



**TORTI
GALLAS
URBAN**

October 2, 2017

DEANWOOD TOWN CENTER

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LANDSCAPE EXHIBITS

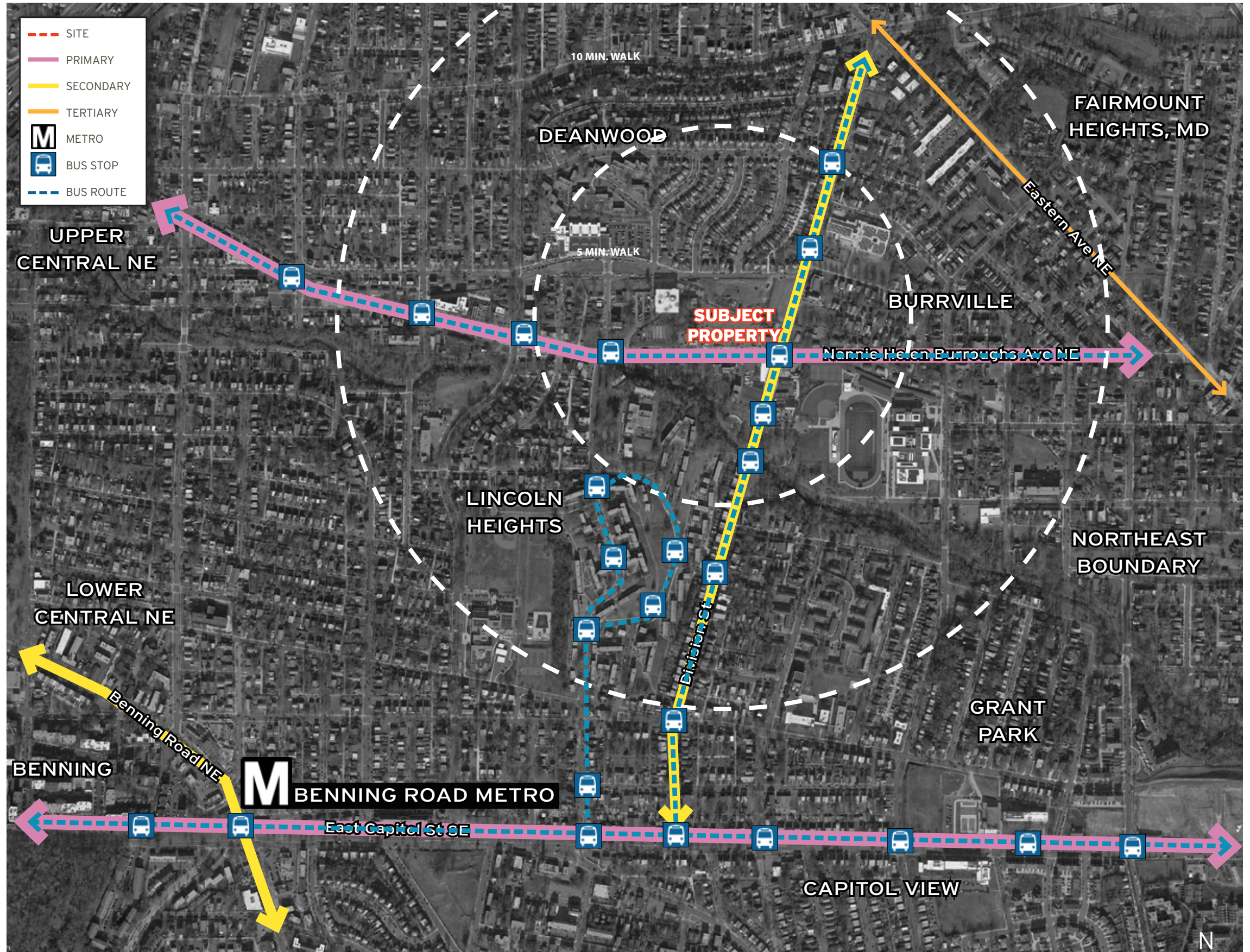
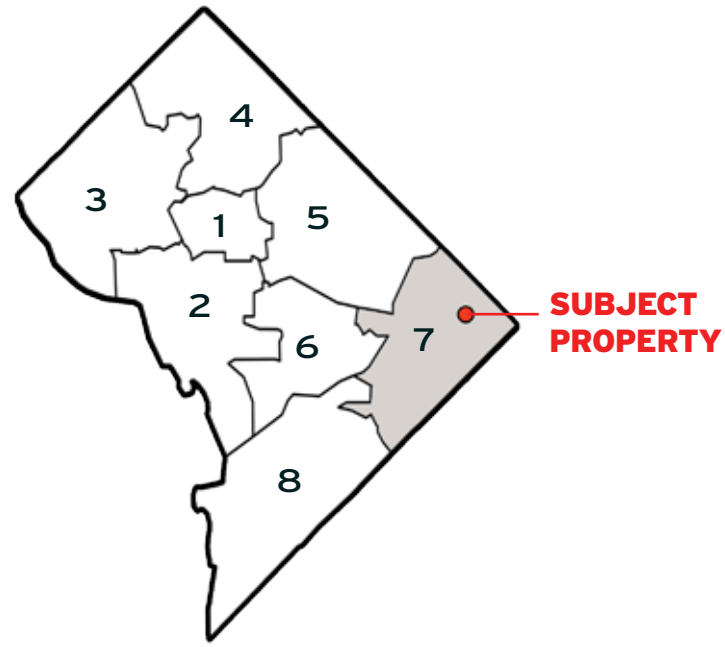
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ISSUED:

APPLICATION10/2/17

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DC WARDS MAP





WHAT'S AROUND

Education Facilities

1. Nannie Helen Burroughs School
2. HD Woodson Senior H.S.
3. Kelly Miller Middle School
4. Burrville Elementary School
5. Aiton Elementary School
6. Drew Elementary School

Recreation Facilities

7. Kelly Miller Recreation Center
8. Watts Branch Recreation Center
9. Lederer Gardens

Housing Facilities

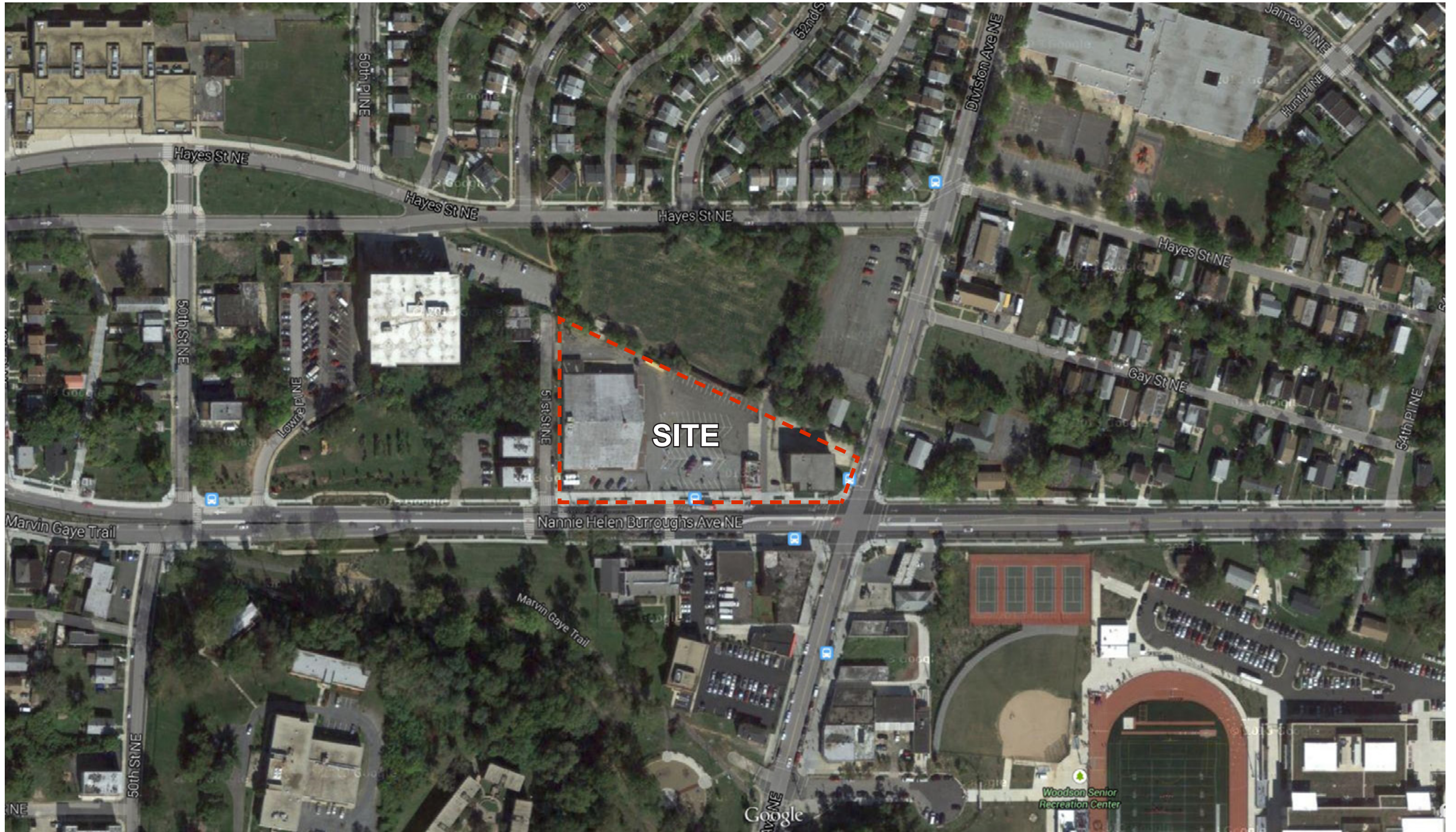
10. Richardson Dwellings
11. Lincoln Heights
12. Habitat for Humanity Townhomes

Public Facilities

13. Metropolitan Police Department

Local New Residential Development

14. The 4800 at Nannie Helen
15. Providence Place
16. The Residences at Hayes
17. The Strand Residences





1 View West towards site from Nannie Helen Burroughs Ave, NE



2 View West towards site from Division Ave, NE



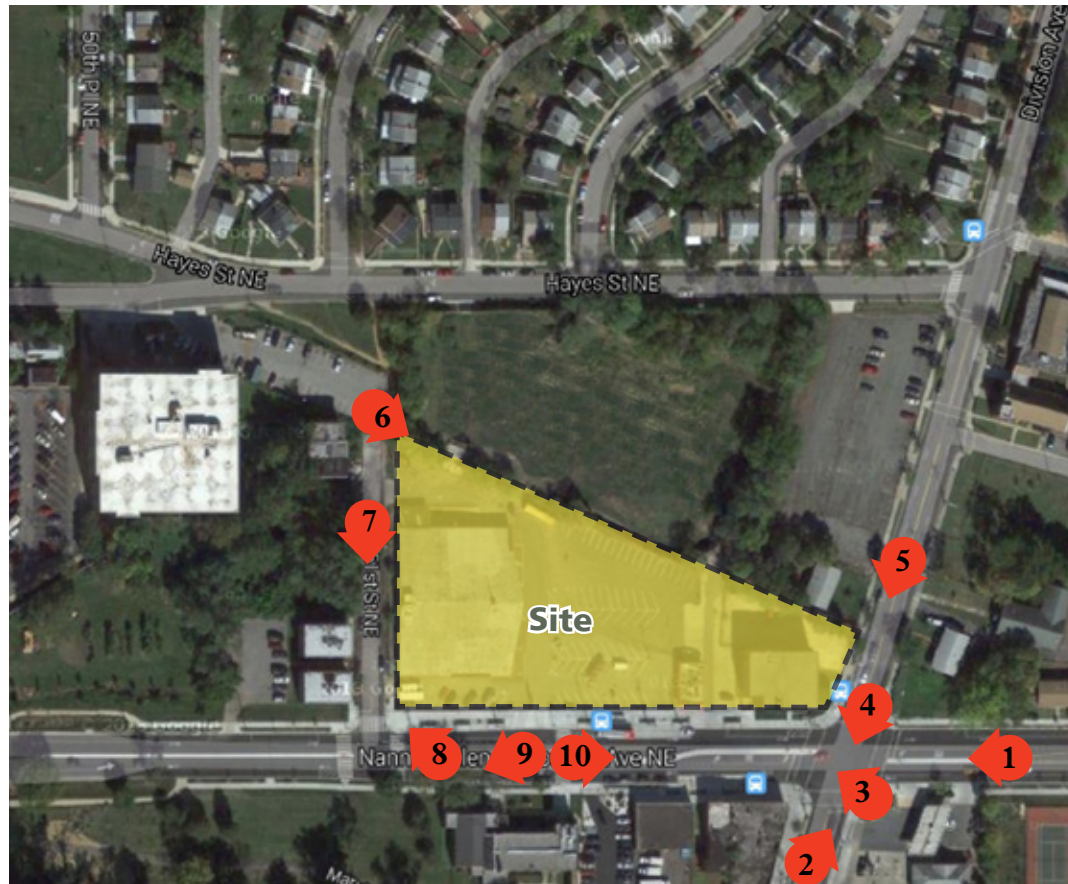
3 Northwest View onto Site

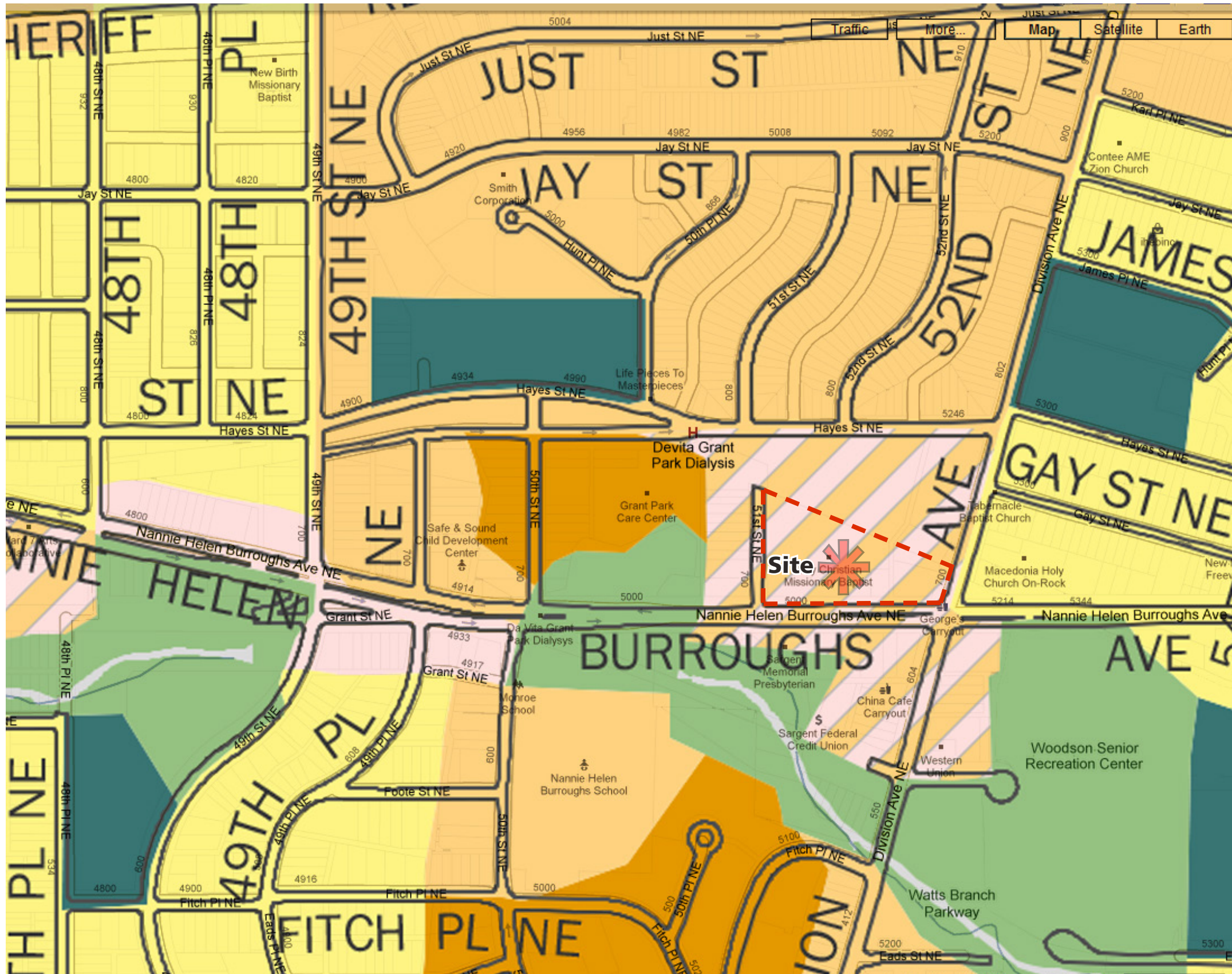


4 Southwest View across from Site



5 South view along Division Ave, NE





LEGEND

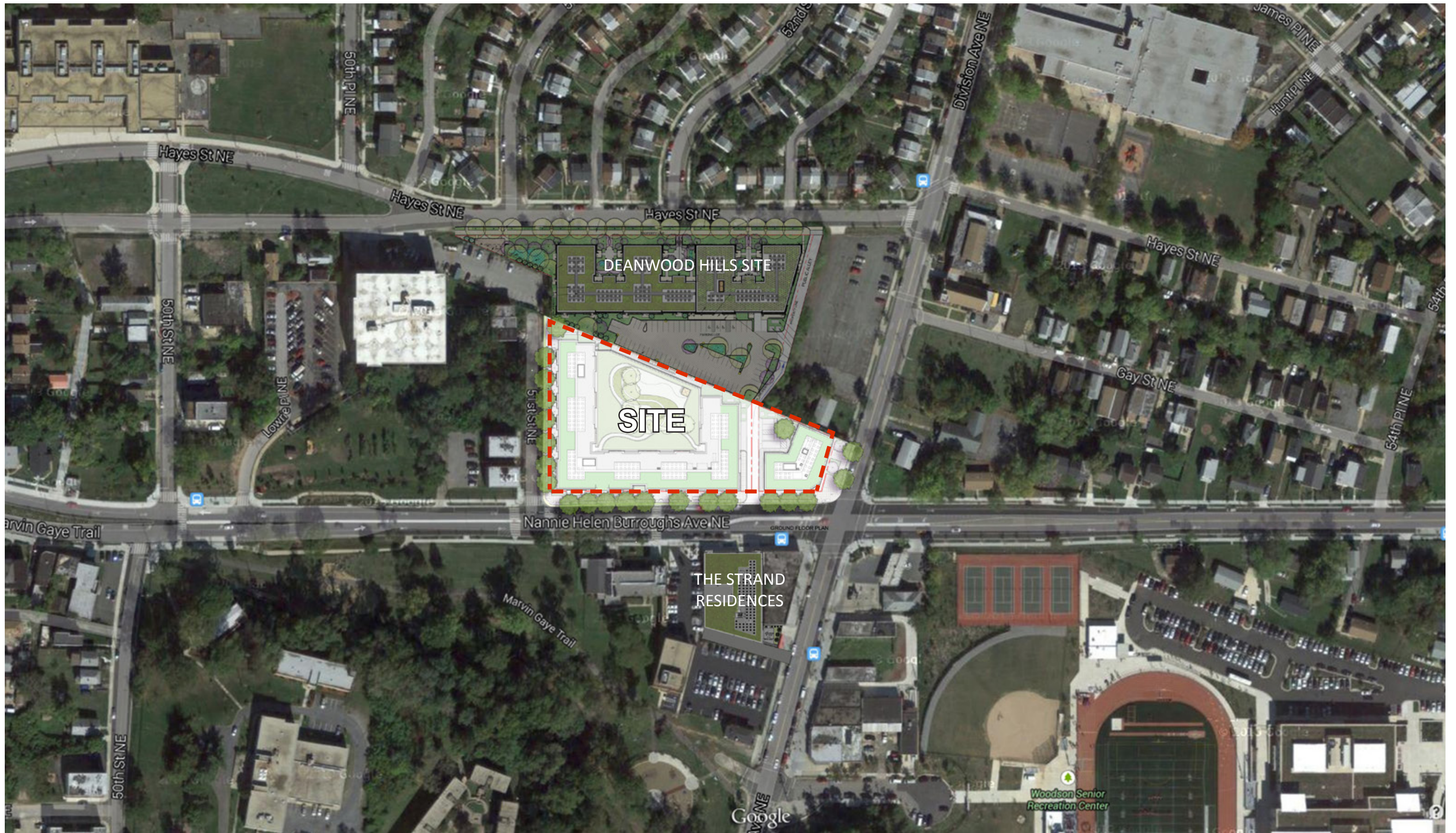
Residential Land Use Categories

- 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 row house neighborhoods as well as its 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 apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

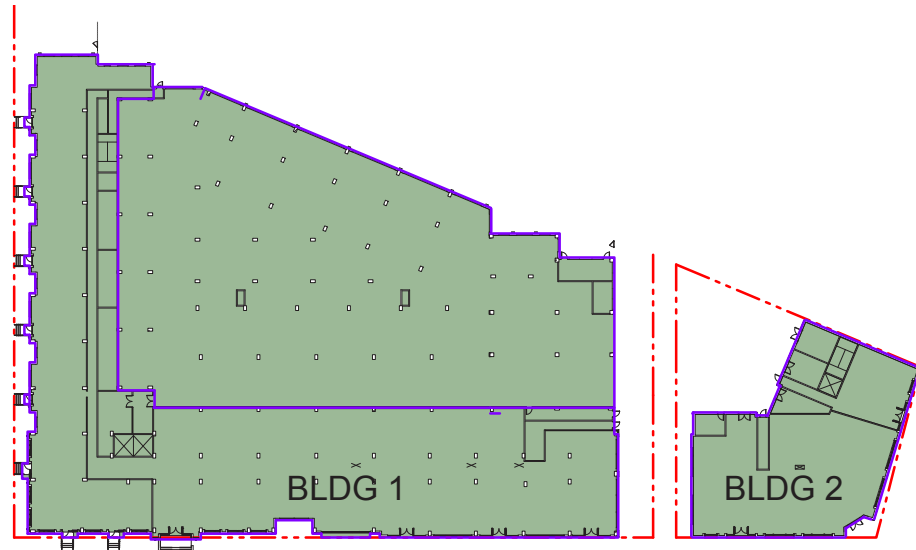
- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are comprised primarily of 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 five 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 perimeter. Characterized by office and mixed office/retail 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, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.





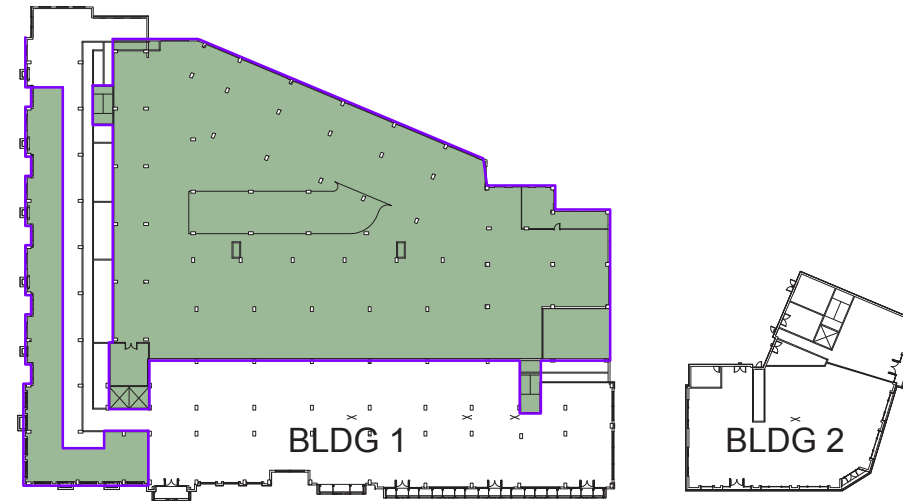
| Deanwood Town Center - Building 1 | | Current Zoning: MU-3 | Proposed Zoning: MU-4 PUD 9/25/2017 |
|-----------------------------------|---|---|-------------------------------------|
| Square: 5197 | Lot: 64, 65 Lot Area: | 71,891 sf | (1.65 acres) |
| Allowable | Allowable by Proposed Zoning (MU-4 PUD) | Provided | |
| FAR | 3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD) | 3.47 Total 0.14 Non-Res | 10,000 gsf |
| | | Gross Floor Area by Level | |
| | | 1st | 62,700 |
| | | Mezzanine | 39,700 |
| | | 2nd | 37,100 |
| | | 3rd | 37,100 |
| | | 4th | 37,100 |
| | | 5th | 36,000 |
| | | Total Building Area | 249,700 gsf |
| Penthouse | FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1 | 0.00 10'-0", 1 story Provided as required | |
| Lot Occupancy | 60% Byright, 75% - IZ 71,933 x .80 = 57,546 sf | 52% 37,100 sf | |
| Building Height | 65' PUD (50' - Byright) | 65' | |
| | | measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof | |
| | stories-no limit | 5 stories | |
| Dwelling Units | NA | 151 units | |
| Rear Yard | 15 ft minimum; | Relief requested for portion of rear yard less than 15' | |
| Side Yard | None required; If provided 2 inches per foot of height not < 5 feet (Required: 2" x 65'-0" = 10'-10") | Relief requested for portion of side yard less than 10'-10" on 51st St. 17'-8" provided at public alley | |
| Open Court | Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4") | Provided as required | |
| Green Area Ratio (GAR) | Required GAR score: 0.30 | Provided as required | |
| Parking Requirement | | | |
| Residential | 0.33 space per D.U. 151 units / 3 = 50.3 | 51 Residential Spaces Required at .33 space per dwelling unit | |
| Retail | 1.33 spaces per 1,000 sf in excess of 3,000 sf 7,000 x 1.33 = 9.3 | 10 Retail Spaces Required 61 Spaces Required per Subtitle C, 701.5 | |
| | Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 61 x .5 = 30.5 | 31 Spaces Required Total per Subtitle C, 702 (c)(4) 143 Spaces Provided | |
| | Min. 50% of required to be full size 58 x .5 = 29 | 31% Compact Provided (99 full size, 44 compact) | |
| Bicycles | Long Term: 1 space per 3 DU (residential) (151/3= 51 required) 1 per each 10,000 sf (retail) (10,000 / 10,000 = 1 required) | Provided as required | |
| | Short Term: 1 space per 20 DU (residential) (151/20 = 8 required) 1 space per each 3,500 sf (retail) (10,000 / 3,500 = 3 required) | Provided as required | |
| Loading | | | |
| Residential | 1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep | 1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep | |
| Retail | 1 loading berth @ 12' x 30' 1 platform @ 100 sf | 1 loading berth @ 12' x 30' 1 platform @ 100 sf | |
| | Per Subtitle C 902.2 only 1 loading berth is required | | |

| Deanwood Town Center - Building 2 | | Current Zoning: MU-3 | Proposed Zoning: MU-4 PUD 9/25/2017 |
|-----------------------------------|--|---|-------------------------------------|
| Square: 5197 | Lot: 1, 73 Lot Area: | 13,619 sf | (0.31 acres) |
| Allowable | Allowable by Proposed Zoning (MU-4 PUD) | Provided | |
| FAR | 3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD) | 3.32 Total 0.44 Non-Res | 6,000 gsf |
| | | Gross Floor Area by Level | |
| | | 1st | 9,100 |
| | | 2nd | 9,100 |
| | | 3rd | 9,100 |
| | | 4th | 9,100 |
| | | 5th | 8,800 |
| | | Total Building Area | 45,200 gsf |
| Penthouse | FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1 | 0.00 10'-0", 1 story Provided as required | |
| Lot Occupancy | 60% Byright, 75% - IZ 13,618 x .80 = 10,894 sf | 67% 9,100 sf | |
| Building Height | 65' PUD (50' - Byright) | 63' | |
| | | measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof | |
| | stories-no limit | 5 stories | |
| Dwelling Units | NA | 32 units | |
| Rear Yard | 15 ft minimum; | Provided as required | |
| Side Yard | None required; If provided 2 inches per foot of height not < 5 feet (Required: 2" x 63'-0" = 10'-6") | 8' Provided - Relief Requested for Side Yard less than 10'-6" | |
| Open Court | Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4") | N/A | |
| Green Area Ratio (GAR) | Required GAR score: 0.30 | Provided as required | |
| Parking Requirement | | | |
| Residential | 0.33 space per D.U. 32 units / 3 = 10.7 | 11 Residential Spaces Required at .33 space per dwelling unit | |
| Retail | 1.33 spaces per 1,000 sf 6,000 x 1.33 = 8.0 | 8 Retail Spaces Required 19 Spaces Required Total | |
| | Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 19 x .5 = 9.5 | 10 Spaces Required Total per Subtitle C, 702 (c)(4) 3 Onsite Spaces Provided 7 Offsite Spaces Provided behind Bldg 1 per 701.8 | |
| | Min. 50% of required to be full size 20 x .5 = 10 | 0% Compact Provided On site (3 Full size) 32% Compact Provided Offsite (99 full size, 44 compact) | |
| Bicycles | Long Term: 1 space per 3 DU (residential) (32/3= 11 required) 1 per each 10,000 sf (retail) (6,000 / 10,000 = 1 required) | Provided as required | |
| | Short Term: 1 space per 20 DU (residential) (32/20 = 2 required) 1 space per each 3,500 sf (retail) (6,000 / 3,500 = 2 required) | Provided as required | |
| Loading | | | |
| Residential | Less than 50 dwelling units, no loading required | N/A | |
| Retail | 1 loading berth @ 12' x 30' 1 platform @ 100 sf | 1 loading berth @ 12' x 30' 1 platform @ 100 sf | |



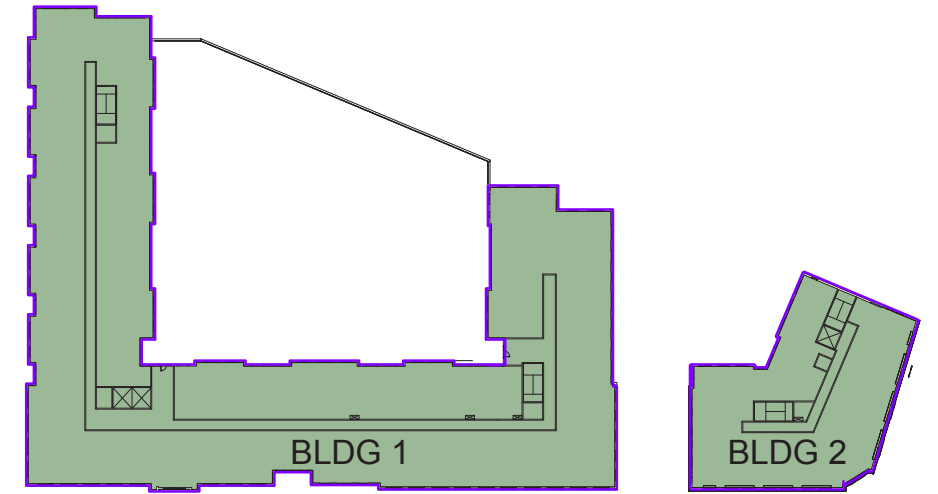
GFA - 1st Floor

BLDG 1 - 62,700 GSF
 BLDG 2 - 9,100 GSF



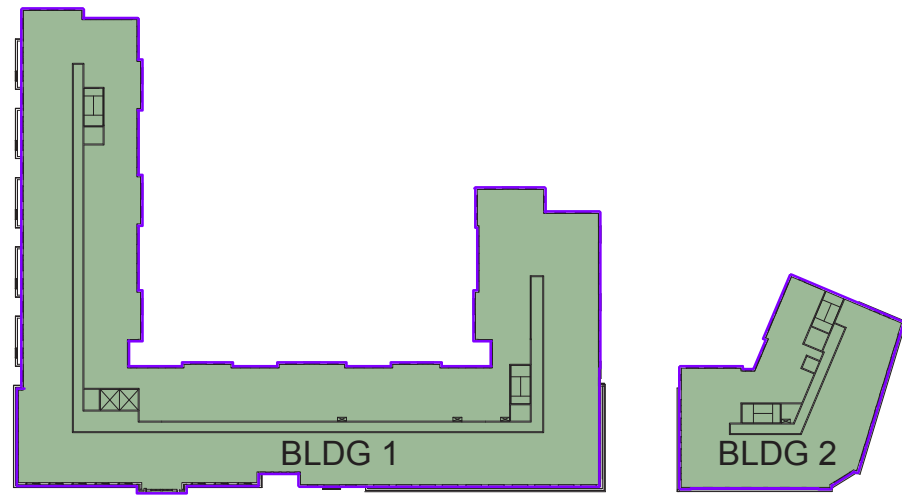
GFA - Mezzanine

BLDG 1 - 39,700 GSF
 BLDG 2 - 0 GSF



GFA - 2nd - 4th Floor

BLDG 1 - 37,100 GSF PER FLOOR X 3 FLOORS = 111,300 GSF
 BLDG 2 - 9,100 GSF PER FLOOR X 3 FLOORS = 27,300 GSF



GFA - 5th Floor

BLDG 1 - 36,000 GSF
 BLDG 2 - 8,800 GSF

October 2, 2017 ©2017 Torti Gallas Urban | 1326 H Street, NE Second Floor | Washington, DC 20002 | 202.232.3132

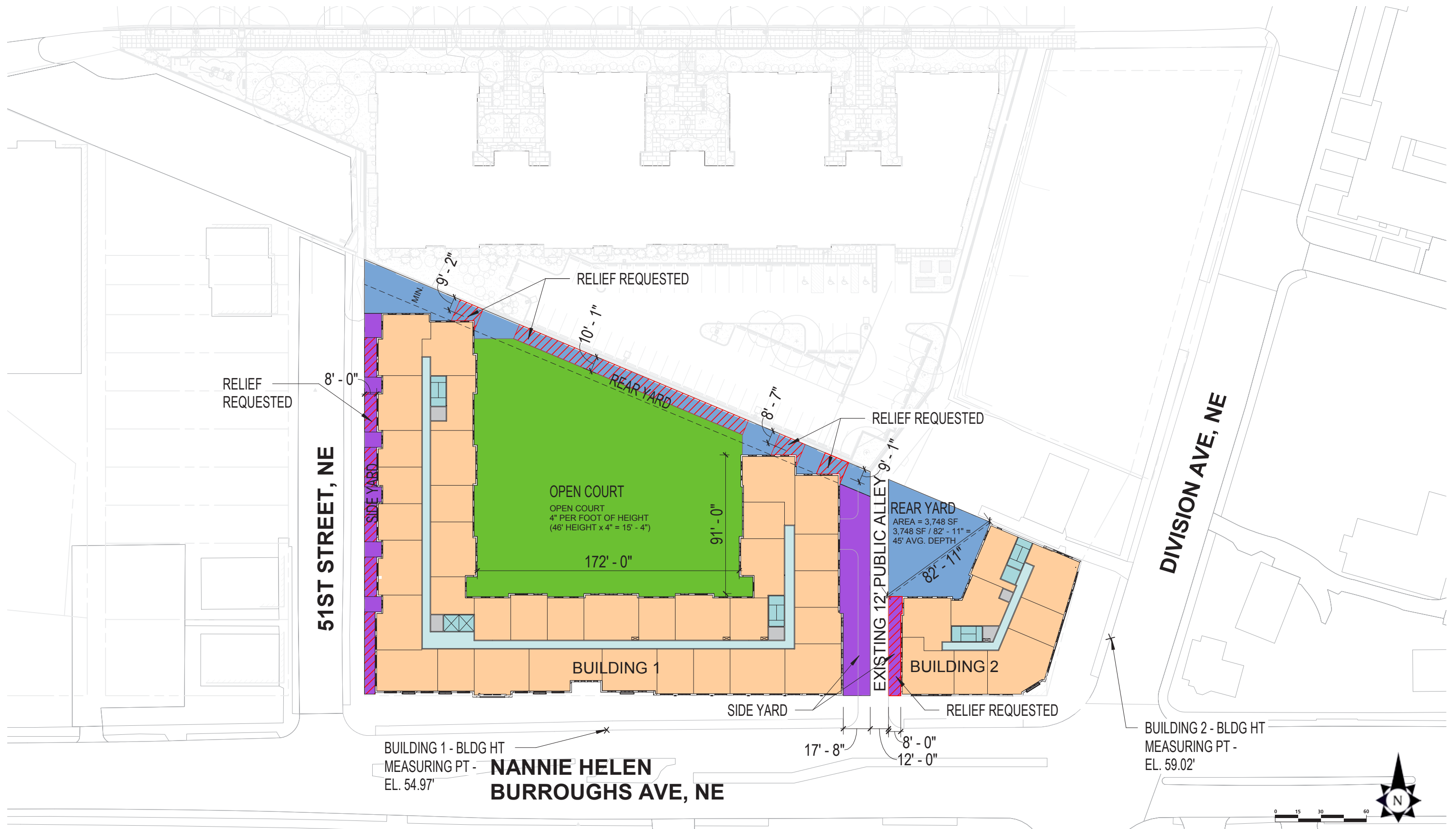


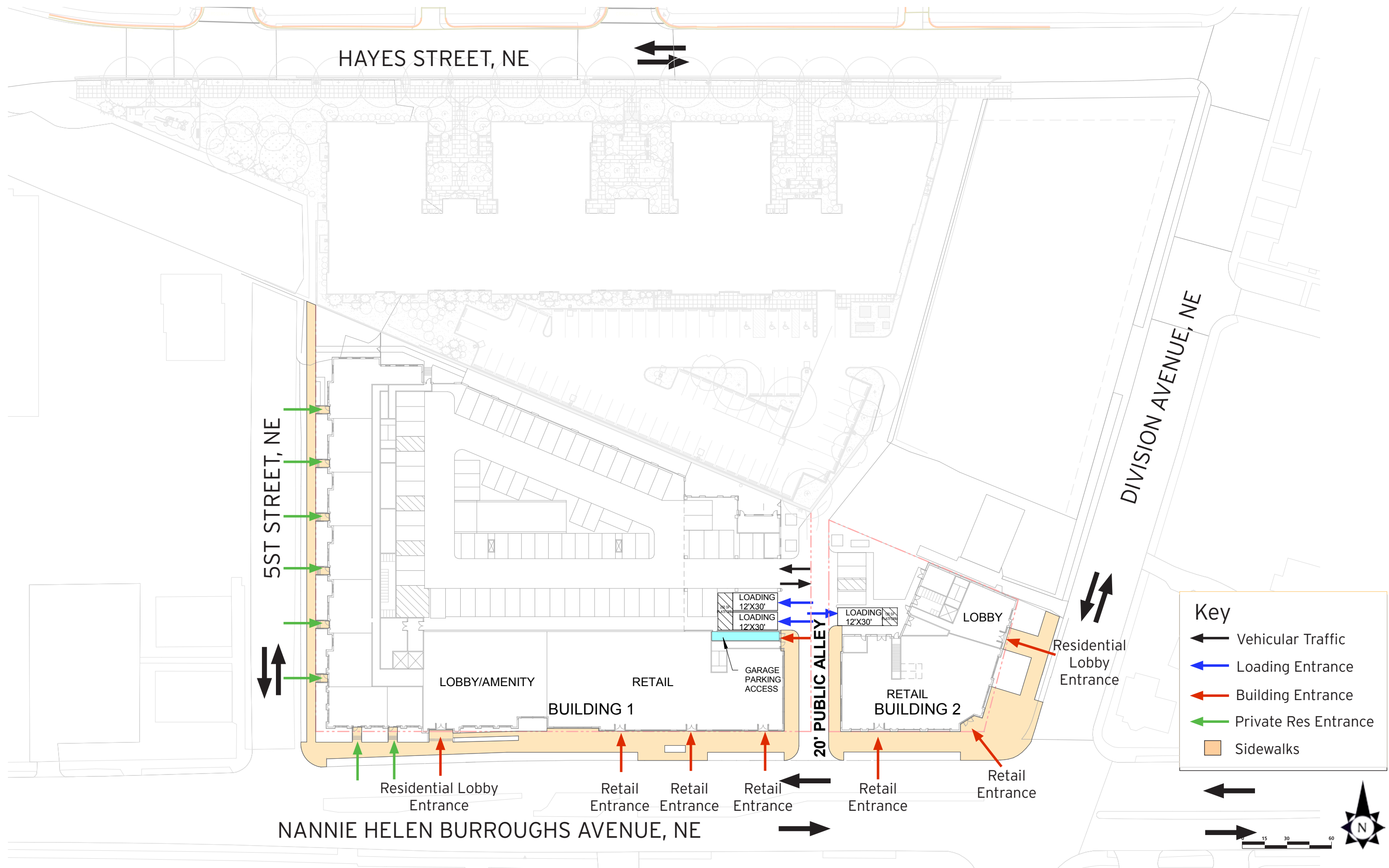
TORTI
 GALLAS
 URBAN

THE WARRENTON GROUP
 NHP FOUNDATION

GRAPHIC SCALE 1" = 60'-

FAR Diagrams
 DEANWOOD TOWN CENTER





FLOOR AREA - BUILDING 1

| Use | Area |
|-----------------|------------|
| Retail | 10,000 SF |
| Covered Parking | 69,100 SF |
| Residential | 170,600 SF |
| Total | 249,700 SF |

UNIT MIX - BUILDING 1

| UNIT | UNIT COUNT | % |
|-------|------------|-----|
| 1 BR | 72 | 48% |
| 2 BR | 47 | 31% |
| 3 BR | 24 | 16% |
| 4 BR | 6 | 4% |
| 5 BR | 2 | 1% |
| Total | 151 | |

| Residential Unit Type | GFA / Percentage of Total | Units | Income Type** | Affordable Control Period | Affordable Unit Type*** | Notes |
|-----------------------|---------------------------|-------|---------------|-----------------------------------|-------------------------|-------|
| Total | 294,900 / 100% | 183 | | | | |
| Market Rate | 29,500 / 10% | 18 | | | | |
| IZ* | 29,500 / 10% | 18 | 60% AMI | For so long as the project exists | Rental | |
| Affordable/Non IZ** | 97,300 / 33% | 61 | 30% AMI | 40 years | Rental | (1) |
| Affordable/Non IZ** | 138,600 / 47% | 86 | 60% AMI | 40 years | Rental | |

(1) Dependent on availability of operating subsidies. If no operating subsidies, then the units become affordable to households earning up to 60% AMI.

FLOOR AREA - BUILDING 2

| Use | Area |
|-------------|-----------|
| Retail | 6,000 SF |
| Residential | 39,200 SF |
| Total | 45,200 SF |

UNIT MIX - BUILDING 2

| UNIT | UNIT COUNT | % |
|-------|------------|-------|
| 1 BR | 12 | 37.5% |
| 2 BR | 12 | 37.5% |
| 3 BR | 8 | 25% |
| Total | 32 | - |

FLOOR AREA - TOTAL COMBINED

| Use | Area |
|-----------------|------------|
| Retail | 16,000 SF |
| Covered Parking | 69,100 SF |
| Residential | 209,800 SF |
| Total | 294,900 SF |

UNIT MIX - TOTAL COMBINED

| UNIT | UNIT COUNT | % |
|-------|------------|-----|
| 1 BR | 84 | 46% |
| 2 BR | 59 | 32% |
| 3 BR | 32 | 17% |
| 4 BR | 6 | 3% |
| 5 BR | 2 | 1% |
| Total | 183 | - |

UNIT MIX - REPLACEMENT UNITS (AFFORDABLE/NON-IZ AT 30% AMI)

| UNIT | UNIT COUNT |
|-------|------------|
| 1 BR | 12 |
| 2 BR | 9 |
| 3 BR | 32 |
| 4 BR | 6 |
| 5 BR | 2 |
| Total | 61 |

Deanwood Town Center - Green Communities Checklist

Optional Criteria

| Green Communities Criteria | | | | Project Implementation | | | |
|--|-----------|--------------|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Max Pts. | Exp. Pts. | May be. Pts. | Criteria | N/A | Yes | May be | No |
| 1. Integrated Design Process | | | | | | | |
| 9 | 0 | | 1.1c Designing for Project Performance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12 | 0 | | 1.2b Resident Health and Well-Being: Health Action Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15 | 0 | | 1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Location and Neighborhood Fabric | | | | | | | |
| 7 | 7 | | 2.4 Compact Development | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | 0 | | 2.7 Preservation of and Access to Open Space | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10 | 10 | | 2.8 Access to Public Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | 0 | | 2.9 Improving Connectivity to the Community | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5 | 0 | | 2.10 Passive Solar Heating / Cooling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 | 0 | | 2.11 Brownfield site or Adaptive Reuse Building | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6 | 0 | | 2.12 Access to Fresh, Local Foods | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 | 0 | | 2.13 LEED for Neighborhood Development Certification | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6 | 0 | | 2.14 Local Economic Development and Community Wealth Creation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Site Improvements | | | | | | | |
| 8 | | 4 | 3.5b Efficient Irrigation and Water Reuse | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | 4 | | 3.6 Surface Water Management | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | 0 | | 3.7 Reducing Heat-Island Effect: Paving | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Water Conservation | | | | | | | |
| 6 | | 2 | 4.2 Advanced Water Conservation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | | 4 | 4.3 Leaks and Water Metering | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | 0 | | 4.4 Efficient Plumbing Layout and Design | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6 | 0 | | 4.5 Water Reuse | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8 | 0 | | 4.6 Access to Potable Water During Emergencies | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 5. Energy Efficiency | | | | | | | |
|---|-----------|-----------|--|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 12 | 0 | | 5.2a Additional Reductions in Energy Use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12 | 0 | | 5.2b Advanced Certification: Nearing Net Zero | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 | 0 | | 5.7a Photovoltaic / Solar Hot Water Ready | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10 | 0 | | 5.7b Renewable Energy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8 | 0 | | 5.8a Resilient Energy Systems: Floodproofing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8 | 0 | | 5.8b Resilient Energy Systems: Islandable Power | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Materials | | | | | | | |
| 3 | | 1 | 6.3 Recycled Content Material | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 | | 1 | 6.4 Regional Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1 | 0 | | 6.5 Certified, Salvaged and Engineered Wood Products | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 6 | 0 | | 6.7b Environmentally Preferable Flooring: Throughout Building | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12 | 0 | | 6.10 Asthmagen-Free materials | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5 | | 5 | 6.11 Reduced Heat-Island Effect: Roofing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | 3 | | 6.13 Recycling Storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Healthy Living Environment | | | | | | | |
| 11 | 9 | | 7.4 Elimination of Combustion Within the Conditioned Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | 9 | | 7.11a Beyond ADA: Universal Design (New Construction) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | | | 7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | | 10 | 7.13 Active Design: Staircases and Building Circulation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9 | 9 | | 7.14 Interior and Outdoor Activity Spaces for Children and Adults | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | 10 | | 7.16 Smoke-Free Building | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Operations and Maintenance (all mandatory criteria) | | | | | | | |
| 11 | 0 | | 8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 294 | 61 | 27 | total | <i>35 Points Minimum Required for Certification</i> | | | |

Note: The Applicant will satisfy the point total necessary to be built in compliance with the 2015 Enterprise Green Communities Criteria for New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.