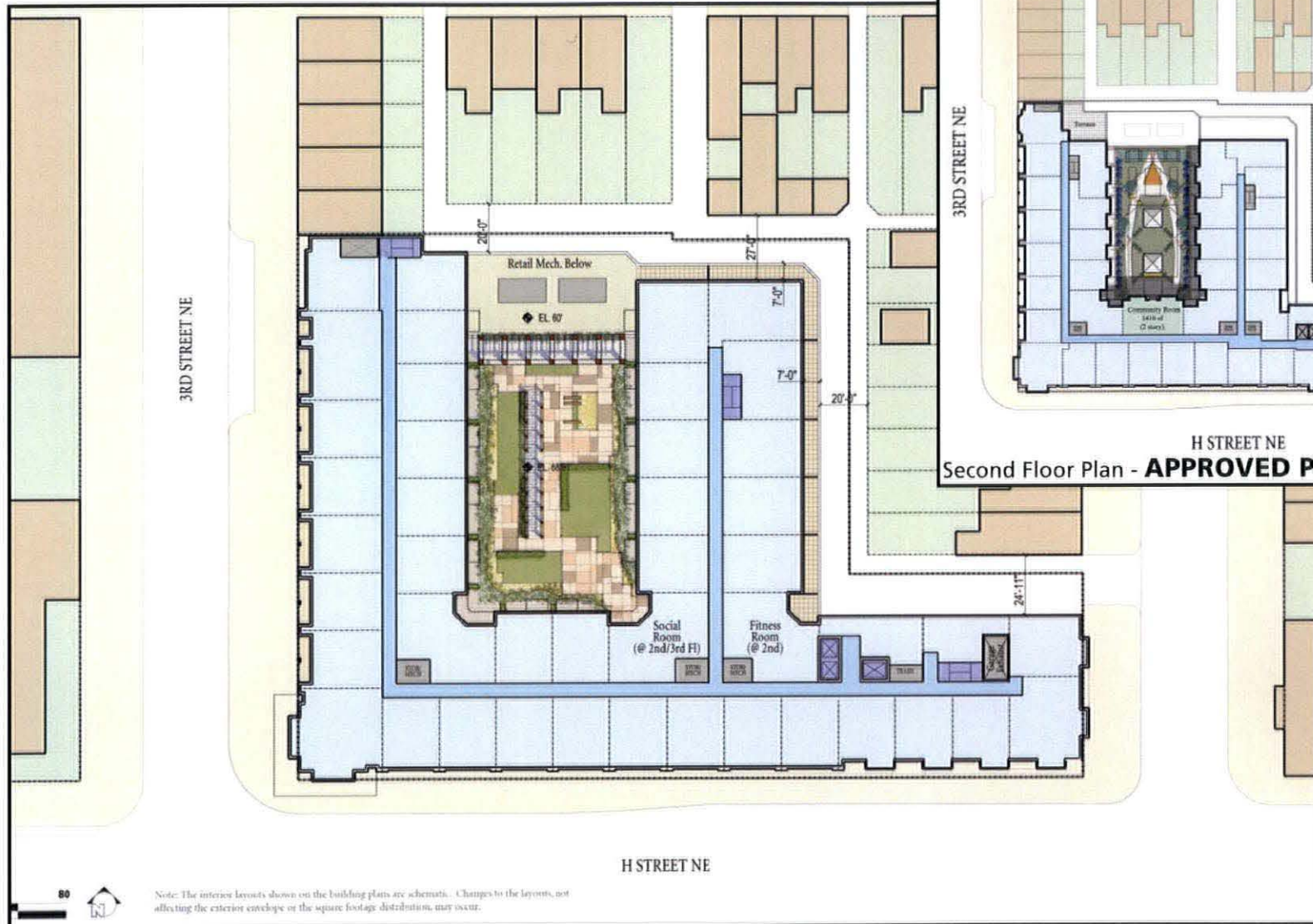
3RD AND H STREETS, NE



Ground Floor Plan

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE



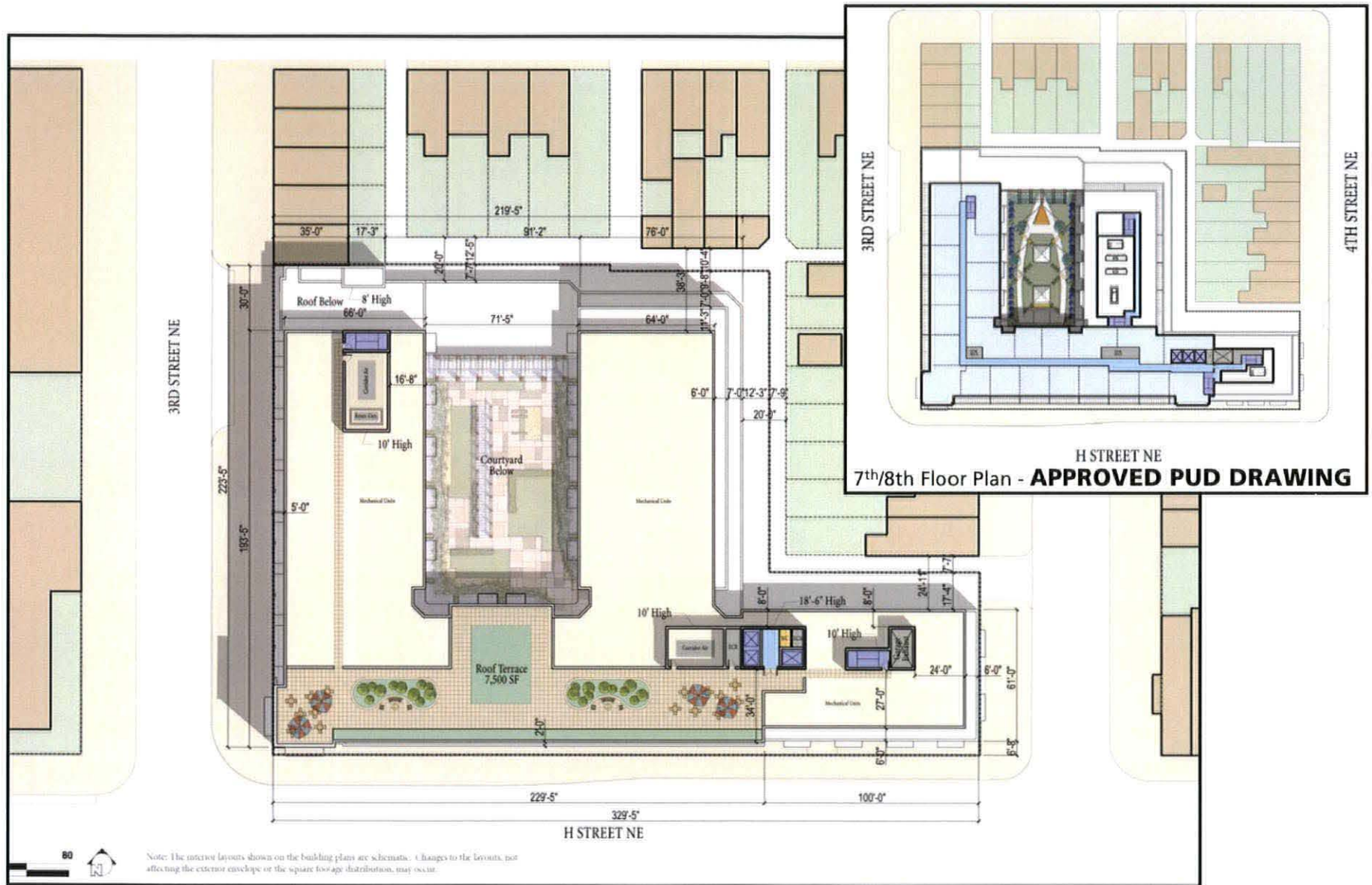
Second Floor Plan (Third and Fourth Floors Similar)

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3RD AND H STREETS, NE

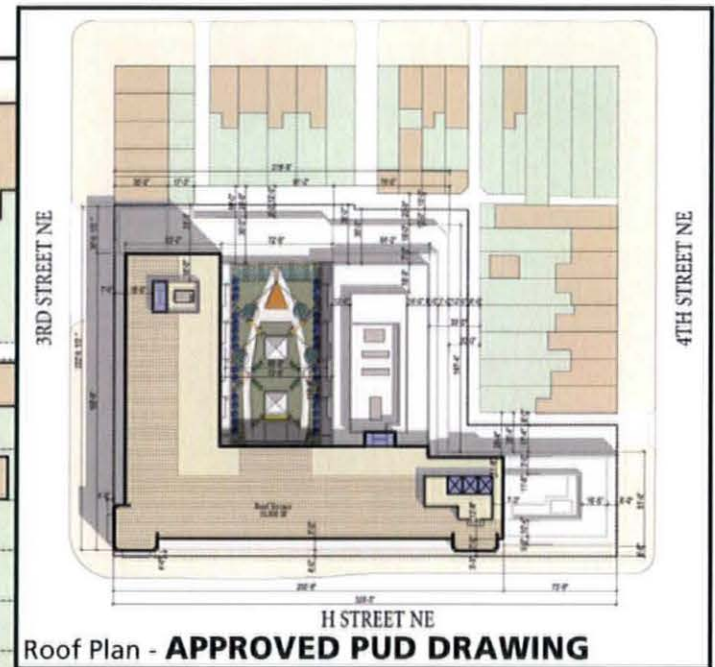
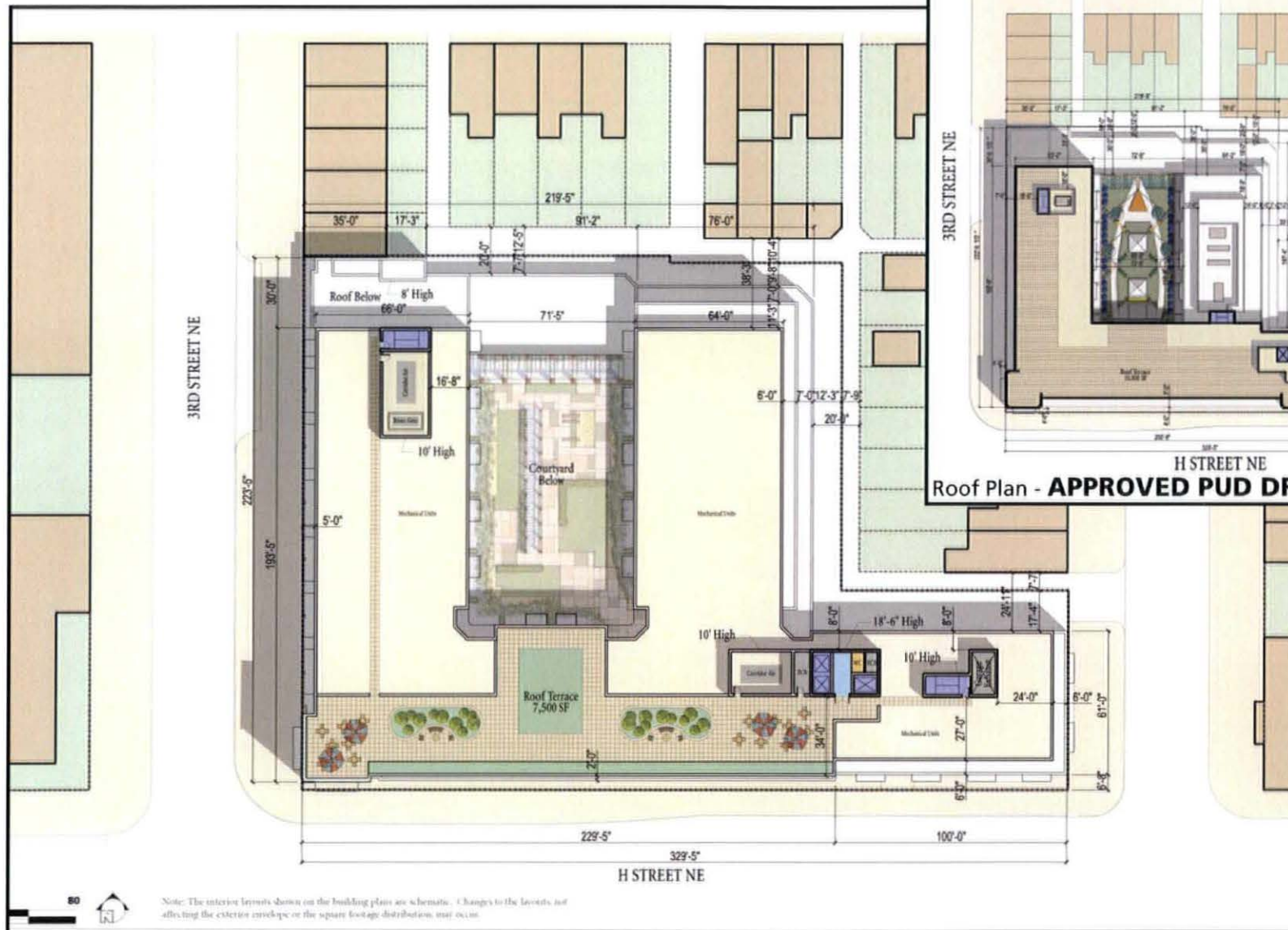
3RD AND H STREETS, NE



Roof Plan

 STEUART INVESTMENT COMPANY
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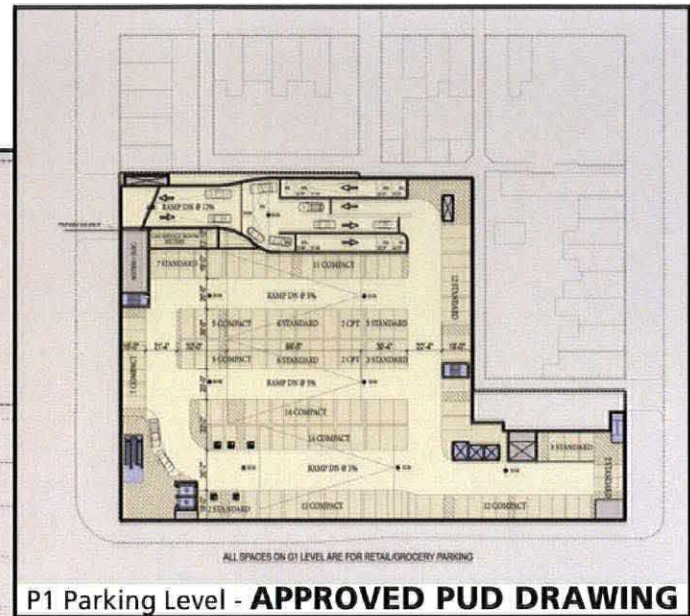
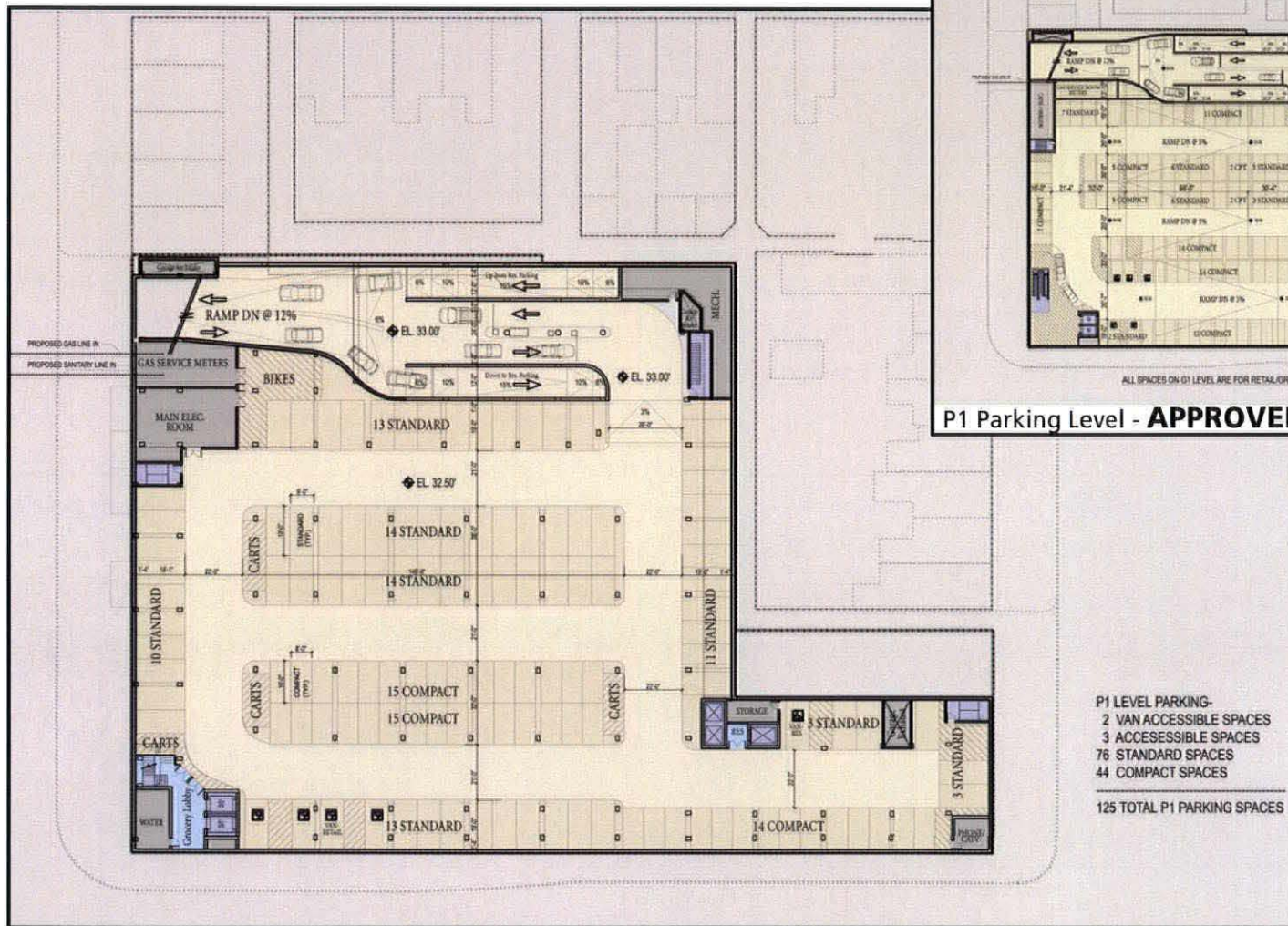
3RD AND H STREETS, NE



Roof Plan

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

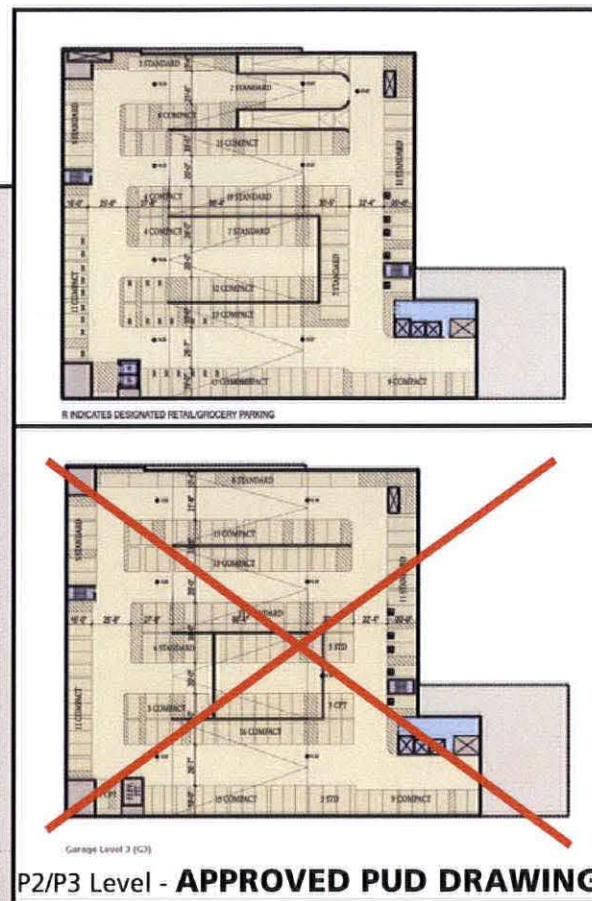
3RD AND H STREETS, NE



P1 Parking Level - APPROVED PUD DRAWING

P1 LEVEL PARKING-
 2 VAN ACCESSIBLE SPACES
 3 ACCESSIBLE SPACES
 76 STANDARD SPACES
 44 COMPACT SPACES
 125 TOTAL P1 PARKING SPACES

P1 Parking Level

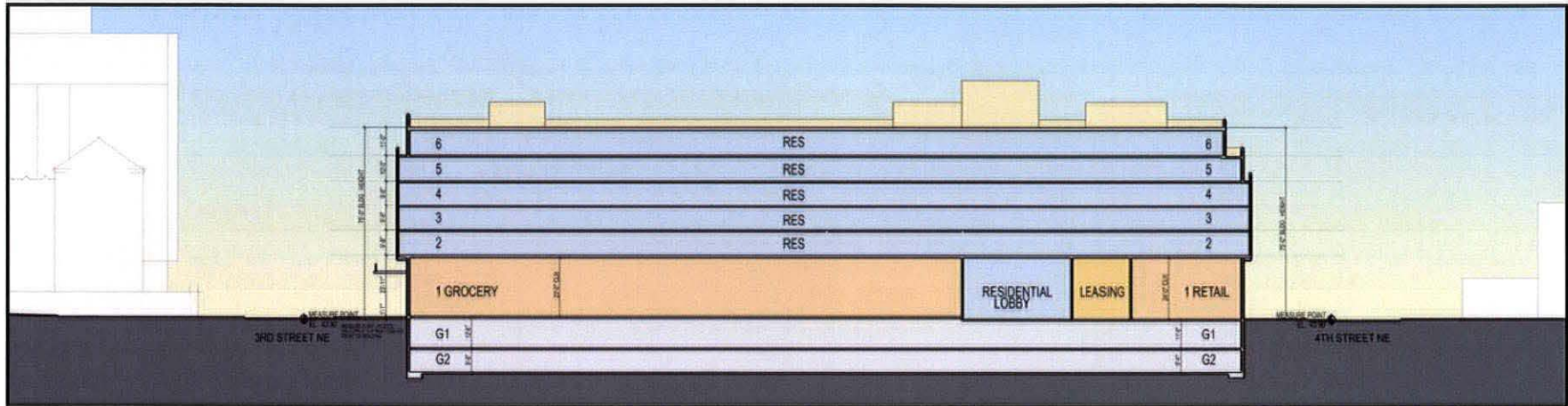


RESIDENTIAL PARKING-
3 ACCESSIBLE SPACES
98 STANDARD SPACES
44 COMPACT SPACES

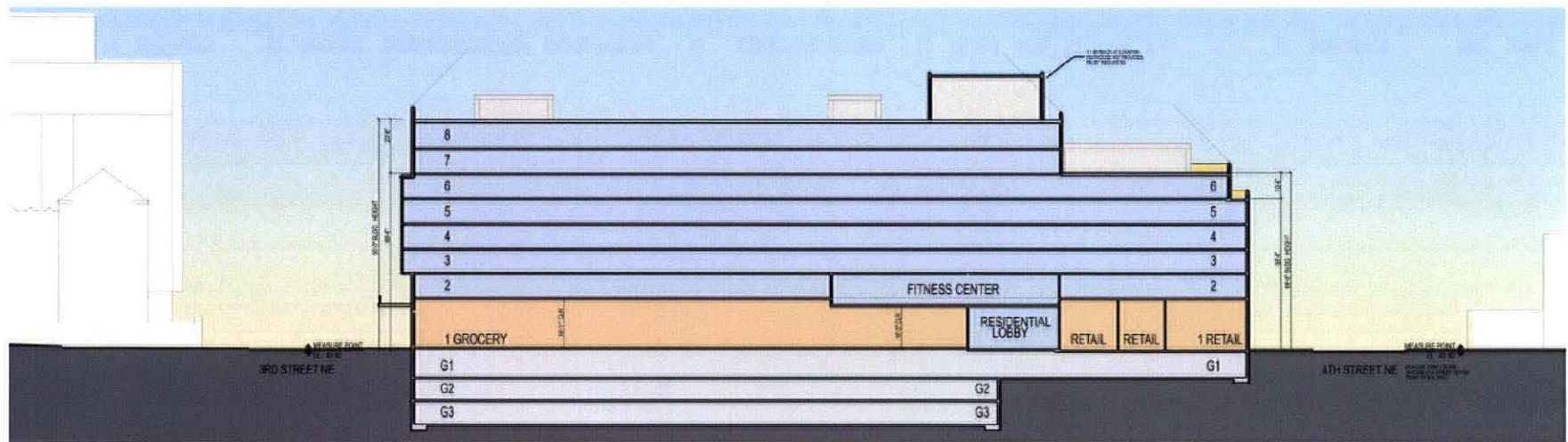
145 TOTAL P2 PARKING SPACES

STEUART INVESTMENT COMPANY
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3RD AND H STREETS, NE



Section – **CURRENT DESIGN**

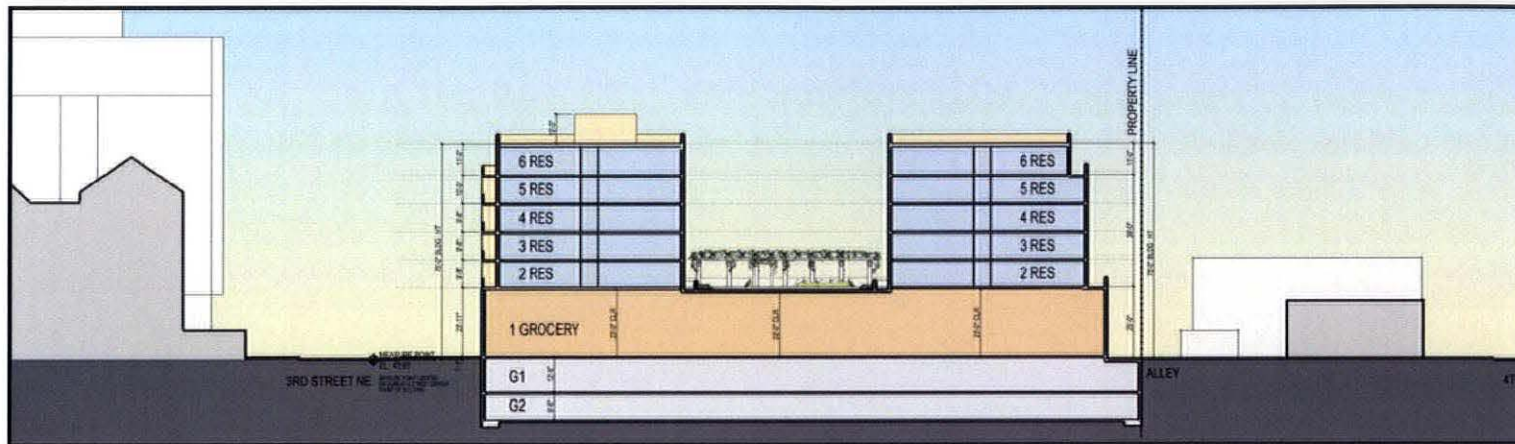


Section – **APPROVED PUD**

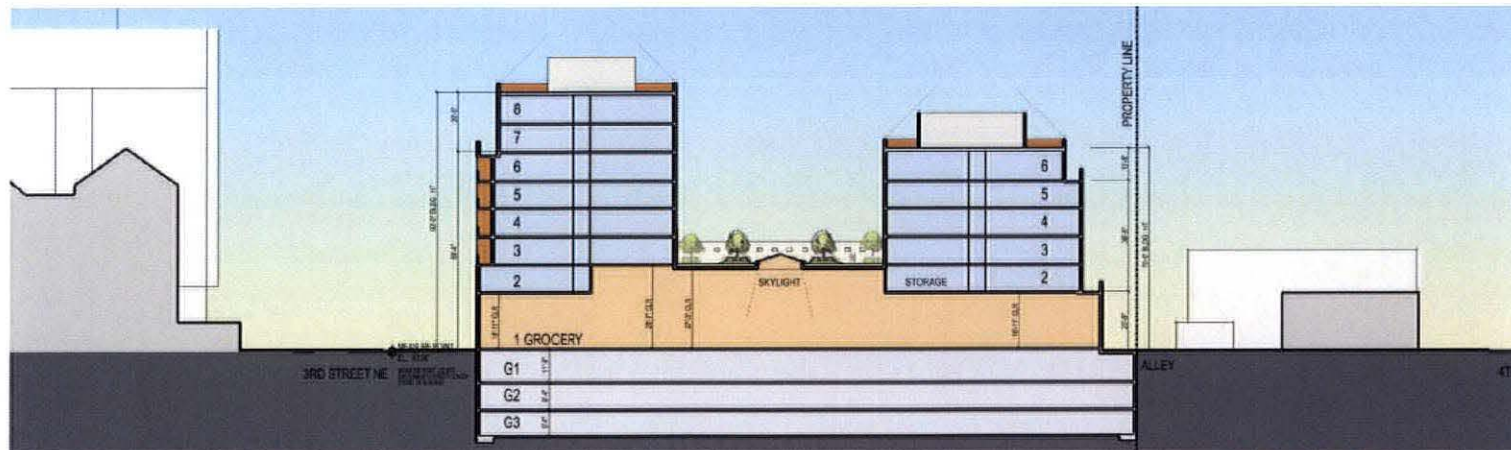
Building Sections

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE



Section – **CURRENT DESIGN**



Section – **APPROVED PUD**

Building Sections

 STEUART INVESTMENT COMPANY
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North Elevation (H Street NE) – **CURRENT DESIGN**



North Elevation (H Street NE) – **APPROVED PUD**

Building Elevations

 STEUART INVESTMENT COMPANY
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West Elevation (3rd Street NE) – **CURRENT DESIGN**



West Elevation (3rd Street NE) - **APPROVED PUD**

Building Elevations

 STEUART INVESTMENT COMPANY
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East Elevation (4th Street NE) - **CURRENT DESIGN**



East Elevation (4th Street NE) - **APPROVED PUD**

Building Elevations


STUART INVESTMENT COMPANY

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South Elevation (Alley) - **CURRENT DESIGN**



South Elevation (Alley) - **APPROVED PUD**

Building Elevations

 STEUART INVESTMENT COMPANY
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3RD AND H STREETS, NE

MATERIALS LEGEND

- 1 Masonry
- 2 Aluminum Storefront System
- 3 Metal canopy
- 4 Windows & doors
- 5 Decorative railing
- 6 Decorative metal roll-up door
- 7 Louver



Partial South Elevation at SW Corner

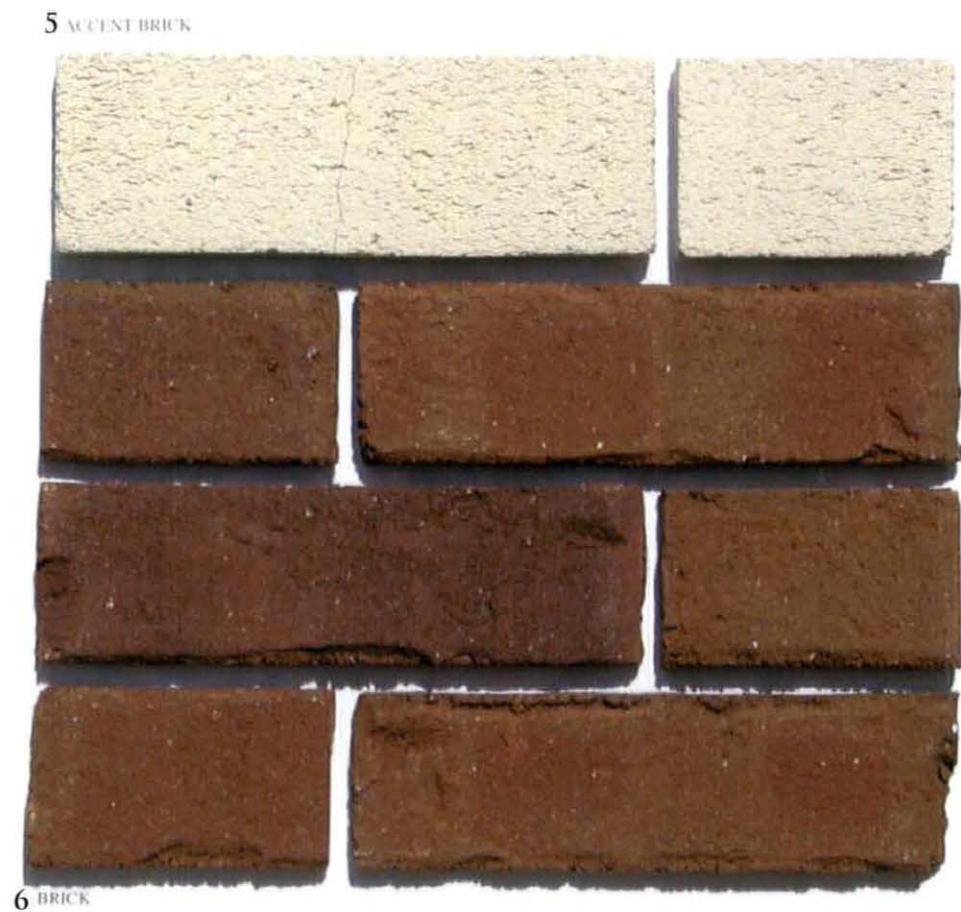
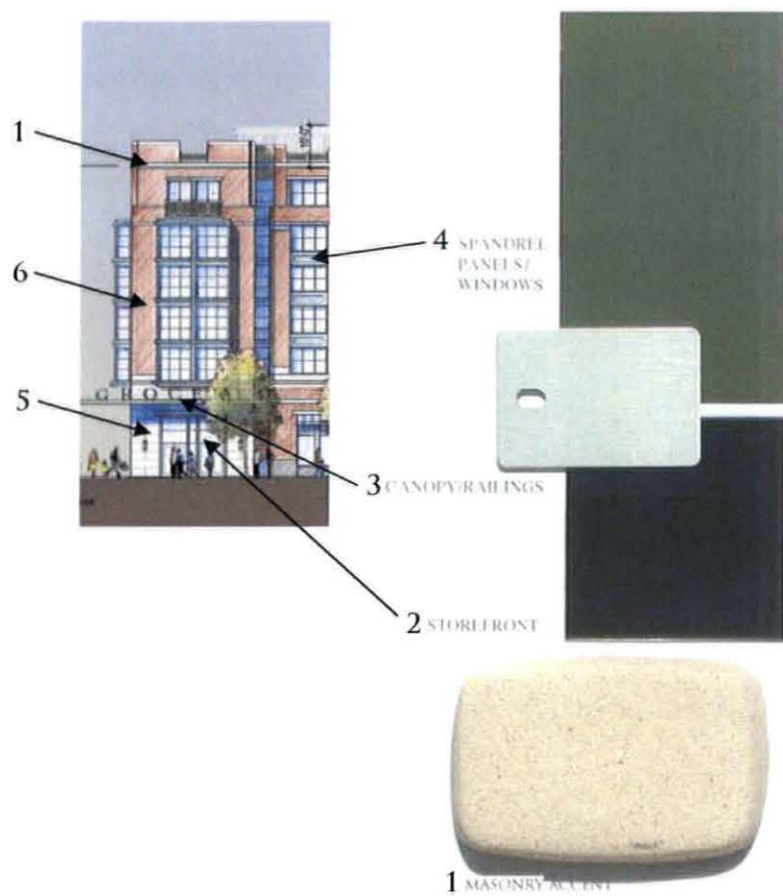


Partial South Elevation at Residential Entrance

Building Materials

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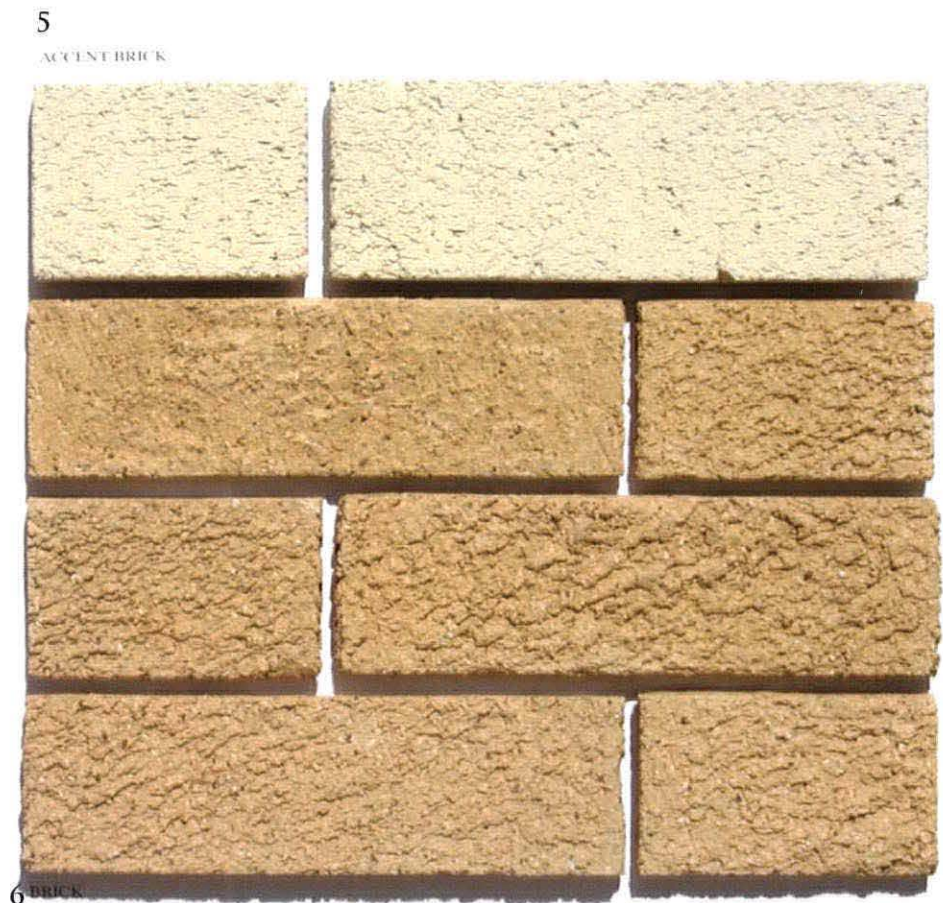
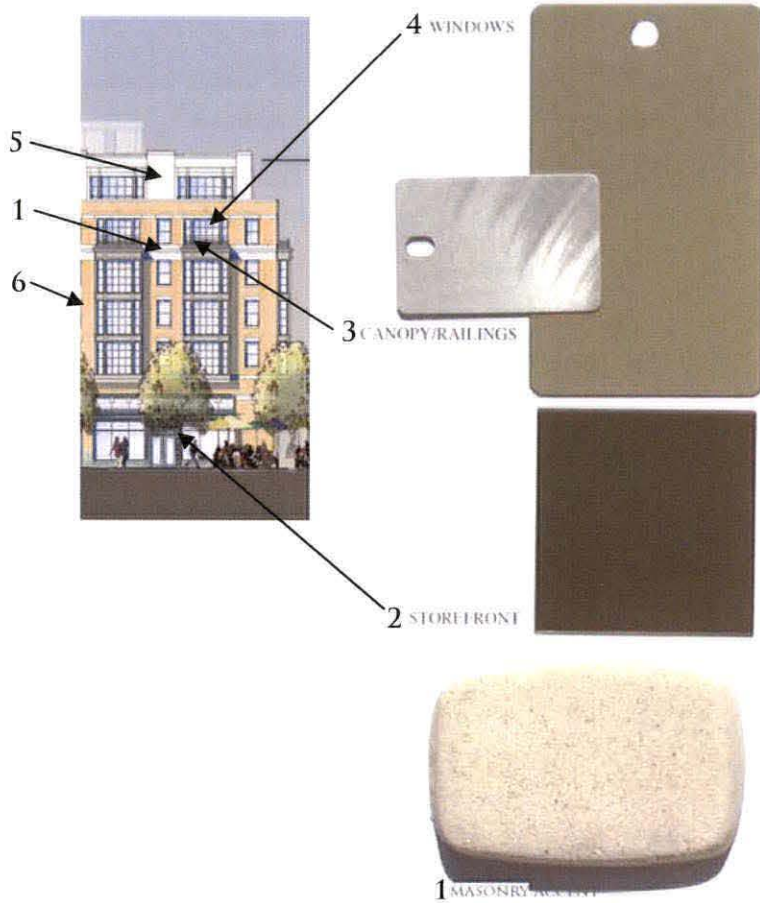
3RD AND H STREETS, NE



Building Materials

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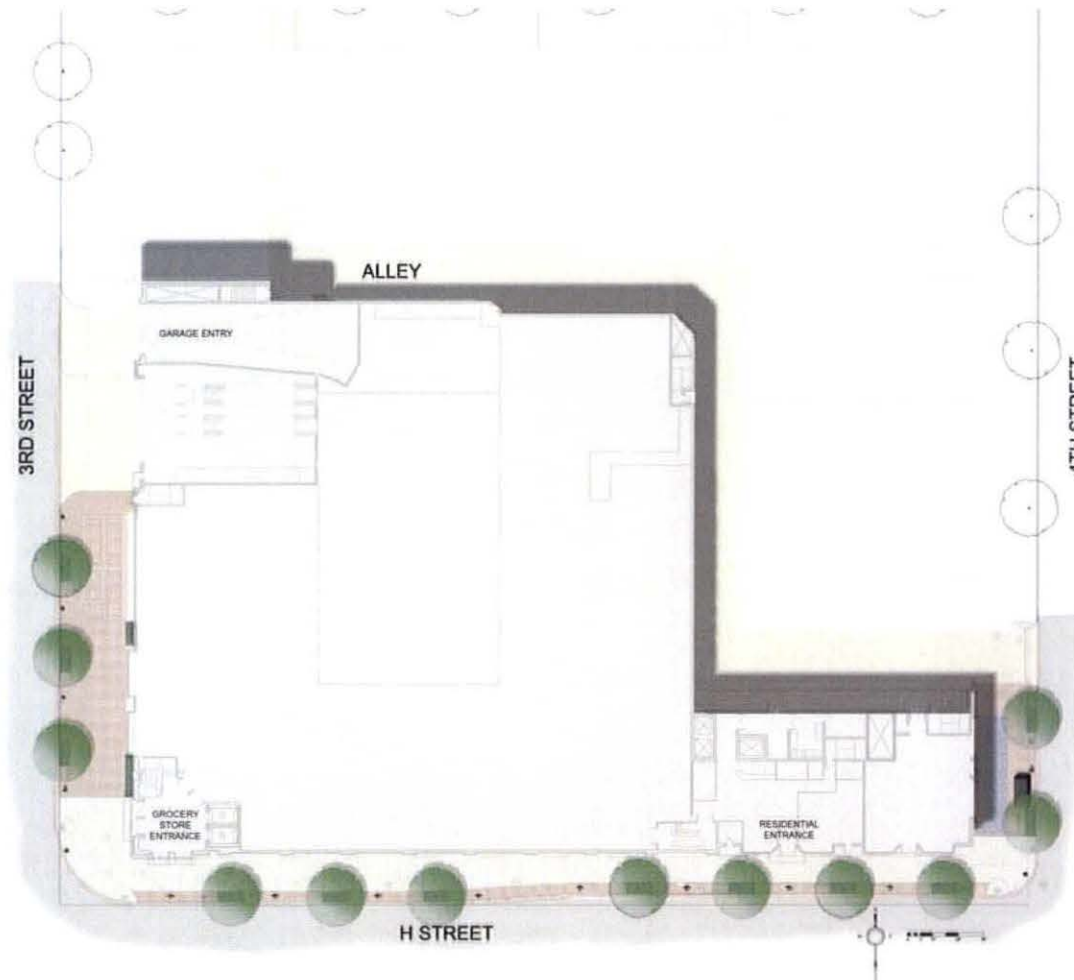
3RD AND H STREETS, NE



Building Materials

 STEUART INVESTMENT COMPANY
 TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE



SITE DESCRIPTION

H STREET

TREES: LONDON PLANE PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: DUAL TEAR-DROP LIGHTS PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: SCORED CONCRETE PAVEMENT FROM BUILDING FACE TO EDGE OF TREE PITS. BRICK PAVING FROM TREEPIT EDGE TO GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS. SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES

SITE FURNISHINGS: BICYCLE RACKS, TRANSIT SHELTERS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

3RD STREET

TREES: WILLOW OAK PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: SINGLE WASHINGTON GLOBE PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: BRICK PAVING W/ GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS. SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES, CONCRETE GARAGE AND LOADING ENTRY APRON

SITE FURNISHINGS: BICYCLE RACKS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

4TH STREET

TREES: WILLOW OAK PER H STREET INITIATIVE STREETSCAPE STANDARDS

LIGHTING: SINGLE WASHINGTON GLOBE PER H STREET INITIATIVE STREETSCAPE STANDARDS

PAVING: BRICK PAVING W/ GRANITE CURB PER H STREET INITIATIVE STREETSCAPE STANDARDS. SPECIAL PAVING TREATMENT AT BUILDING ENTRANCES, CONCRETE ALLEY APRON

SITE FURNISHINGS: BICYCLE RACKS, TRANSIT SHELTERS, TRASH RECEPTACLES, AND BENCHES PER H STREET INITIATIVE STREETSCAPE STANDARDS

ALLEYS

PAVING: POURED IN PLACE CONCRETE

LIGHTING: COBRAHEAD

NOTE: LANDSCAPING AND STREETSCAPE IS CURRENTLY BEING EXECUTED AS PART OF DC'S GREAT STREETS INITIATIVE. APPLICANT TO REPAIR/REPLACE LANDSCAPING AND STREETSCAPE ELEMENTS DAMAGED DURING CONSTRUCTION AND INSTALL NEW PAVING ON AREAS INSIDE PROPERTY LINE. LANDSCAPE ELEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

LO1



3RD AND H STREET SITE DESCRIPTION

leeandassociates, inc.
638 eye street ne washington dc 20001
t: 202 466 6666 f: 202 466 4232
www.leeandassociatesinc.com

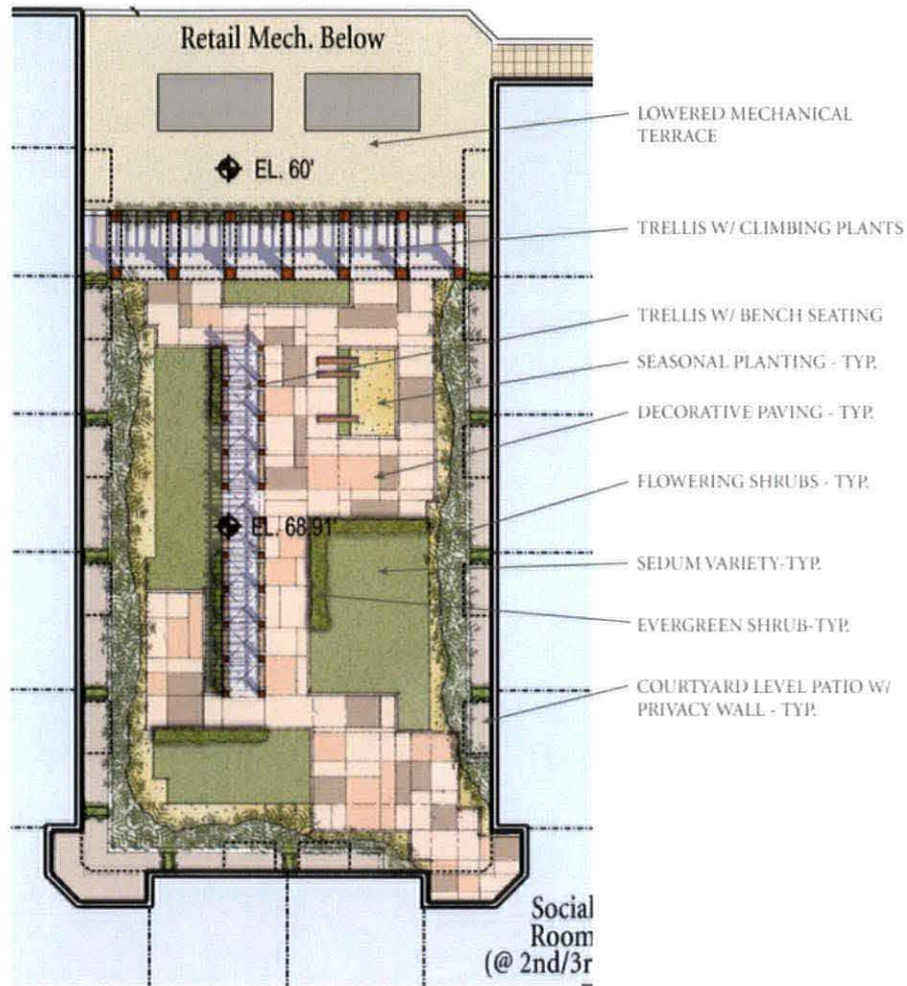
Date : June 30, 2006

REVISED JULY 2009

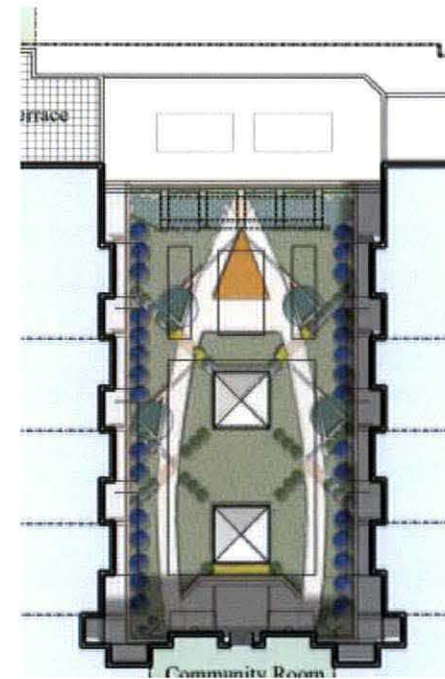
Landscape – Ground Floor

STUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE



Courtyard Landscape - **CURRENT DESIGN**



Ctyard Landscape - **APPROVED PUD**

Landscape – Courtyard Level

 STEUART INVESTMENT COMPANY
 TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE

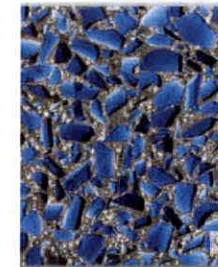
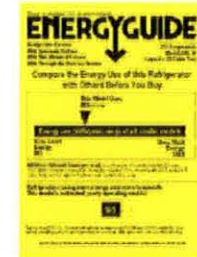
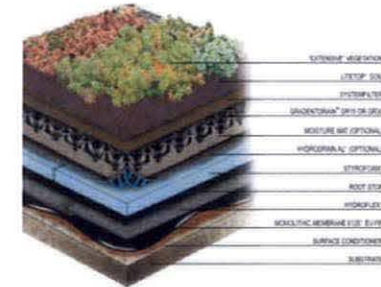


LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

3rd and H Streets, NE PUD

Steuart Investment Company; Torti Gallas and Partners



32 14 23			Total Project Score		Possible Points 69	
			Certified: 26 to 32 points Silver: 33 to 38 points Gold: 39 to 51 points Platinum: 52 or more points			
8 3 3			Sustainable Sites		Possible Points 14	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Construction Activity Pollution Prevention
1			1	2	1	Site Selection
1			1	3	1	Development Density & Community Connectivity
1			1	4	1	Brownfield Redevelopment
1			1	5	1	Alternative Transportation: Public Transportation Access
1			1	6	1	Alternative Transportation: Bicycle Storage & Changing Rooms
1			1	7	1	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles
1			1	8	1	Alternative Transportation: Parking Capacity
1			1	9	1	Site Development: Protect or Restore Habitat
1			1	10	1	Site Development: Maximize Open Space
1			1	11	1	Stormwater Design: Quantity Control
1			1	12	1	Stormwater Design: Quality Control
1			1	13	1	Heat Island Effect: Non-Roof
1			1	14	1	Heat Island Effect: Roof
1			1	15	1	Light Pollution Reduction
3 1 1			Water Efficiency		Possible Points 5	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Water Efficient Landscaping: Reduce by 50%
1			1	2	1	Water Efficient Landscaping: No Potable Use or No Irrigation
1			1	3	1	Innovative Wastewater Technologies
1			1	4	1	Water Use Reduction: 20% Reduction
1			1	5	1	Water Use Reduction: 30% Reduction
2 4 11			Energy & Atmosphere		Possible Points 17	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Fundamental Commissioning of the Building Energy Systems
1			1	2	1	Minimum Energy Performance
1			1	3	1	CFC Reduction in HVAC&R Equipment
2			1	4	2	Optimize Energy Performance: 14% New / 7% Existing
2			1	5	2	Optimize Energy Performance: 21% New / 14% Existing
2			1	6	2	Optimize Energy Performance: 28% New / 21% Existing
2			1	7	2	Optimize Energy Performance: 35% New / 28% Existing
2			1	8	2	Optimize Energy Performance: 42% New / 35% Existing
1			1	9	1	On-Site Renewable Energy: 2.5%
1			1	10	1	On-Site Renewable Energy: 7.5%
1			1	11	1	On-Site Renewable Energy: 12.5%
1			1	12	1	Enhanced Commissioning
1			1	13	1	Enhanced Refrigerant Management
1			1	14	1	Measurement & Verification
1			1	15	1	Green Power
3 3 7			Materials & Resources		Possible Points 13	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Storage & Collection of Recyclables
1			1	2	1	Building Reuse: Maintain 75% of Existing Walls, Floors & Roof
1			1	3	1	Building Reuse: Maintain 95% of Existing Walls, Floors & Roof
1			1	4	1	Building Reuse: Maintain 50% of Interior Non-Structural Elements
1			1	5	1	Construction Waste Management: Divert 50% from Disposal
1			1	6	1	Construction Waste Management: Divert 75% from Disposal
1			1	7	1	Materials Reuse: 5%
1			1	8	1	Materials Reuse: 10%
1			1	9	1	Recycled Content: 10% (post-consumer + 1/2 pre-consumer)
1			1	10	1	Recycled Content: 20% (post-consumer + 1/2 pre-consumer)
1			1	11	1	Regional Materials: 10% Extracted, Processed & Manufactured Region
1			1	12	1	Regional Materials: 20% Extracted, Processed & Manufactured Region
1			1	13	1	Rapidly Renewable Materials
1			1	14	1	Certified Wood
12 2 1			Indoor Environmental Quality		Possible Points 15	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Minimum IAQ Performance
1			1	2	1	Environmental Tobacco Smoke (ETS) Control
1			1	3	1	Outdoor Air Delivery Monitoring
1			1	4	1	Increased Ventilation
1			1	5	1	Construction IAQ Management Plan: During Construction
1			1	6	1	Construction IAQ Management Plan: Before Occupancy
1			1	7	1	Low-Emitting Materials: Adhesives & Sealants
1			1	8	1	Low-Emitting Materials: Paints
1			1	9	1	Low-Emitting Materials: Carpet
1			1	10	1	Low-Emitting Materials: Composite Wood & Agrifiber Products
1			1	11	1	Indoor Chemical & Pollutant Source Control
1			1	12	1	Controllability of Systems: Lighting
1			1	13	1	Controllability of Systems: Thermal Comfort
1			1	14	1	Thermal Comfort: Design
1			1	15	1	Thermal Comfort: Verification
1			1	16	1	Daylight & Views: Daylight 75% of Spaces
1			1	17	1	Daylight & Views: Views for 90% of Spaces
4 1 1			Innovation & Design Process		Possible Points 5	
Y	T	N	Priority	Credit	Points	
1			1	1	1	Innovation in Design: Green Educational Program
1			1	2	1	Innovation in Design: Green Housekeeping Program
1			1	3	1	Innovation in Design: Water Efficient Appliances
1			1	4	1	Innovation in Design: ?
1			1	5	1	LEED™ Accredited Professional

LEED Certified Building

STEUART INVESTMENT COMPANY
TORTI GALLAS AND PARTNERS

3RD AND H STREETS, NE



3RD AND H STREETS, NE

Mixed Use Development

Site Trip Generation Comparison

	<u>AM</u>	<u>PM</u>
Approved PUD		
Total Vehicle Trips	183	385
Proposed PUD		
Total Vehicle Trips	123	300
Net Difference	60	85
Percent Difference	33%	22%

Parking Supply Comparison

	Parking Spaces Provided	Parking Ratio
Approved PUD		
Residential	248	1.0 space/DU
Grocery	137	3.04 spaces/kSF
<u>General Retail</u>	<u>15</u>	1.03 spaces/kSF
Total	400	
Proposed PUD		
Residential	146	0.69 space/DU
Grocery	124	3.00 spaces/kSF
General Retail	<u>0</u>	NA
Total	270	

Grocery Store Parking

- Other grocery stores in DC
 - Average parking supply of 3.97 spaces/kSF (164 spaces)
- Grocery stores require a certain amount of parking

Transportation Demand Management

- On-site Transportation Coordinator
- On-site Freight Manager
- Transit Incentives, including SmarTrip cards for tenants at initial lease/sale
- Significant bicycle parking, including 80 to 90 spaces in the garage and approximately 20 spaces along 4th Street
- Telecommuting Incentives
- Information Dissemination