



PARKSIDE DEVELOPMENT PUD STAGE 2



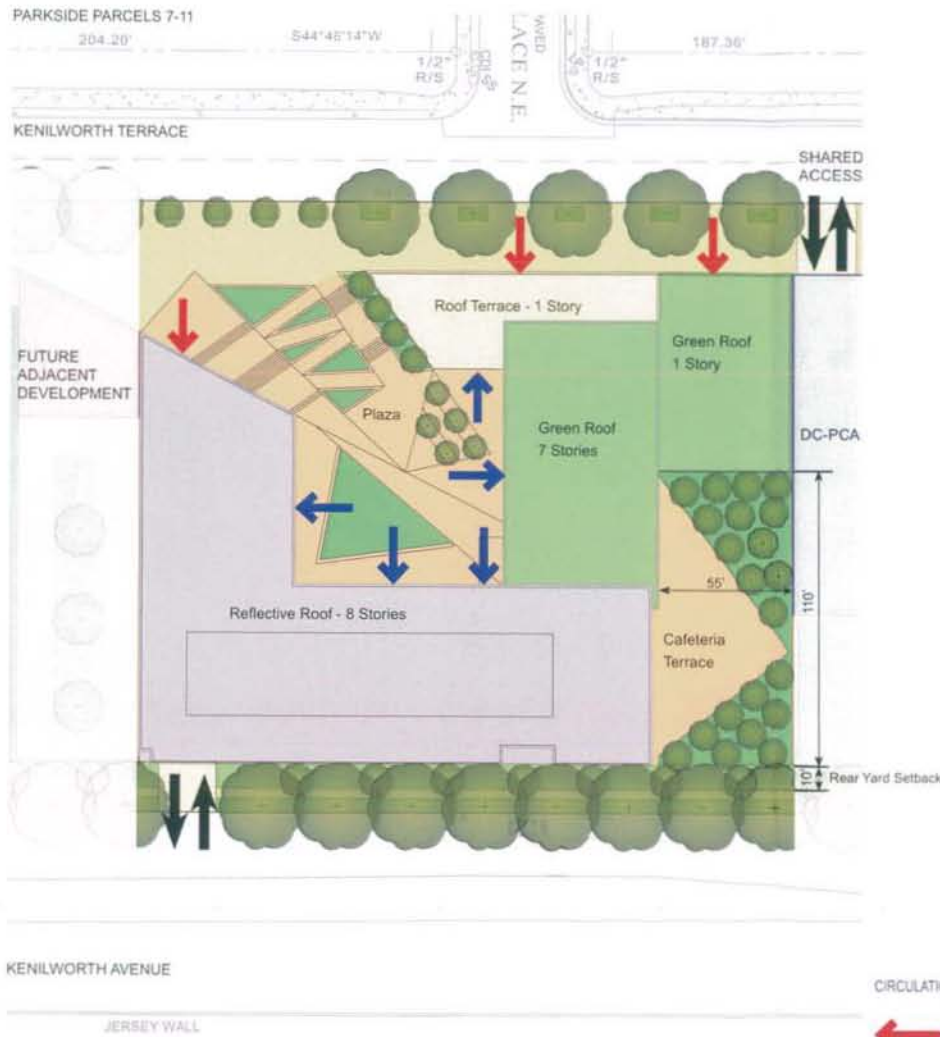
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PARCEL 12
PROPOSED STAGE 1 PUD AMENDMENT



Kenilworth Avenue

PROPOSED AMENDMENT



PARKSIDE DEVELOPMENT PUD STAGE 2



SITE PLAN

CCDC DEVELOPMENT SUMMARY

PARCEL 12 SITE 11	270' X 212' / 57,240 SF
KENILWORTH AVENUE SETBACK	10'
CCDC BUILDING SITE AREA	270' X 202' / 54,540 SF
BUILDING / PLAZA & TERRACE FOOTPRINT	52,700 SF
BUILDING	35,700 SF
OPEN SPACE	18,000 SF
LOT OCCUPANCY	52,700 SF / 57,240 SF = 92%
REAR YARD	REQUIRED - NONE / PROVIDED - 10'
SIDEYARD	NONE - BUT IF PROVIDED - 27.5'
COURTS	4
PLAZA, CAFETERIA TERRACE, GREEN ROOF, ROOF TERRACE	

PROPOSED FACILITY DEVELOPMENT:

GROUND LEVEL	13,000 GSF
PLAZA LEVEL	25,000 GSF
SECOND LEVEL	27,000 GSF
LEVELS 3 THRU 7	28,200 GSF
	= 141,000 GSF
LEVEL 8	21,000 GSF
PARKING	
GROUND LEVEL PODIUM (90 SPACES APPROX.)	33,000 GSF
PARTIAL SUBGRADE PARKING (45 SPACES APPROX.)	
TOTAL FACILITY PROGRAM	260,000 GSF
SITE FAR	4.54

CCDC PARKING SUMMARY:

25 FACULTY / 50-75 ADJUNCT FACULTY
 50 ADMINISTRATION / STAFF EMPLOYEES
 500 CLASSROOM SEATS
 POTENTIAL PARKING REQUIREMENT -
 116 SPACES = 87 SPACES WITH METRO REDUCTION
 GARAGE BIKE PARKING - 5 SPACES REQUIRED / 20 PROPOSED

CIRCULATION KEY

- PEDESTRIAN STREET LEVEL ACCESS
- PEDESTRIAN PLAZA LEVEL ACCESS
- VEHICULAR ACCESS AND SERVICE



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3A

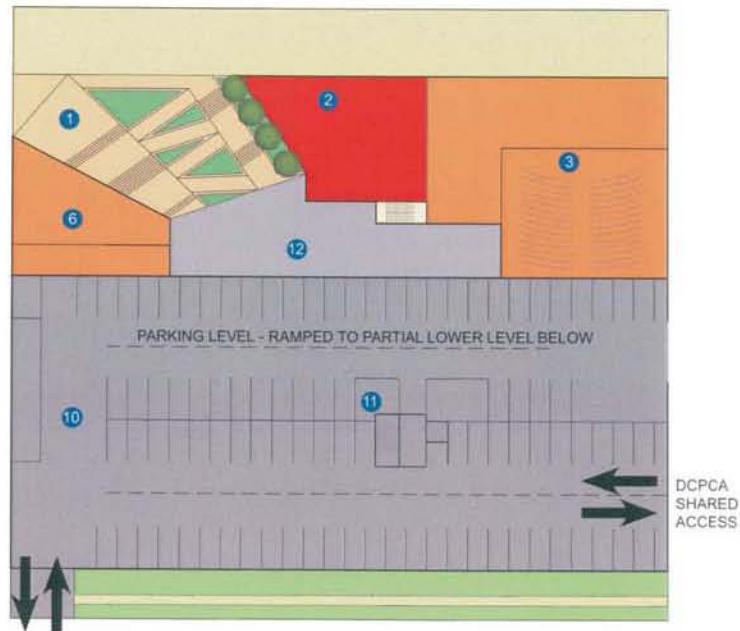
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BUILDING FLOOR PLANS

GROUND/PARKING LEVEL FLOOR PLAN

KENILWORTH TERRACE



KENILWORTH AVENUE

PLAZA LEVEL FLOOR PLAN

KENILWORTH TERRACE



KENILWORTH AVENUE

PARKSIDE DEVELOPMENT PUD STAGE 2



- FLOOR PLAN KEY**
- COMMON AREA
 - CLASSROOM / LAB
 - OFFICE
 - CIRCULATION
 - PARKING
 - STREET LEVEL RETAIL

- FLOOR PLAN PROGRAM**
1. STREET LEVEL PLAZA
 2. STREET LEVEL RETAIL
 3. AUDITORIUM
 4. PLAZA
 5. PLAZA LEVEL RETAIL MEZZANINE
 6. STUDENT CENTER
 7. STUDENT CAFE
 8. JOB CENTER
 9. COURTYARD ABOVE PARKING
 10. PARKING
 11. BIKE PARKING
 12. SERVICE



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4A

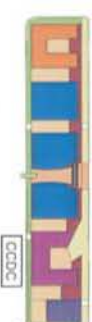
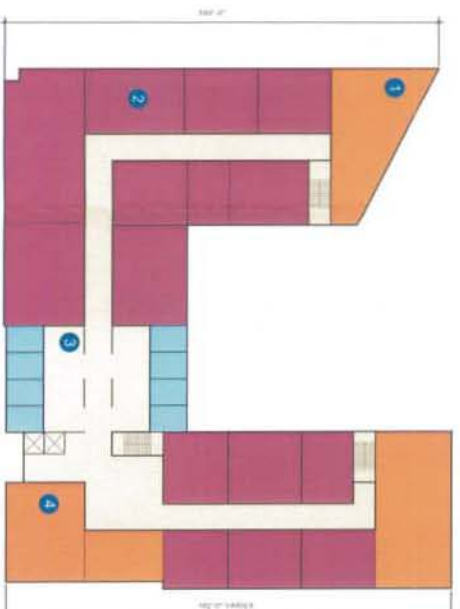
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SECOND LEVEL FLOOR PLAN



LEVELS 3 THRU 7 FLOOR PLANS



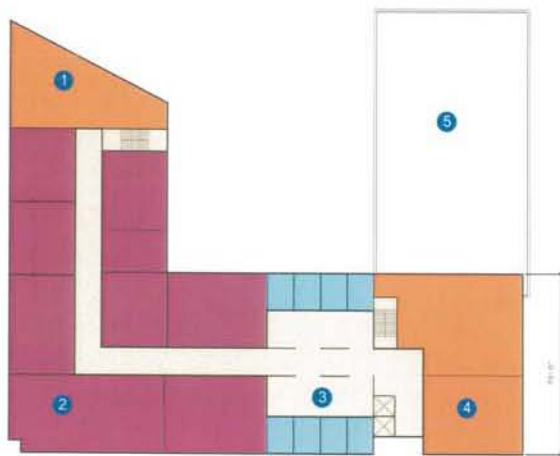
- FLOOR PLAN KEY**
- COMMON AREA
 - CLASSROOM / LAB
 - OFFICE
 - CIRCULATION
 - PARKING
 - STREET LEVEL RETAIL

- FLOOR PLAN PROGRAM**
1. STUDY / LOUNGE AREA
 2. CLASSROOM / LAB
 3. OFFICES
 4. WINTER GARDEN
 5. POTENTIAL GREEN ROOF
 6. TERRACE

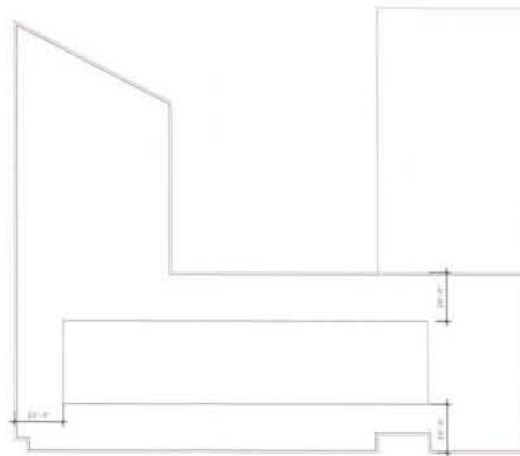


BUILDING FLOOR PLANS

LEVEL 8 FLOOR PLAN



ROOF PLAN



PARKSIDE DEVELOPMENT PUD STAGE 2



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- FLOOR PLAN PROGRAM**
1. STUDY / LOUNGE AREA
 2. CLASSROOM / LAB
 3. OFFICES
 4. WINTER GARDEN
 5. POTENTIAL GREEN ROOF



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OF THE DISTRICT OF COLUMBIA
PARKSIDE CAMPUS

SECTION KEY

- COMMON AREA
- CLASSROOM / LAB
- OFFICE
- CIRCULATION
- PARKING
- STREET LEVEL RETAIL



PERSPECTIVE VIEW FROM KENILWORTH AVENUE



Glass Curtain Wall and Metal Panel (4 Coat Finish, Silver)

Example: Cornell University



BUILDING ELEVATIONS

MATERIALS

1. GLASS CURTAIN WALL
2. METAL PANEL WITH PUNCHED WINDOWS
3. LANDSCAPE / METAL GRILL AT PARKING

PARKSIDE DEVELOPMENT PUD STAGE 2



KENILWORTH AVENUE



SOUTH (ADJACENT TO TOWER SITE)



KENILWORTH TERRACE



NORTH (ADJACENT TO DCPA)

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PARKSIDE
DEVELOPMENT
PUD STAGE 2



VIEW FROM KENILWORTH AVENUE

10A

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PARKSIDE
DEVELOPMENT
PUD STAGE 2



VIEW FROM KENILWORTH TERRACE (SOUTH WEST)

11A

PARKSIDE
DEVELOPMENT
PUD STAGE 2



VIEW FROM KENILWORTH TERRACE (NORTH)

12A

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Community College of the District of Columbia
Conceptual Design Checklist

Total Project Points	Sustainable Sites	Phase 1	Construction Activity Pollution Prevention
Credit 1.1	Site Selection		
Credit 1.2	Development Density & Community Connectivity (5 points)		
Credit 1.3	Brownfield Redevelopment		
Credit 1.4	Alternative Transportation: Public Transportation Access (6 points)		
Credit 1.5	Alternative Transportation: Bicycle Storage & Changing Rooms		
Credit 1.6	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles (3 points)		
Credit 1.7	Alternative Transportation: Parking Capacity (2 points)		
Credit 1.8	Site Development: Protect or Restore Habitat		
Credit 1.9	Site Development: Maximize Open Space		
Credit 1.10	Stormwater Design: Quantity Control		
Credit 1.11	Stormwater Design: Quality Control		
Credit 1.12	Heat Island Effect: Non-Roof		
Credit 1.13	Heat Island Effect: Roof		
Credit 1.14	Light Pollution Reduction		

Water Efficiency	
Prerequisite 1	Water Use Reduction: 20% Reduction
Credit 1.1	Water Efficient Landscaping: Reduce by 50% (2 points)
Credit 1.2	Water Efficient Landscaping: No Potable Water Use or No Irrigation (2 points)
Credit 2	Innovative Wastewater Technology (2 points)
Credit 2.1	Water Use Reduction: 30% Reduction (2 points)
Credit 3.2	Water Use Reduction: 35% Reduction (1 Point)
Credit 3.2	Water Use Reduction: 40% Reduction (1 Point)

Energy & Atmosphere	
Prereq 1	Fundamental Commissioning of the Building Energy Systems
Prereq 2	Minimum Energy Performance
Prereq 3	Fundamental Refrigerant Management
Credit 1.1	Optimize Energy Performance: 14% new or 10% Existing (2 points)
Credit 1.2	Optimize Energy Performance: 16% new or 14% Existing (2 points)
Credit 1.3	Optimize Energy Performance: 22% new or 18% Existing (2 points)
Credit 1.4	Optimize Energy Performance: 26% new or 22% Existing (2 points)
Credit 1.5	Optimize Energy Performance: 30% new or 26% Existing (2 points)
Credit 1.6	Optimize Energy Performance: 34% new or 30% Existing (2 points)
Credit 1.7	Optimize Energy Performance: 38% new or 34% Existing (2 points)
Credit 1.8	Optimize Energy Performance: 42% new or 38% Existing (2 points)
Credit 1.9	Optimize Energy Performance: 46% new or 42% Existing (2 points)
Credit 1.10	Optimize Energy Performance: 48% new or 32% Existing (1 point)
Credit 2.1	On-Site Renewable Energy: 1%
Credit 2.2	On-Site Renewable Energy: 3%
Credit 2.3	On-Site Renewable Energy: 5%
Credit 2.4	On-Site Renewable Energy: 7%
Credit 2.5	On-Site Renewable Energy: 9%
Credit 2.6	On-Site Renewable Energy: 11%
Credit 2.7	On-Site Renewable Energy: 13%
Credit 3	Enhanced Commissioning (2 points)
Credit 4	Enhanced Refrigerant Management (2 points)
Credit 5	Measurement & Verification (3 points)
Credit 6	Green Power (2 points)

Indoor Environmental Quality	
Prerequisite 1	Minimum IAQ Performance
Prerequisite 2	Environmental Tobacco Smoke (ETS) Control
Credit 1	Outdoor Air Delivery Monitoring
Credit 2	Increased Ventilation
Credit 3.1	Construction IAQ Management Plan: During Construction
Credit 3.2	Construction IAQ Management Plan: Before Occupancy
Credit 4.1	Low-Emitting Materials: Adhesives & Sealants
Credit 4.2	Low-Emitting Materials: Paints & Coatings
Credit 4.3	Low-Emitting Materials: Flooring Systems
Credit 4.4	Low-Emitting Materials: Composite Woods & Plywood Products
Credit 5	Indoor Chemical and Pollutant Source Control
Credit 6.1	Controllability of Systems: Lighting
Credit 6.2	Controllability of Systems: Thermal Comfort
Credit 7.1	Thermal Comfort: Design
Credit 7.2	Thermal Comfort: Verification
Credit 8.1	Daylight and Views: Daylight 75% of Spaces
Credit 8.2	Daylight and Views: Views for 90% of Spaces

Innovation in Design

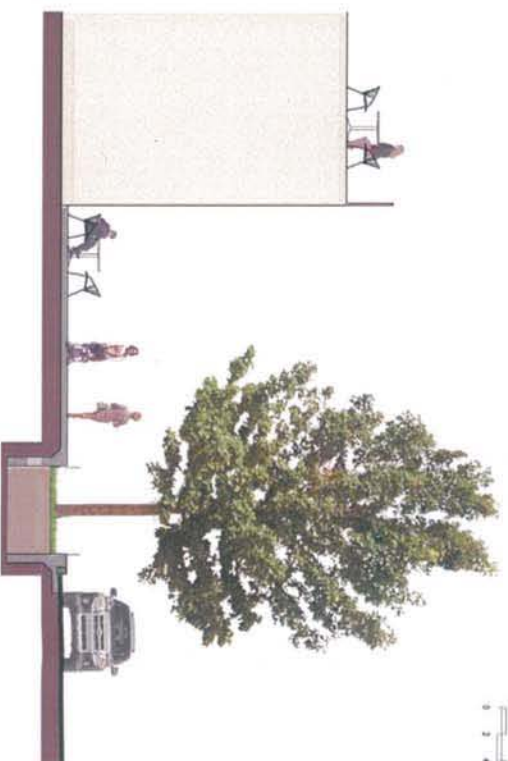
Chart 1.1 Exemplary Performance
Chart 1.2 Exemplary Performance
Chart 1.3 Innovation in Design
Chart 1.4 Innovation in Design
Chart 1.4 Innovation in Design
Chart 2.1 EFTD Accretion/Emplacement

Regional Priority	
1	Credit 1.1 - Regional Priority
2	Credit 1.2 - Regional Priority
3	Credit 1.3 - Regional Priority
4	Credit 1.4 - Regional Priority

Total Expected Points = Y plus $1/2$ Y? = $45 + 12 = 57$

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COMMUNITY COLLEGE
OF THE DISTRICT OF COLUMBIA
Education, Training, Quality, and the Student Experience
PARKSIDE CAMPUS

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Note:
Color selection may change pending final selection of architectural finishes on building elevations.



Acer rubrum 'columnare'



Quercus bicolor



Cercis canadensis



Dwarf Fothergilla



Taxus x media



Hypericum bicolor



Cornus alba



Green screen



Hydrangea quercifolia



Illustrative section - LID planting area

Note: This section is provided to explain mechanical systems of LID treatment only.



Schizachyrium scoparium
Miniblack



Juncus 'Blue Arrow'



Liriope spicata