



RIA BLOCK 7

MID-CITY FINANCIAL
TORTI GALLAS URBAN

ISSUED:

APPLICATION	9/22/2016
PRE HEARING SUBMISSION	12/2/2017
SUPPLEMENTAL PRE HEARING SUBMISSION	2/3/2017

ZONING COMMISSION
District of Columbia
CASE NO.14-18A
EXHIBIT NO.24E1

SITE EXHIBITS

REGIONAL ANALYSIS	G01
APPROVED STAGE 1 SITE PLAN	G02
REVISED BLOCK 7 PLAN.....	G03
SITE PHOTOS	G04
COMPREHENSIVE PLAN AND ZONING MAP	G05
ZONING TABULATIONS	G06
ZONING ANALYSIS.....	G07
F.A.R. DIAGRAMS	G08
ZONING DIAGRAM	G09A
ZONING DIAGRAM	G09B
SERVICE AND LOADING DIAGRAMS	G10
SITE PLAN IN EXISTING AERIAL.....	G11
ENTERPRISE GREEN COMMUNITIES CHECKLIST...	G12

ARCHITECTURE EXHIBITS

ILLUSTRATIVE SITE PLAN	A01
GARAGE LEVEL PLAN	A02
FIRST FLOOR PLAN	A03
SECOND FLOOR PLAN.....	A04
TYPICAL FLOOR PLAN	A05
UPPER FLOOR PLAN	A06
ROOF PLAN.....	A07
BUILDING SECTIONS (LONGITUDINAL)	A08
BUILDING SECTIONS (TRANSVERSE).....	A09
VIEW FROM SOUTHWEST	A10
VIEW FROM NORTHWEST	A11
VIEW FROM NORTH.....	A12
VIEW FROM NORTHEAST	A13
VIEW FROM SOUTHEAST	A14A
VIEW FROM SOUTHEAST	A14B
VIEW FROM SOUTHWEST	A14C
FULL ELEVATIONS.....	A15
NORTH ELEVATION - BUILDING A.....	A16
NORTH ELEVATION - BUILDING B1	A17
NORTH ELEVATION - BUILDING B2	A18
WEST ELEVATION - BUILDING B2.....	A19
SOUTH ELEVATION - BUILDING B2	A20
SOUTH ELEVATION - BUILDING B1	A21
SOUTH ELEVATION - BUILDING A	A22
SOUTH ELEVATION - BUILDING A.....	A23
EAST ELEVATION - BUILDING A	A24
ENLARGED ELEVATION - BUILDING A	A25
ENLARGED ELEVATION - BUILDING B1	A26
ENLARGED ELEVATION - BUILDING B2	A27
ENLARGED ELEVATION - SOUTH ELEVATIONS.....	A28
MATERIALS - BUILDING A	A29

ARCHITECTURE EXHIBITS

MATERIALS - BUILDING B1	A30
MATERIALS - BUILDING B2.....	A31
WALL MATERIAL DIAGRAM	A32

LANDSCAPE EXHIBITS

OVERALL LANDSCAPE CONCEPT	L01
FIRST LEVEL BUILDING B.....	L02
FIRST LEVEL BUILDING B.....	L03
FIRST LEVEL BUILDING B.....	L04
FIRST LEVEL BUILDING A	L05
FIRST LEVEL BUILDING A	L06
ROOFTOP BUILDING B.....	L07
ROOFTOP BUILDING A	L08
GROUND LEVEL BUILDING A/B.....	L09
GROUND LEVEL BUILDING A.....	L10
GROUND LEVEL BUILDING B	L11
GROUND LEVEL BUILDING A/B.....	L12

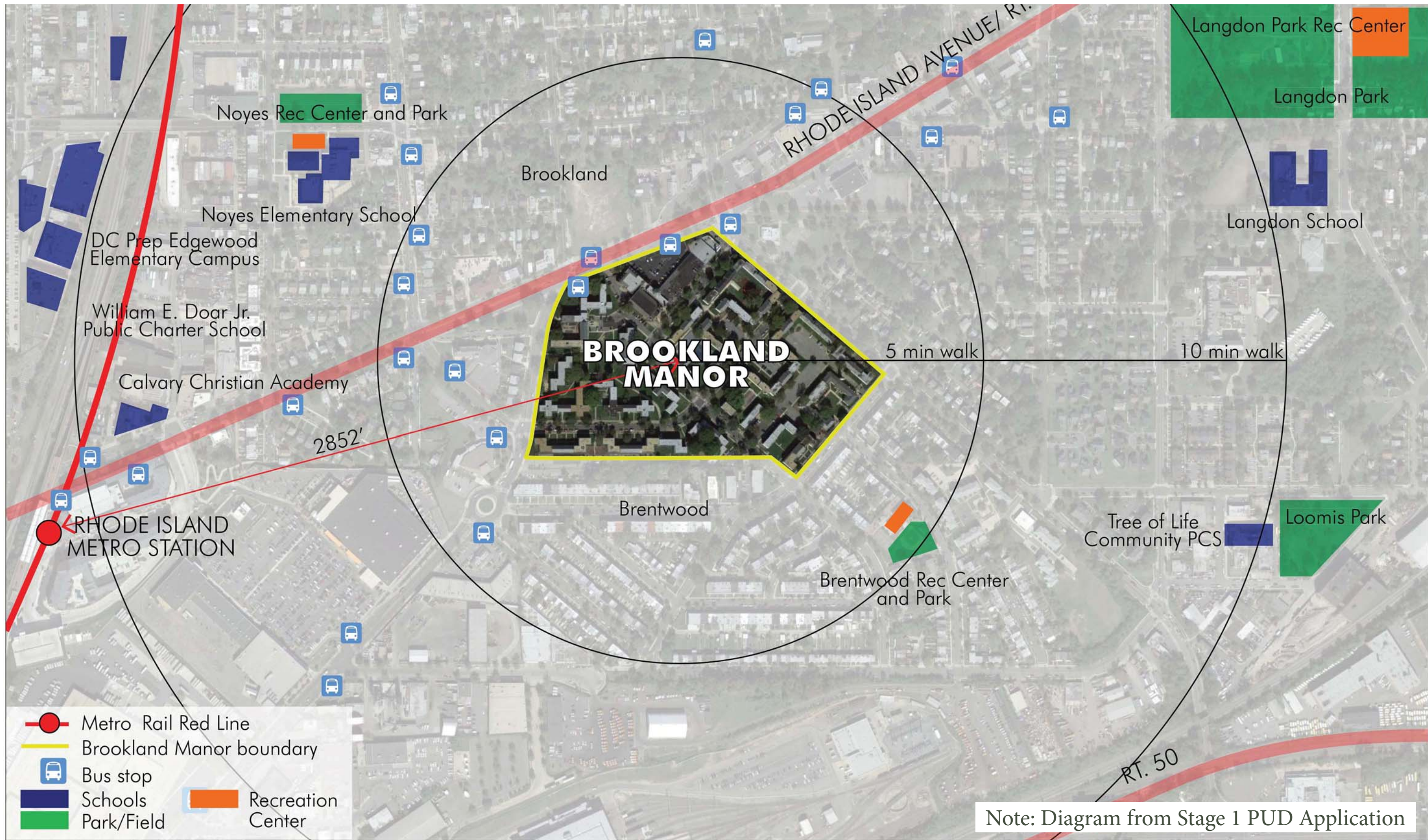
CIVIL EXHIBITS

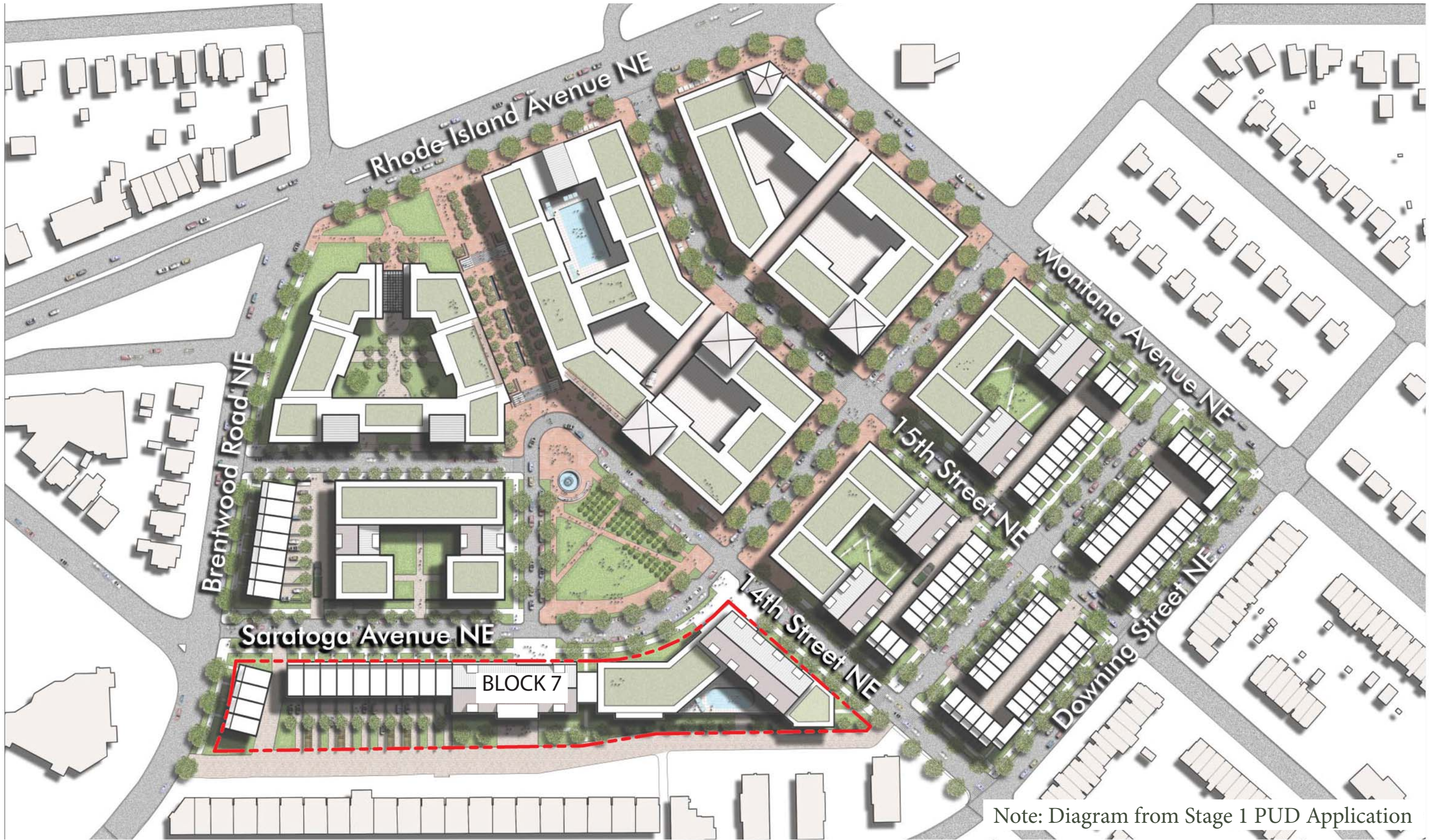
GENERAL NOTES AND LEGEND.....	C-100
EXISTING CONDITIONS AND DEMOLITION PLAN	C-200
EROSION AND SEDIMENT CONTROL PLAN.....	C-201
SITE LOCATION	C-202
BLDG B SITE/STREETSCAPE PLAN	C-300
BLDG B ALLEY IMPROVEMENTS PLAN.....	C-300A
BLDG B GRADING AND UTILITY PLAN.....	C-301
BLDG B STORMWATER MANAGEMENT AND GAR	C-302
BLDG B STORMWATER MANAGEMENT NARRATIVE.....	C-303
BLDG B GREEN AREA RATION SCORE SHEET	C-304
BLDG A SITE/STREETSCAPE PLAN	C-400
BLDG A ALLEY IMPROVEMENTS PLAN	C-400A
BLDG A GRADING AND UTILITY PLAN.....	C-401
BLDG A STORMWATER MANAGEMENT AND GAR	C-402
BLDG A STORMWATER MANAGEMENT NARRATIVE.....	C-403
BLDG A GREEN AREA RATIO SCORE SHEET	C-404
SITE CIRCULATION	C-500

THIS PAGE INTENTIONALLY LEFT BLANK

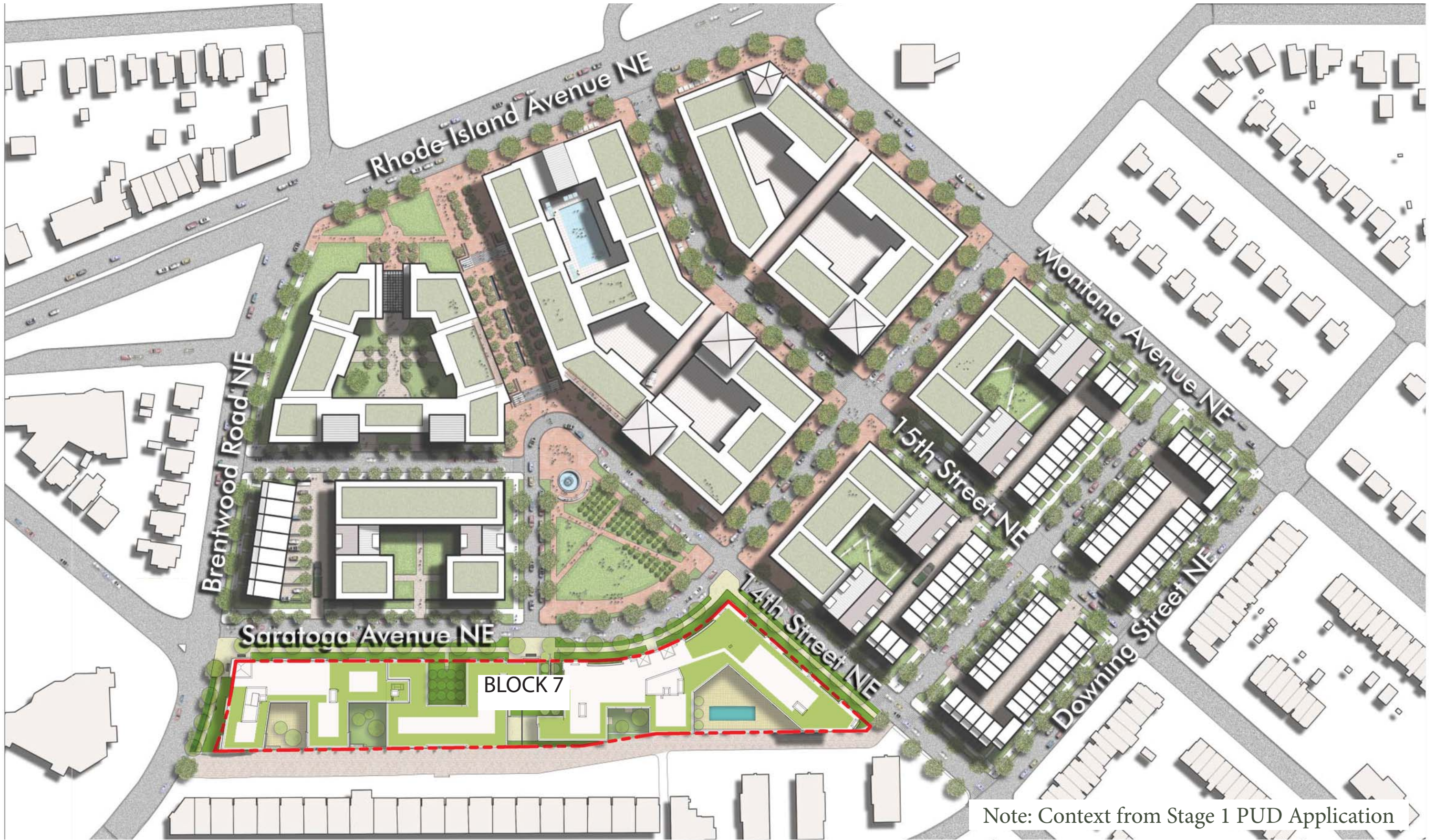
Site Exhibits

THIS PAGE INTENTIONALLY LEFT BLANK

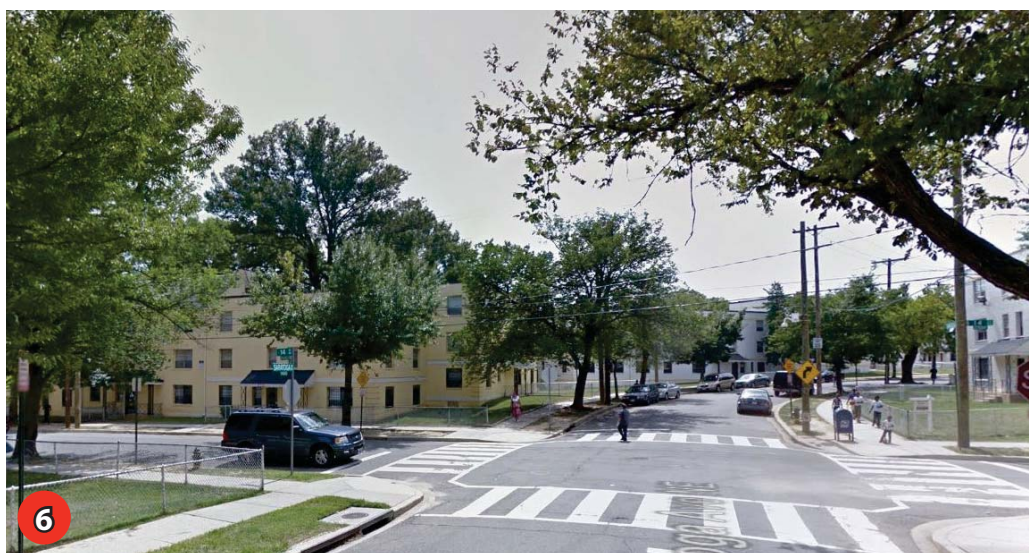
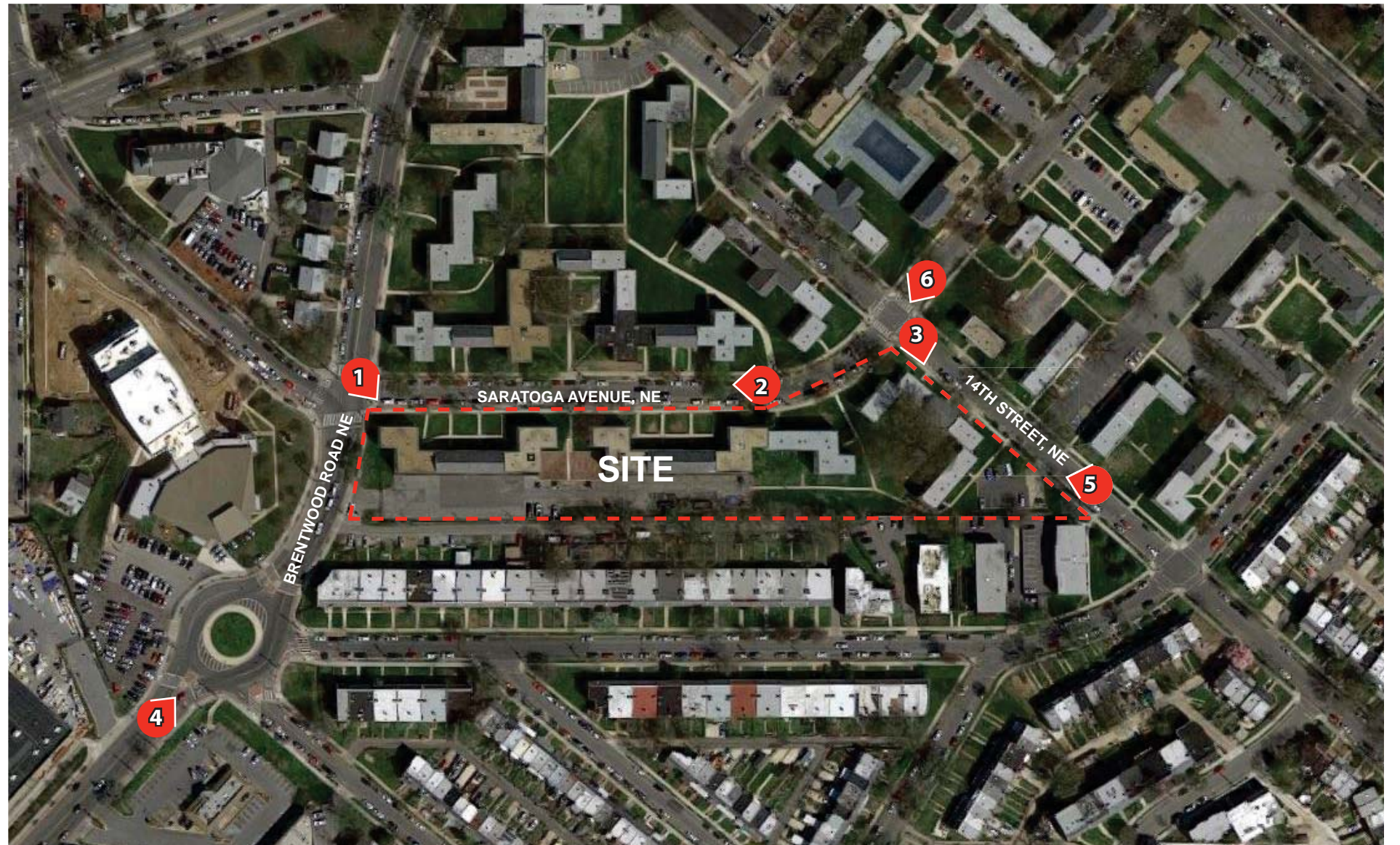
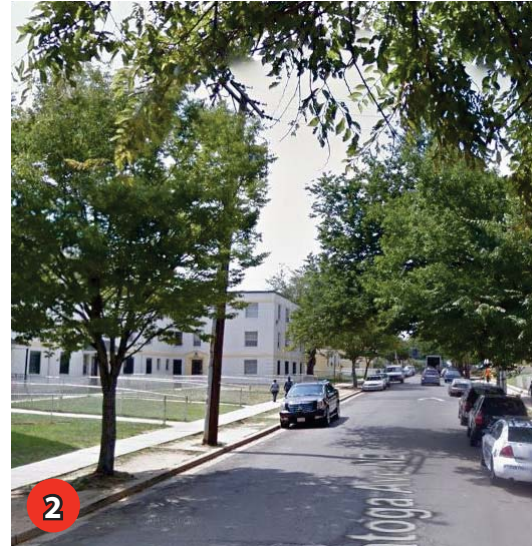


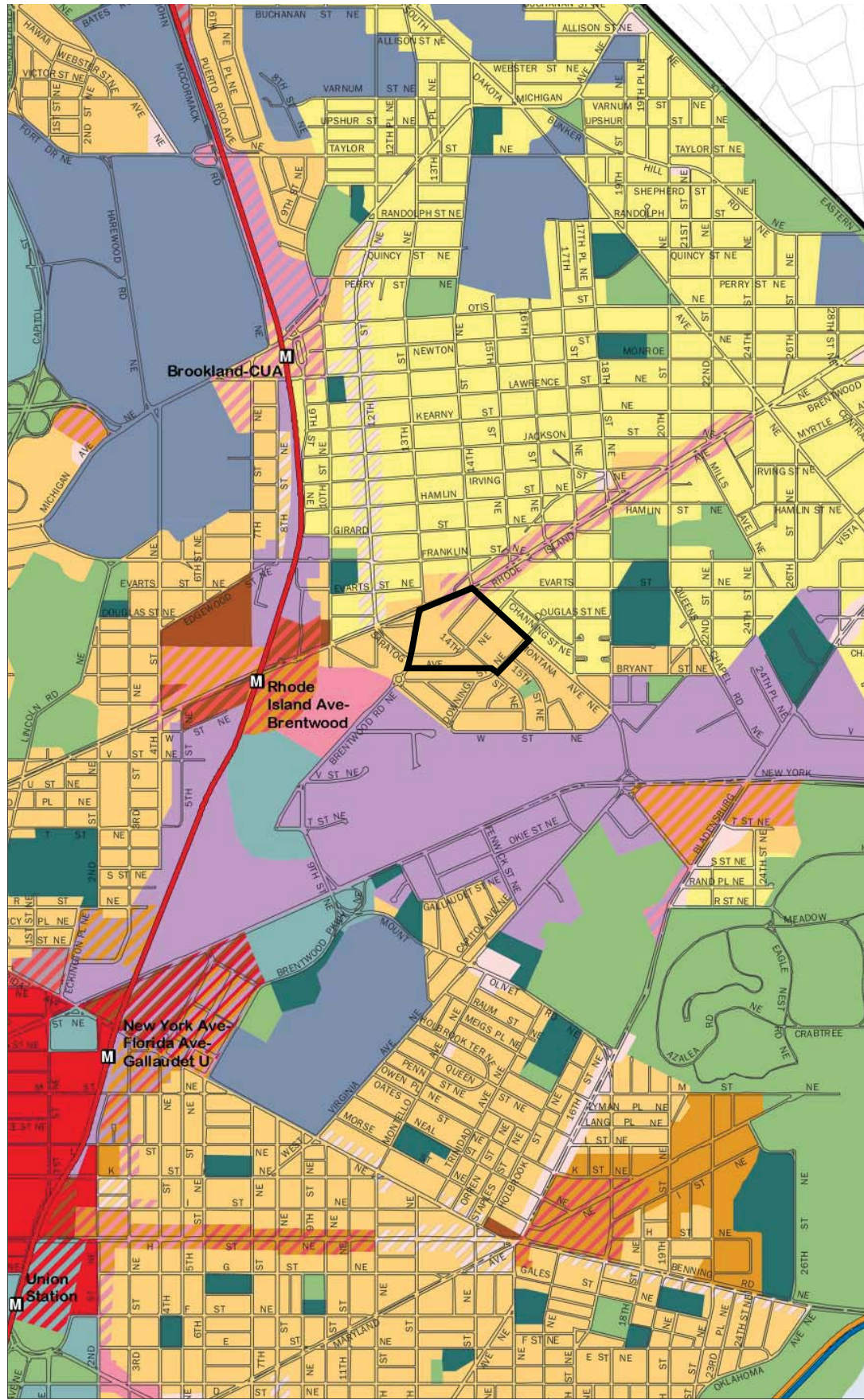


Note: Diagram from Stage 1 PUD Application



Note: Context from Stage 1 PUD Application

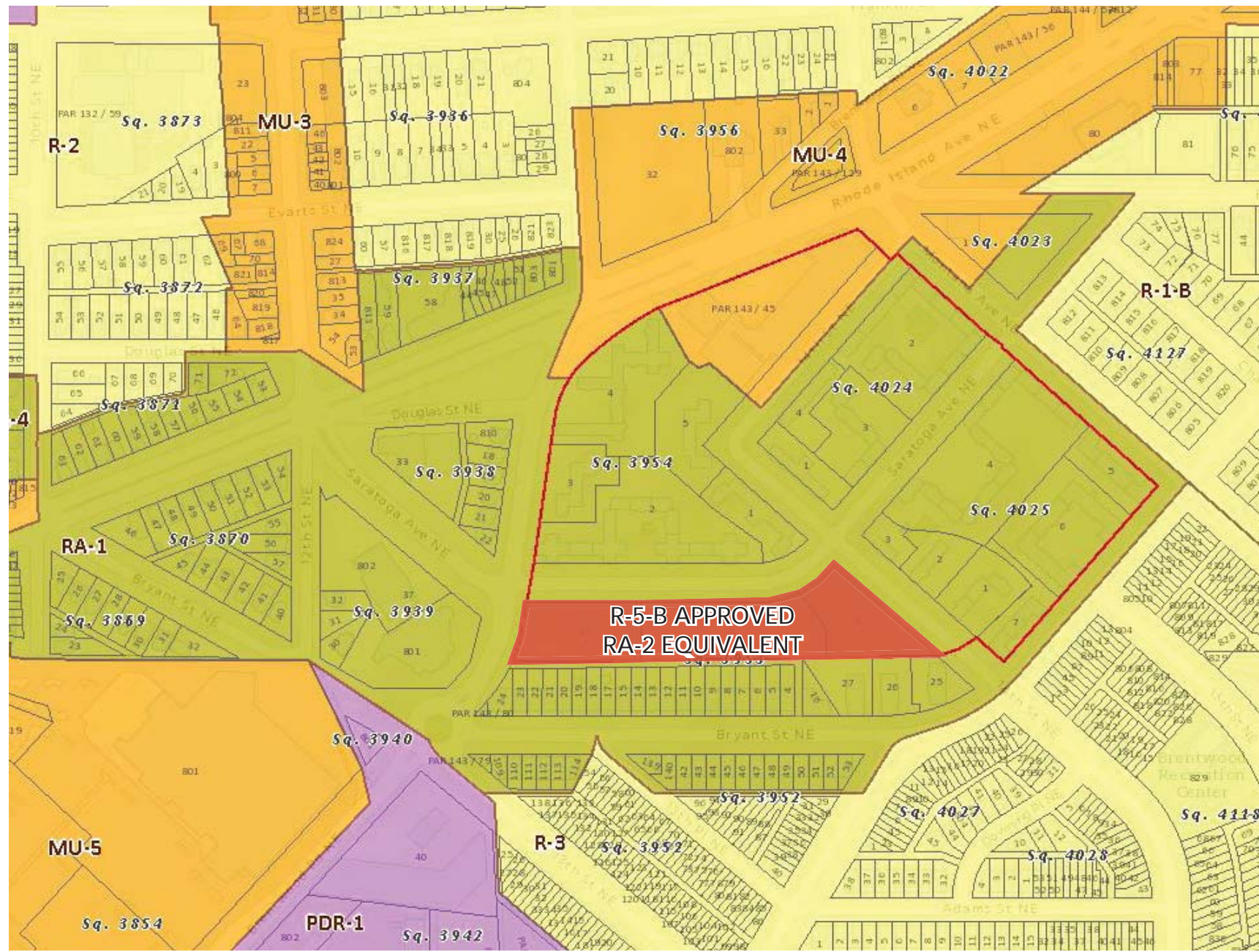




RESIDENTIAL LAND USE CATEGORIES

LEGEND

- 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.



ZONING TABULATIONS FROM APPROVED PHASE I PUD - CASE NO. 14-18 EFFECTIVE AS OF NOVEMBER 6, 2015*

Block Number	Lot Information		Zoning		Building & Use						APPROVED FAR (PUD)			FAR			
	APPROVED Proposed Area (SF)	APPROVED Proposed Area (SF) per Prop. Use	Existing Zoning	APPROVED Proposed Zoning	Proposed Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)*	GFA (SF)	# of Units	Total	Residential	Non-Residential	Total	Residential	Non-Residential
1	104,303	104,303	R-5-A	C-2-A	Residential	44,891	6	65	43%	312,909	347	3.0	3.0	2.0	3.0	3.0	0.0
2	138,989	138,989	R-5-A / C-2-A	C-2-A	Retail	112,941	4 + 1	65	81%	97,518	N/A	3.0	3.0	2.0	3.0	2.3	0.7
					Residential					319,674	355						
3	91,767	91,767	R-5-A / C-2-A	C-2-A	Retail	84,288	4 + 1	65	92%	84,326	N/A	3.0	3.0	2.0	3.0	2.1	0.9
					Residential					192,710	214						
4	73,038	56,858	R-5-A	R-5-B	Residential	42,958	5	60	59%	170,574	182	3.0	3.0	0.0	3.0	3.0	0.0
		16,180			Residential (2/2)		4			33,600	14				2.1	2.1	0.0
5	53,494	38,348	R-5-A	R-5-B	Residential	46,534	4	60	87%	115,044	128	3.0	3.0	2.0	3.0	3.0	n/a
		15,146		R-5-B	Residential (rowhome)		3			45	24,654						12
6	56,050	40,175	R-5-A	R-5-B	Residential	48,395	4	60	86%	120,525	134	3.0	3.0	2.0	3.0	3.0	n/a
		15,875		R-5-B	Residential (rowhome)		3			45	24,654						12
7	111,807	72,444	R-5-A	R-5-B	Residential	68,284	5	60	61%	217,332	286	3.0	3.0	0.0	3.0	3.0	0.0
		39,363			Residential (2/2)		4			83,400	28				2.1	2.1	0.0
8	91,222	70,708	R-5-A	R-5-B	Residential (rowhome)	33,132	3	45	36%	131,383	48	3.0	3.0	0.0	1.4	1.4	0.0
										TOTAL =	1,928,303	1,760					
										TOTAL RETAIL =	181,844						
										TOTAL RESIDENTIAL =	1,746,459						
* Mixed use buildings will have retail on the ground floor and residential above. Maximum Lot Occupancy for retail in all zones is listed as 100%. Maximum Lot Occupancy provided for all Residential uses in R-5-B and C-2-A zones is 60%.																	

*Parameters approved pursuant to the First-Stage Order in Z.C. Case No. 14-18, effective as of November 6, 2015

ZONING TABULATIONS PROPOSED - PHASE II PUD APPLICATION

Block Number	Lot Information		Zoning		Building & Use						APPROVED FAR (PUD)			FAR			
	Proposed Area (SF)	Proposed Area (SF) per Prop. Zone	Approved Zoning	ZR16 Zoning	Approved Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)	GFA (SF)	# of Units	Total	Residential	Non-Residential	Total	Residential	Non-Residential
7	114,485	56,970	R-5-B	RA-2	Residential	81,675	4	51	71%	169,342	131	3.0	3.0	0.0	2.97	2.97	0.00
		57,515			Residential					172,266	200				3.00	3.00	0.00

Square 3953		Site Area: 56,970 sf	Approved Zoning (R-5-B PUD) - Allowable by ZR16 RA-2*	Provided	
A (Apartment Building)	FAR		3.0 Residential (per approved Phase 1 PUD application)	2.97 169,342 GFA	
	Building Height		PUD - 60' tall stories-no limit	49' 4"	
	Penthouse		FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse 1:1	
	Lot Occupancy		60%	70% Relief Requested	
	Rear Yard		4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17	
	Side Yard		None required; If provided 3 inches per foot of height not < 8 feet	None provided	
	Courtyards	Open Closed	Min. Width: 4" per ft of height not < 10' (49' 4" x 4" = 16' 4" Required) Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided	
	Green Area Ratio		0.4	0.4	
	Parking Requirement				
	Residential			1 space per 3 D.U. (130 / 3 = 44 Required)	68
Bike Parking					
Residential			Residential: Long-Term - 1 for each 3 units (130 / 3 = 44 Required) Short-term - 1 for each 20 units (130 / 20 = 7 Required)	Provided as required Provided as required	
Loading					
Residential (>50 units)			1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required	

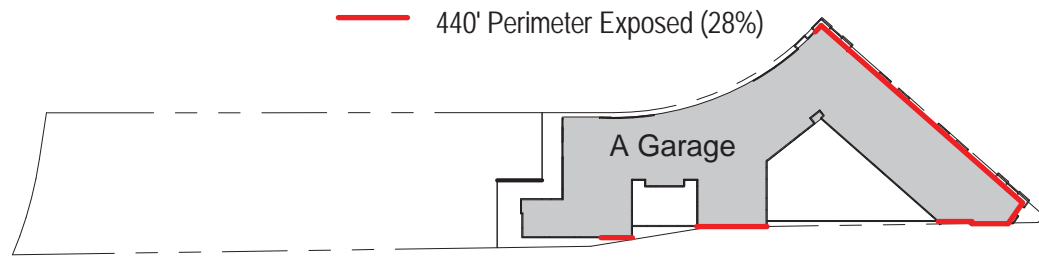
Square 3953		Site Area: 57,515 sf	Current Zoning: R-5-B	Allowable by Zoning (R-5-B PUD)	Provided
B (Senior Building)	FAR		PUD - 3.0 Residential	3.00 172,266 GFA	
	Building Height		PUD - 60' tall stories-no limit	51'	
	Penthouse		FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse 1:1	
	Lot Occupancy		60%	73% Relief Requested	
	Rear Yard		4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17	
	Side Yard		None required; If provided 3 inches per foot of height not < 8 feet	None provided	
	Courtyards	Open Closed	Min. Width: 4" per ft of height not < 10' (51' x 4" = 16' 10" Required) Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided	
	Green Area Ratio		0.4	0.4	
	Parking Requirement				
	Residential			1 space per 6 D.U. of publicly assisted housing for elderly/handicapped (200 / 6 = 33 Required)	48
Bike Parking					
Residential			Residential: Long-Term - 1 for each 3 units, reduced to 1 for each 6 units after the first 50 (150 / 3 = 50) + (50 / 6 = 8) = 58 Req. Short-term - 1 for each 20 units (200 / 20 = 10 Required)	10 Relief Requested 10	
Loading					
Residential (>50 units)			1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required	

Less than height allowable

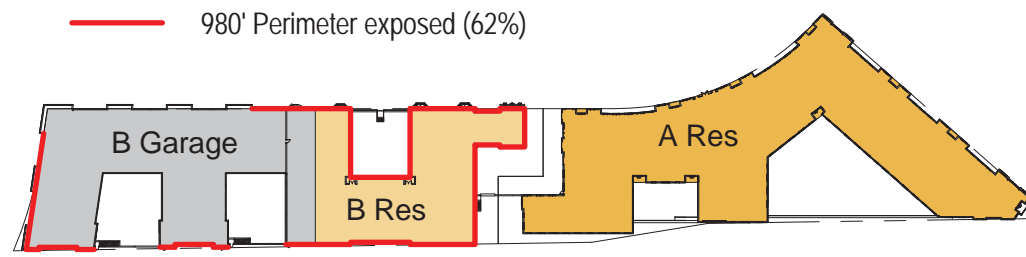
Relief Requested

* RA-2 the ZR16 equivalent to approved Phase 1 PUD zoning of R-5-B

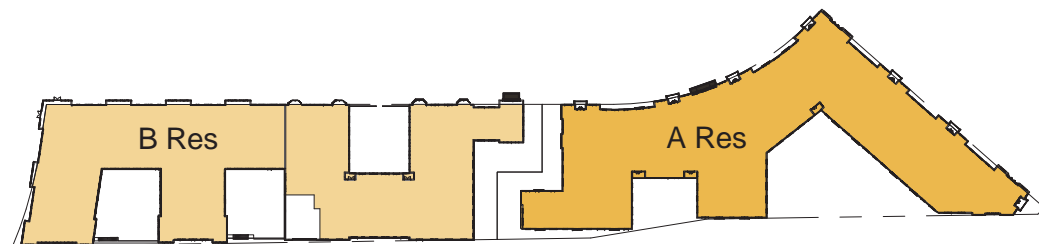
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	39,840	70%	169,342	2.97	131
B	SR APT	57,515	41,835	73%	172,266	3.00	200
Combined Total		114,485	81,675	71%	341,608	2.98	331



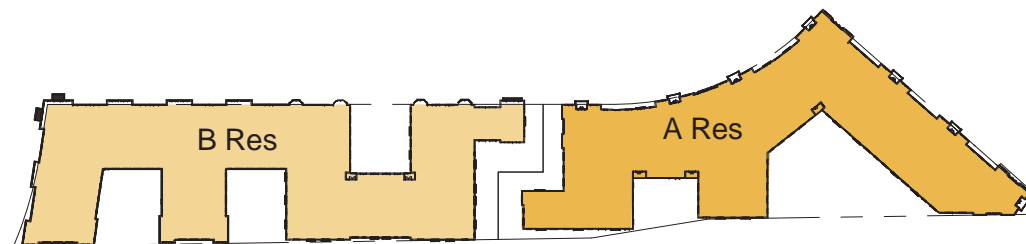
Bldg A Garage



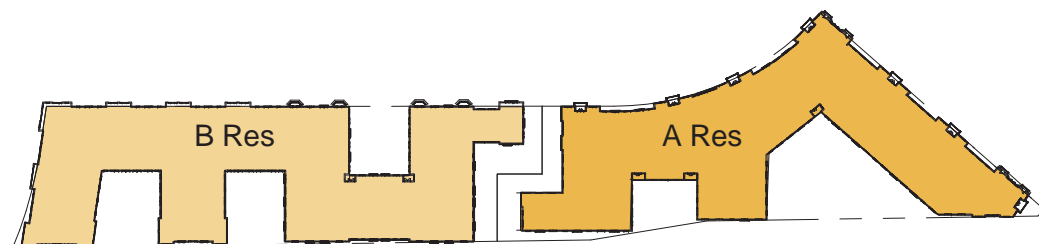
Bldg A 1st/Bldg B Lower



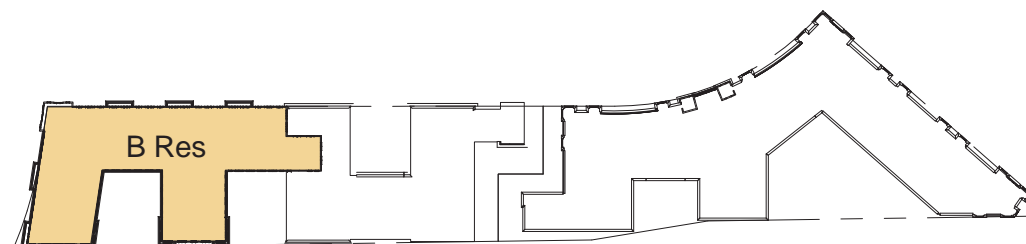
Bldg A 2nd/Bldg B 1st



Bldg A 3rd/Bldg B 2nd



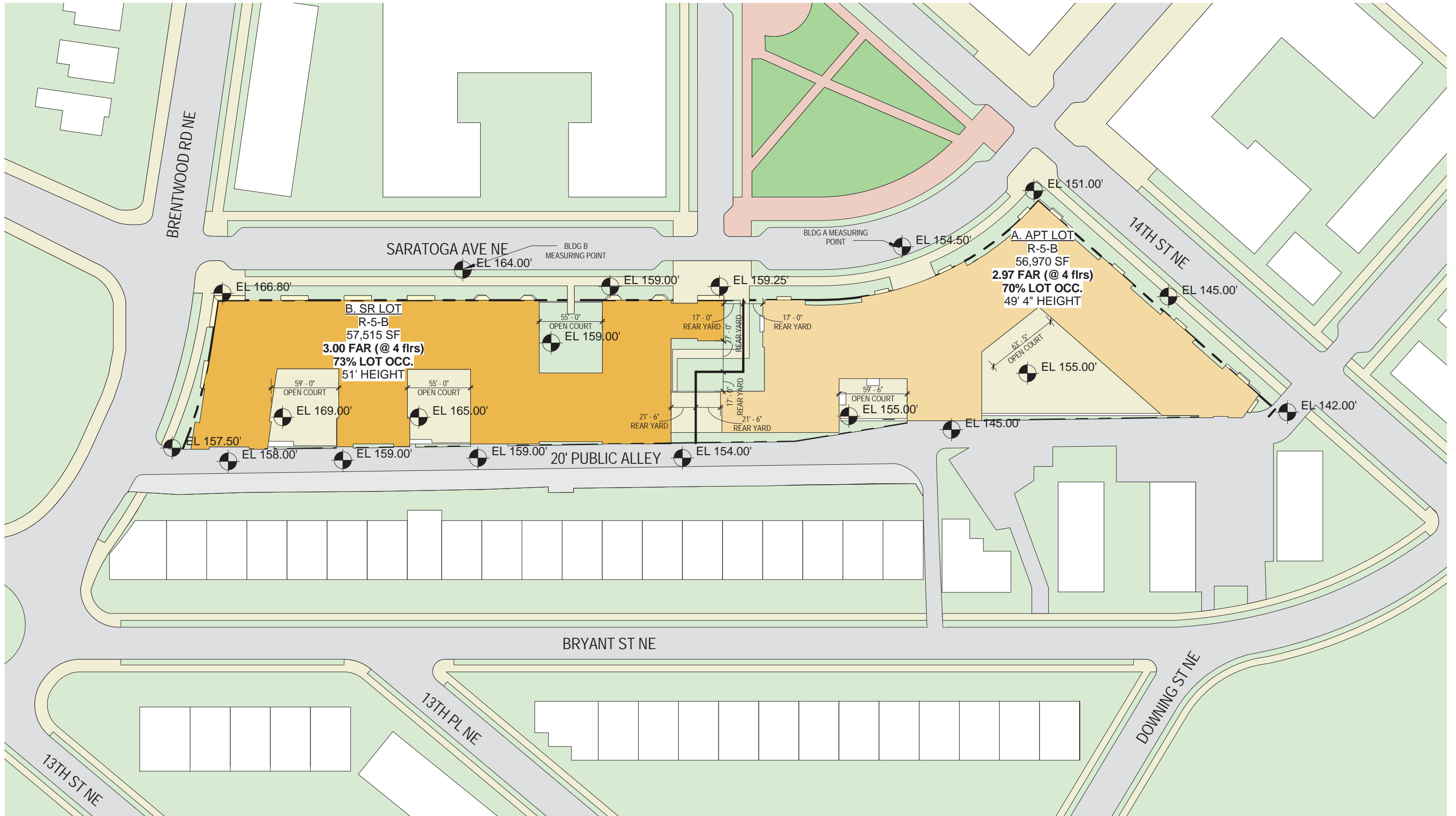
Bldg A 4th/Bldg B 3rd

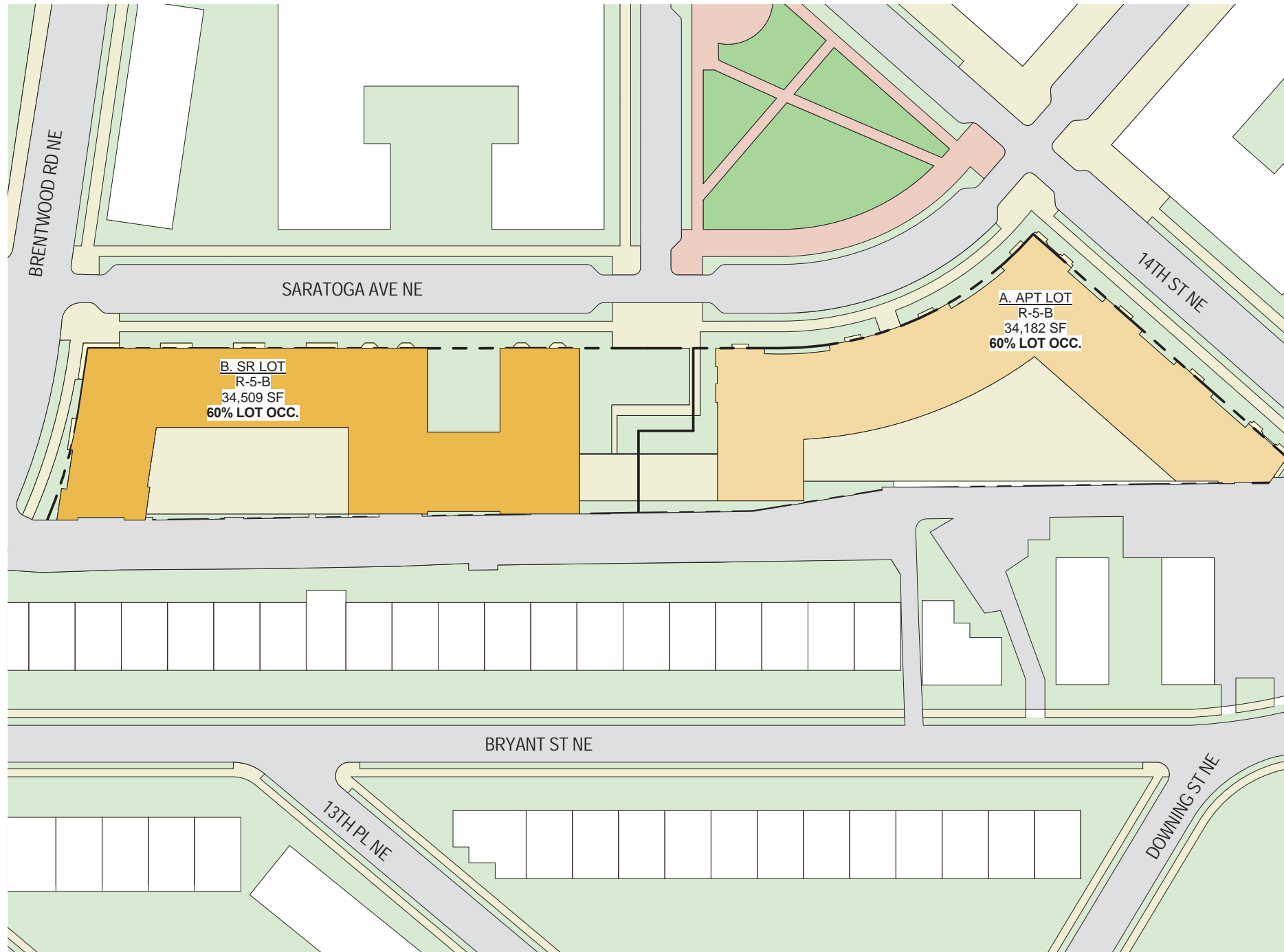


Bldg B 4th

Building A Area			
Zoning GFA			
Floor	Garage	Res	Total
Garage	10,630	-	10,630
1st	-	39,678	39,678
2nd	-	39,678	39,678
3rd	-	39,678	39,678
4th	-	39,678	39,678
Total	10,630	158,712	169,342

Building B Area			
Zoning GFA			
Floor	Garage	Res	Total
Lower	15,522	10,205	25,726
1st	-	40,488	40,488
2nd	-	41,820	41,820
3rd	-	41,820	41,820
4th	-	22,412	22,412
Total	15,522	156,745	172,266

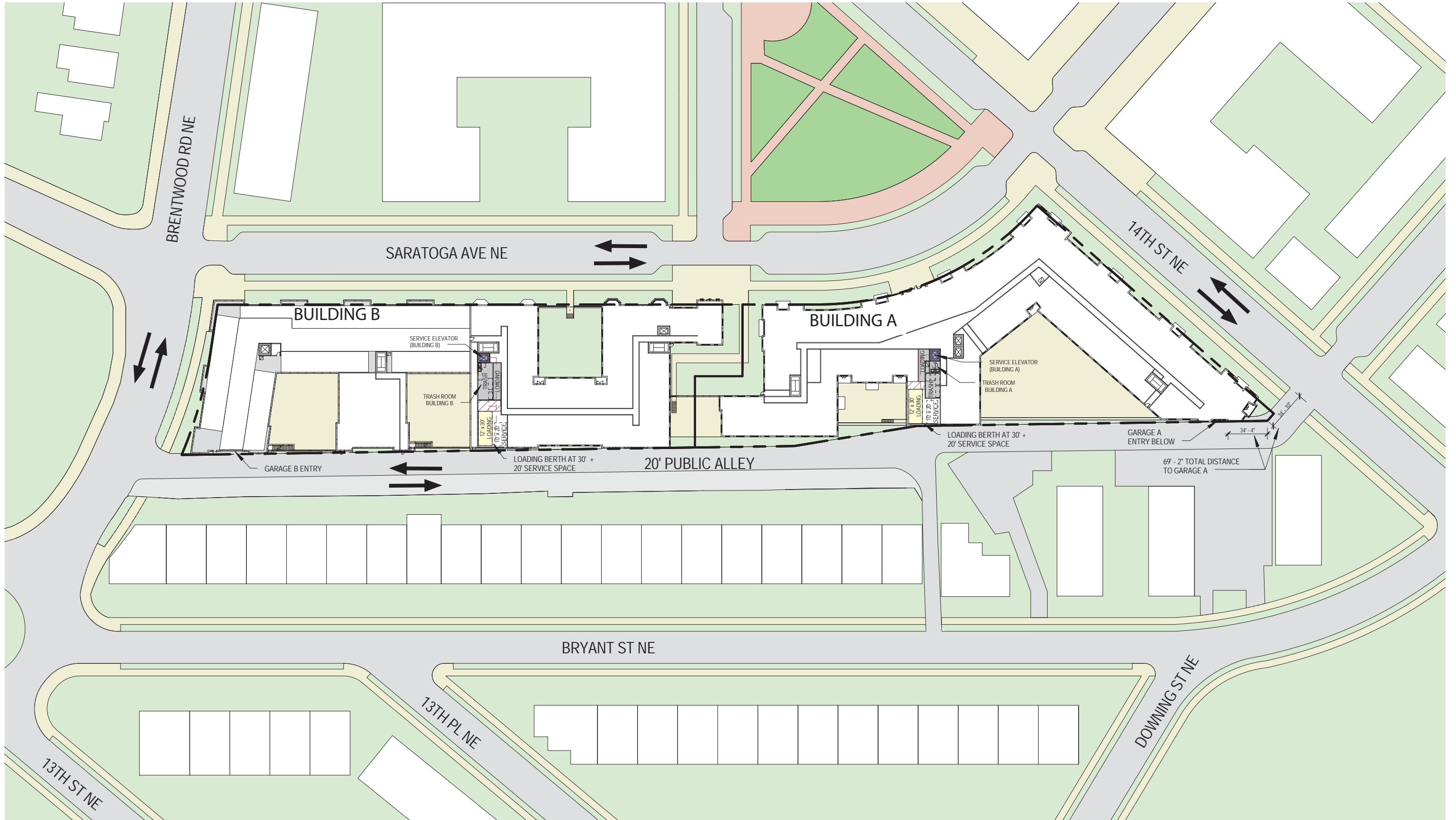




PUD Scheme							
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	39,840	70%	169,342	2.97	131
B	SR APT	57,515	41,835	73%	172,266	3.00	200
Combined Total		114,485	81,675	71%	341,608	2.98	331

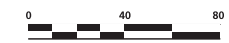
60% Lot Occupancy at 4 Floors							
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	34,182	60%	136,728	2.40	106
B	SR APT	57,515	34,509	60%	138,036	2.40	160
Combined Total		114,485	68,691	60%	274,764	2.40	266
+/- from PUD Scheme		-	-12,984	-11%	-66,844	-0.58	-65

60% Lot Occupancy at 5 Floors							
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	34,182	60%	170,910	3.00	132
B	SR APT	57,515	34,509	60%	172,545	3.00	200
Combined Total		114,485	68,691	60%	343,455	3.00	332
+/- from PUD Scheme		-	-12,984	-11%	1,847	0.02	1



© 2017 Torti Gallas Urban, Inc. | 1326 H Street NE 2nd Floor Washington, DC 20002

Service and Loading Diagrams



February 3, 2017

G10





36 Integrative Design				Possible Points	36
Y	?Y	?N	N		
M				1.1a	Goal Setting
M				1.1b	Criteria Documentation
			9	1.1c	Designing for Project Performance
M				1.2a	Res. Health & Well-Being: Design for Health
			12	1.2b	Res. Health & Well-Being: Health Action Plan
M				1.3a	Resilient Communities: Design for Resilience
			15	1.3b	Resilient Communities: Multi-Hazard Risk

27 Location+Neighborhood				Possible Points	56
Y	?Y	?N	N		
M				2.1	Sensitive Site Protection
M				2.2	Connections to Existing Development Infra.
M				2.3	Compact Development
			7	2.4	Compact Development
M				2.5	Proximity to Services
M				2.6	Preservation of and Access to Open Space R/T
	2	2	2	2.7	Preservation of and Access to Open Space
			8	2.8	Access to Public Transportation
			8	2.9	Improving Connectivity to the Community
			5	2.10	Passive Solar Heating/Cooling
			4	2.11	Brownfield Site or Adaptive Reuse Building
			6	2.12	Access to Fresh, Local Foods
			4	2.13	LEED for Neighborhood Development Cert.
			2	2.14	Local Econ. Dev't & Community Wealth

8 Site Improvements				Possible Points	17
Y	?Y	?N	N		
M				3.1	Environmental Remediation
M				3.2	Erosion and Sedimentation Control
M				3.3	Low-Impact Development
M				3.4	Landscaping
M				3.5a	Efficient Irrigation and Water Reuse
	4	4		3.5b	Efficient Irrigation and Water Reuse
			8	3.6	Surface Stormwater Management
			1	3.7	Reducing Heat-Island Effect: Paving

7 Water Conservation				Possible Points	28
Y	?Y	?N	N		
M				4.1	Water-Conserving Fixtures
			3	4.2	Advanced Water Conservation
			4	4.3	Leaks and Water Metering
			4	4.4	Efficient Plumbing Layout and Design
			6	4.5	Water Reuse
			8	4.6	Access to Potable Water: Emergencies

4 Energy Efficiency				Possible Points	54
Y	?Y	?N	N		
M				5.1a	Building Performance Standard (New, low-rise)
M				5.1b	Building Performance Standard (New, mid-rise)
M				5.1c	Building Performance Standard (Rehab, low-rise)
M				5.1d	Building Performance Standard (Rehab, mid-rise)
			12	5.2a	Additional Reductions in Energy Use
			12	5.2b	Advanced Certification: Nearing Net Zero
M				5.3	Sizing Heating and Cooling Equipment
M				5.4	ENERGY STAR Appliances
M				5.5	Lighting
M				5.6	Electricity Meter (M for New & Sub. Rehab)
			4	5.7a	Photovoltaic / Solar Hot Water Ready
			10	5.7b	Renewable Energy
			8	5.8a	Resilient Energy Systems: Floodproofing
			4	5.8b	Resilient Energy Systems: Islandable Power

40 Materials				Possible Points	40
Y	?Y	?N	N		
M				6.1	Low / No VOC Paints, Coatings, & Primers
M				6.2	Low / No VOC Adhesives and Sealants
			3	6.3	Recycled Content Material
			4	6.4	Regional Materials
			1	6.5	Certified, Salvaged and Engineered Wood
M				6.6	CWP: Emit Low / No Formaldehyde
M				6.7a	Environmentally Preferable Flooring (EPF)
			6	6.7b	EPF: Throughout Building
M				6.8	Mold Prevention: Surfaces
M				6.9	Mold Prevention: Tub & Shower Enclosures
			12	6.10	Asthmagen-Free Materials
			5	6.11	Reduced Heat-Island Effect: Roofing
M				6.12	Construction Waste Management
			6	6.12	Construction Waste Management
			3	6.13	Recycling Storage

37 Healthy Living Envrnm't				Possible Points	49
Y	?Y	?N	N		
M				7.1	Ventilation (M for New & Sub. Rehab)
M				7.2	Clothes Dryer Exhaust
M				7.3	Combustion Equipment
			2	7.4	Elimination of Combustion Within the CS
M				7.5	Vapor Retarder Strategies
M				7.6	Water Drainage
M				7.7	Mold Prevention: Water Heaters
M				7.8	Radon Mitigation
M				7.9	Garage Isolation
M				7.10	Integrated Pest Management
			9	7.11a	ADA: Universal Design (New Construction)
			9	7.11b	ADA: Universal Design (Sub & Mod Rehab)
M				7.12	Active Design: Promoting Physical Activity Within
			10	7.13	Active Design: Staircases and Building Circ.
			9	7.14	Int. & Ext. Activity Spaces: Children & Adults
M				7.15	Reduce Lead Hazards in Pre-1978 Buildings
			10	7.16	Smoke-Free Building

11 O&M + Resident				Possible Points	11
Y	?Y	?N	N		
M				8.1	Building O&M Manual and Plan (Multifamily)
M				8.2	Emergency Management Manual (Multifamily)
M				8.3	Resident Manual
M				8.4	Resident and Property Staff Orientation
M				8.5	Project Data Collection & Monitoring System
			11	8.6	Project Data Collection & Monitoring System

83 Total				Possible Points	291
New Construction 35 points				Substantial Rehab 30 points	
				Moderate Rehab 30 points	

LEED 2009 for Neighborhood Development				Possible Points	11
(Credits targeted by ND team for Silver Certification)					
8 Green Infrastructure and Buildings					
Y	?Y	?N	N		
Y				Prq 1	Certified Green Building
Y				Prq 2	Minimum Building Energy Efficiency
Y				Prq 3	Minimum Building Water Efficiency
Y				Prq 4	Construction Activity Pollution Prevention
			2	Crtd 1	Certified Green Building
			1	Crtd 7	Minimum Site Disturbance in Design & Constr'n
			1	Crtd 8	Stormwater Management
			1	Crtd 9	Heat Island Reduction

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.

Note: Block 7 is part of the larger RIA neighborhood redevelopment and will be part of the overall LEED ND Silver Certification as required per the approved Phase 1 PUD.

THIS PAGE INTENTIONALLY LEFT BLANK