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CATHOLIC UNIVERSITY OF AMERICA SOUTH CAMPUS REDEVELOPMENT



ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC
MAURICE WALTERS ARCHITECT, PC
ASADOORIAN RETAIL SOLUTIONS
OEHME, VAN SWEDEN & ASSOCIATES, INC.
MACRIS, HENDRICKS AND GLASCOCK, PA
WALTER L. PHILLIPS, INC.
PILLSBURY WINTHROP SHAW PITTMAN LLP



| | |
|------------------------|-------------------|
| PUD Submission | September 5, 2008 |
| Pre-hearing Submission | July 10, 2009 |
| Final Submission | November 30, 2009 |

ZONING COMMISSION
District of Columbia
CASE NO. 08-24
EXHIBIT NO. 71

ZONING COMMISSION
District of Columbia
CASE NO.08-24
EXHIBIT NO.71A1

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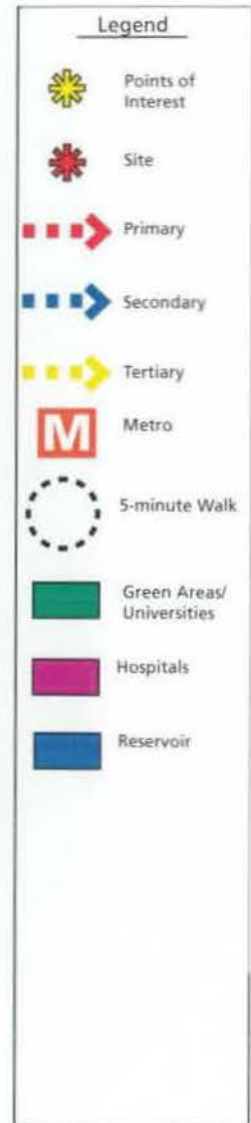
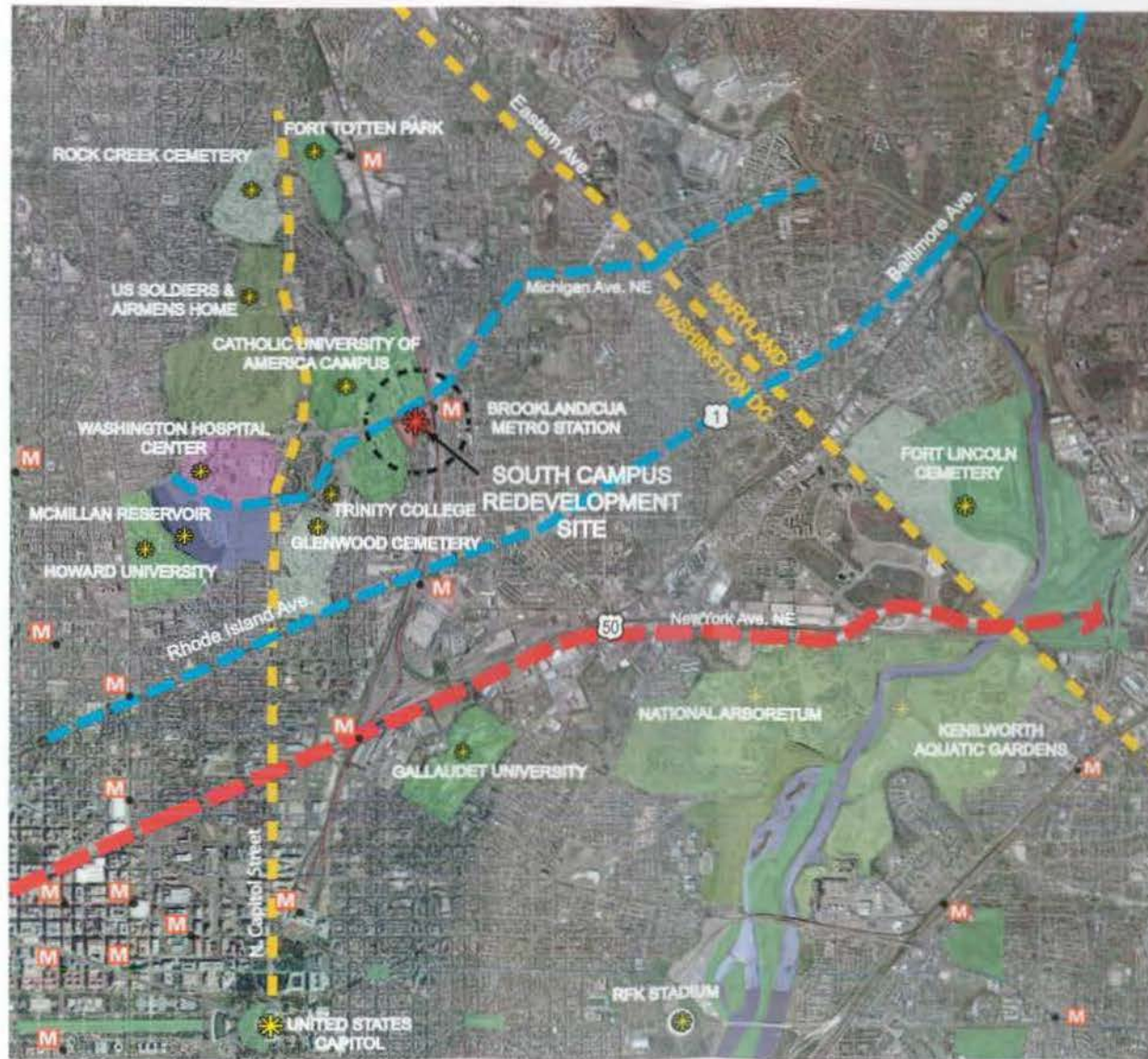
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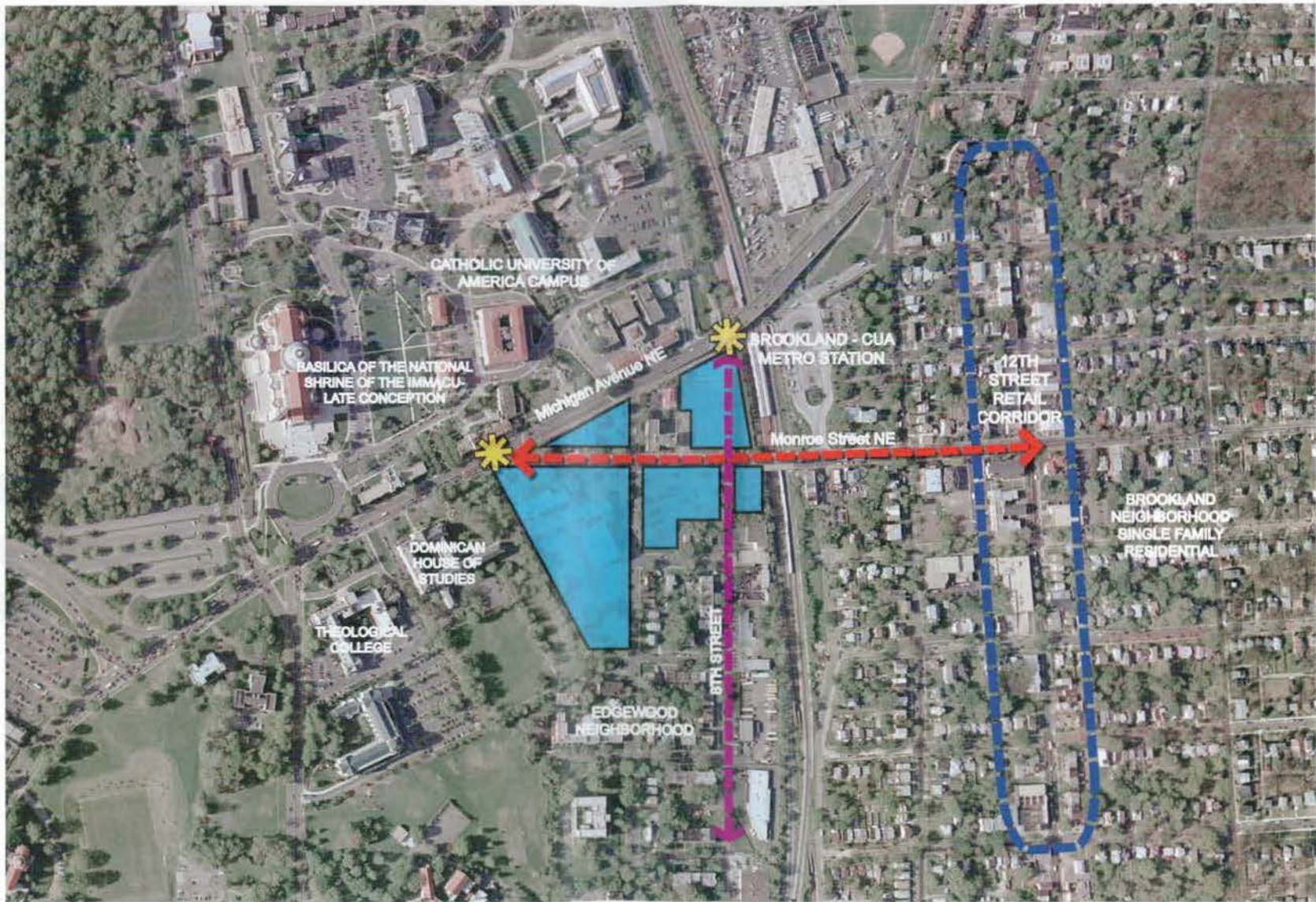
Source: City of Washington and Partners, Inc. 1/2010. Source: Google Earth, 2010. Source: Google Earth, 2010.

Regional Analysis

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

CUA SOUTH CAMPUS REDEVELOPMENT

November 30, 2010



Source: Tom Gallas and Partners, Inc. | 1900 Spring Street, 4th Floor, Silver Spring, Maryland | 301.586.4600

Context Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

November 30, 2009

CUA SOUTH CAMPUS REDEVELOPMENT



Photo: Seth Geller and Partners, Inc. | 1200 Spring Street, NW, Suite 200, Atlanta, GA 30309 | 404.525.1111

Site Plan in Context

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Images: Torti Gallas and Partners, Inc. | 1800 Spring Street, 4th Floor, Silver Spring, Maryland 20910-3001-4001

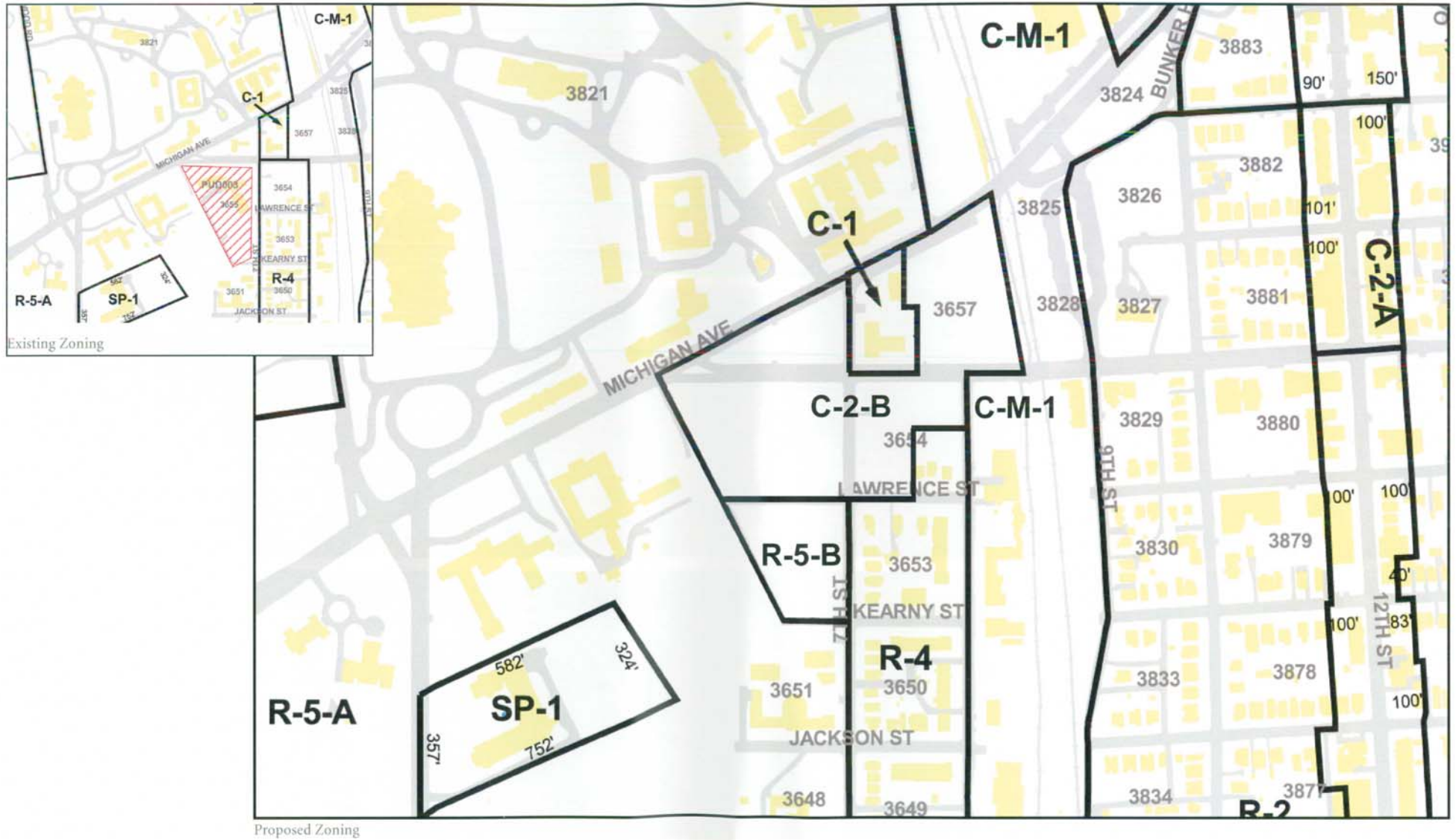
Site Photos

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2004

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



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November 30, 2009

Existing and Proposed Zoning

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A1

Square: 3655 Lot: 800 Lot Area: 136,746 sf *

| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
|-----------------|--|--|---|
| FAR | 9 (1.0 PUD) | 3.5 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial) | 2.7 Total 0.23 Commercial Gross Floor Area by Level 5th 46,020 4th 54,330 3rd 73,750 2nd 60,180 1st (Residential) *** 44,030 1st (Retail) 17,830 G1 Level (Residential) 14,850 G1 Level (Retail) *** 12,300 G1 Level (Service)** 32,990 Total Building Area 356,280 gsf Gross Floor Area by Use Residential 293,160 Retail 30,130 Service** 32,990 Total 356,280 gsf |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | 37 increase in FAR per 11 DCMR (411.7) 37 x 136,746 sf = 50,596 sf | 3,670 sf |
| Penthouse | One continuous structure 1:1 Setback | One continuous structure 1:1 Setback | RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK |
| Lot Occupancy | 40% | 80% at residential uses 132,544 x .80 = 106,035 sf | 77.4% 102,600 sf |
| Building Height | 40 feet 3 stories | 65 feet (90 feet PUD) stories-no limit | 70'-0" to top of roof measured from t.o.c. at center of Monroe St frontage 5 stories |
| Dwelling Units | NA | NA | 308 units *Note: Number of units may vary |
| Rear Yard | 20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2) | 15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11) | 43'-0" Measured from C.L. of Lawrence St. (Property line) |
| Side Yard | 3 inches per foot of height not < 8 feet | None required; If provided 2 inches per foot of height not < 6 feet 70'-0" x 2" = 11'-8" | 13'-8" |
| Courtyards | Open Min. Width: 4" per ft of height not < 10 feet Closed Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf | Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res) Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) | Provided as req'd Provided as req'd |

| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
|----------------------------|--|---|--|
| Parking Requirement | | | 394 Total Parking Spaces**** |
| Residential | 1 for each dwelling unit 308 x 1 = 308 spaces | 0.33 space per D.U. 308 / 3 = 103 spaces Min. 50% of required to be full size (11 DCMR 2115.2) 103 x .6 = 62 full size required | 204 Res. Spaces Provided**** at .66 space per dwelling unit |
| Retail | NA | 1 space for each add'l 750 sf over 3000 sf of retail Block A: 30,130 sf Block B: 16,390 sf Block C: 13,453 sf Block E: 23,100 sf Total retail area: 83,073 sf -3000/750=107 spaces Min. 60% of required to be full size 107 x .6 = 64 full size required | 190 Retail spaces RELIEF REQUESTED FOR PARKING BLOCKS A1, B, C, + E RETAIL ALL IN BLOCK A1 |
| Bicycles | NA | 5% of required retail spaces per 11 DCMR (2119.2) 107 spaces x .05 = 5 spaces | 50 spaces provided-Retail 50 spaces provided-Res |
| Loading | | | |
| Residential | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' |
| Retail | NA | None required per 11 DCMR (2201.2) for any use > or = 90% GFA, loading calculated as if greater use occupies entire building A1 Retail area = 30,130 SF < 10% of total bldg area | 1 berth @ 12' x 30' 1 platform @ 100 sf |

* Lot area for Block A has been divided at centerline of new road to reflect FAR for two new blocks and 4,202 sf proposed street vacation at Monroe Square.

** Service area includes area of Garage that counts in FAR as well as service areas on the G-1 garage level

*** Retail area includes 170 sf for canopies. Residential area includes 650 sf for tower (Total of 820 sf of covered exterior space not in public right of way)

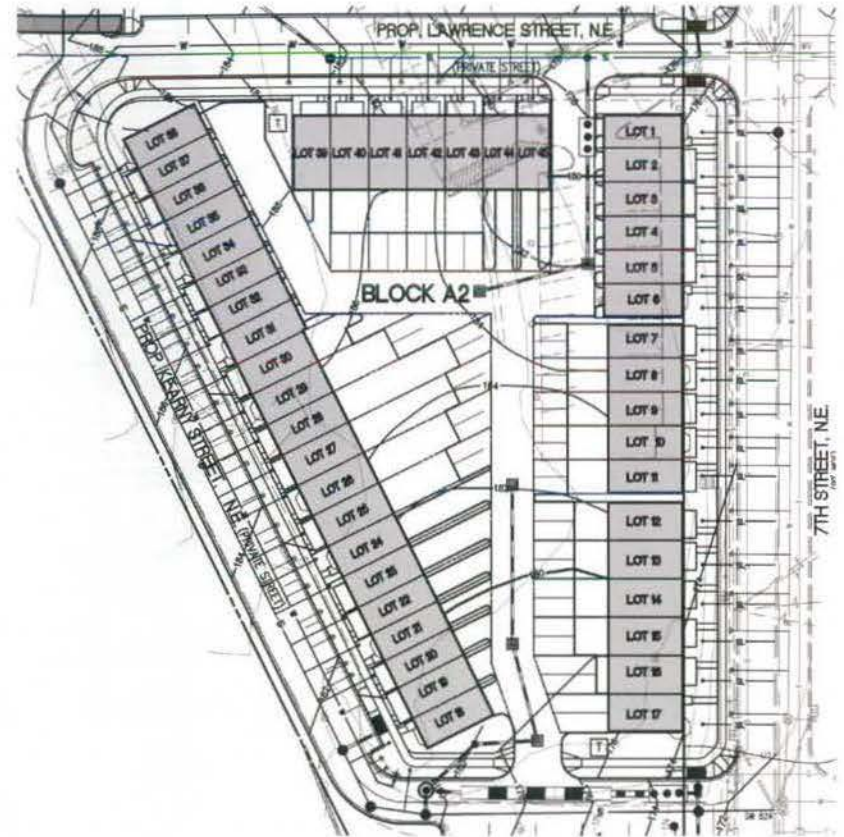
**** 11 residential parking spaces on proposed Lawrence Street

Block A2

| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (R-5-B) | Provided |
|----------------------------|---|---|---|
| Square: 3655 Lot: 806 | Lot Area: 93,079 sf** | | |
| FAR | 8 (1.0 PUD) | 1.8 (3.0 PUD) | 90 Total Gross Floor Area Building Area 50,842 Exterior Covered Porches 1,925 Area below rear decks 1,344 Total Building Area 54,111 gsf |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | 37 increase in FAR per 11 DCMR (411.7) 37 x 132,544 sf = 49,041 sf | None Provided |
| Penthouse | One continuous structure 1:1 Setback | One continuous structure 1:1 Setback | None Provided |
| Lot Occupancy | 40% | 60% 93,079 x .60 = 55,846 sf | 33% 30,000 sf |
| Building Height | 40 feet 3 stories | 50 feet (60 feet PUD) stories-no limit | Provided as required Four stories or less |
| Dwelling Units | NA | NA | 45 units Note: Number of units may vary |
| Rear Yard | 20 ft minimum | 4" per foot of height not < 15' (per DCMR 404.1) | Once lot is subdivided RELIEF REQUESTED |
| Side Yard | 3 inches per foot of height not < 8 feet | None required; if provided: 3 inches per foot of height not < 8 feet | Once lot is subdivided RELIEF REQUESTED |
| Courtyards - Open | Min. Width: 4" per ft of height not < 10 feet | Min. Width: 4" per ft of height not < 6 feet | Provided as req'd |
| Courtyards - Closed | Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf | Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf | Provided as req'd |
| Parking Requirement | | | |
| Residential: | 1 for each dwelling unit: 45 x 1 = 45 spaces | 1 for each 2 dwelling units: 45 x .5 = 23 spaces | 64 Res. Spaces Provided** at 1 space per dwelling unit |
| Loading | NA | NA | None Provided |

* Lot area for Block A has been divided at centerline of new private road (Lawrence Street NE) to reflect FAR for two new blocks.

** Surface parking or at grade garage parking, including 19 spaces on new private street



**CATHOLIC UNIVERSITY OF AMERICA
BLOCK A2
45 DWELLING UNITS**

Proposed PUD Zoning : R-5-B (approximately 93,079 sf)

| Lot | Unit Type | Lot Area | Unit Area | Unit Footprint | Height | | | | | | Rear Yard | | | Side Yard | | | Front Yard | | | Floor Area Ratio | | | Lot Occupancy | | |
|-----|-----------|-------------------------------|-------------------|----------------|--------|---------|--------------|---------|----------|---------|-----------------|--------------|----------|-----------------|-----------|----------|-----------------|-----------|----------|------------------|-----------|----------|-----------------|-----------|----------|
| | | Proposed Square Footage | Square Footage | Square Footage | M.O.R. | | R-5-B PUD | | Proposed | | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed |
| | | | | | Feet | Stories | Feet | Stories | Feet | Stories | | | | | | | | | | | | | | | |
| 1 | B1 | 673 | 2238 | 664 | 40 | 3 | 60 | N/A | 50 | 4 | 20 | 16.7 | 4 | 12.5 | 12.5 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 3.33 | 40% | 60% | 99% |
| 2 | B1 | 673 | 2174 | 664 | 40 | 3 | 60 | N/A | 50 | 4 | 20 | 16.7 | 4 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 3.23 | 40% | 60% | 99% |
| 3 | B1 | 673 | 2174 | 664 | 40 | 3 | 60 | N/A | 50 | 4 | 20 | 16.7 | 4 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 3.23 | 40% | 60% | 99% |
| 4 | B1 | 673 | 2174 | 664 | 40 | 3 | 60 | N/A | 54 | 4 | 20 | 18 | 4 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 3.23 | 40% | 60% | 99% |
| 5 | B1 | 673 | 2174 | 664 | 40 | 3 | 60 | N/A | 54 | 4 | 20 | 18 | 4 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 3.23 | 40% | 60% | 99% |
| 6 | B1 | 673 | 2174 | 664 | 40 | 3 | 60 | N/A | 54 | 4 | 20 | 18 | 4 | 13.5 | 13.5 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 3.23 | 40% | 60% | 99% |
| 7 | B2 | 1137 | 1632 | 608 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | 10 | 10 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 1.44 | 40% | 60% | 53% |
| 8 | B2 | 1137 | 1644 | 608 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.45 | 40% | 60% | 53% |
| 9 | B2 | 1137 | 1632 | 608 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.44 | 40% | 60% | 53% |
| 10 | B2 | 1137 | 1644 | 608 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.45 | 40% | 60% | 53% |
| 11 | B2 | 1137 | 1632 | 608 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | 10 | 10 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 1.44 | 40% | 60% | 53% |
| 12 | C | 1279 | 1612 | 648 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | 10 | 10 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 1.26 | 40% | 60% | 51% |
| 13 | C | 1279 | 1612 | 648 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.26 | 40% | 60% | 51% |
| 14 | C | 1279 | 1612 | 648 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.26 | 40% | 60% | 51% |
| 15 | C | 1279 | 1612 | 648 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 35 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.26 | 40% | 60% | 51% |
| 16 | C | 1223 | 1612 | 648 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 28 | N/A | 0 | N/A | N/A | N/A | 0 | 0.9 | 3.0 | 1.32 | 40% | 60% | 53% |
| 17 | C | 1110 | 1676 | 680 | 40 | 3 | 60 | N/A | 40 | 3 | 20 | 15 | 22 | 10 | 10 | 0 | N/A | N/A | 0 | 0.9 | 3.0 | 1.51 | 40% | 60% | 61% |
| 18 | B1 | 1286 | 2186 | 676 | 40 | 3 | 60 | N/A | 48 | 4 | 20 | 16 | 6 | 12 | 12 | 0 | N/A | N/A | 4 | 0.9 | 3.0 | 1.70 | 40% | 60% | 53% |
| 19 | B1 | 876 | 2264 | 754 | 40 | 3 | 60 | N/A | 47 | 4 | 20 | 15.6 | 8 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.58 | 40% | 60% | 86% |
| 20 | A | 863 | 1806 | 552 | 40 | 3 | 60 | N/A | 47 | 4 | 20 | 15.6 | 13 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.09 | 40% | 60% | 64% |
| 21 | A | 961 | 1868 | 630 | 40 | 3 | 60 | N/A | 46 | 4 | 20 | 15.3 | 18 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 1.94 | 40% | 60% | 66% |
| 22 | A | 1058 | 1806 | 552 | 40 | 3 | 60 | N/A | 46 | 4 | 20 | 15.3 | 25 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 1.71 | 40% | 60% | 52% |
| 23 | B1 | 1329 | 1868 | 630 | 40 | 3 | 60 | N/A | 49 | 4 | 20 | 16.3 | 32 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 1.41 | 40% | 60% | 47% |

**CATHOLIC UNIVERSITY OF AMERICA
BLOCK A2
45 DWELLING UNITS**

Proposed PUD Zoning : R-5-B (approximately 93,079 sf)

| Lot | Unit Type | Lot Area | Unit Area | Unit Footprint | Height | | | | | | Rear Yard | | | Side Yard | | | Front Yard | | | Floor Area Ratio | | | Lot Occupancy | | |
|-----|-----------|-------------------------|----------------|----------------|--------------|---------|-----------|---------|----------|---------|-----------------|-----------|----------|--------------|-----------|----------|--------------|-----------|----------|------------------|-----------|----------|---------------|-----------|----------|
| | | Proposed Square Footage | Square Footage | Square Footage | M.O.R. R-5-A | | R-5-B PUD | | Proposed | | M.O.R. Standard | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed | M.O.R. R-5-A | R-5-B PUD | Proposed |
| | | | | | Feet | Stories | Feet | Stories | Feet | Stories | | | | | | | | | | | | | | | |
| 24 | B1 | 1457 | 1806 | 568 | 40 | 3 | 50 | 4 | 49 | 4 | 20 | 16.3 | 39 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 1.24 | 40% | 60% | 39% |
| 25 | B2 | 1584 | 1536 | 692 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 46 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 0.97 | 40% | 60% | 44% |
| 26 | B2 | 1712 | 1560 | 704 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 54 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 0.91 | 40% | 60% | 41% |
| 27 | B2 | 1840 | 1632 | 692 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 62 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 0.89 | 40% | 60% | 38% |
| 28 | B2 | 1967 | 1632 | 692 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 70 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 0.83 | 40% | 60% | 35% |
| 29 | B2 | 1769 | 1560 | 704 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 70 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 0.88 | 40% | 60% | 40% |
| 30 | B2 | 1254 | 1632 | 692 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 38 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 1.30 | 40% | 60% | 55% |
| 31 | B1 | 821 | 2186 | 676 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.66 | 40% | 60% | 82% |
| 32 | A | 675 | 1868 | 630 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.77 | 40% | 60% | 93% |
| 33 | A | 675 | 1868 | 630 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.77 | 40% | 60% | 93% |
| 34 | B1 | 771 | 2186 | 676 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.84 | 40% | 60% | 88% |
| 35 | B1 | 771 | 2186 | 676 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.84 | 40% | 60% | 88% |
| 36 | A | 675 | 1868 | 630 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.77 | 40% | 60% | 93% |
| 37 | A | 675 | 1868 | 630 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | N/A | 0 | N/A | N/A | N/A | 8 | 0.9 | 3.0 | 2.77 | 40% | 60% | 93% |
| 38 | B1 | 1203 | 2218 | 676 | 40 | 3 | 50 | 4 | 48 | 4 | 20 | 16 | 2 | 12 | 12 | 0 | N/A | N/A | 8 | 0.9 | 3.0 | 1.84 | 40% | 60% | 56% |
| 39 | C | 1161 | 1721 | 725 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 18 | 9.75 | 9.75 | 0 | N/A | N/A | 9 | 0.9 | 3.0 | 1.48 | 40% | 60% | 62% |
| 40 | C | 1495 | 1689 | 725 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 30 | N/A | 0 | N/A | N/A | N/A | 9 | 0.9 | 3.0 | 1.13 | 40% | 60% | 48% |
| 41 | C | 1495 | 1689 | 725 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 38 | N/A | 0 | N/A | N/A | N/A | 9 | 0.9 | 3.0 | 1.13 | 40% | 60% | 48% |
| 42 | C | 1495 | 1689 | 725 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 38 | N/A | 0 | N/A | N/A | N/A | 9 | 0.9 | 3.0 | 1.13 | 40% | 60% | 48% |
| 43 | C | 1495 | 1689 | 725 | 40 | 3 | 50 | 4 | 39 | 3 | 20 | 15 | 38 | N/A | 0 | N/A | N/A | N/A | 9 | 0.9 | 3.0 | 1.13 | 40% | 60% | 48% |
| 44 | B1 | 1328 | 2134 | 692 | 40 | 3 | 50 | 4 | 40 | 3 | 20 | 15 | 38 | N/A | 0 | N/A | N/A | N/A | 9 | 0.9 | 3.0 | 1.61 | 40% | 60% | 52% |
| 45 | B1 | 1323 | 2134 | 692 | 40 | 3 | 50 | 4 | 40 | 3 | 20 | 15 | 38 | 10 | 10 | 0 | N/A | N/A | 7 | 0.9 | 3.0 | 1.61 | 40% | 60% | 52% |

Block B

| Square: 3656 Lot: 800 Lot Area: 31,560 sf * | | | |
|---|--|--|---|
| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
| FAR | .9 (1.0 PUD) | 3.5 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial) | 4.0 Total 0.52 Commercial Gross Floor Area by Level 6th 19,850 5th 20,740 4th 20,870 3rd 20,870 2nd 20,870 1st (Residential) ** 3,780 1st (Retail) ** 16,390 Total Building Area 123,370 gsf Gross Floor Area by Use Residential 106,980 Retail 16,390 Total 123,370 gsf |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | .37 increase in FAR per 11 DCMR (411.7) .37 x 31,560 sf = 11,677 sf | 3,610 sf |
| Penthouse | One continuous structure 1:1 Setback | One continuous structure 1:1 Setback | RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK |
| Lot Occupancy | 40% | 80% at lowest residential uses 31,682 x .80 = 25,346 sf | 66% 20,870 sf |
| Building Height | 40 feet 3 stories | 65 feet (90 feet PUD) stories-no limit | 70'-0" to top of roof measured from l.o.c. at center of Michigan Ave frontage 6 stories |
| Dwelling Units | NA | NA | 100 units Note: Number of units may vary |
| Rear Yard | 20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2) | 15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11) | 42'-0" Measured from C.I. of Monroe Street NE R.O.W. |
| Side Yard | 3 inches per foot of height not < 8 feet | None required; If provided 2 inches per foot of height not < 6 feet 90'-0" x 2" = 15'-0" | None |
| Courtyards | Open Min. Width: 4" per ft of height not < 10 feet | Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res) | Provided as req'd |
| | Closed Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf | Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) | No closed courts |

| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
|----------------------------|--|---|--|
| Parking Requirement | | | |
| Residential | 1 for each dwelling unit 140 x 1 = 140 spaces | 0.33 space per D.U. 140 / 3 = 47 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 47 x .6 = 29 full size required | 112 Res. Spaces Provided at 1.12 space per dwelling unit |
| Retail | NA | 1 space for each add'l 750 sf over 3000 sf of retail Retail area: 16,390 sf -3000/750=18 spaces Min. 60% of required to be full size 18 x .6 = 11 full size required | Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK |
| Bicycles | NA | 5% of required retail spaces per 11 DCMR (2119.2) 18 spaces x .05 = 1 space | Retail Bike Parking in Block A1 20 Spaces provided - Res |
| Loading | | | |
| Residential | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' |
| Retail | NA | Required per 11 DCMR (2201.1) 5,000-20,000 sf Retail 1 loading berth @ 12' x 30' 1 platform @ 100 sf | None provided RELIEF REQUESTED |

* Lot area for Block B has been modified to account for road realignment

** Retail area includes 90 sf for canopies, Residential area includes 280 sf for canopies (Total of 370 sf of covered exterior space not in public right of way)

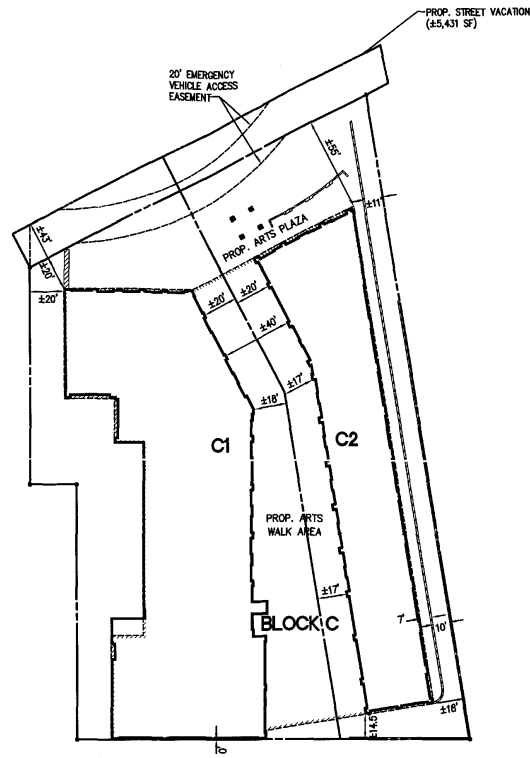
Block C

Square: 3657 Lots: 805, 821 & 826 Lot Area: 78,578 sf

| Allowable | Existing Zoning (C-M-1) | Proposed Zoning (C-2-B) | Provided |
|-----------------|--|---|---|
| FAR | 3 | 3.5 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial) | 2.15 Total 0.36 Commercial Gross Floor Area by Level 5th 33,590 4th 33,590 3rd 33,590 2nd 33,590 1st (Residential) 6,387 * 1st (Retail) 13,453 ** 1st (Artists Studios) 15,100 *** Total Building Area 169,300 gsf Gross Floor Area by Use Residential 140,747 Retail 13,453 Artist Studios 15,100 Total 169,300 gsf Note: *Retail area includes 796 sf for canopies, **Artist Studios area includes 2,000 sf for canopies, ***Residential area includes 162 sf for canopies total of 2,960 sf of covered area not in public right of way |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | .37 increase in FAR per 11 DCMR (411.7) .37 x 73,147 sf = 27,064 sf | 33,590 sf x .33 = 11,065 sf allowable 2,000 sf Roof Structures provided |
| Penthouse | One continuous structure 1:1 Setback | One continuous structure 1:1 Setback | RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK |
| Lot Occupancy | 80% | 80% at residential uses 73,147 x .80 = 58,518 sf | 43% 33,590 sf at lowest residential floor |
| Building Height | 40 feet 3 stories | 85 feet (90 feet PUD) stories-no limit | 85'-0" to top of parapet measured from l.o.c. at center of Monroe Street frontage 5 stories |
| Dwelling Units | NA | NA | 156 units Note: Number of units may vary |
| Rear Yard | 2 1/2 inches per foot of height at mean finished grade at middle of rear of structure, not < 12 ft., per 11 DCMR (842.1) | 15 ft minimum; per 11 DCMR (774.1) | Varies, 20'-8" min. to 55'-4" max Measured from exist. north property line Varies, 43'-2" min. to 77'-10" max Measured from new north property line from Bunker Hill road vacation |
| Side Yard | none required per 11 DCMR (843.1) | None required; If provided 2 inches per foot of height not < 6 feet per 11 DCMR (775.4) | 2" x 65 ft. = 10'-10" req'd 18'-0" provided at east side 20'-0" min. at west side |
| Courtyards | Open Min. Width: 2 1/2" per ft of height not < 6 feet per 11 DCMR (844) Closed Min. Width: 2 1/2" per ft of height not < 12 feet Area: Twice square of req'd width not < 250 sf | Min. Width: 3" per ft of height not < 12' (non-res) Min. Width: 4" per ft of height not < 15' (res) per 11 DCMR (776) Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) | 4" X 73 ft. = 24'-4" req'd at low end of Arts Walk 40'-0" provided No closed courts |

| Allowable | Existing Zoning (C-M-1) | Proposed Zoning (C-2-B) | Provided |
|----------------------------|--|--|--|
| Parking Requirement | | | 108 Total Parking spaces |
| Residential | NA | 0.33 space per D.U. 162 / 3 = 51 req'd Min. 60% of required to be full size (11 DCMR 2115.2) 51 x .6 = 31 full size required | 91 Res. Spaces Provided at 0.60 space per dwelling unit |
| Retail | 1 space for each add'l 300 sf over 3000 sf of retail | 1 space for each add'l 750 sf over 3000 sf of retail Retail area: 13,453 sf - 3,000 / 750 = 14 spaces Min. 60% of required to be full size 14 x .6 = 9 full size required | Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK |
| Artist Studios | 1 space for 600 sf | 1 space for 600 sf | 15,025 sf / 600 = 25 spaces req'd 17 Artist Studio Parking Spaces Provided 27 Artist Studios Provided at 0.63 spaces per Artist Studio RELIEF REQUESTED |
| Bicycles | NA | 5% of required retail spaces per 11 DCMR (2119.2) 14 spaces x .05 = 1 space | 20 min. spaces provided |
| Loading | | | |
| Residential | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' |
| Retail | 1 loading berth @ 30' 1 platform @ 100 sf | 1 loading berth @ 30' 1 platform @ 100 sf per 11 DCMR (2201.1) | 1 loading berth @ 30' 1 platform @ 100 sf |
| Artists | NA | NA | NA |

Zoning Analysis - Block C



BLOCK C
THEORETICAL LOT SUBDIVISION ANALYSIS

| Lot | Lot Area | | Building Area | | Bldg Footprint** | | Height | | | | | | Rear Yard | | | Side Yard | | | Front Yard | | | Floor Area Ratio | | | Lot Occupancy* | | |
|------------|-------------------------|----------------|----------------|----------------|------------------|----------------|--------|---------|-----------|---------|----------|---------|-----------|-----------|-------------|-----------|-----------|---------------------------------------|------------|-----------|----------|------------------|-----------|----------|----------------|-----------|----------|
| | Proposed Square Footage | Square Footage | Square Footage | Square Footage | Square Footage | Square Footage | M.O.R. | | C-2-B PUD | | Proposed | | M.O.R. | C-2-B PUD | Proposed | M.O.R. | C-2-B PUD | Proposed | M.O.R. | C-2-B PUD | Proposed | M.O.R. | C-2-B PUD | Proposed | M.O.R. | C-2-B PUD | Proposed |
| | | | | | | | Feet | Stories | Feet | Stories | Feet | Stories | | | | | | | | | | | | | | | |
| C 1 (West) | 44,504 | 103,750 | 20,858 | | | | 40 | 3 | 65 | n/a | 65 | 5 | 14.8 | 15 | 43 ft. min. | N/A | 10.8 | 20 ft west yard, 18 ft min. east yard | n/a | n/a | 0 | 3.0 | 6.0 | 2.33 | 60% | 80% | 47% |
| C 2 (East) | 34,074 | 65,550 | 12,731 | | | | 40 | 3 | 65 | n/a | 60 | 5 | 15 | 15 | 50 ft. min. | N/A | 10 | 17 ft min. west yard, 11 ft east yard | n/a | n/a | 14.5 | 3.0 | 6.0 | 1.92 | 60% | 80% | 37% |
| total | 78,578 | 169,300 | | | | | | | | | | | | | | | | | | | | | | 2.15 | | | |

* Building Footprint and Lot Occupancy calculated at lowest residential floor.

Block D

| Square: 3831 | | Lots: 818 | | Lot Area: 5,169 sf | |
|-----------------------------------|--|---|--|--|-----------|
| Allowable | Existing Zoning (C-M-1) | | | Provided | |
| FAR | 3 | | | 0.58 Total | |
| | | | | Gross Floor Area by Level | |
| | | | | Ground Floor | 2,882 |
| | | | | Basement / Mechanical | 121 |
| | | | | Total Building Area | 3,003 gsf |
| | | | | Gross Floor Area by Use | |
| | | | | Ground Floor | 2,882 |
| | | | | Basement / Mechanical | 121 |
| | | | | Total | 3,003 gsf |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | | | NA | |
| Penthouse | One continuous structure 1:1 Setback | | | NA | |
| Lot Occupancy | NA | | | 56% 2,882 | |
| Building Height | 40 feet 3 stories | | | 36'-0" to top of sloped roofs measured from l.o.c. at center of 8th Street frontage 1 story plus basement | |
| Dwelling Units | NA | | | NA | |
| Rear Yard | 2 1/2 inches per foot of height at mean finished grade at middle of rear of structure, not < 12 ft., per 11 DCMR (842.1) | | | 2 1/2" x 40 ft. = 8'-4", 12 ft. req'd 40' - 0" provided at rear parking lot rear stoop and dumpster and transformer enclosures located in rear yard | |
| Side Yard | 3 inches per foot of height, not less than 8 feet per 11 DCMR (843.1) | | | 3" x 36'-0" = 9'-0" required, 0'-0" provided RELIEF REQUESTED FOR NO SIDEYARD | |
| Courtyards | Open | Min. Width: 2 1/2" per ft of height not < 6 feet per 11 DCMR (844) | | | NA |
| | Closed | Min. Width: 2 1/2" per ft of height not < 12 feet Area: Twice square of req'd width not < 250 sf | | | NA |
| <u>Parking Requirement</u> | | | | | |
| Place of Public Assembly | 1 space for each 10 seats, each 7 sf usable for seating shall be considered a seat | | | 2,081 sf / 7 sf = 298 seats / 10 = 30 spaces 4 spaces provided RELIEF REQUESTED FOR PARKING | |
| Bicycles | 5% of required parking spaces | | | 30 spaces x 5% = 2 spaces required RELIEF REQUESTED TO PROVIDE 2 BIKE SPACES IN BLOCK C | |
| <u>Loading</u> | | | | | |
| Any Other Use | less than 30,000 sf, none required | | | none provided | |

Zoning Analysis - Block D

Block E

| Square: 3654 | Lot: Multiple | Lot Area: 52,711 sf | |
|-----------------|--|---|--|
| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
| FAR | .9 (1.0 PUD) | 3.5 (6.0 PUD) 1.5 Commercial (2.0 PUD Commercial) | 3.5 Total 0.44 Commercial Gross Floor Area by Level 6th 23,030 5th 23,890 4th 23,920 3rd 33,030 2nd 33,430 Mezzanine 10,560 1st (Residential) 13,900 1st (Retail)* 23,100 Total Building Area 184,860 gsf Gross Floor Area by Use Residential 161,760 Retail 23,100 Total 184,860 gsf |
| Roof Structures | 1/3 of roof area per 11 DCMR (411.8) | .37 increase in FAR per 11 DCMR (411.7) .37 x 52,711 sf = 19,503 sf | 3,640 sf |
| Penthouse | One continuous structure 1:1 Setback | One continuous structure 1:1 Setback | RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK |
| Lot Occupancy | 40% | 80% at residential uses 52,711 x .80 = 42,169 sf | 76.8% 40,500 sf |
| Building Height | 40 feet 3 stories | 65 feet (90 feet PUD) stories-no limit | 70'-0" to top of roof measured from l.o.c. at center of Monroe St. frontage 6 stories |
| Dwelling Units | NA | NA | 156 units Note: Number of units may vary |
| Rear Yard | 20 ft minimum; to centerline of street abutting rear per 11 DCMR (404.2) | 15 ft minimum; to centerline of street abutting rear per 11 DCMR (774.11) | 45'-0" Measured from C.L. of Lawrence Street NE R.O.W. |
| Side Yard | 3 inches per foot of height not < 8 feet | None required; If provided 2 inches per foot of height not < 6 feet 90'-0" x 2" = 15'-0" 32'-0" x 2" = 6'-0" (@ sideyard by garage ramp) | Provided as req'd |
| Courtyards | Open Min. Width: 4" per ft of height not < 10 feet | Min. Width: 3" per ft of height (non-res) Min. Width: 4" per ft of height not < 15' (res) | Provided as req'd |
| | Closed Min. Width: 4" per ft of height not < 15 feet Area: Twice square of req'd width not < 350 sf | Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) | Provided as req'd |

| Allowable | Existing Zoning (R-5-A) | Proposed Zoning (C-2-B) | Provided |
|----------------------------|--|---|--|
| Parking Requirement | | | |
| Residential | 1 for each dwelling unit 203 x 1 = 203 spaces | 0.33 space per D.U. 203 / 3 = 68 spaces Min. 60% of required to be full size (11 DCMR 2115.2) 68 x .6 = 41 full size required | 171 Res. Spaces Provided at 1.1 space per dwelling unit |
| Retail | NA | 1 space for each add'l 750 sf over 3000 sf of retail Retail area: 23,100 sf -3000/750=27 spaces Min. 60% of required to be full size 27 x .6 = 17 full size required | Retail spaces parked in Block A1 RELIEF REQUESTED FOR PARKING RETAIL OFF BLOCK |
| Bicycles | NA | 5% of required retail spaces per 11 DCMR (2119.2) 27 spaces x .05 = 2 spaces | Retail Bike Parking in Block A1 40 Spaces provided - Res |
| Loading | | | |
| Residential | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' | 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' |
| Retail | NA | Required per 11 DCMR (2201.1) 20,000-30,000 sf Retail 2 loading berth @ 12' x 30' 2 platform @ 100 sf 1 service/delivery @ 10' x 20' | 1 berth @ 12' x 30' 1 platform @ 100 sf RELIEF REQUESTED |

* Retail area includes 240 sf for canopies (covered exterior space not in public right of way)

CUA South Campus Redevelopment

| FAR SUMMARY | BLOCK | | | | | | Total |
|-------------------------|----------------|---------------|----------------|----------------|--------------|----------------|----------------|
| | A1* | A2* | B* | C* | D | E* | |
| RETAIL (gsf) | 30,130 | 0 | 16,390 | 13,453 | 0 | 23,100 | 83,073 |
| ARTIST STUDIO (gsf) | 0 | 0 | 0 | 15,025 | 0 | 0 | 15,025 |
| ART FLEX BUILDING (gsf) | 0 | 0 | 0 | 0 | 2,882 | 0 | 2,882 |
| RESIDENTIAL (gsf) | 293,160 | 80,959 | 106,980 | 140,822 | 0 | 161,760 | 783,681 |
| SERVICE (gsf) ** | 32,990 | 0 | 0 | 0 | 121 | 0 | 33,111 |
| TOTAL (gsf) | 356,280 | 80,959 | 123,370 | 169,300 | 3,003 | 184,860 | 917,772 |
| Site Area (sf) | 136,746 | 93,079 | 31,560 | 78,578 | 5,169 | 52,711 | 397,843 |
| FAR | 2.70 | 0.87 | 4.00 | 2.15 | 0.58 | 3.51 | 2.31 |

* Building area includes exterior covered space not in public R.O.W.-see zoning analysis for each block for amount of exterior space included in FAR

** Service area includes area of Garage that counts in FAR as well as service areas on the G-1 garage/basement level

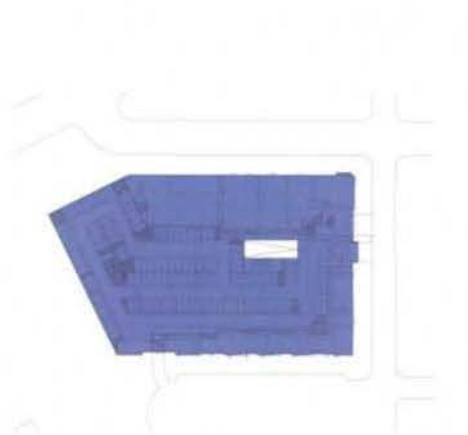
| RES. UNIT SUMMARY | BLOCK | | | | | | Total (units) * |
|------------------------|------------|-----------|------------|------------|----------|------------|-----------------|
| | A1 | A2 | B | C | D | E | |
| TOTAL (units) * | 308 | 45 | 100 | 152 | 0 | 156 | 761 |

* Unit count may vary based on final unit mix

| PARKING SUMMARY | BLOCK | | | | | | Total (spaces) |
|------------------------|------------|-----------|------------|------------|----------|------------|----------------|
| | A1** | A2** | B | C | D | E | |
| RETAIL (spaces) * | 190 | 0 | 0 | 0 | 0 | 0 | 190 |
| ARTIST STUDIO (spaces) | 0 | 0 | 0 | 17 | 0 | 0 | 17 |
| ART WORKSHOP (spaces) | 0 | 0 | 0 | 0 | 4 | 0 | 4 |
| RESIDENTIAL (spaces) | 204 | 64 | 112 | 91 | 0 | 171 | 642 |
| TOTAL (spaces) | 394 | 64 | 112 | 108 | 4 | 171 | 853 |

* All retail parked on Block A1

** Block A1 - 11 residential spaces on proposed Lawrence Street, Block A2 - 19 residential spaces on proposed Kearny Street NE



GFA G1 LEVEL

59,970 SF + 170 SF CANOPIES = 60,140 SF

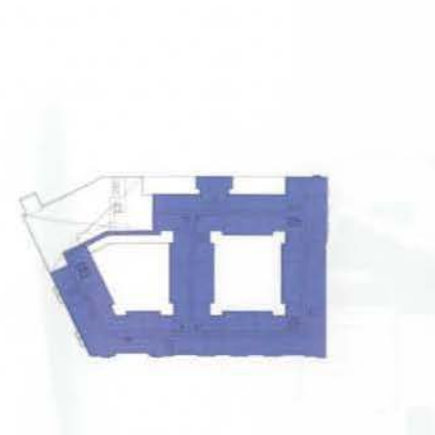
1" = 180'-0"



GFA 1ST FLOOR

61,210 SF + 650 SF TOWER = 61,860 SF

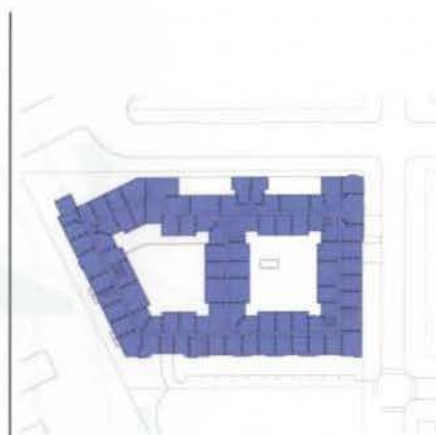
1" = 180'-0"



GFA 2ND FLOOR

60,180 SF

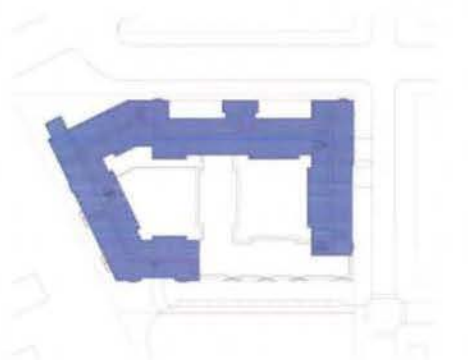
1" = 180'-0"



GFA 3RD FLOOR

73,750 SF

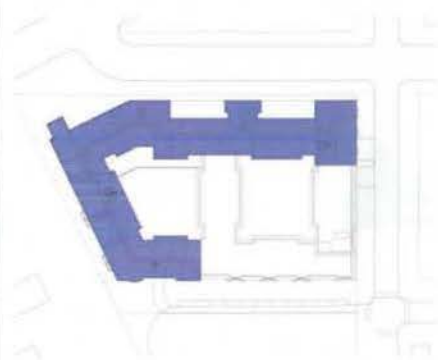
1" = 180'-0"



GFA 4TH FLOOR

54,330 SF

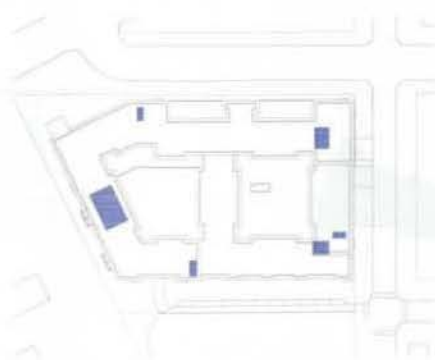
1" = 180'-0"



GFA 5TH FLOOR

46,020 SF

1" = 180'-0"



ROOF

3,670 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

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FAR Block A1

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

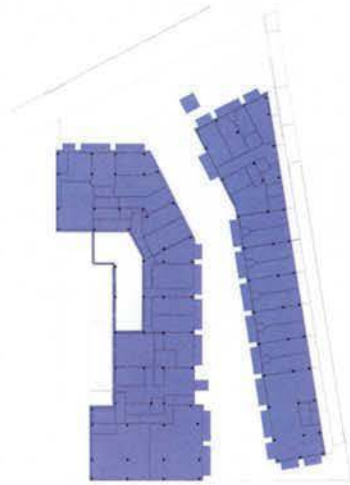


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November 30, 2009

FAR Block B

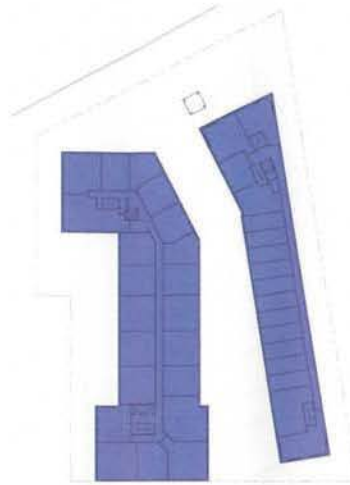
 AIDO DEVELOPMENT, LLC
 TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block C Ground Floor

31,980 SF + 2,760 SF Canopies + 200 SF Tower = 34,940 SF

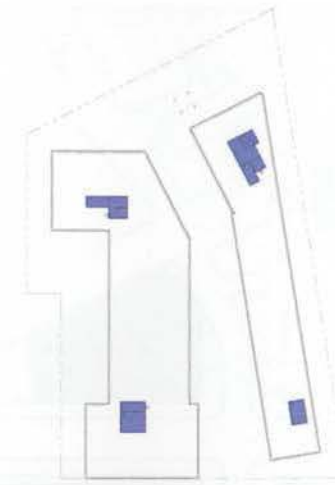
1" = 100'-0"



Block C Floors 2-5

33,590 SF

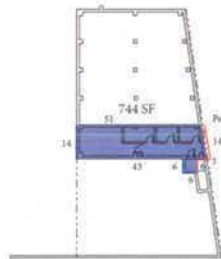
1" = 100'-0"



Block C Roof Structures

2,000 SF

1" = 100'-0"



Block D Basement

121 SF

1" = 30'-0"

Perimeter Method
Total Perimeter = 142 ft
Perimeter w/ ceiling ≥ 4 ft above grade = 23 ft
23ft / 142ft = .162
744 SF x .162 = 121 SF



Block D Ground Floor

2,882 SF

1" = 30'-0"

Revised: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.585.2800

FAR Block C + D

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



GFA GROUND FLOOR

36,760 SF + 240 SF CANOPIES = 37,000 SF

1" = 180'-0"



GFA MEZZANINE LEVEL

10,560 SF

1" = 180'-0"



GFA 2ND FLOOR

33,430 SF

1" = 180'-0"



GFA 3RD FLOOR

33,030 SF

1" = 180'-0"



GFA 4TH AND 5TH FLOORS

23,920 SF (4TH FLR); 23,890 SF (5TH FLR)

1" = 180'-0"



GFA 6TH FLOOR

23,030 SF

1" = 180'-0"



ROOF

3,640 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

Source: Torti Gallas and Partners, Inc. | view: Spring House, 4th Floor, 4th Spring, Maryland | units: 400-000 gfa

FAR Block E

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



G1 Levels

Source: East Capital and Partners, Inc. / consulting firms, w/ East Capital Systems, Mechanical, Electrical, and Plumbing.

Parking Diagram

ABDO DEVELOPMENT, LLC
TORTI-GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



G2 Levels

November 16, 2014



Source: Torti Gallas and Partners, Inc. © 2010. All rights reserved. All names, logos, and trademarks are the property of their respective owners.

Rendering of Public Square

Note: All exterior street signage designs are illustrative and will vary based on actual retailer designs. All entry poles and signs are shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and achieving relevant utility companies and District personnel's agendas for complete undergrounding. These renderings are for illustrative purposes and are intended to convey the general appearance, mass, and scale of the buildings and structures. Please refer to the drawings for the individual buildings for more details regarding the finish materials and facade treatment of the various buildings and structures.

November 30, 2010



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Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding. These renderings are for illustrative purposes and are intended to convey the general appearance, mass and scale of the buildings and structures. Please refer to the elevations for the individual buildings for more details regarding the finish materials and facade treatments of the various buildings and structures.

November 30, 2009

Rendering of Monroe Street

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Source: Torti Gallas and Partners, Inc. | 1001 Spring Street, 9th Floor, Silver Spring, Maryland 20910-3030

Rendering of Arts Plaza

Note: Structural, civil, signage designs are illustrative and will vary based on actual utility designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding. These renderings are for illustrative purposes and are intended to convey the general appearance, mass and scale of the buildings and structures. Please refer to the elevations for the individual buildings for more details regarding the finish materials and facade treatments of the various buildings and structures.

November 30, 2009



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Rendering of Arts Walk

Note: - Storefront retail signage designs are illustrative and will vary based on actual tenant designs. Utility poles and lines are shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with, and allowing relevant utility companies and District government agencies to complete undergrounding. These renderings are for illustrative purposes and are intended to convey the general appearance, mass and scale of the buildings and structures. Please refer to the elevations for the multi-story buildings for more detail regarding the finish materials and facade treatments of the various buildings and structures.



November 30, 2009



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November 30, 2009

Overall Ground Floor Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Source: Torti Gallas and Partners, Inc. / www.torti-gallas.com; and CUA South Campus Redevelopment, Minnesota - www.cua.edu

Overall Typical Floor Plan

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Elevation A - West Side of 7th Street NE



Elevation B - North Side of Lawrence Street Elevation



November 30, 2009

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Street Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Elevation C - South Side of Monroe Street Elevation



Elevation D - North Side of Monroe Street Elevation



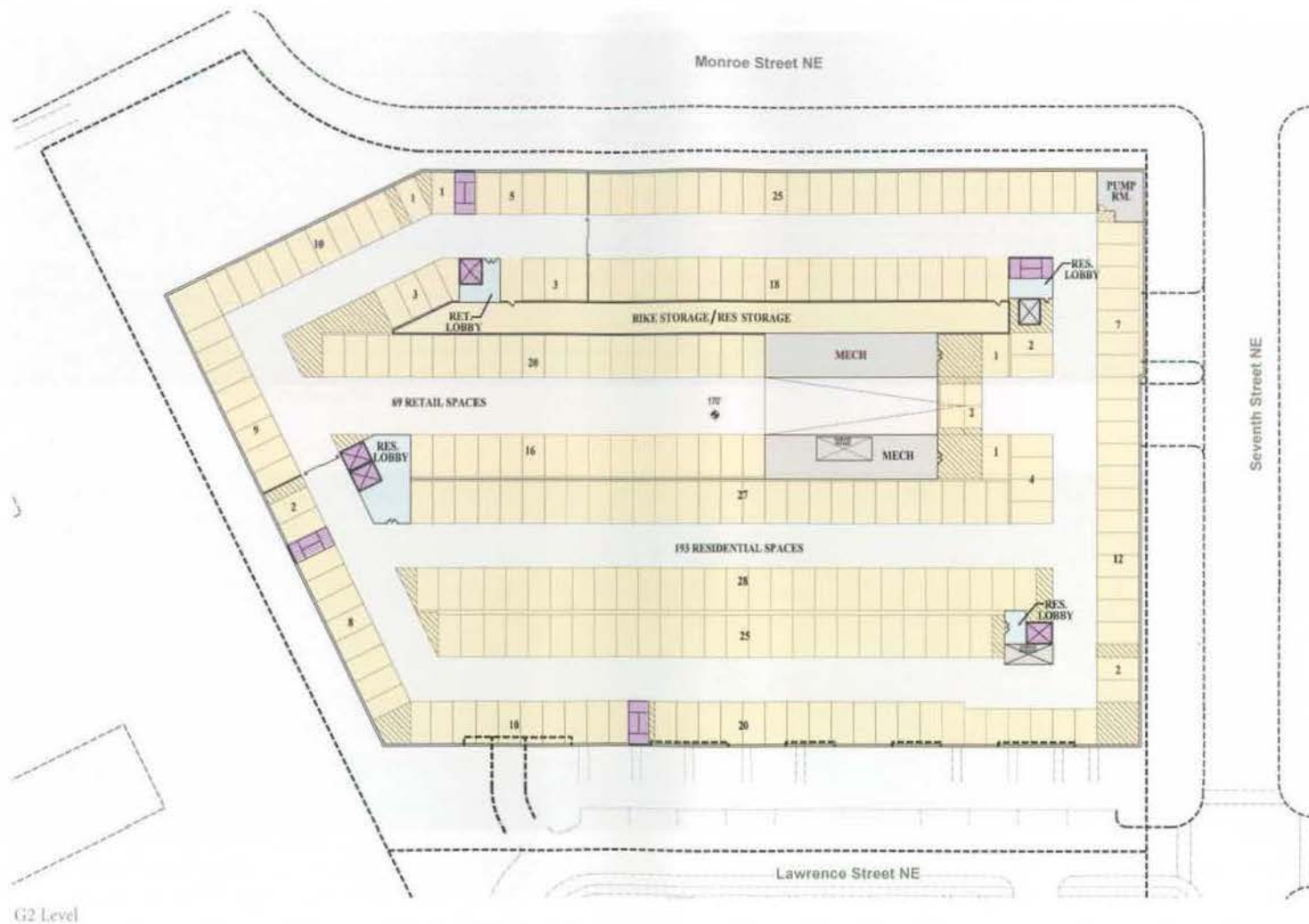
November 30, 2009

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Street Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A1



G2 Level

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | from Spring Street and from Spring Street (horizontal) | Source: 2010-2011

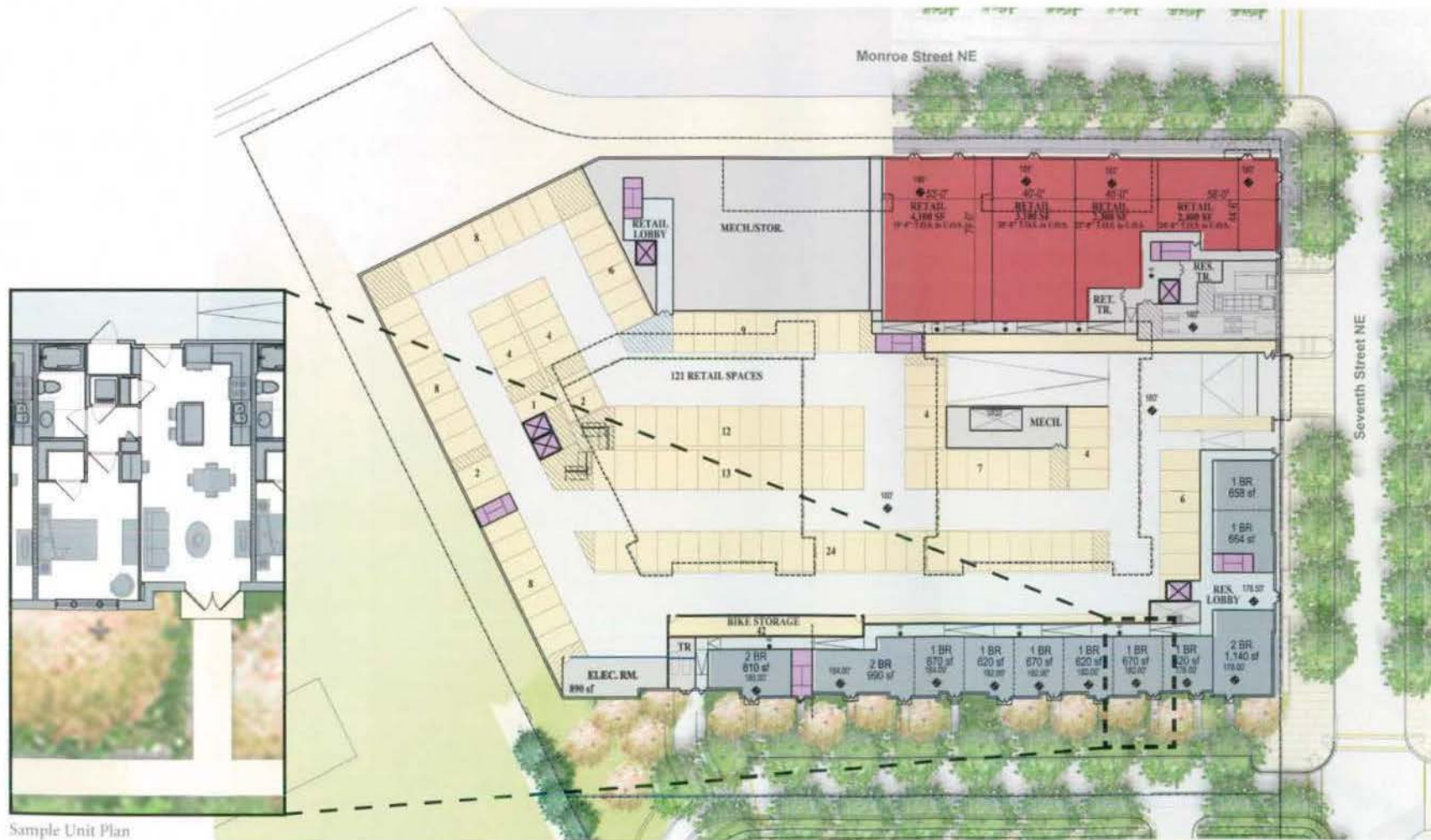
Block A1 - Garage G2 Level

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, P.C.



November 30, 2009

Block A1



Sample Unit Plan

G1 Level

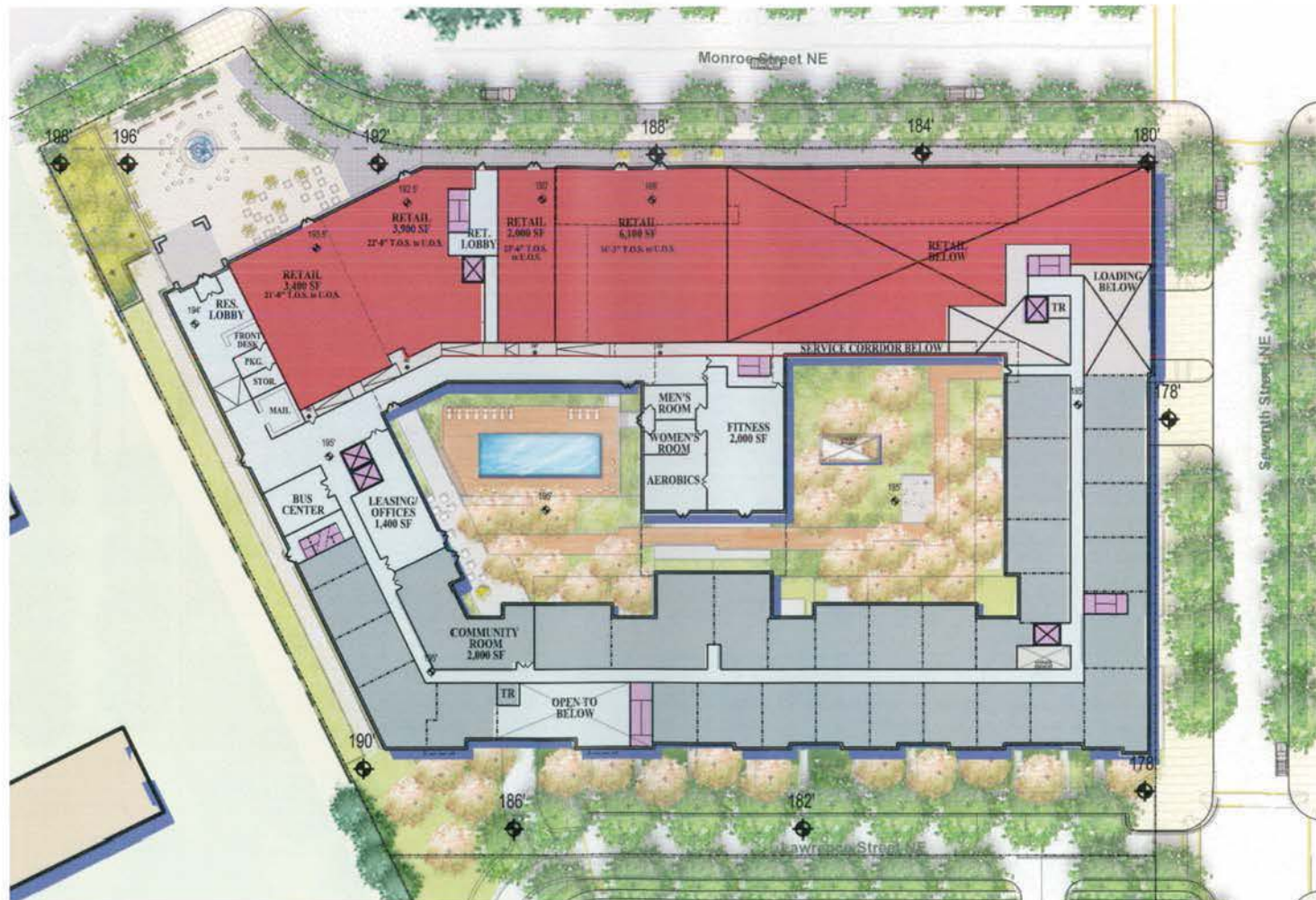
Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 400 Spring Street, 4th Floor, Silver Spring, Maryland | 301.587.4200

Block A1 - Garage G1 Level

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A1



First Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

©2009 Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-1088, 4100

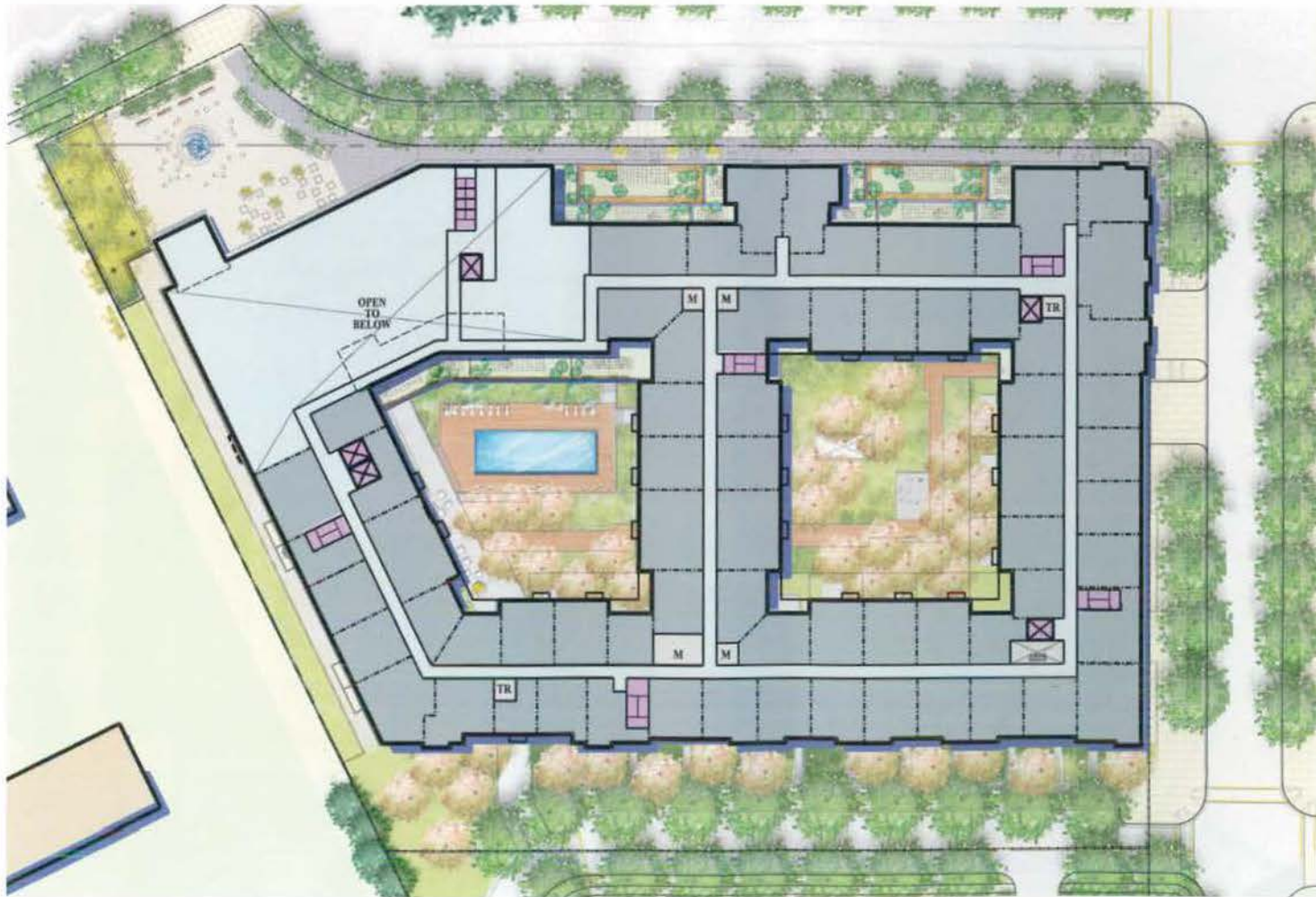
Block A1 - First Floor Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block A1



Second Floor Plan

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti-Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301.585.9800

Block A1 - Second Floor Plan

ARGO DEVELOPMENT, LLC
TORTI-GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block A1



Third Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Issued: Torti Gallas and Partners, Inc. 11/30/2009; Spring Street, 4th Floor, Silver Spring, Maryland. Issues are on file.

Block A1 - Third Floor Plan



November 30, 2009

Block A1



Fourth Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block A1 - Fourth Floor Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block A1



Fourth Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20910-4004

Block A1 - Fourth Floor Plan

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2004

Block A1



Fifth Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

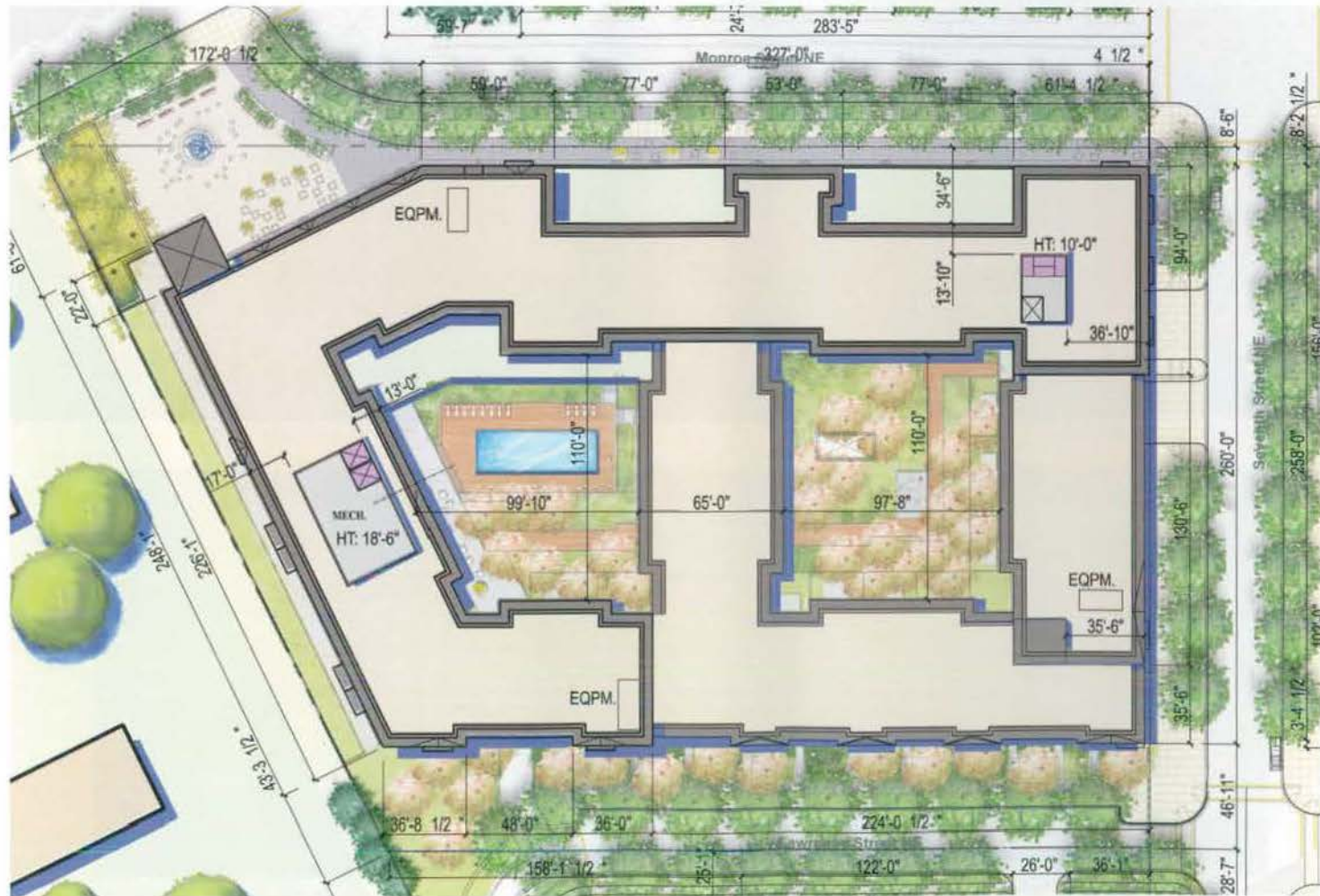
©2009 Torti Gallas and Partners, Inc. 11000 Spring Street, 4th Floor, Silver Spring, Maryland 20901-3000 410.484.4200

Block A1 - Fifth Floor Plan



November 30, 2009

Block A1



Roof/Building Dimension Plan

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, Suite 1000, New York, NY 10012 | 212.691.1000

Block A1 - Roof/Building Dimension Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WAITERS ARCHITECT, PC



Block A1



Elevation A - North Elevation - Monroe Street NE



Elevation B - East Elevation - 7th Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Drawn: Terry Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301-590-0800

Block A1 - Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block A1



Elevation C - West Elevation



Elevation D - South Elevation - Lawrence Street NE

Note - Signage and retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines are shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: TortiGallias and Partners, Inc. | 1000 Spring Street, NW, Suite 1000, Silver Spring, Maryland | 301.581.4000

Block A1- Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLIAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block A1



Section A-A (North-South)



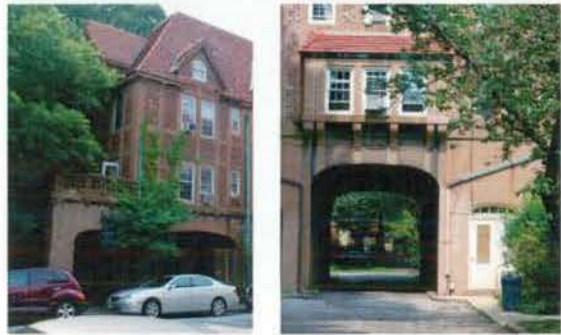
Section B-B (East-West)

©2009 Torti Gallas and Partners, Inc. | 1100 Spring Street, 4th Floor, Silver Spring, Maryland 20901-4000-4001

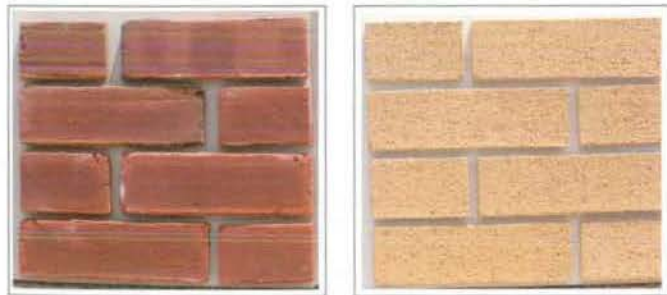
Block A1 - Sections

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, P.C.





Precedent Images - Forest Hills, NY and Lake Forest, IL



Brick Samples

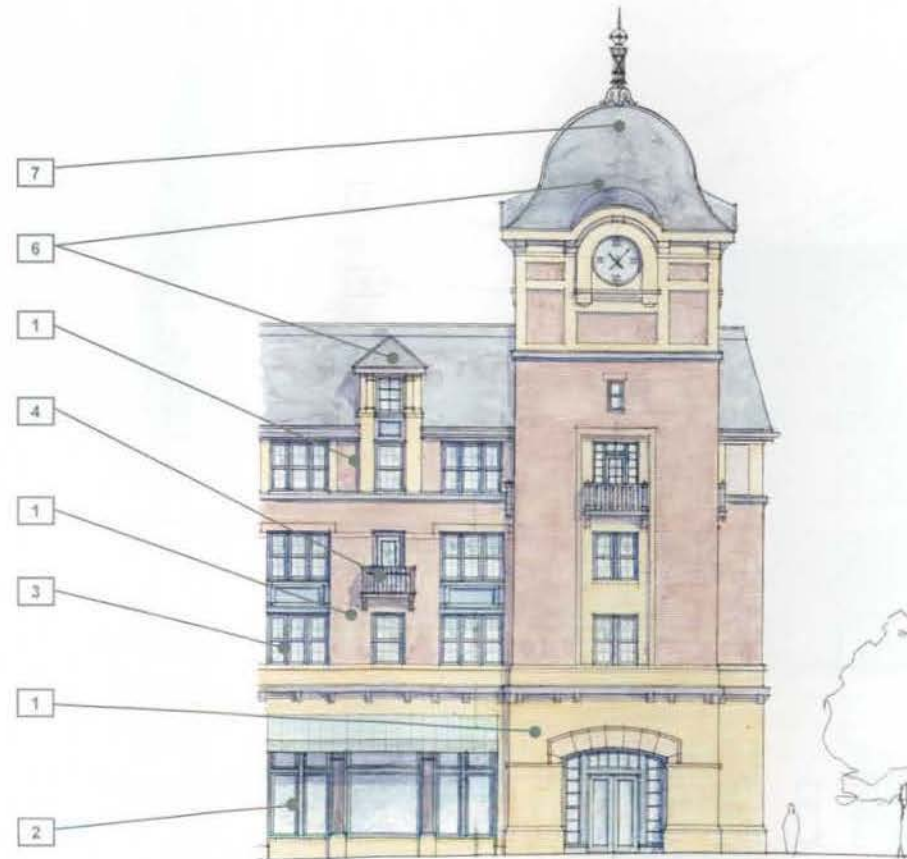
Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.

Source: Scott Galt and Partners, Inc. | 1100 Spring Street, 9th Floor, Silver Spring, Maryland, 20910-3600

Block A1 - Bay Studies

ABDO DEVELOPMENT, LLC
TORTI, GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A1



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Window
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing

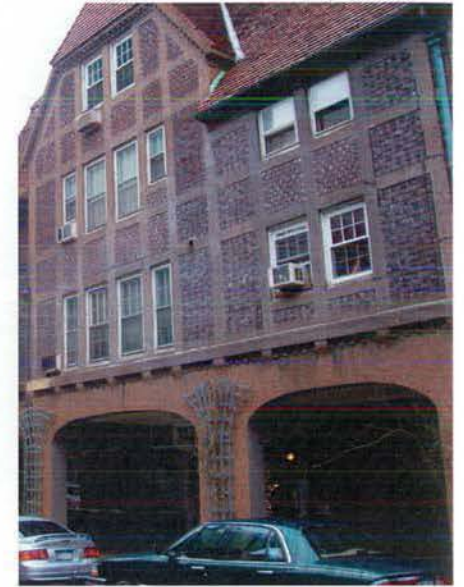


November 30, 2009

Block A1



Precedent Photos - Forest Hills, NY



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Window
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



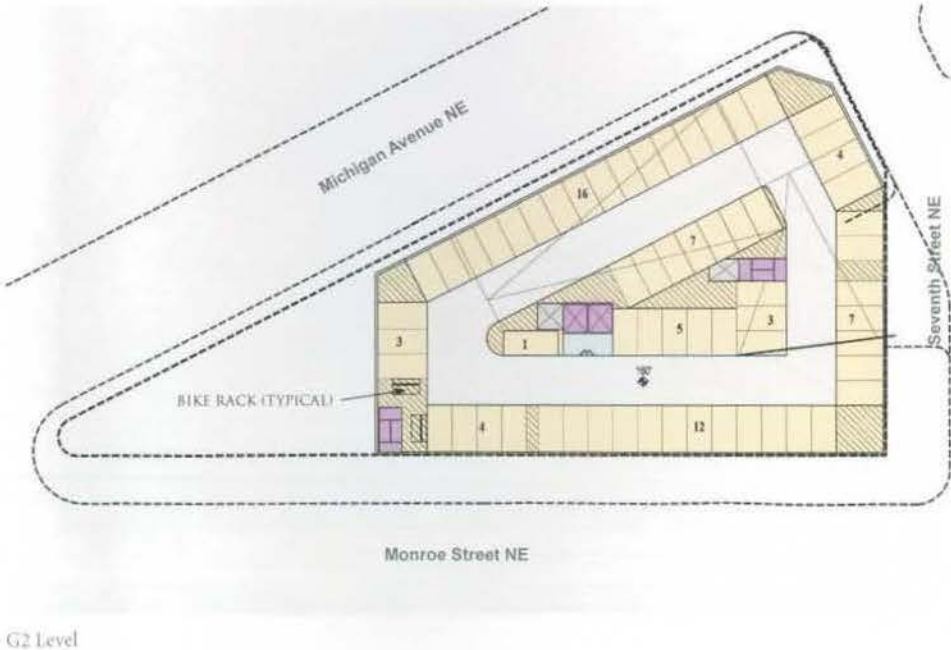
November 30, 2009

©2009 Torti Gallas and Partners, Inc. | 1500 Spring Street, 4th Floor, Silver Spring, Maryland 20910-0848

Block A1 - Bay Studies

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block B



*Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

© 2009 Terti Gallas and Partners, Inc. | 1000 Spring House Avenue, Silver Spring, Maryland 20910-4001

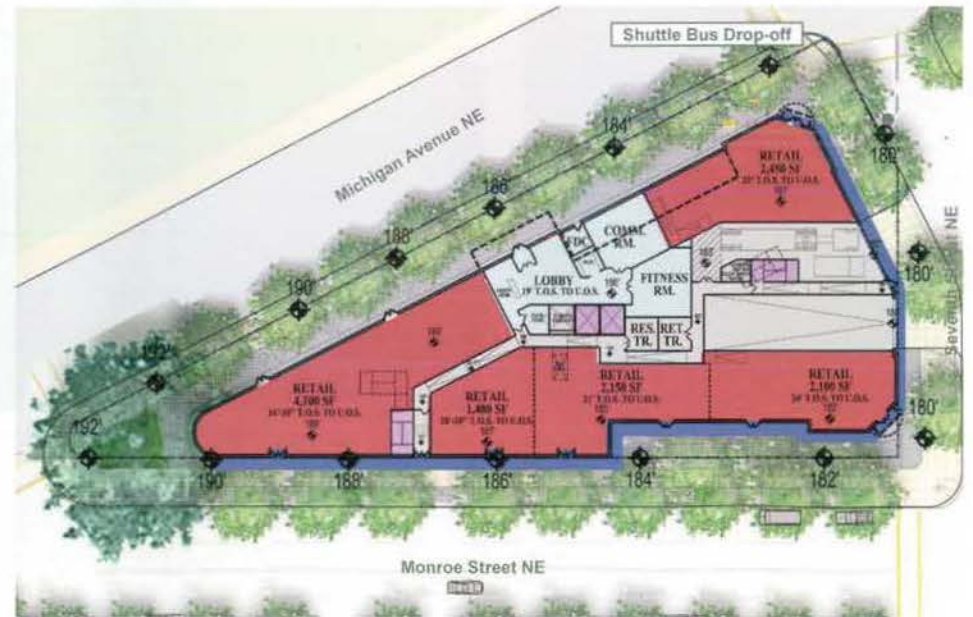
Block B - Garage Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WAITERS ARCHITECT, PC

Block B



G1 Level



First Floor Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: East Valley and Partners, Inc. / East Valley Street Art Team, Silver Spring, Maryland / www.evp.com

Block B - Garage and First Floor Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

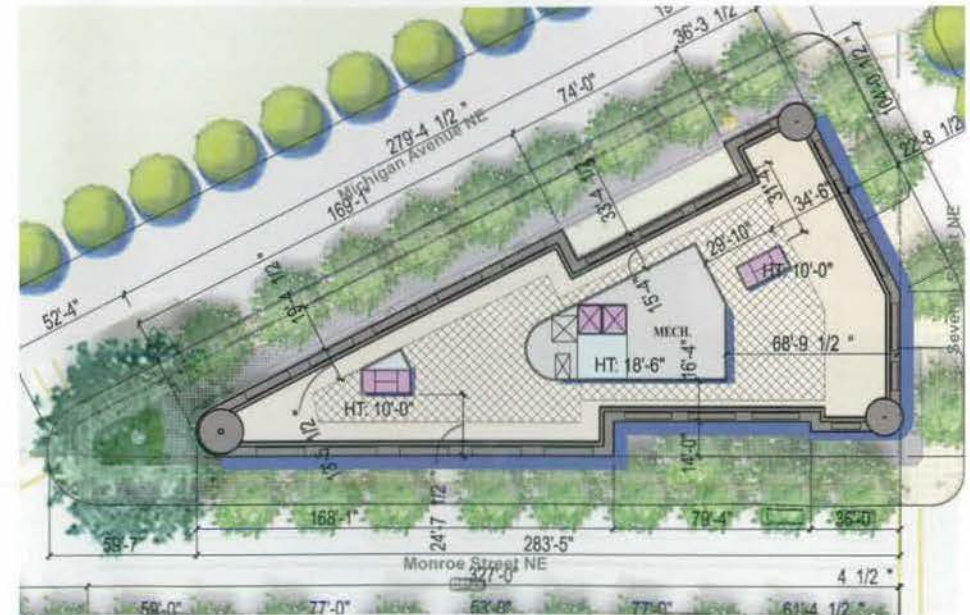


November 30, 2004

Block B



Typical Floor Plan (2nd - 5th Floors, 6th Floor Similar)



Roof/Building Dimension Plan

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-4400

Block B - Typical Floor and Roof/Building Dimension Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block B



Elevation A - North Elevation- Michigan Street NE



Elevation B - South Elevation - Monroe Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | Phone: 301.389.4342

Block B - Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

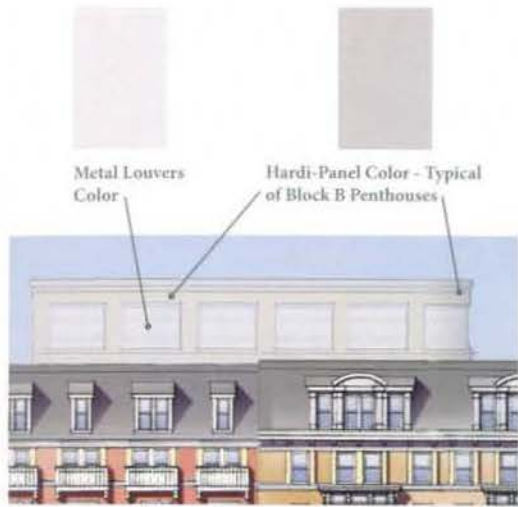


Elevation C - East Elevation - 7th Street NE



November 30, 2009

Block B



Partial South Elevation - Typical Penthouse Treatment - Block B



Section A-A (North-South)

Drawn: Terti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 | 301-581-1000

Block B - Section, Bay Study, and Penthouse Materials

ABDO DEVELOPMENT, LLC
TERTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.



Precedent Image - Staunton, VA

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Windows
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



November 30, 2009

Block B



Precedent Image - Portland Flats, DC (Demolished 1962)

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Windows
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.

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Block B - Bay Studies

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November 30, 2009

Block C

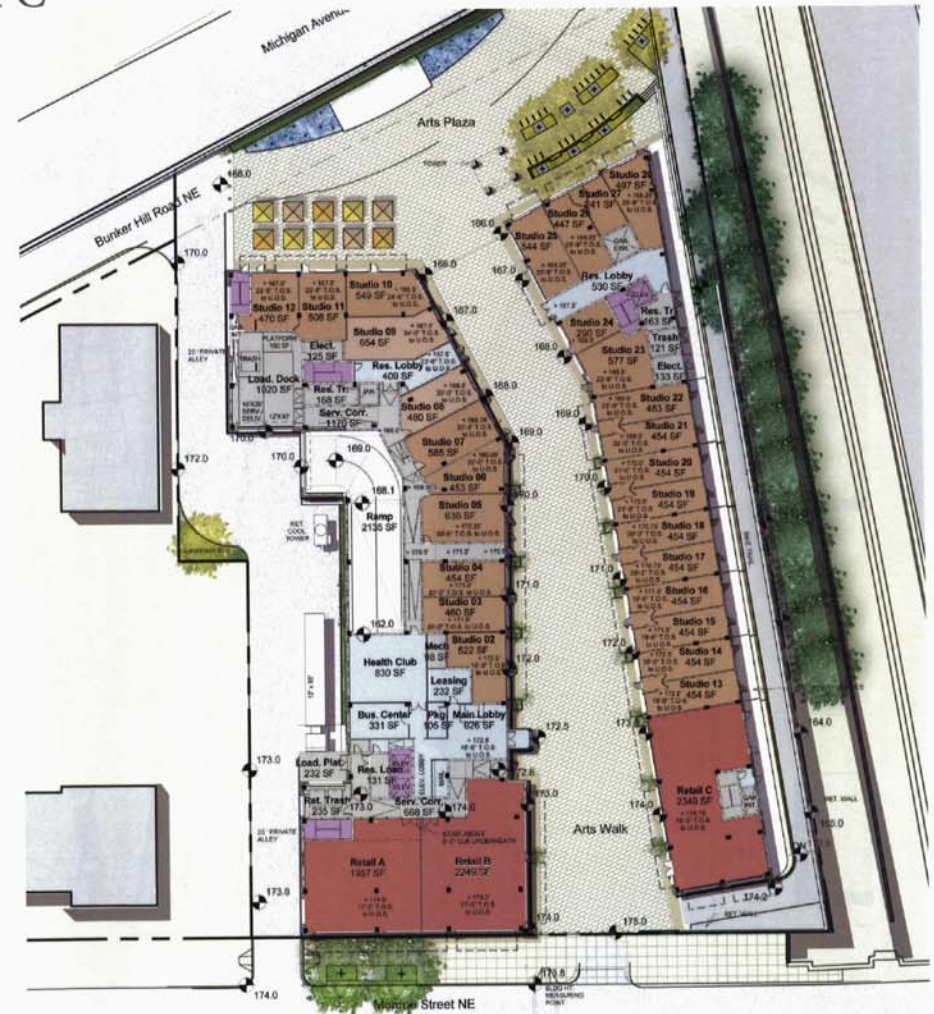


G1 Level

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block C - Garage and First Floor Plans

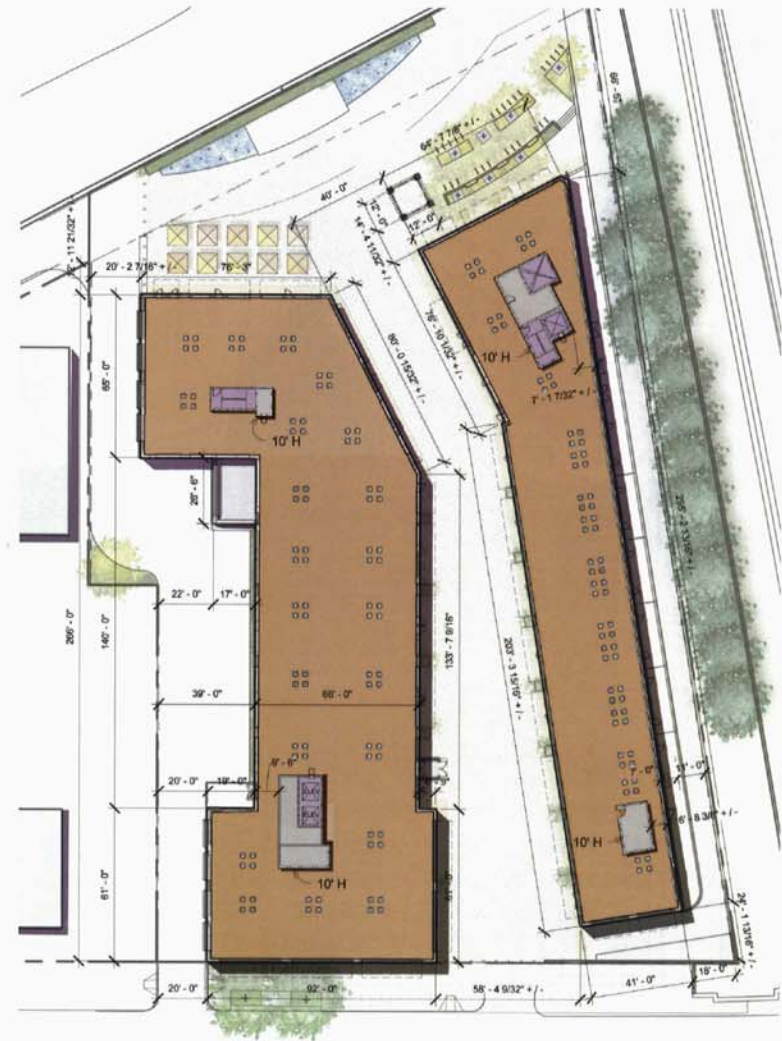


First Floor Plan



November 30, 2009

Block C



Roof / Building Dimension Plan

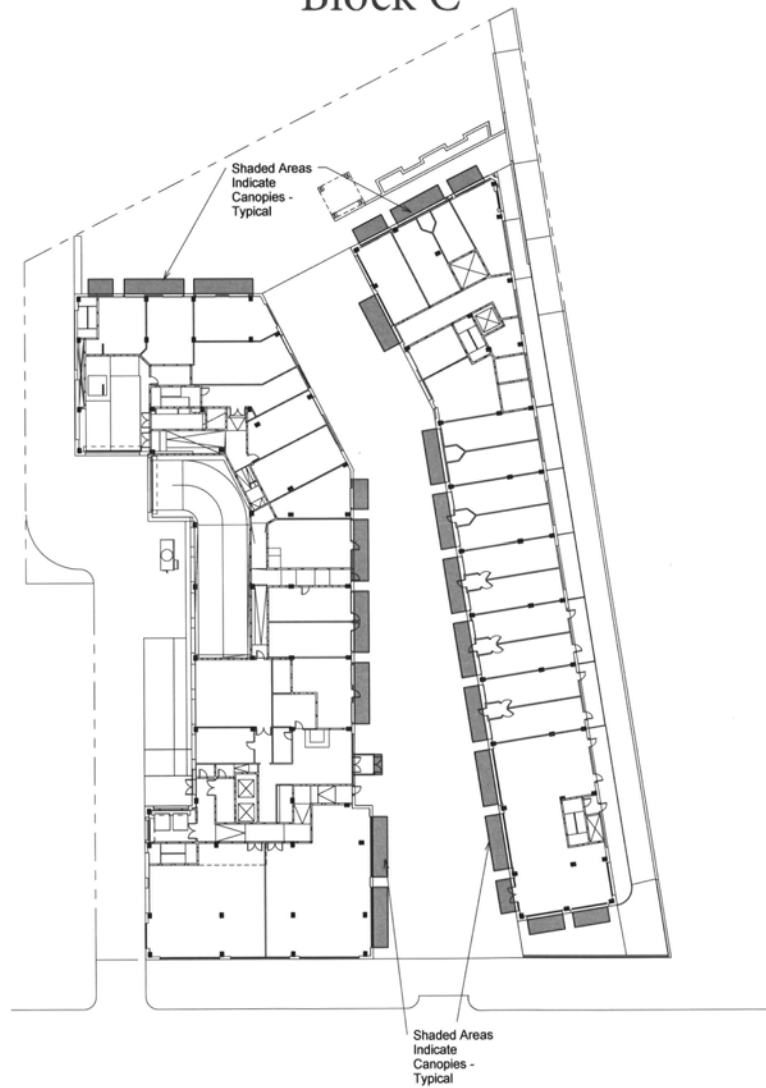
Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block C - Typical Floor and Roof Level Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block C



Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block C - Ground Floor Plan w/ Canopies Shaded

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009