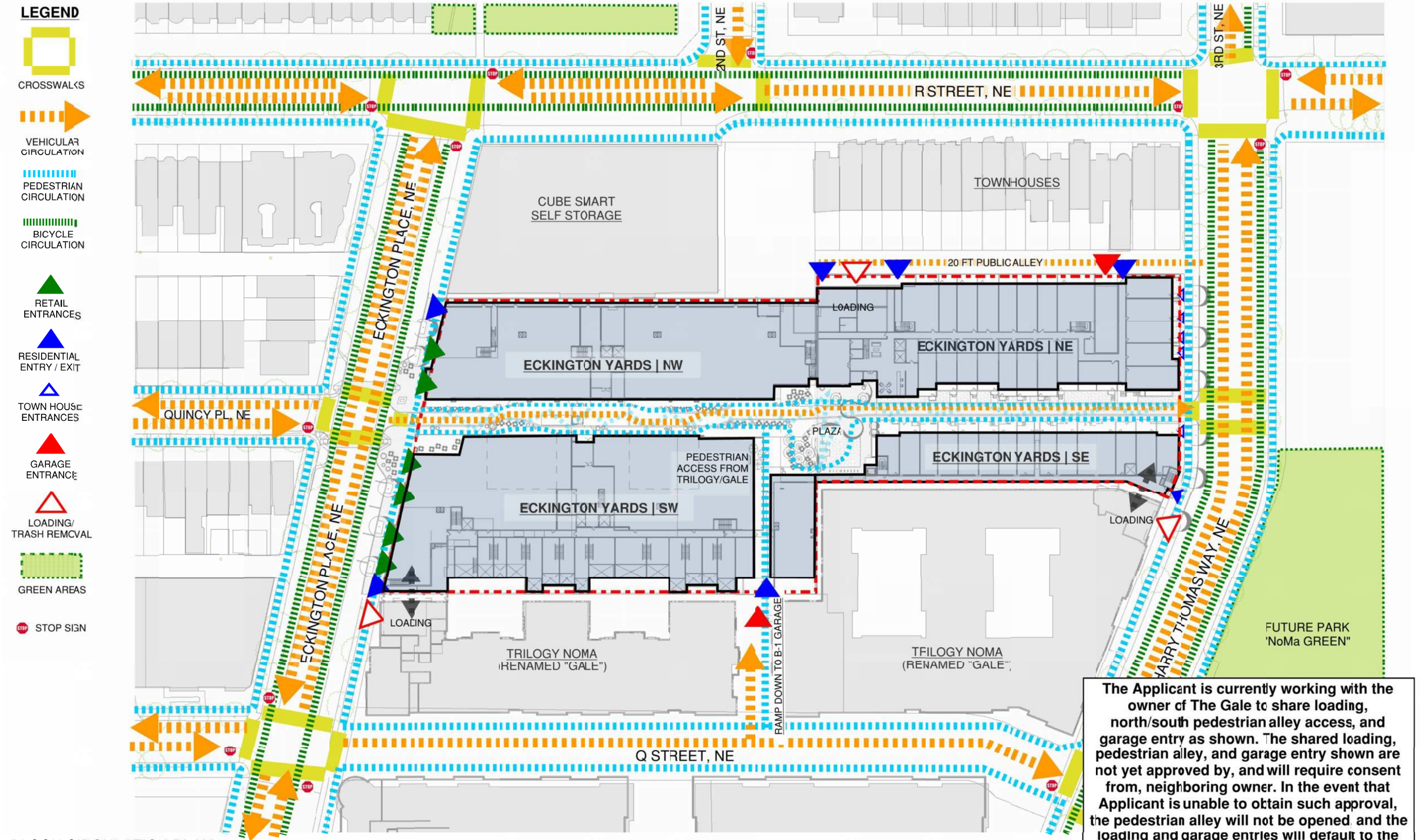


The Applicant is currently working with the owner of The Gale to share loading, north/south pedestrian alley access, and garage entry as shown. The shared loading, pedestrian alley, and garage entry shown are not yet approved by, and will require consent from, neighboring owner. In the event that Applicant is unable to obtain such approval, the pedestrian alley will not be opened, and the loading and garage entries will default to the options shown on the next page. Sheet A1.07B.

BLOCK CIRCULATION PLAN

LEGEND

- CROSSWALKS
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RETAIL ENTRANCES
- RESIDENTIAL ENTRANCES
- TOWN HOUSE ENTRANCES
- GARAGE ENTRANCE
- GREEN AREAS
- STOP SIGN

2ND ST, NE

3RD ST, NE

R STREET, NE

ECKINGTON PLACE, NE

CLBE SMART
SELF STORAGE

TOWNHOUSES

20 FT PUBLIC ALLEY

RAMP DOWN TO GARAGE

ECKINGTON YARDS | NW

ECKINGTON YARDS | NE

QUINCY PL, NE

PLAZA

ECKINGTON YARDS | SE

ECKINGTON YARDS | SW

ECKINGTON PLACE, NE

HARRY THOMAS WAY, NE

FUTURE PARK
"NoMa GREEN"

TRILOGY NOMA
(RENAMED "GALE")

TRILOGY NOMA
(RENAMED "GALE")

Q STREET, NE

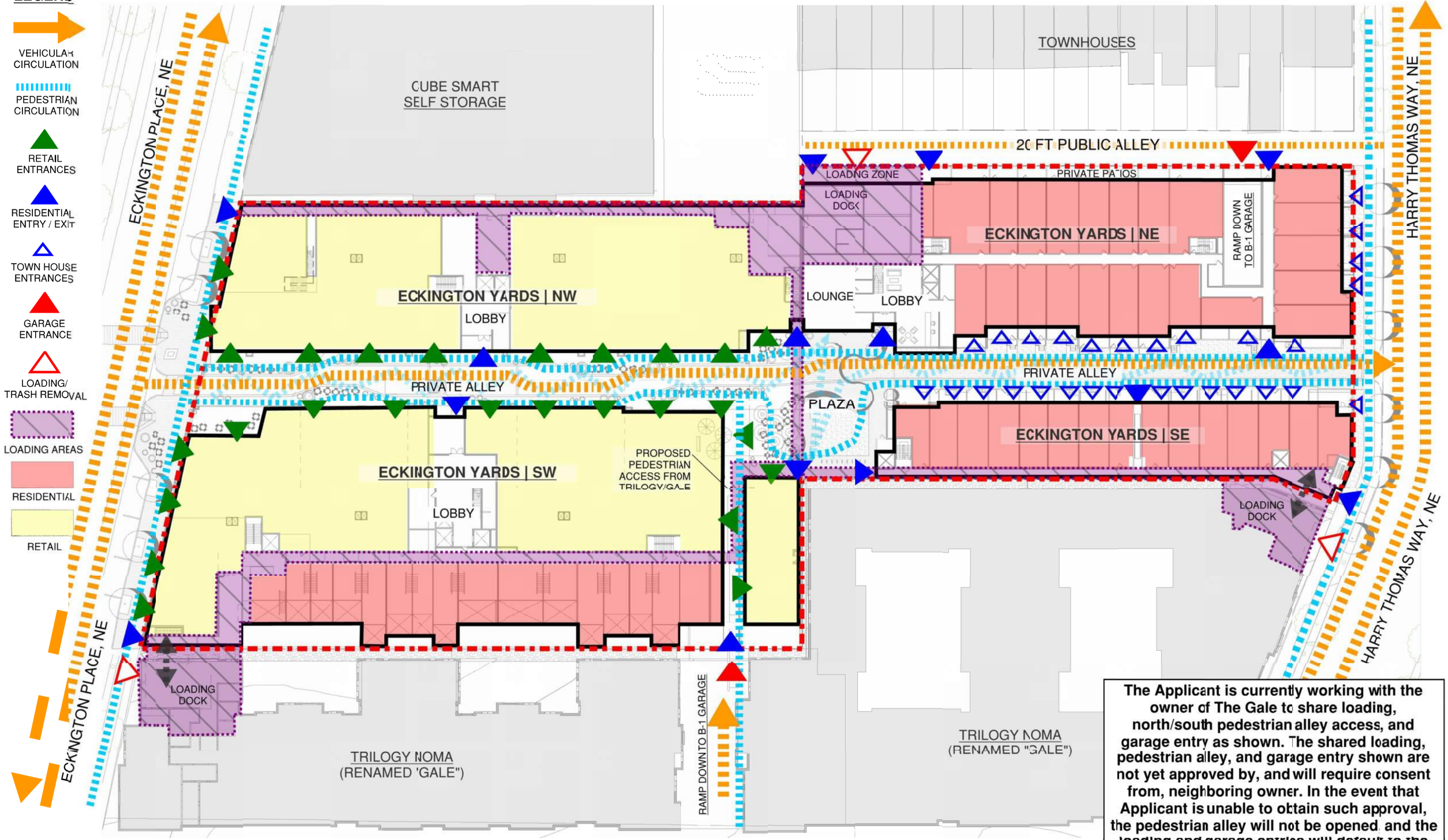
PEPCO

BLOCK CIRCULATION PLAN - "OPTION B"

ERIC COLBERT & ASSOCIATES, P.C.
717 5TH STREET. NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 2081

ECKINGTON YARDS | EAST + WEST
1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NI WASHINGTON DC 20002



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SITE CIRCULATION PLAN

LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- RETAIL ENTRANCES
- RESIDENTIAL ENTRY / EXIT
- TOWN HOUSE ENTRANCES
- GARAGE ENTRANCE
- LOADING AREAS
- RESIDENTIAL
- RETAIL

ECKINGTON PLACE, NE

CUBE SMART
SELF STORAGE

TOWNHOUSES

20 FT PUBLIC ALLEY

HARRY THOMAS WAY, NE

LOADING ZONE

PRIVATE PATIOS

RAMP DOWN TO B-1 GARAGE

ECKINGTON YARDS | NE

RAMP DOWN
TO B-1 GARAGE

ECKINGTON YARDS | NW

LOUNGE

LOBBY

LOBBY

PRIVATE ALLEY

PRIVATE ALLEY

PLAZA

ECKINGTON YARDS | SE

ECKINGTON YARDS | SW

LOBBY

ECKINGTON PLACE, NE

TRILOGY NOMA
(RENAMED "GALE")

TRILOGY NOMA
(RENAMED "GALE")

HARRY THOMAS WAY, NE

SITE CIRCULATION PLAN - "OPTION B"

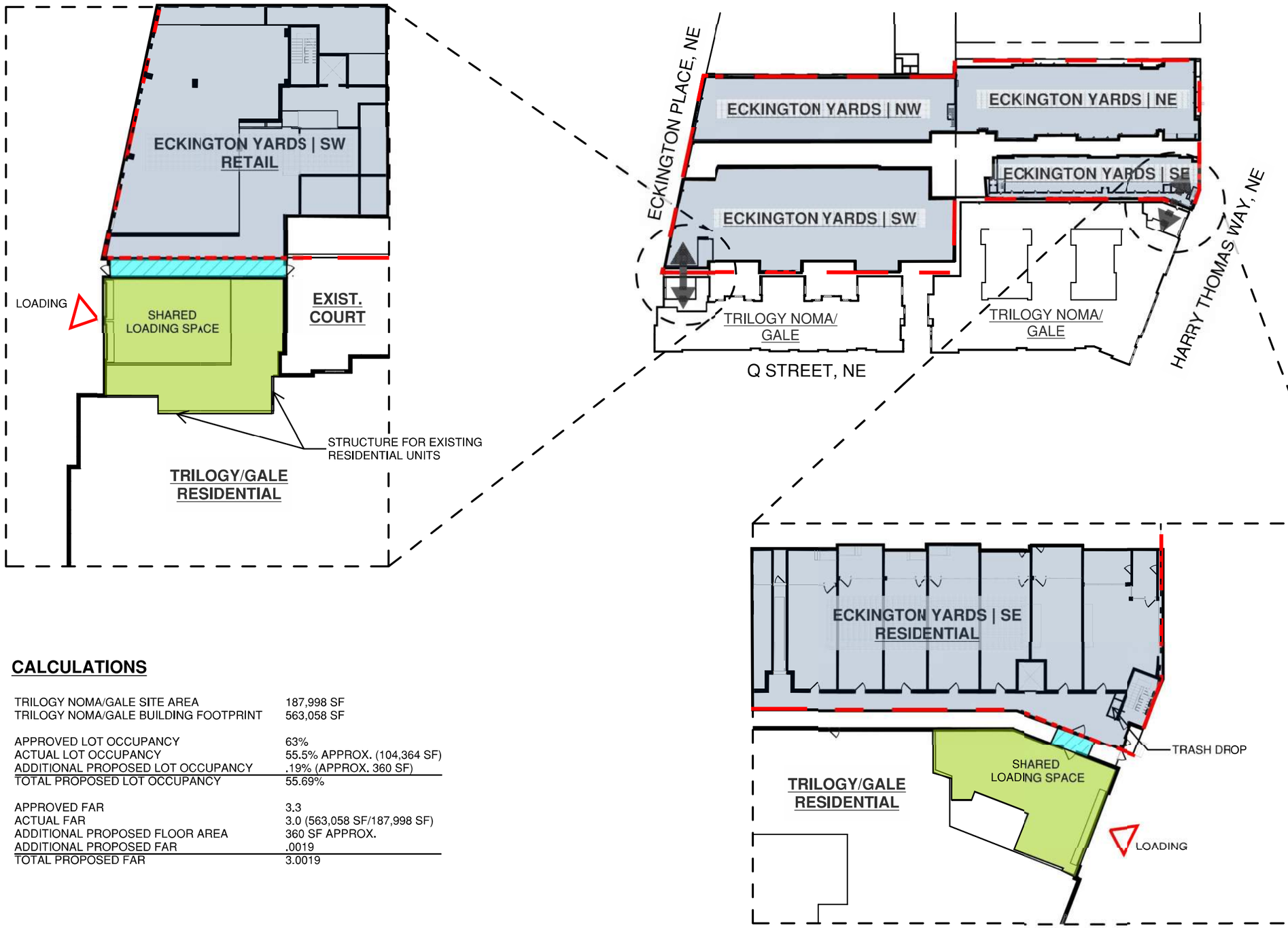
LEGEND

PROPERTY LINE

LOADING/
TRASH REMOVAL

AREA OF
TRILOGY/GALE
PROPOSED
ADDITION

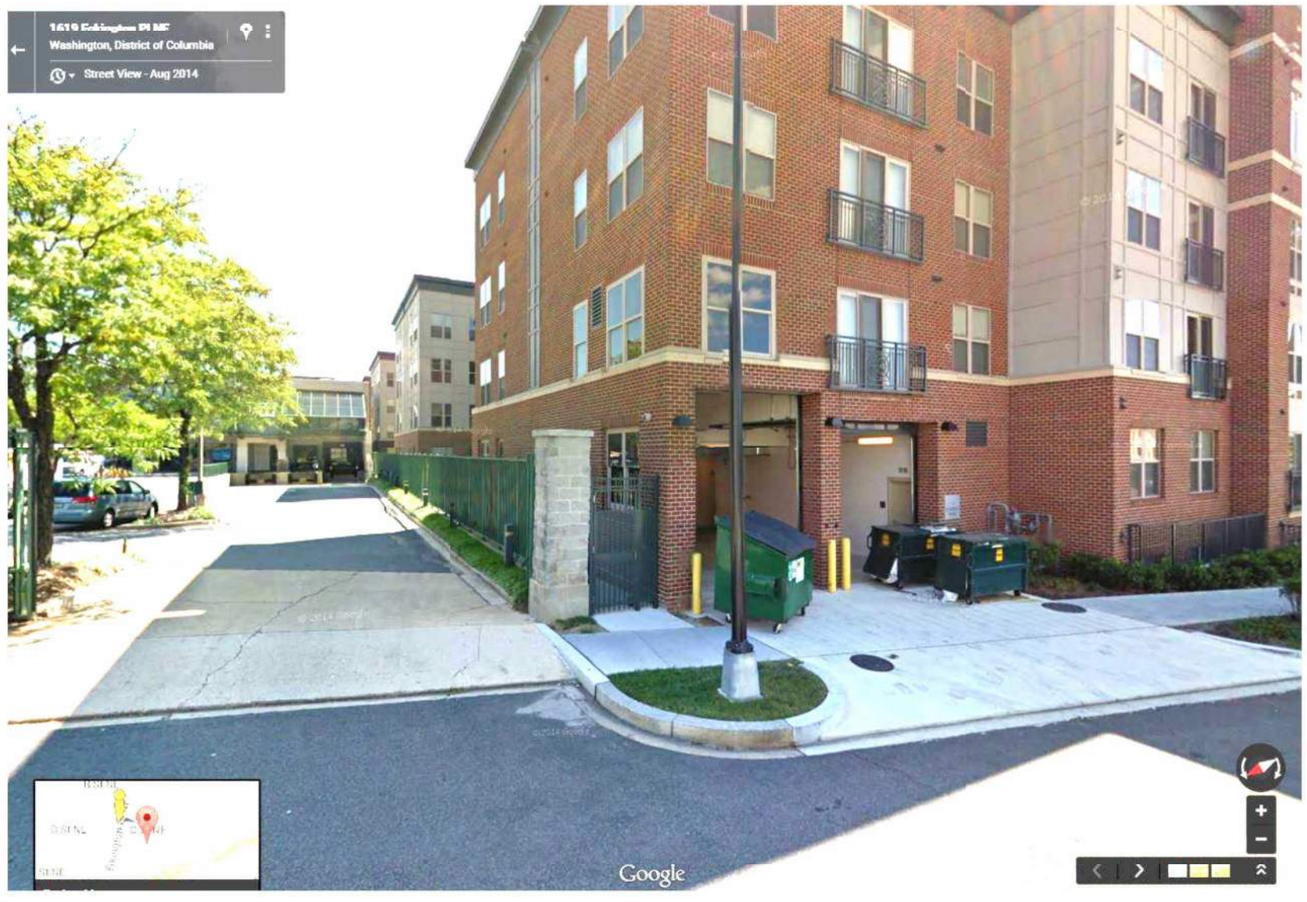
AREA OF
PROPOSED
SHARED
LOADING SPACE



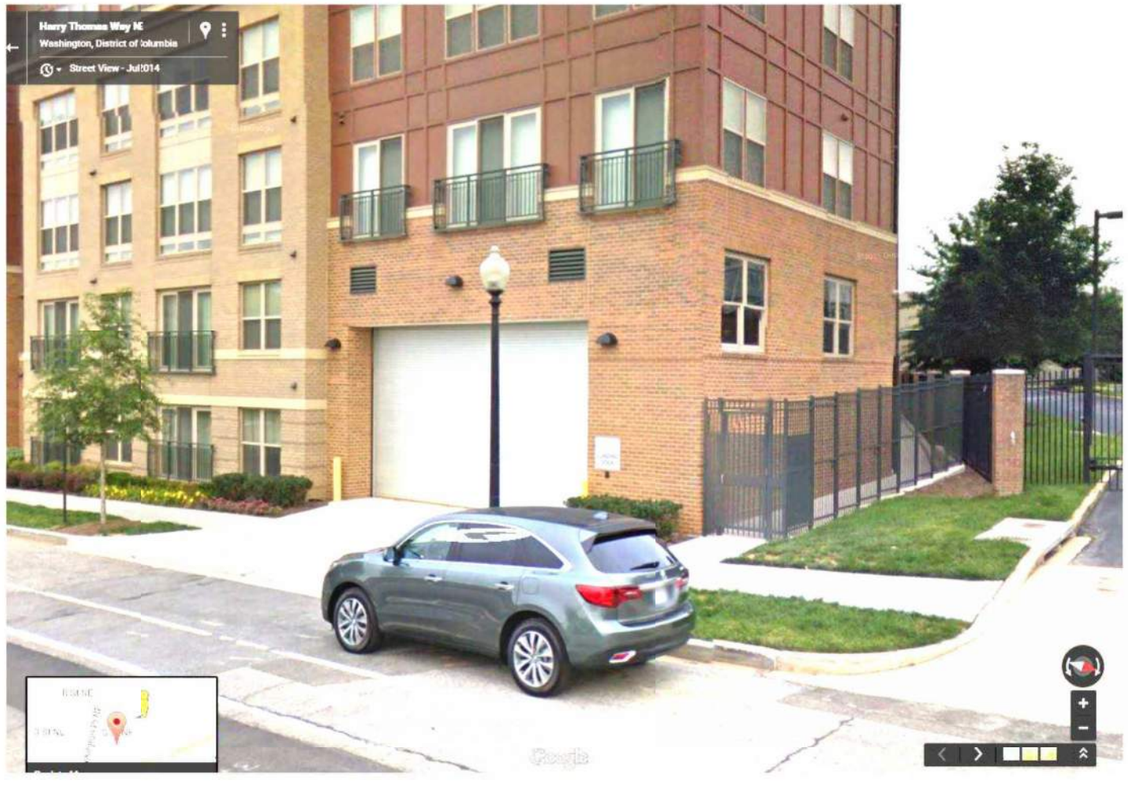
CALCULATIONS

TRILOGY NOMA/GALE SITE AREA	187,998 SF
TRILOGY NOMA/GALE BUILDING FOOTPRINT	563,058 SF
APPROVED LOT OCCUPANCY	63%
ACTUAL LOT OCCUPANCY	55.5% APPROX. (104,364 SF)
ADDITIONAL PROPOSED LOT OCCUPANCY	.19% (APPROX. 360 SF)
TOTAL PROPOSED LOT OCCUPANCY	55.69%
APPROVED FAR	3.3
ACTUAL FAR	3.0 (563,058 SF/187,998 SF)
ADDITIONAL PROPOSED FLOOR AREA	360 SF APPROX.
ADDITIONAL PROPOSED FAR	.0019
TOTAL PROPOSED FAR	3.0019

SHARED LOADING CONCEPT PLANS

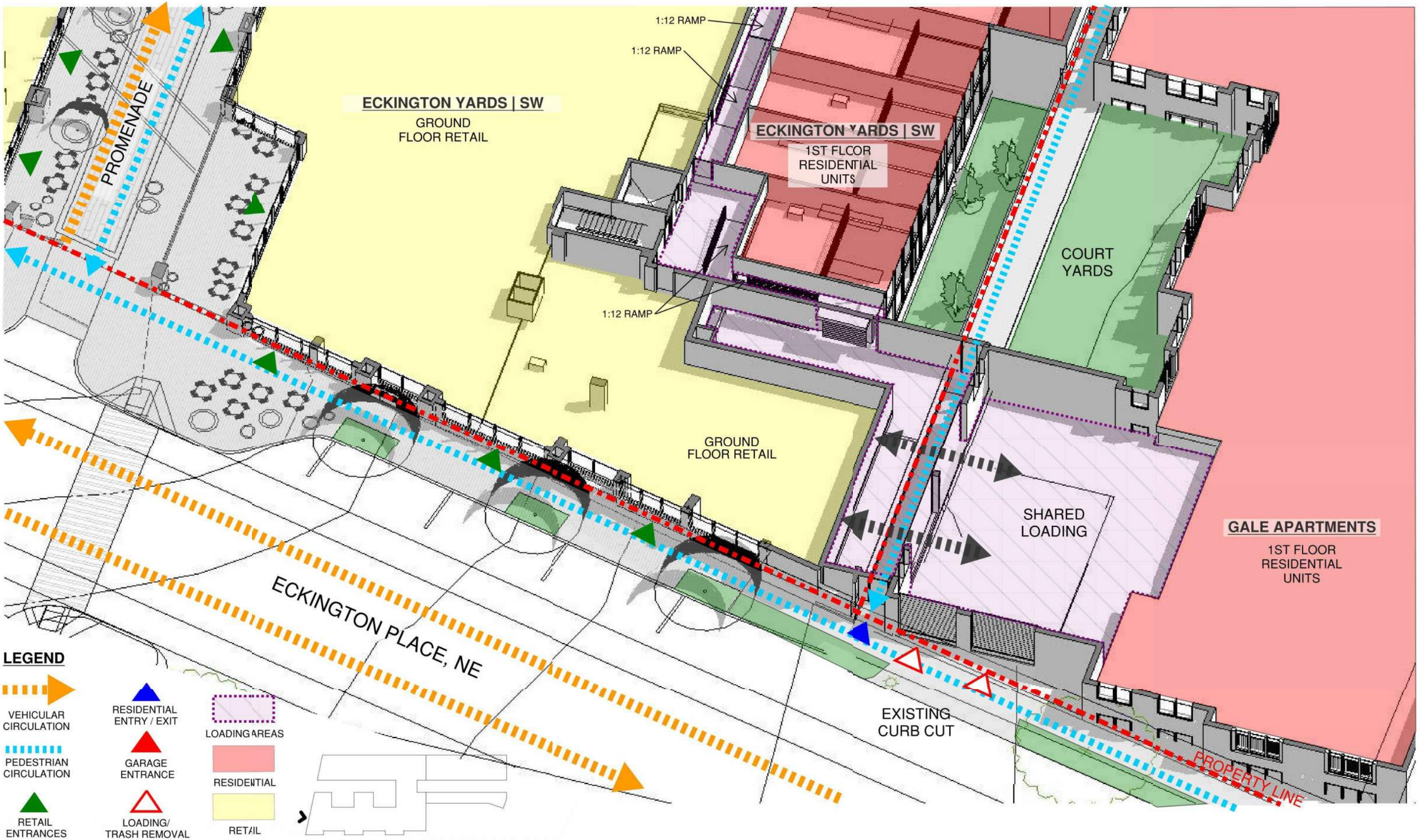


Existing Loading Dock at Eckington Place, NE

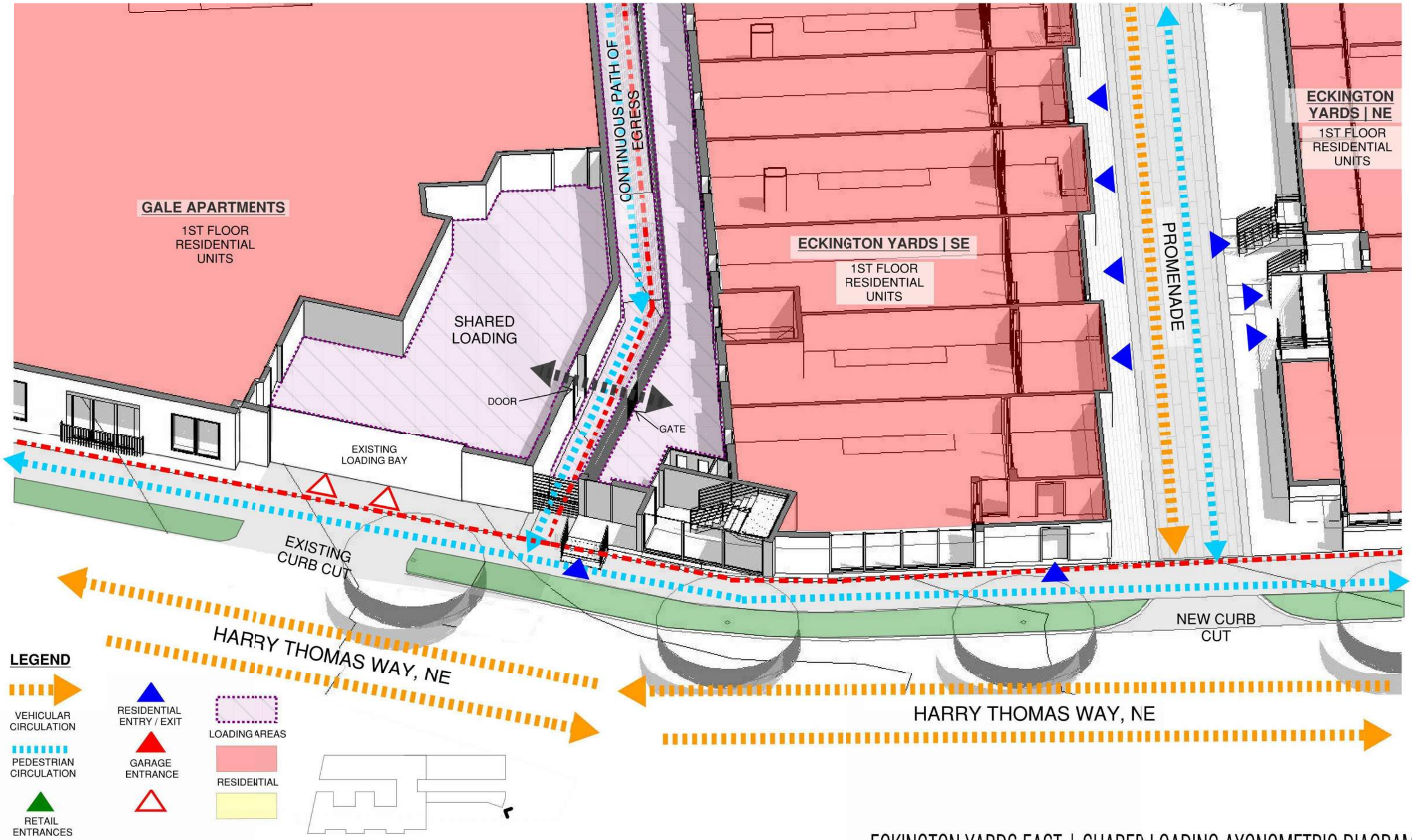


Existing Loading Dock at Harry Thomas Way, NE

PHOTOS OF EXISTING LOADING AREAS



ECKINGTON YARDS WEST | SHARED LOADING AXONOMETRIC DIAGRAM



ECKINGTON YARDS EAST | SHARED LOADING AXONOMETRIC DIAGRAM

LEED SCORECARD (WEST)

LEED® 2009 for New Construction and Major Renovation
Preliminary Project Checklist

Eckington Yards - West
Eric Colbert & Associates
2/5/16

Y						
Y				PIF 1	**Certification Agreement & Project Info Forms**	

21	2	1	2	**Sustainable Sites**	Possible Points	26
Y	?Y	?N	N			
Y				Prereq 1	**Construction Activity Pollution Prevention**	
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
		1		Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alt. Transportation:** Public Transportation Access	6
1				Credit 4.2	**Alt. Transportation:** Bicycle Storage & Changing Rooms	1
3				Credit 4.3	**Alt. Transportation:** Low Emitting & Fuel Efficient Vehicles	3
	2			Credit 4.4	**Alt. Transportation:** Parking Capacity/Ride Share	2
			1	Credit 5.1	**Site Development:** Protect or Restore Habitat	1
1				Credit 5.2	**Site Development:** Maximize Open Space	1
1				Credit 6.1	**Stormwater Design:** Quantity Control	1
1				Credit 6.2	**Stormwater Design:** Quality Control	1
1				Credit 7.1	**Heat Island Effect:** Non-Roof	1
1				Credit 7.2	**Heat Island Effect:** Roof	1
			1	Credit 8	**Light Pollution Reduction**	1

6			4	**Water Efficiency**	Possible Points	ilable
Y	?Y	?N	N			
Y				Prereq 1	**Water Use Reduction: 20% Reduction**	
4				Credit 1	**Water Efficient Landscaping**	4
			2	Credit 2	**Innovative Wastewater Technologies**	2
2			2	Credit 3	**Water Use Reduction: 30%/ 35%/ 40%**	4

8	3	3	21	**Energy & Atmosphere**	Possible Points	35
Y	?Y	?N	N			
Y				Prereq 1	**Fundamental Commissioning, Bldg. Energy Systems**	
Y				Prereq 2	**Minimum Energy Performance**	
Y				Prereq 3	**Fundamental Refrigerant Management**	
5	1	1	12	Credit 1	**Optimize Energy Performance: 12%+**	19
			7	Credit 2	**On-Site Renewable Energy: 1%-13%**	7
		2		Credit 3	**Enhanced Commissioning**	2
2				Credit 4	**Enhanced Refrigerant Management**	2
1			2	Credit 5	**Measurement & Verification** ***(1 pt.: ES Portfolio Mgr.)***	3
	2			Credit 6	**Green Power**	2

4	2		8	**Materials & Resources**	Possible Points	14
Y	?Y	?N	N			
Y				Prereq 1	**Storage & Collection of Recyclables**	
			3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	3
			1	Credit 1.2	**Building Reuse:** Maintain 50% of Interior Non-Structural Element	1
2				Credit 2	**Construction Waste Management: 50%/ 75%**	2
			2	Credit 3	**Materials Reuse: 5%/ 10%**	2

Materials & Resources, Cont.

Y	?Y	?N	N			
1	1			Credit 4	**Recycled Content: 10%/ 20%**	2
1	1			Credit 5	**Regional Materials: 10%/ 20%**	2
			1	Credit 6	**Rapidly Renewable Materials: 2.5%**	1
			1	Credit 7	**Certified Wood: 50%**	1

7	2	3	3	**Indoor Environmental Quality**	Possible Points	15
Y	?Y	?N	N			
Y				Prereq 1	**Minimum IAQ Performance**	
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	
		1		Credit 1	**Outdoor Air Delivery Monitoring**	1
		1		Credit 2	**Increased Ventilation: 30%**	1
1				Credit 3.1	**Construction IAQ Management Plan:** During Construction	1
			1	Credit 3.2	**Construction IAQ Management Plan:** Before Occupancy	1
1				Credit 4.1	**Low-Emit'g. Materials:** Adhesives, Sealants	1
1				Credit 4.2	**Low-Emit'g. Materials:** Paints	1
1				Credit 4.3	**Low-Emit'g. Materials:** Flooring Systems	1
		1		Credit 4.4	**Low-Emit'g. Materials:** Composite Wd./Agrifiber	1
			1	Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1				Credit 6.1	**Controllability of Systems:** Lighting	1
1				Credit 6.2	**Controllability of Systems:** Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort:** Design	1
			1	Credit 7.2	**Thermal Comfort:** Verification (not avail. to Residential projects)	1
	1			Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces	1
	1			Credit 8.2	**Daylight & Views:** Views for 90% of Spaces	1

4		2		**Innovation & Design Process**	Possible Points	6
Y	?Y	?N	N			
1				Credit 1.1	**Exemp. Performance SSc4.1 Public Transport.**	1
1				Credit 1.2	**Exemp. Performance SSc5.2 Open Space**	1
1				Credit 1.3	**Exemp. Performance SSc7.1 Avoid Heat Island Effect**	1
		1		Credit 1.4	**TBD: Low-Merc. Lamping**	1
		1		Credit 1.5	**TBD: suggest Low Emitting Walls, Insulation, Clgs.**	1
1				Credit 2	**LEED Accredited Professional**	1

1			3	**Regional Priority Credits**	Possible Points	4
Y	?Y	?N	N			
			1	Credit 1.1	**SSc5.1, Habitat**	1
1				Credit 1.2	**SSc6.1, SW Quantity control**	1
			1	Credit 1.3	**WEc2**	1
			1	Credit 1.4	**EAc1 (40%), EAc2, MRc1.1**	1

51	9	9	41	**Total**	Possible Points	###

Certified 40 to 49 points **Silver 50 to 59 points** Gold 60 to 79 points Platinum 80 to 110 points

SUSTAINABLE APPROACHES

LEED
The Eckington Yards project has been registered as two distinct LEED®v 2009 New Construction (NC) projects with USGBC. Fifty points are required for the targeted Silver certification level; the team will pursue additional points to demonstrate a commitment to delivering a high-performance mixed-use project. Credits are identified as achievable based on design feasibility and potential environmental benefits. Sustainable strategies being implemented include:

- Significantly reducing or eliminating storm water runoff / pollution
- Providing numerous bike storage spaces
- Reducing heat island effect by employing emissive/reflective materials for hardscape and vegetated roof.
- Reducing potable water usage through irrigation design, use of water conserving fixtures, and reuse of rainwater for cooling tower make-up is proposed.
- Reducing energy consumption by adopting high efficiency HVAC systems
- Reducing impact of transportation and extraction of virgin material by the use of regional materials and those with significant recycled content.
- Improving productivity and occupant health by access to daylight and views
- Meeting ASHRAE 55 standards to ensure thermal comfort and providing thermal controls to ensure accommodation of the individual preferences of its occupants.
- Installing low-emitting paints, adhesives, sealants and flooring systems.
- Installing permanent monitoring systems to ensure adequate ventilation.

OTHER STRATEGIES
In keeping with The Applicant's vision that the projects address environmental issues "beyond" LEED, the Design Team is exploring several aspects of sustainable strategies. The goal is to go beyond obtaining a LEED plaque; it is to create buildings and spaces that support and nurture both inhabitants and neighbors. Several strategies, including Smart Growth and Biophilic Design, are under consideration to take advantage of the locale and enhance the project environment in keeping with The Applicant's goals.

Smart Growth will be achieved through the project's location, which is in line with urban planning and transportation goals of concentrating growth in walkable, bike-friendly and transit-oriented areas. Eckington Yards will also provide a unique sense of community and place and the innovative retail will enhance cultural resources.

The Eckington Yards project affords an opportunity to incorporate elements of Biophilic Design in an urban context by creating strong connections between nature and man-made environments.

- Numerous windows affording natural daylight to the interior of the buildings.
- Multiple-sensory stimulation will be experienced through the project's design scheme, where a variety of materials, as well as textures and patterns, will provide a more immersive experience.
- Providing information-rich views imparting a sense of openness (the pattern of "prospect") while imparting a sense of safety and control is fulfilled by the projects' orientation and provision of roof terraces with outdoor vistas from an elevated, safe place.
- Human preference for "refuge" is addressed in the partially enclosed space between the building components, where visual access into the refuge space from the street is limited, where the space can provide a sense of shelter with the ability to view surroundings and landscaping.
- An exhilarating space arousing attention and curiosity while the user is protected (called "risk/peril" pattern) is afforded by the bridges between the buildings.

Other strategies include:

- Shared parking between developments to reduce overall parking, construction materials, and excavation.
- Shared loading to reduce space, curb cuts, inefficiency.
- Building design that respects and acknowledges daylight impacts for neighbors.

LEED SCORECARD (EAST)

LEED® 2009 for New Construction and Major Renovation
Preliminary Project Checklist

Eckington Yards - East
Eric Colbert & Associates
2/5/16

Y						
Y				Prereq 1	**Certification Agreement & Project Info Forms**	

21	2	1	2	**Sustainable Sites**	Possible Points	26
Y	?Y	?N	N			
Y				Prereq 1	**Construction Activity Pollution Prevention**	
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
		1		Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alt. Transportation:** Public Transportation Access	6
1				Credit 4.2	**Alt. Transportation:** Bicycle Storage & Changing Rooms	1
3				Credit 4.3	**Alt. Transportation:** Low Emitting & Fuel Efficient Vehicles	3
	2			Credit 4.4	**Alt. Transportation:** Parking Capacity/Ride Share	2
			1	Credit 5.1	**Site Development:** Protect or Restore Habitat	1
1				Credit 5.2	**Site Development:** Maximize Open Space	1
1				Credit 6.1	**Stormwater Design:** Quantity Control	1
1				Credit 6.2	**Stormwater Design:** Quality Control	1
1				Credit 7.1	**Heat Island Effect:** Non-Roof	1
1				Credit 7.2	**Heat Island Effect:** Roof	1
			1	Credit 8	**Light Pollution Reduction**	1

6			4	**Water Efficiency**	Possible Points	ilable
Y	?Y	?N	N			
Y				Prereq 1	**Water Use Reduction: 20% Reduction**	
4				Credit 1	**Water Efficient Landscaping**	4
			2	Credit 2	**Innovative Wastewater Technologies**	2
2			2	Credit 3	**Water Use Reduction: 30%/ 35%/ 40%**	4

7	3	3	22	**Energy & Atmosphere**	Possible Points	35
Y	?Y	?N	N			
Y				Prereq 1	**Fundamental Commissioning, Bldg. Energy Systems**	
Y				Prereq 2	**Minimum Energy Performance**	
Y				Prereq 3	**Fundamental Refrigerant Management**	
4	1	1	13	Credit 1	**Optimize Energy Performance: 12%+**	19
			7	Credit 2	**On-Site Renewable Energy: 1%-13%**	7
		2		Credit 3	**Enhanced Commissioning**	2
2				Credit 4	**Enhanced Refrigerant Management**	2
1			2	Credit 5	**Measurement & Verification** ***(1 pt.: ES Portfolio Mgr.)***	3
	2			Credit 6	**Green Power**	2

4	1	1	8	**Materials & Resources**	Possible Points	14
Y	?Y	?N	N			
Y				Prereq 1	**Storage & Collection of Recyclables**	
			3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	3
			1	Credit 1.2	**Building Reuse:** Maintain 50% of Interior Non-Structural Element	1
2				Credit 2	**Construction Waste Management: 50%/ 75%**	2
			2	Credit 3	**Materials Reuse: 5%/ 10%**	2

Y	?Y	?N	N			
1	1			Credit 4	**Recycled Content: 10%/ 20%**	2
1		1		Credit 5	**Regional Materials: 10%/ 20%**	2
			1	Credit 6	**Rapidly Renewable Materials: 2.5%**	1
			1	Credit 7	**Certified Wood: 50%**	1

7	2	3	3	**Indoor Environmental Quality**	Possible Points	15
Y	?Y	?N	N			
Y				Prereq 1	**Minimum IAQ Performance**	
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	
		1		Credit 1	**Outdoor Air Delivery Monitoring**	1
		1		Credit 2	**Increased Ventilation: 30%**	1
1				Credit 3.1	**Construction IAQ Management Plan:** During Construction	1
			1	Credit 3.2	**Construction IAQ Management Plan:** Before Occupancy	1
1				Credit 4.1	**Low-Emit'g. Materials:** Adhesives, Sealants	1
1				Credit 4.2	**Low-Emit'g. Materials:** Paints	1
1				Credit 4.3	**Low-Emit'g. Materials:** Flooring Systems	1
		1		Credit 4.4	**Low-Emit'g. Materials:** Composite Wd./Agrifiber	1
			1	Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1				Credit 6.1	**Controllability of Systems:** Lighting	1
1				Credit 6.2	**Controllability of Systems:** Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort:** Design	1
			1	Credit 7.2	**Thermal Comfort:** Verification (not avail. to Residential projects)	1
	1			Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces	1
	1			Credit 8.2	**Daylight & Views:** Views for 90% of Spaces	1

4		2		**Innovation & Design Process**	Possible Points	6
Y	?Y	?N	N			
1				Credit 1.1	**Exemp. Performance SSc4.1 Public Transport.**	1
1				Credit 1.2	**Exemp. Performance SSc5.2 Open Space**	1
1				Credit 1.3	**Exemp. Performance SSc7.1 Avoid Heat Island Effect**	1
		1		Credit 1.4	**TBD: Low-Merc. Lamping**	1
		1		Credit 1.5	**TBD: suggest Low Emitting Walls, Insulation, Clgs.**	1
1				Credit 2	**LEED Accredited Professional**	1

1			3	**Regional Priority Credits**	Possible Points	4
Y	?Y	?N	N			
			1	Credit 1.1	**SSc5.1, Habitat**	1
1				Credit 1.2	**SSc6.1, SW Quantity control**	1
			1	Credit 1.3	**WEc2**	1
			1	Credit 1.4	**EAc1 (40%), EAc2, MRc1.1**	1

50	8	10	42	**Total**	Possible Points	###

Certified 40 to 49 points **Silver 50 to 59 points** Gold 60 to 79 points Platinum 80 to 110 points

DRAFT WATER COMPUTATIONS

Type of Fixture	Quantity	Sanitary		Domestic						
		Each DFU	Total DFU	Each CW SFU	Each HW SFU	Total SFU	Total CW SFU	Total HW SFU	Total Combined SFU	Total Combined GPM
Group (Tank) 1.6 gpf)	886	5	4430	2.7	1.5	3.6	2392.2	1329	3189.6	231
WC Tank (Private)		3		2.2		2.2				
WC Tank (Public)		4		5		5				
Group (Greater than 1.6 gpf)		6		6	3	8				
WC FV (Private)		4		6		6				
WC FV (Public)	7	6	42	10		10	70		70	35
Public UR (FV (1 gpf or less)		2		5		5				
Public Lavatoy	7	1	7	1.5	1.5	2	10.5	10.5	14	17
Public Lavatory/Bidet		1		0.5	0.5	0.7				
Public Bathtub		2		3	3	4				
Private Bathtib		2		1	1	1.4				
Public Showe	2	2		3	3	4				
Private Showr	187	2		1	1	1.4				
Mop Basin	6	5	30	2.25	2.25	3	13.5	13.5	18	6.5
Service Sink		5		2.25	2.25	3				
Public kitcher Sink	4	2	8	3	3	4	12	12	16	12.8
Private Kitchen Sin W/ DW	699	2	1398	1	1	2.8	699	699	1957.2	179
Drinking Fountain	0	0.5		0.25		0.25				
Washing Macine (Public)		3		3	3	4				
Washing Macine (Private)	699	2	1398	1	1	1.4	699	699	978.6	106
3" Floor Drair	12	5	60							
4" Floor Drair	8	6	48							
3"/4" FD (emrg)										
Bar Sink		2		1.5	1.5	2				
		Sub-Total (DFU):	7421			Sub-Totals (SFU):	3896.2	2763	6243.4	390
Additional Sanitary Drainage Demands			Enter Total DFU	Additional Domestic Water Demands			CW GPM 269	HW GPM 219		Enter Total GMP
HVAC				Hose Bibs						15
Kitchen				HVAC						24
Laundry				Kitchen						
Pool / Fountain				Laundry						
				Pool / Fountain						
				Irrigation						20
		Total (DFU):	7421	Total (SFU):			5599.2	4416	9227.2	449

Notes:
1. Supply fixture unit (SFU) value based on the 2012 International Plumbing Code table E101B
2. Drainage fixture unit (DFU) value based on the 2012 International Plumbing Code table 709.1
3. Additional demands for HVAC make-up, pool, fountain, laundry, food service, etc.
4. Add 5 GPM for each hose bibb up to a maximum of 15 GPM

ERIC COLBERT & ASSOCIATES, P.C.
717 5TH STREET. NW WASHINGTON, DC 20001
BOUNDARY COMPANIES + J B G
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815
ECKINGTON YARDS | EAST + WEST
1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002