



# THE LADY BIRD

VALOR DEVELOPMENT  
TORTI GALLAS URBAN

ISSUED:

CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION

5/4/2019



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## CIVIL EXHIBITS

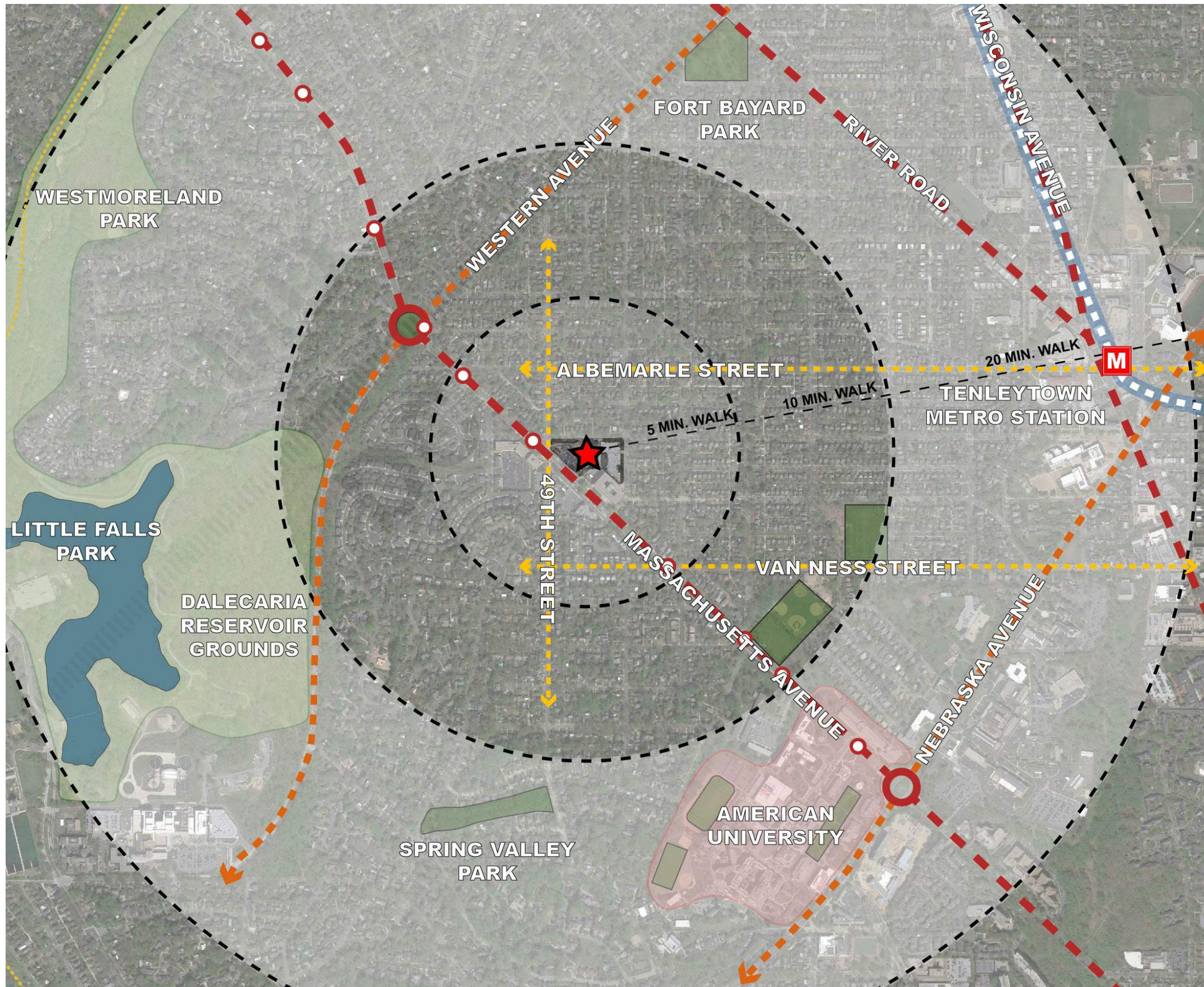
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# Site Exhibits

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- Legend**
-  Site
  -  Primary Streets
  -  Secondary Streets
  -  Tertiary Streets
  -  Capital Crescent Trail
  -  Metro Rail
  -  Metro Stations
  -  Walking Radius
  -  Bus Stops
  -  Green Space

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Regional Analysis



5/4/2019  
G01



**A&T LOT 802 + 803**  
**MASSACHUSETTS**  
**AVE PARKING SHOPS**  
**39,516 SF SITE AREA**  
**16,922 EXISTING**  
**COMMERCIAL SF**

**A&T LOT 807**  
**79,622 SF SITE AREA**

**RECORD LOT 9**  
**121,272 SF SITE AREA**

**LOT 6**

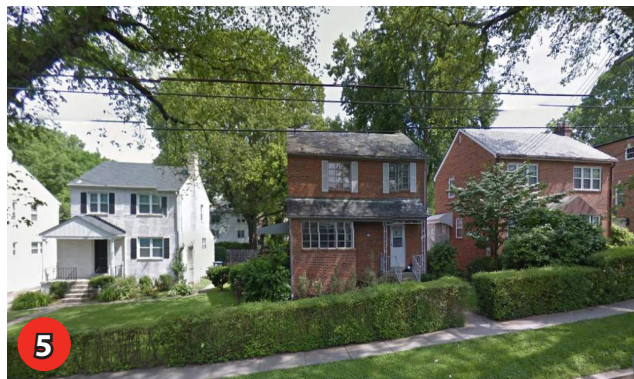
**A&T LOT 806**  
**FORMER AU BUILDING**  
**41,650 SF SITE AREA**  
**179,302 EXISTING**  
**COMMERCIAL SF**

**PUD PROJECT SITE**  
**A&T LOTS 802, 803, 806 + 807**  
**(TOTAL LAND AREA: 160,788 SF)**

**NOTE:**  
**A&T LOT 806 + 807 TOGETHER**  
**COMPRISE RECORD LOT 9 IN**  
**SQUARE 1499.**







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### Site Photos



5/4/2019

G03

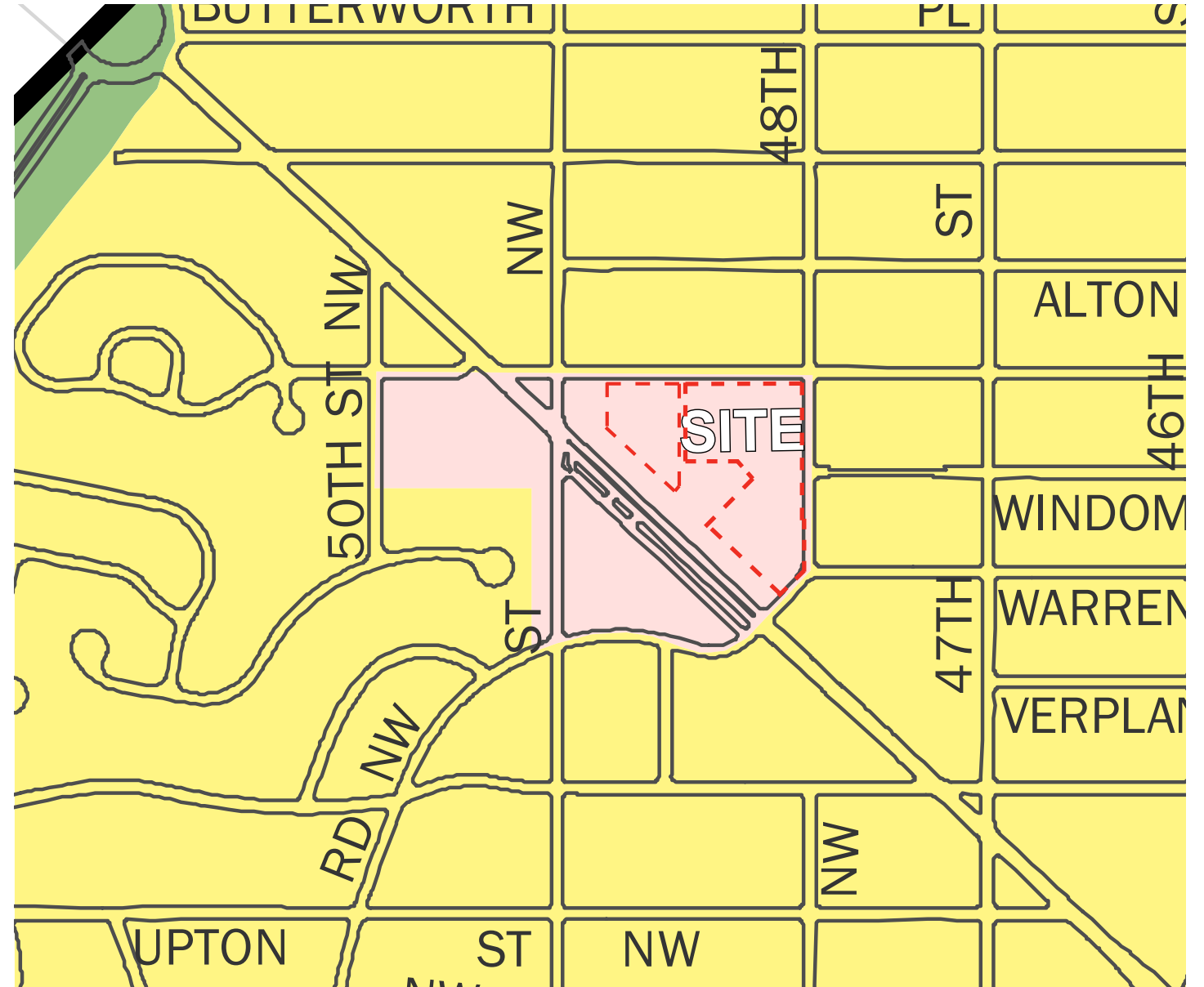


VALOR DEVELOPMENT  
TORTI GALLAS URBAN

# THE LADY BIRD



ZONING MAP



COMPREHENSIVE PLAN FUTURE LAND USE MAP

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial



**The Lady Bird: Tabulation of Development Data**

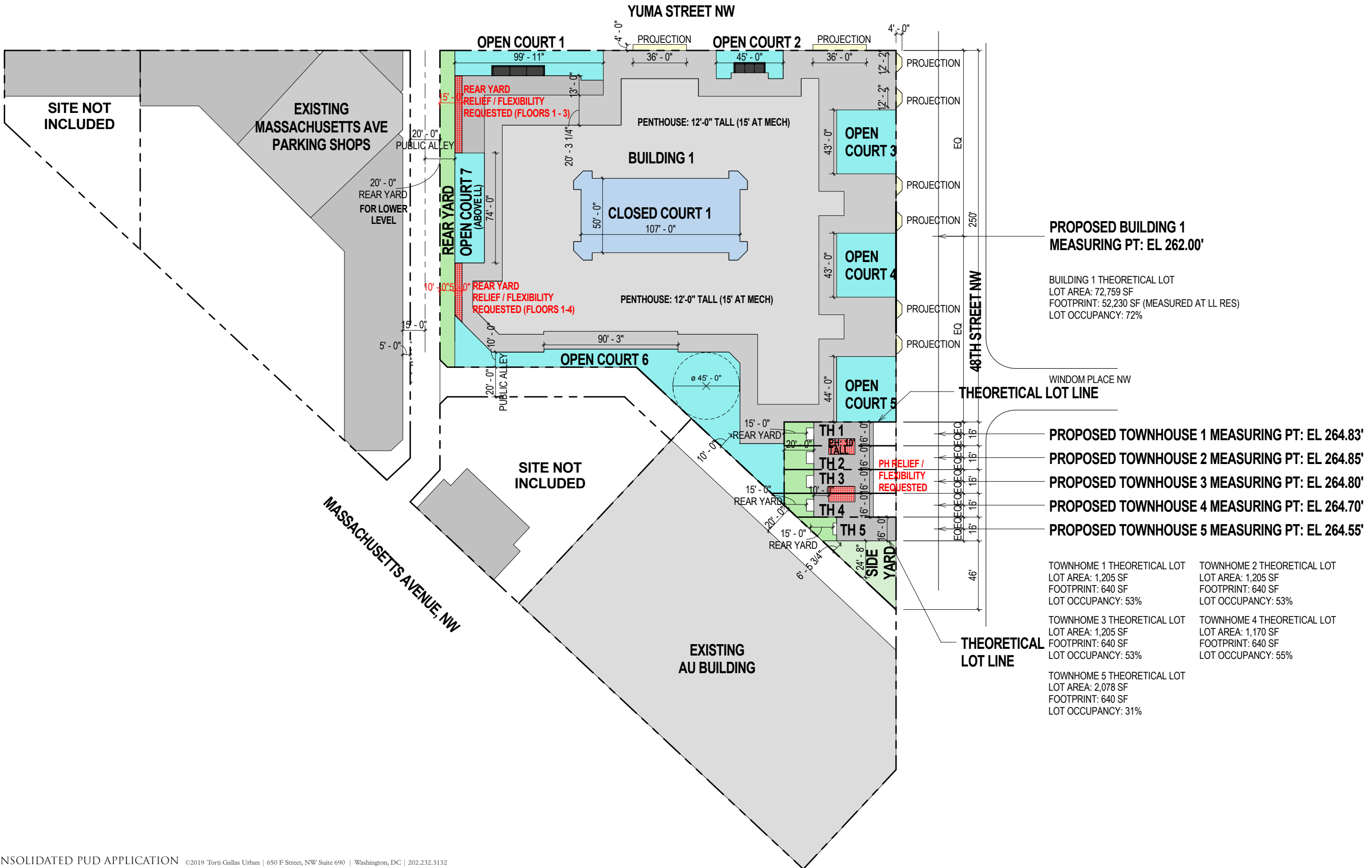
Project Site:	Lot #	Existing GFA (nonresidential)	Land Area (sf)	Total Land Area (sf)	
	Lot 802 Lot 803				Massachusetts Avenue Parking Shops
Lot 9	Lot 806	American University Building	179,302 sf	41,650	
	Lot 807	Valor Lot		79,622	

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
<b>Floor Area Ratio (FAR) / Gross Floor Area (GFA)</b>	<p><b>FAR</b> MOR: 2.5 (1.5 nonresidential max) IZ: 3.0 (1.5 nonresidential max) PUD: 3.6 (2.01 nonresidential max)</p> <p><b>GFA</b> MOR: 401,970 sf (241,182 sf nonresidential) IZ: 482,364 sf (241,182 sf nonresidential) PUD: 578,837 sf (323,184 sf nonresidential)</p>	<p><b>FAR</b> 2.68 (1.35 nonresidential)</p> <p><b>GFA</b> 430,853 sf (216,759 sf nonresidential)</p>
<b>Inclusionary Zoning (IZ)</b> <small>Building: 10% of residential GFA or 75% of bonus density utilized Cellar: 10% of floor area devoted to dwelling units Projections: 10% of GFA floor area devoted to residential use Penthouse: 10% of GFA devoted to dwelling units</small>	<p>21,706 sf 2,605 sf 172 sf 2,957 sf <b>Total: 27,440 sf</b></p>	<p>23,550 sf 2,866 sf 189 sf 3,253 sf <b>Total: 29,858 sf</b></p>
<b>FAR (Penthouse)</b>	0.4 <small>(non-communal penthouse habitable space only)</small>	0.38 (Lot 807 only)
<b>Green Area Ratio (GAR)</b>	0.30	0.30 (Lot 807 only)
<b>Lot Occupancy</b>	MOR: 60% (residential) / 100% (nonresidential) IZ: 75% (residential) / 100% (nonresidential)	<p>Lots 802 &amp; 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 72% Lot 807 (Townhouse 1): 53% Lot 807 (Townhouse 2): 53% Lot 807 (Townhouse 3): 53% Lot 807 (Townhouse 4): 55% Lot 807 (Townhouse 5): 31% <b>Overall (Lots 806 + 807, 802, 803): 70%</b></p>
<b>Building Height</b>	MOR: 50 feet PUD: 65 feet	<p>Lots 802 &amp; 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 43'-6" Lot 807 (Townhouse 1): 36'-8" Lot 807 (Townhouse 2): 36'-8" Lot 807 (Townhouse 3): 36'-9" Lot 807 (Townhouse 4): 36'-10" Lot 807 (Townhouse 5): 37'-0"</p>
<b>Rear Yard</b>	15 ft (min)	<p>Lots 802 &amp; 803: Existing (No Change) <b>Lot 807 (Building 1): 10'-0" (min)</b> <b>RELIEF / FLEXIBILITY REQUESTED</b> Lot 807 (Townhouses 1-5): 15'-0"</p>
<b>Side Yard</b> <small>None required. If provided: 2 inches / ft (6 ft min)</small>	<p>Lot 807 (Building 1): N/A Lot 807 (Townhouses 1-4): N/A Lot 807 (Townhouse 5): 6'-2"</p>	<p>Lots 802 &amp; 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): None Lot 807 (Townhouses 1-4): None Lot 807 (Townhouse 5): 6'-5 3/4"</p>

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
<b>Court (Open)</b> <small>Width: 4 inches / ft (10 ft min)</small>	Varies	<p>Lots 802 &amp; 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Townhouses 1-4): None Lot 807 (Townhouse 5): Provided as required</p>
<b>Court (Closed)</b> <small>Width: 4 inches / ft (15 ft min) Area: Twice square of required width (350 sf min)</small>	Varies	<p>Lots 802 &amp; 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Townhouses 1-5): None</p>

Tabulation of Penthouse, Parking, and Loading Data		
Requirement	Permitted / Required (MU-4)	Proposed (Lot 807 Only)
<b>Penthouse (Height)</b>	<p>Habitable space: 12'-0"</p> <p>MOR: Mechanical space: 15'-0"</p> <p>PUD: Mechanical space: 18'-6" (max)</p>	<p>Lot 807 (Building 1): Habitable space: 12'-0", Mechanical space: 15'-0"</p> <p><b>Lot 807 (Townhouses 1-4): 10'-0" (max)</b> <b>RELIEF / FLEXIBILITY REQUESTED</b></p>
<b>Penthouse (Setbacks)</b>	1:1	Provided as required
<b>Vehicle Parking</b> <small>Retail: 1.33 per 1,000 sf in excess of 3,000 sf Residential: 1 per 3 dwelling units in excess of 4 units (multifamily), 1:1 for townhomes</small>	<p>Retail: 20 spaces Residential: 75 spaces Shared (with Lot 806): 236 spaces <b>Total: 331 spaces</b></p>	<p>Retail: 59 spaces Residential: 75 spaces Shared (with Lot 806): 236 spaces <b>Total: 370 spaces</b></p>
<b>Bicycle Parking (short-term)</b> <small>Retail: 1 space for each 3,500 GFA Residential: 1 space for each 20 dwelling units</small>	<p>Retail: 5 spaces Residential: 11 spaces <b>Total: 16 spaces</b></p>	<p>Retail: 15 spaces Residential: 12 spaces <b>Total: 27 spaces</b></p>
<b>Bicycle Parking (long-term)</b> <small>Retail: 1 space for each 10,000 GFA Residential: 1 space for each 3 dwelling units</small>	<p>Retail: 2 spaces Residential: 73 spaces <b>Total: 75 spaces</b></p>	<p>Retail: 6 spaces Residential: 77 spaces <b>Total: 83 spaces</b></p>
<b>Loading</b> <small>Retail (5,000 - 20,000 GFA): 1 berth / 0 delivery space Residential (50+ units): 1 berth / 1 delivery space</small>	<p>1 berth @ 30 ft min / 0 delivery space @ 20 ft 1 berth @ 30 ft min / 1 delivery space @ 20 ft Can be shared between residential and retail pursuant to Subtitle C, Section 902.1</p>	<p><b>Building 1</b> 1 berths @ 55 ft / 1 delivery space @ 20 ft 1 berth @ 30 ft</p> <p><b>Townhouses</b> N/A</p>

\* All gross square footages are approximate

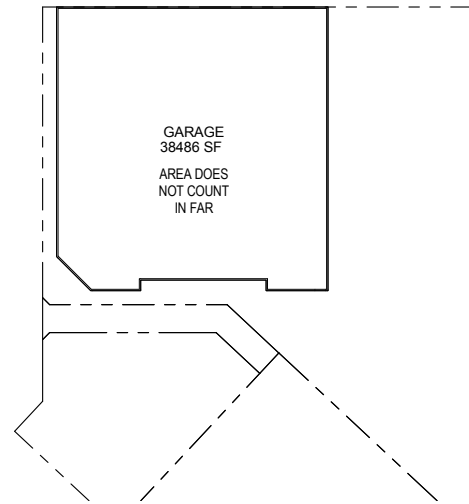


**PROPOSED BUILDING 1**  
**MEASURING PT: EL 262.00'**

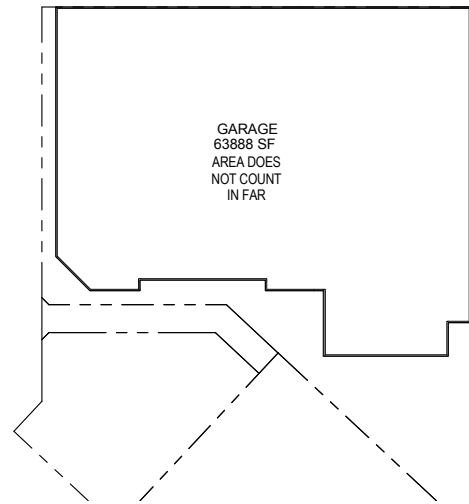
BUILDING 1 THEORETICAL LOT  
 LOT AREA: 72,759 SF  
 FOOTPRINT: 52,230 SF (MEASURED AT LL RES)  
 LOT OCCUPANCY: 72%

- PROPOSED TOWNHOUSE 1 MEASURING PT: EL 264.83'**
- PROPOSED TOWNHOUSE 2 MEASURING PT: EL 264.85'**
- PROPOSED TOWNHOUSE 3 MEASURING PT: EL 264.80'**
- PROPOSED TOWNHOUSE 4 MEASURING PT: EL 264.70'**
- PROPOSED TOWNHOUSE 5 MEASURING PT: EL 264.55'**

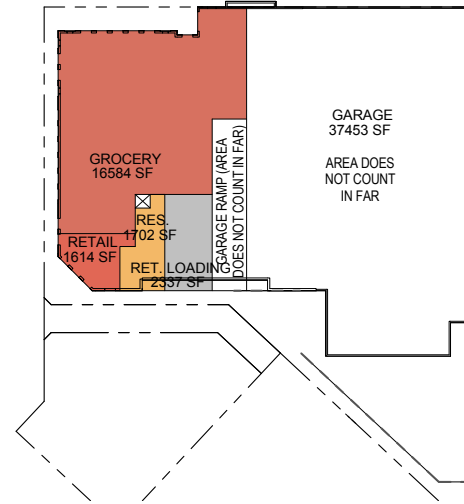
TOWNHOME 1 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%	TOWNHOME 2 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%
TOWNHOME 3 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%	TOWNHOME 4 THEORETICAL LOT LOT AREA: 1,170 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 55%
TOWNHOME 5 THEORETICAL LOT LOT AREA: 2,078 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 31%	



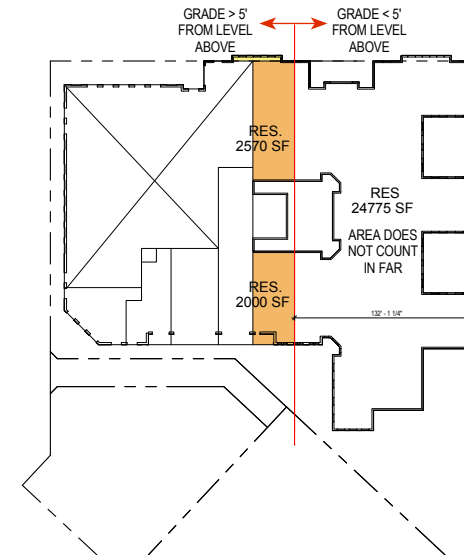
G3



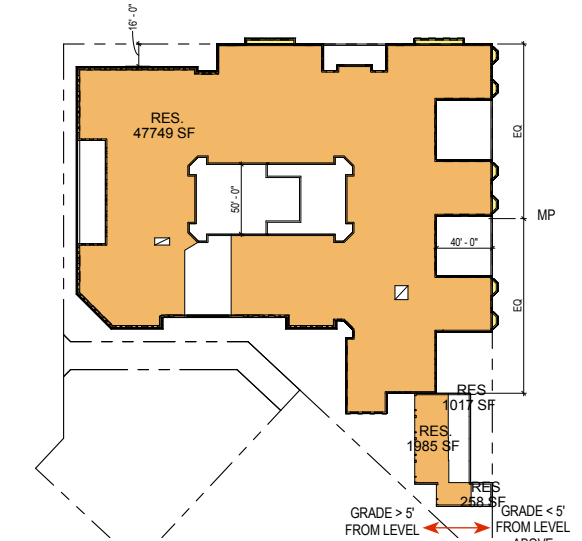
G2



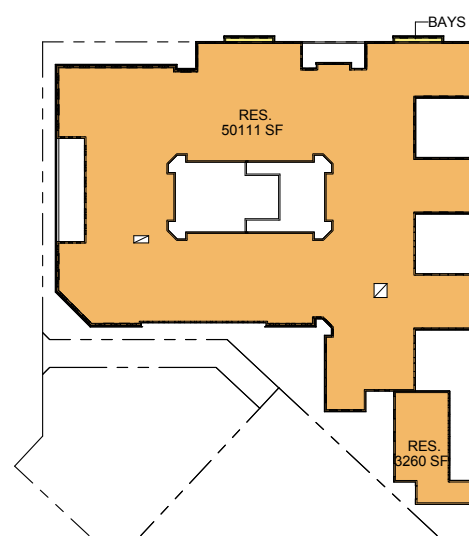
Lower Level



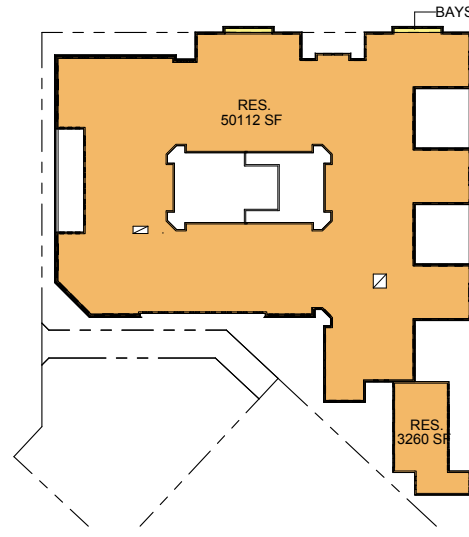
Lower Level Res



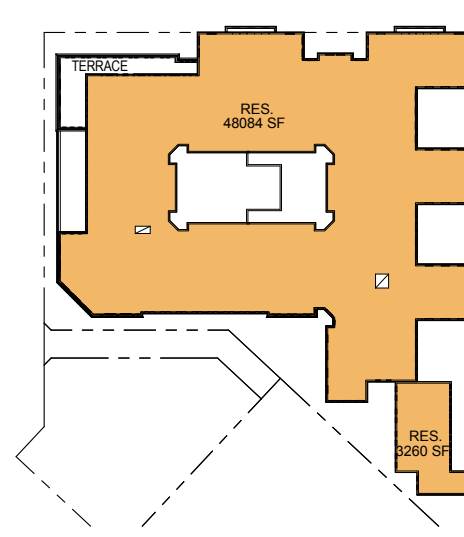
1st Floor



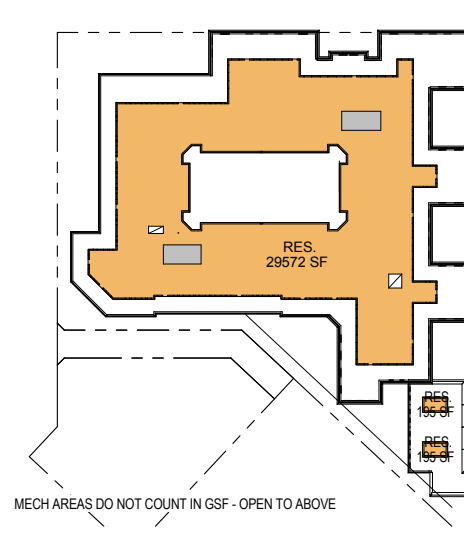
2nd Floor



3rd Floor



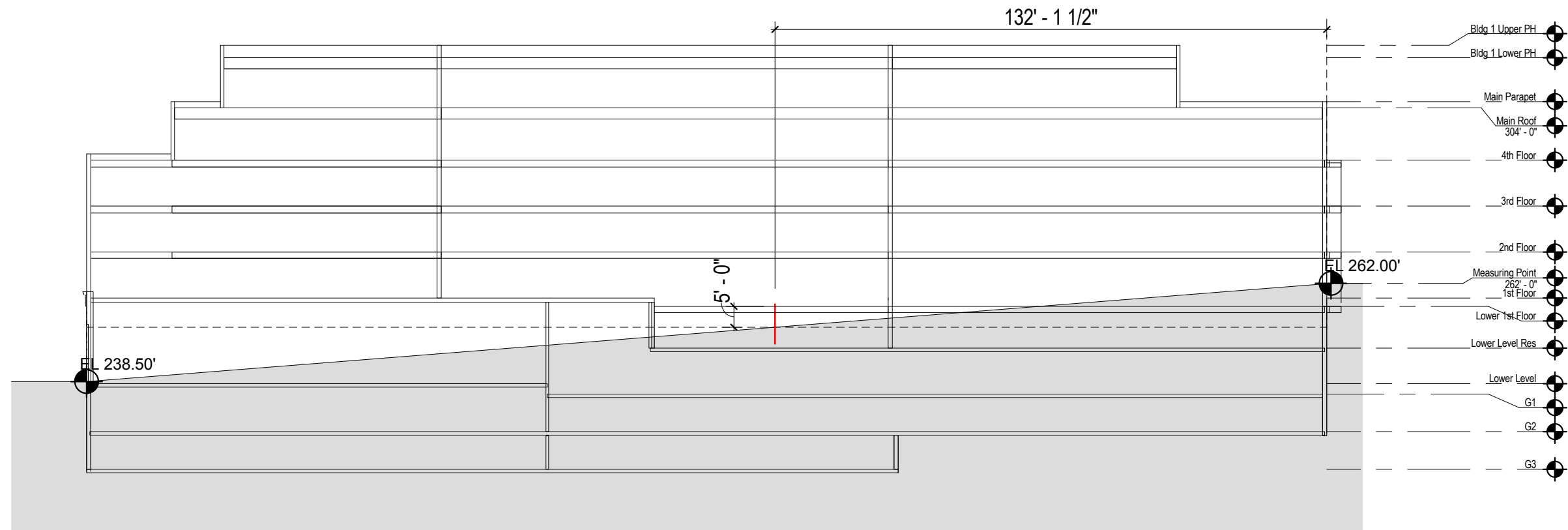
4th Floor



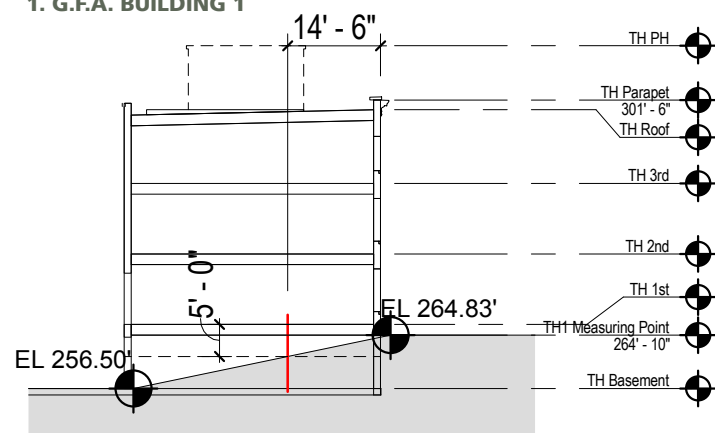
Penthouse

NOTE: AREAS SHOWN ARE APPROXIMATE

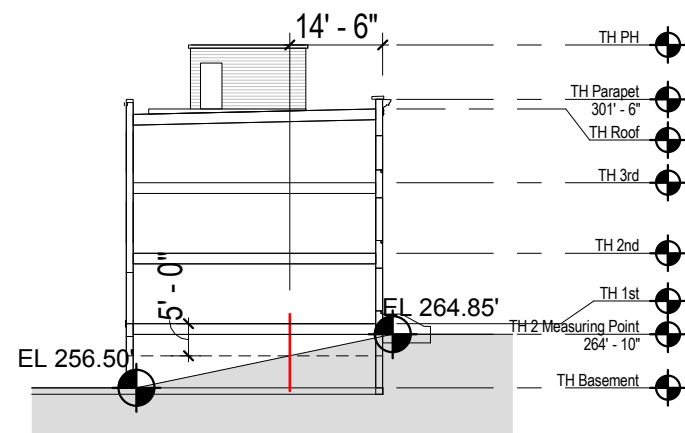
- RESIDENTIAL
- GROCERY
- RETAIL SPACE
- MECH / LOADING



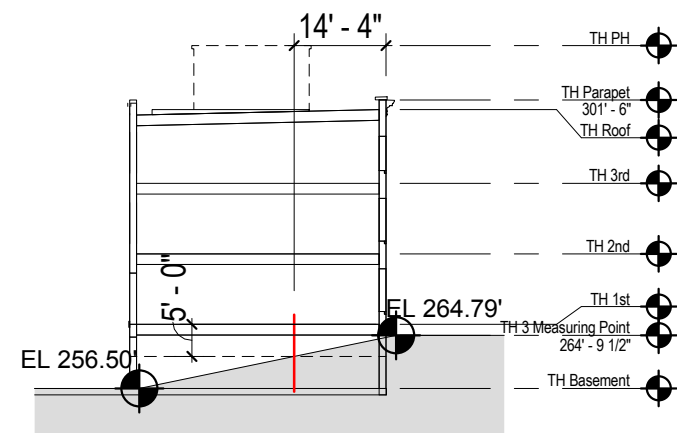
1. G.F.A. BUILDING 1



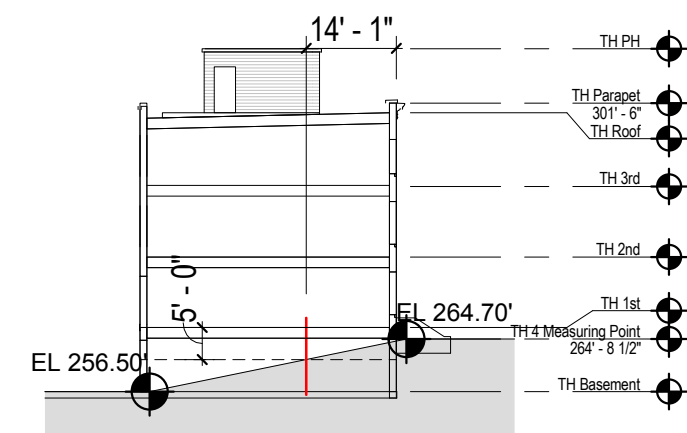
2. G.F.A. TOWNHOUSE 1



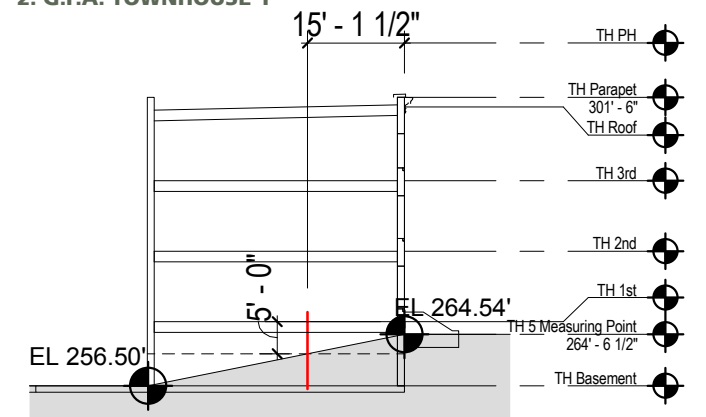
3. G.F.A. TOWNHOUSE 2



4. G.F.A. TOWNHOUSE 3

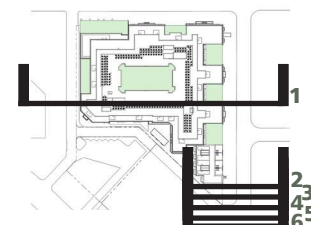


5. G.F.A. TOWNHOUSE 4



6. G.F.A. TOWNHOUSE 5

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Key Plan

Grade Plane Method Section

5/4/2019

G08

Building IZ Required (60% MFI)			
	Residential GFA	10% of residential GFA	75% of bonus density
Building	214,094	21,409	21,706
Penthouse IZ Required (50% MFI)			
	PH GFA (non-communal habitable)	10% of non-communal habitable GFA	
Penthouse	29,572	2,957	
Cellar IZ Required			
	Dwelling unit floor area	10% of dwelling unit floor area	
Cellar	26,050	2,605	
Projections IZ Required			
	Residential Projection floor area	10% of Residential Projection floor area	
Projections	1,719	172	

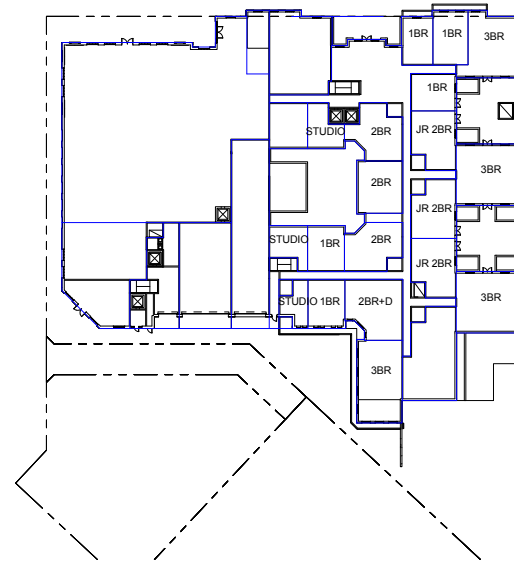
<b>Total IZ GSF Required</b>	<b>27,440</b>
------------------------------	---------------

Building IZ Provided (60% MFI)			
	Residential GFA	11% of residential GFA	75% of bonus density
Building	214,094	23,550	21,706
Penthouse IZ Provided (50% MFI)			
	PH GFA (non-communal habitable)	11% of non-communal habitable GFA	
Penthouse	29,572	3,253	
Cellar IZ Provided			
	Dwelling unit floor area	11% of dwelling unit floor area	
Cellar	26,050	2,866	
Projections IZ Provided			
	Residential Projection floor area	11% of Residential Projection floor area	
Projections	1,719	189	

<b>Total IZ GSF Provided</b>	<b>29,858</b>
------------------------------	---------------

Notes:  
 1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission  
 2. IZ unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix.

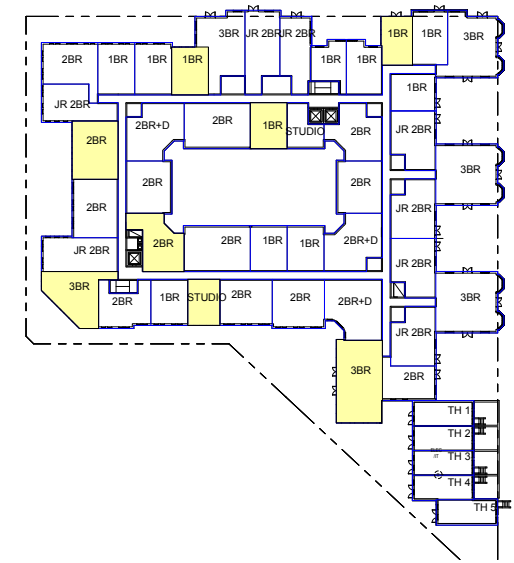
Unit Type	Total		Market Rate		IZ Required		
	# of units	% of unit mix	# of units	% of unit mix	50% MFI	60% MFI NSF	% of unit mix
Studio	13	5.9%	12	6.3%	0	1	3.4%
1BR	55	40.6%	47	42.6%	1	7	27.6%
JR2 (1+D per IZ)	34		34				
2BR	66	37.0%	50	34.2%	2	14	55.2%
2BR+D	15		15				
3BR	36	16.4%	32	16.8%	0	4	13.8%
<b>Total</b>	<b>219</b>		<b>190</b>		<b>3</b>	<b>26</b>	



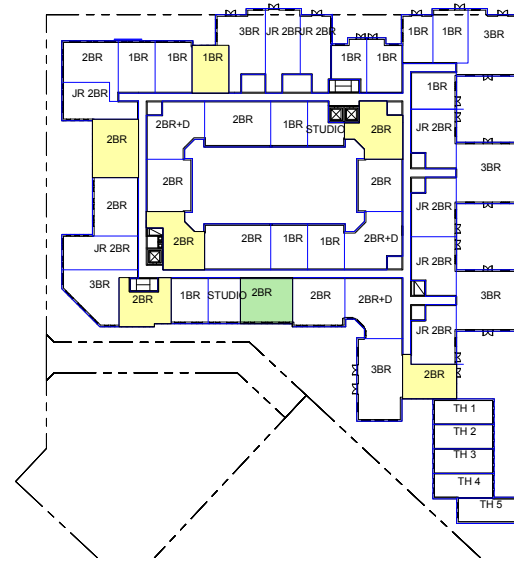
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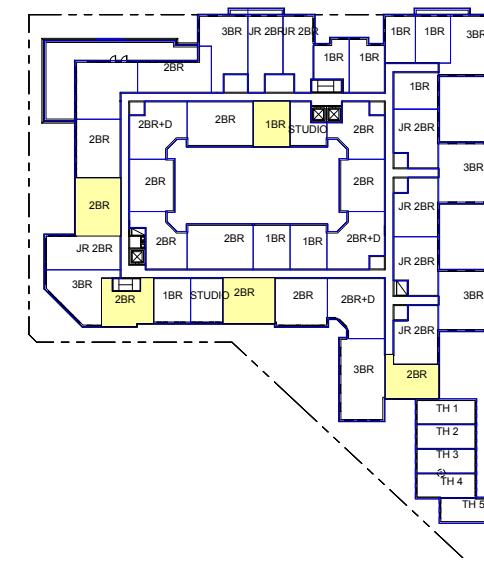
1st Floor



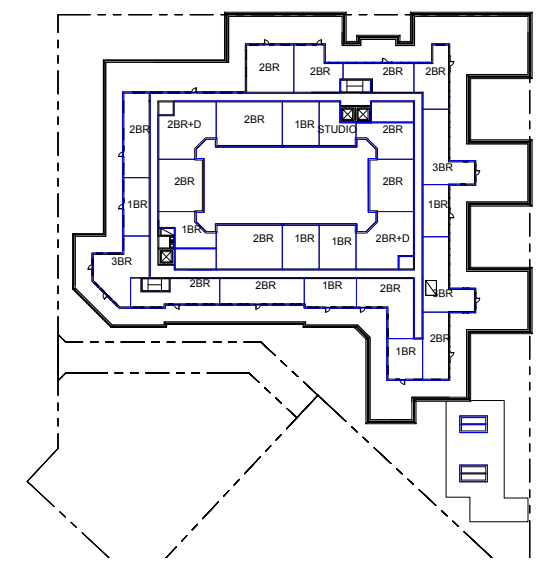
2nd Floor



3rd Floor



4th Floor



Penthouse

IZ Units at 60% MFI
  IZ Units at 50% MFI



# LEEDv4 Project Scorecard

PROJECT NAME: Lady Bird



## Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
-----	---------------------	--------	---



## Location and Transportation Preliminary Y 14 of 15 M 1 Verified

LTp	Floodplain Avoidance	Required	
LTc	LEED for Neighborhood Development	0 of 15	0
LTc	Site Selection	8 of 8	1
LTc	Compact Development	3 of 3	0
LTc	Community Resources	2 of 2	0
LTc	Access to Transit	1 of 2	0



## Sustainable Sites Preliminary Y 5 of 7 M 1 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	1 of 2	1
SSc	Rainwater Management	2 of 3	0
SSc	Nontoxic Pest Control	2 of 2	0



## Water Efficiency Preliminary Y 7 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	0 of 12	2
WEc	Indoor Water Use	4 of 6	0
WEc	Outdoor Water Use	3 of 4	0



## Energy and Atmosphere Preliminary Y 15 of 37 M 0 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	11 of 30	0
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	2 of 2	0
EAc	Active Solar-Ready Design	0 of 0	0
EAc	HVAC Start-Up Credentialing	0 of 0	0



## Materials and Resources Preliminary Y 4.5 of 9 M 1 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRC	Durability Management Verification	1 of 1	0
MRC	Environmentally Preferable Products	1.5 of 5	1
MRC	Construction Waste Management	2 of 3	0
MRC	Material-Efficient Framing	0 of 0	0



## Indoor Environmental Quality Preliminary Y 8 of 18 M 0 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	1 of 3	0
EQc	Contaminant Control	1 of 2	0
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Compartmentalization	0 of 3	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 1	0
EQc	Low-Emitting Products	1 of 3	0
EQc	No Environmental Tobacco Smoke	1 of 1	0



## Innovation Preliminary Y 6 of 6 M 0 Verified

INp	Preliminary Rating	Required	
INc	Innovation	5 of 5	0
INc	LEED Accredited Professional	1 of 1	0



## Regional Priority Preliminary Y 2 of 4 M 0 Verified

RPc	Regional Priority	2 of 4	0
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### Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

## Total Preliminary Y 63.5 of 110 M 5 Verified

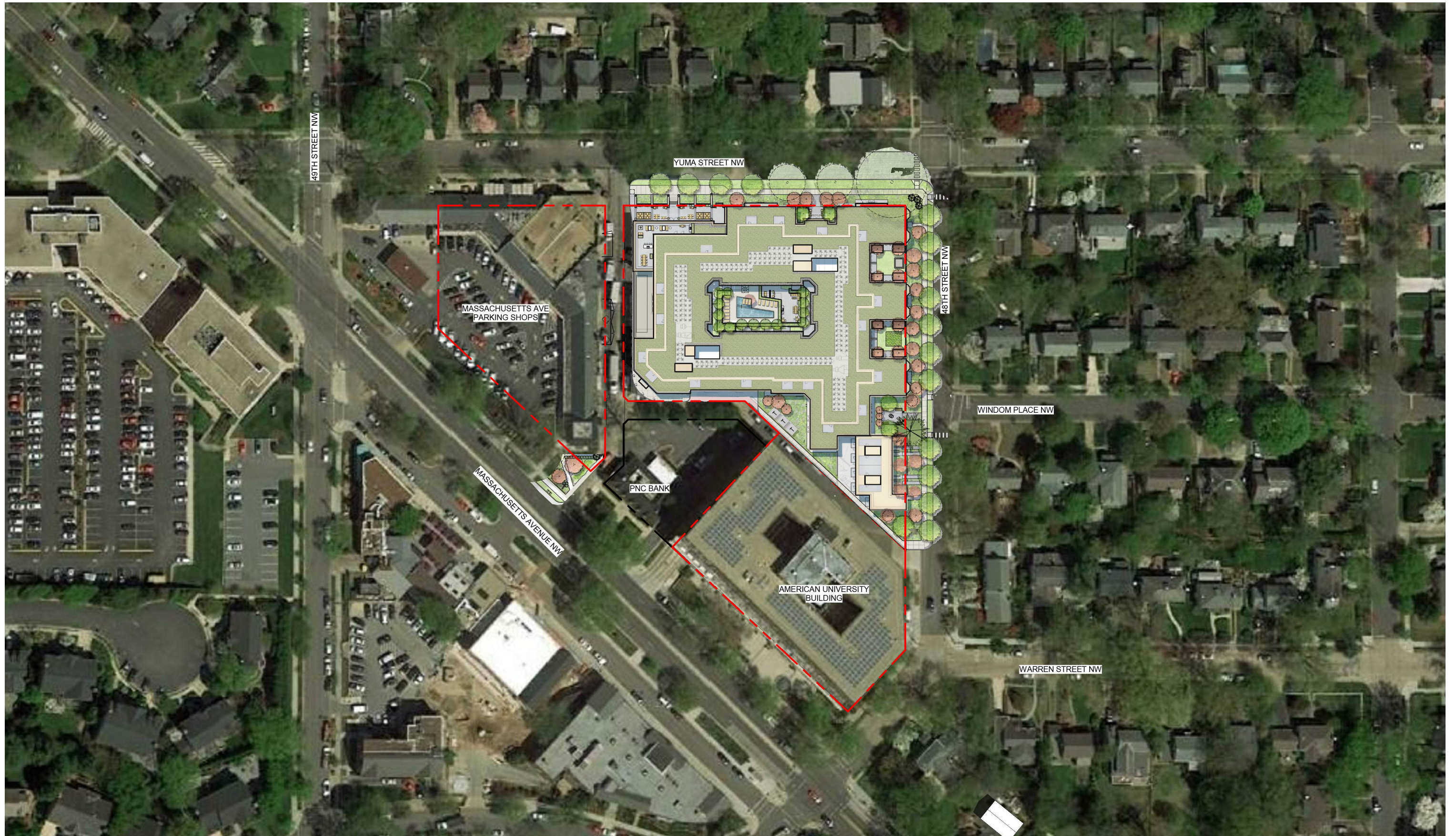
Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



# Architecture Exhibits

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### Illustrative Site Plan with Context



VALOR DEVELOPMENT  
TORTI GALLAS URBAN

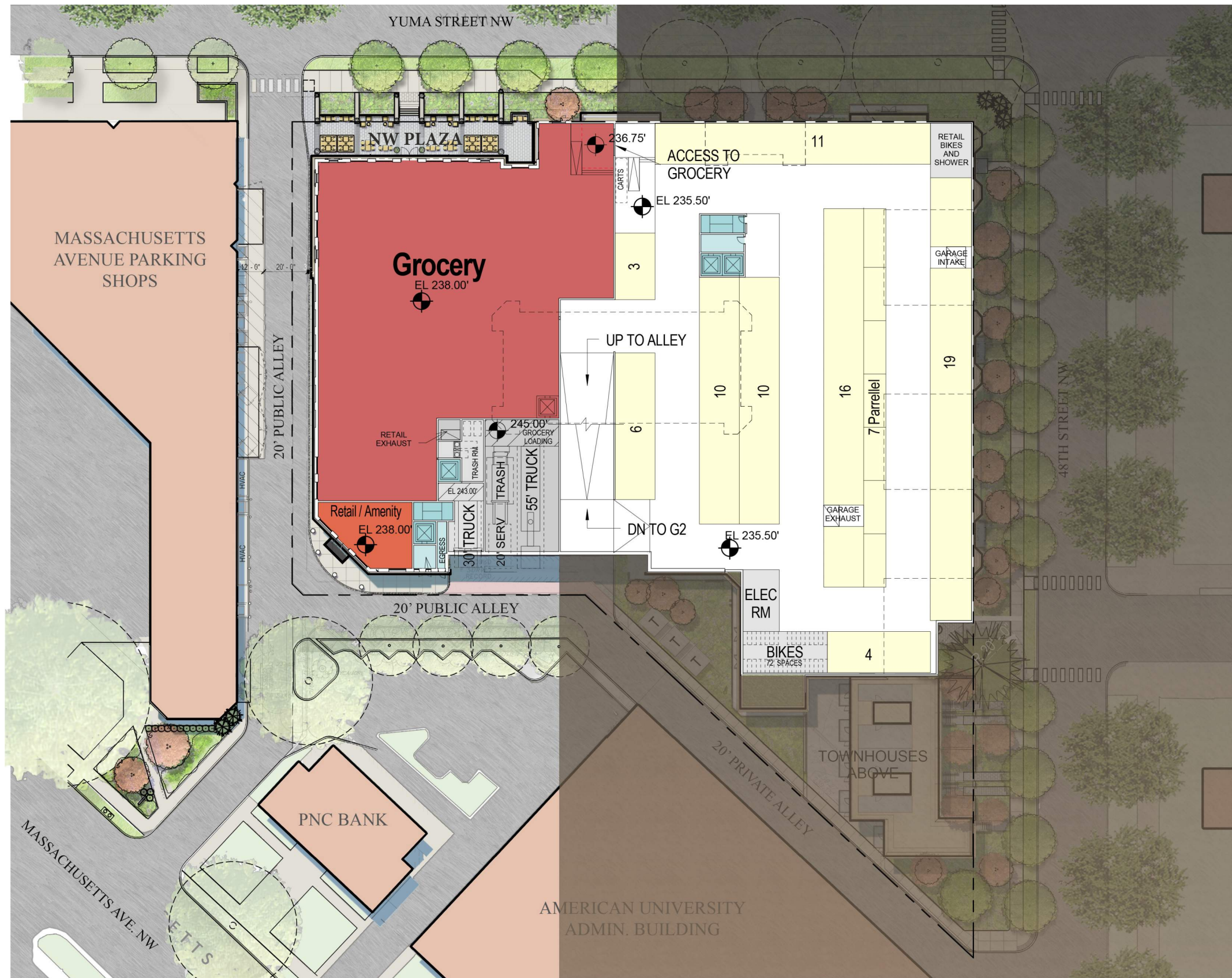


5/4/2019

A01

# THE LADY BIRD

AT GRADE ↔ BURIED



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### Lower Level Floor Plan / Garage Level Plan (G1)

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. For additional dimensions see sheet A08

0 25 50 5/4/2019  
A02



VALOR DEVELOPMENT  
TORTI GALLAS URBAN

# THE LADY BIRD



AT GRADE ↔ BURIED

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Lower Level Res 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. For additional dimensions see sheet A08

0 25 50 5/4/2019 A03