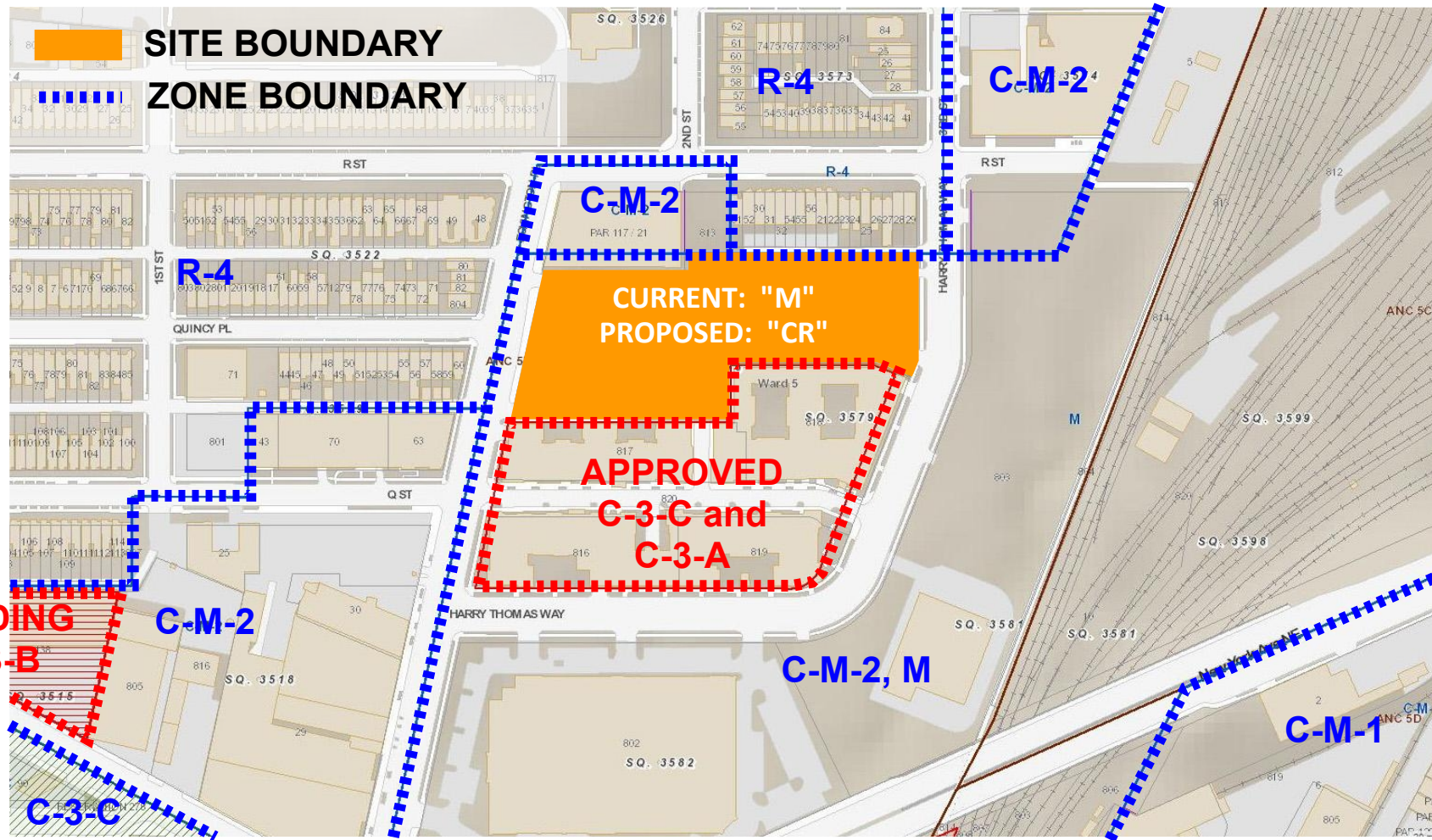


ZONING MAP

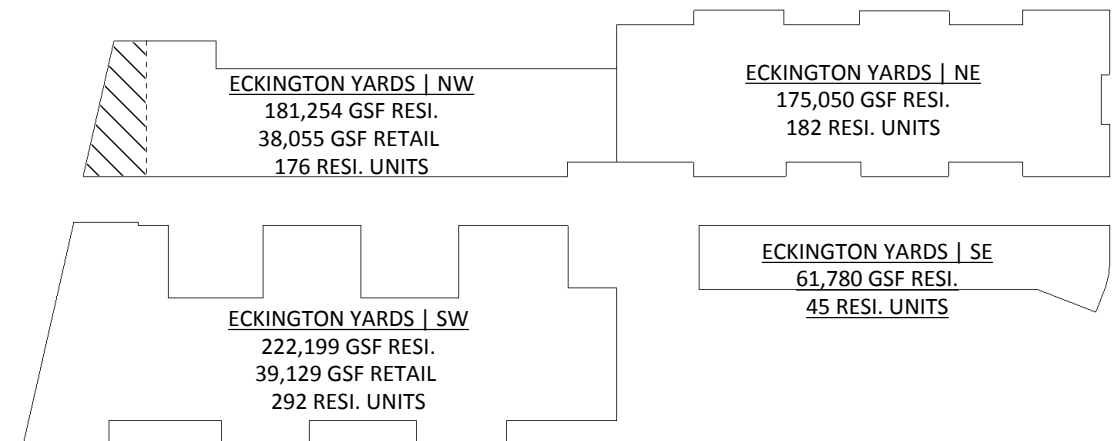


UNIT COUNTS

	STUDIO	1-BR JR	1BR	2BR 1-BA	2BR 2-BA	3BR 2-BA	MULTI-LVL	TOTAL
B-1 Level	0	0	0	0	0	0	15	15
1st Floor	0	0	9	1	0	1	28	39
2nd Floor	4	7	15	3	4	0	0	33
3rd Floor	8	24	40	17	10	5	15	119
4th Floor	9	25	39	20	13	3	0	109
5th Floor	9	24	41	20	11	3	15	123
6th Floor	9	32	37	19	9	2	0	108
7th Floor	9	23	27	19	8	4	0	90
8th Floor	0	1	7	4	4	2	0	18
9th Floor	0	0	8	4	4	2	0	18
10th Floor	0	0	8	4	4	2	0	18
PH/Mezzanine	0	0	0	0	2	0	3	5
TOTAL UNIT COUNT	48	136	231	111	69	24	76	695
Total Unit Area (NSF)	20870	69835	153122	93246	70592	28166	93977	529808
Avg Unit Area (NSF)	435	513	663	840	1023	1174	1237	762
% of Total	7%	20%	33%	16%	10%	3%	11%	
I.Z. Units by Type	4	11	18	9	6	2	6	56

Note: Multi-level units are counted at the lowest/entry level only. (These units have 2 or 3 bedrooms.)
 Applicant requests +/- 10% flexibility in unit count due to the schematic nature of the plans.

AREA BREAKDOWN



DEVELOPMENT DATA

Lot Area	135,099 sf													
Zoning FAR	5.2										0.12			
Level	B1	1	2	3	4	5	6	7	8	9	10	PH		
Lot Occupancy	80.0%													
Gross area toward FAR	6,560	97,895	77,496	98,147	98,096	97,077	94,135	80,066	17,894	17,653	17,343	15,732	Total FAR Area*	702,362
Residential units per floor	15	39	33	119	109	123	108	90	18	18	18	5	Total Units	695
(Multi-level units are counted at the lowest/entry level only.)														
Retail Area	0	51,468	25,716	0	0	0	0	0	0	0	0	0	Retail Area	77,184
Gross residential area toward FAR	6,560	46,427	51,780	98,147	98,096	97,077	94,135	80,066	17,894	17,653	17,343	0	Total FAR Resident. Area*	625,178












* above ground GSF not including PH

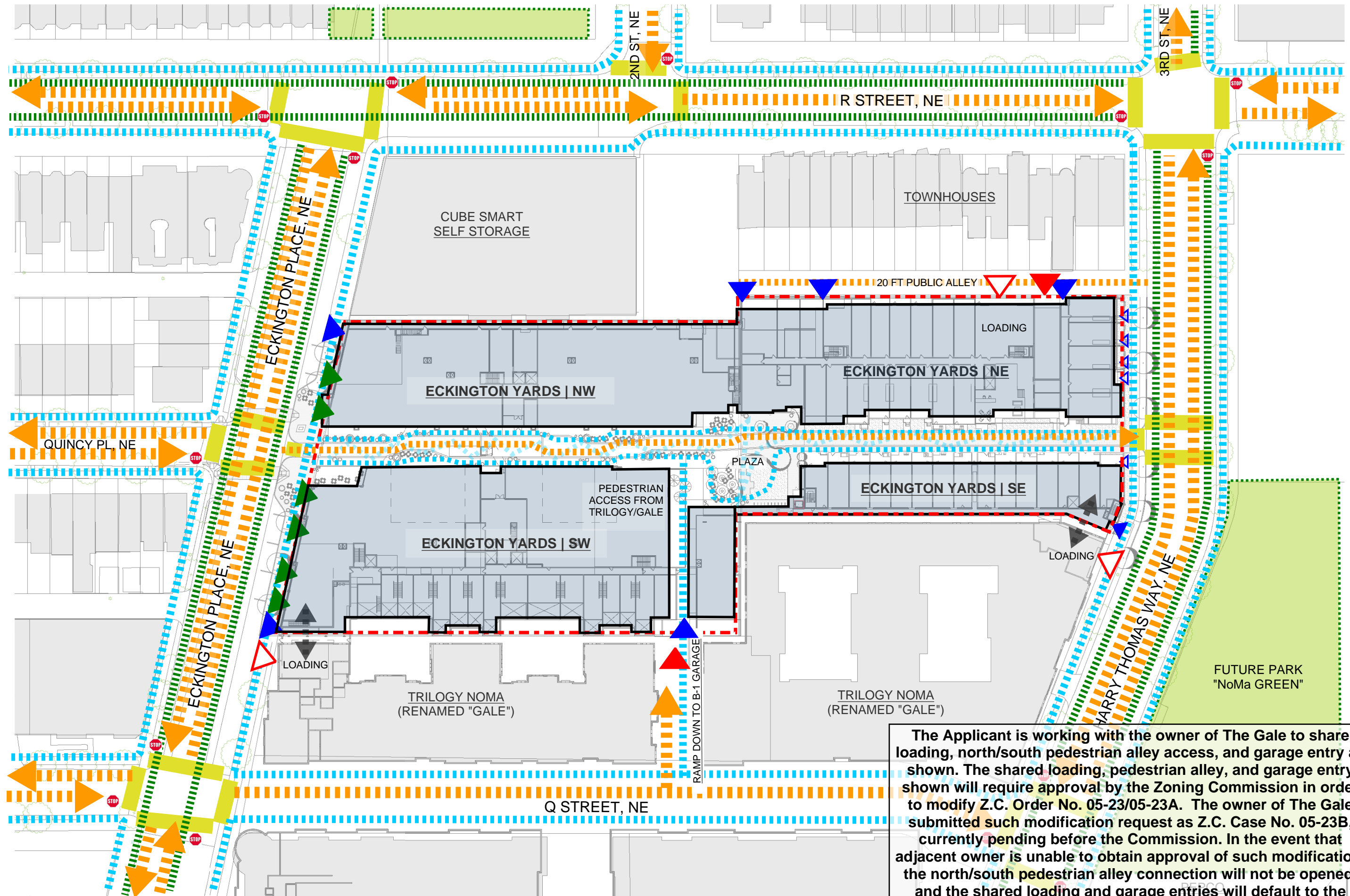
BUILDING HEIGHTS

- ECKINGTON YARDS | NW: MAX 102' TOP OF ROOF
10 STORIES ABOVE GRADE
1 STORY BELOW GRADE
(SHADED AREA = MAX 75' TOP OF ROOF, 7 STORIES)
- ECKINGTON YARDS | SW: MAX 75' TOP OF ROOF
7 STORIES ABOVE GRADE
1 STORY BELOW GRADE
- ECKINGTON YARDS | NE: MAX 75' TOP OF ROOF
7 STORIES ABOVE GRADE
1 STORY BELOW GRADE
- ECKINGTON YARDS | SE: MAX 75' TOP OF ROOF
7 STORIES ABOVE GRADE
1 STORY BELOW GRADE

ZONING & DEVELOPMENT DATA

LEGEND

-  CROSSWALKS
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BICYCLE CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING/ TRASH REMOVAL
-  GREEN AREAS
-  STOP SIGN

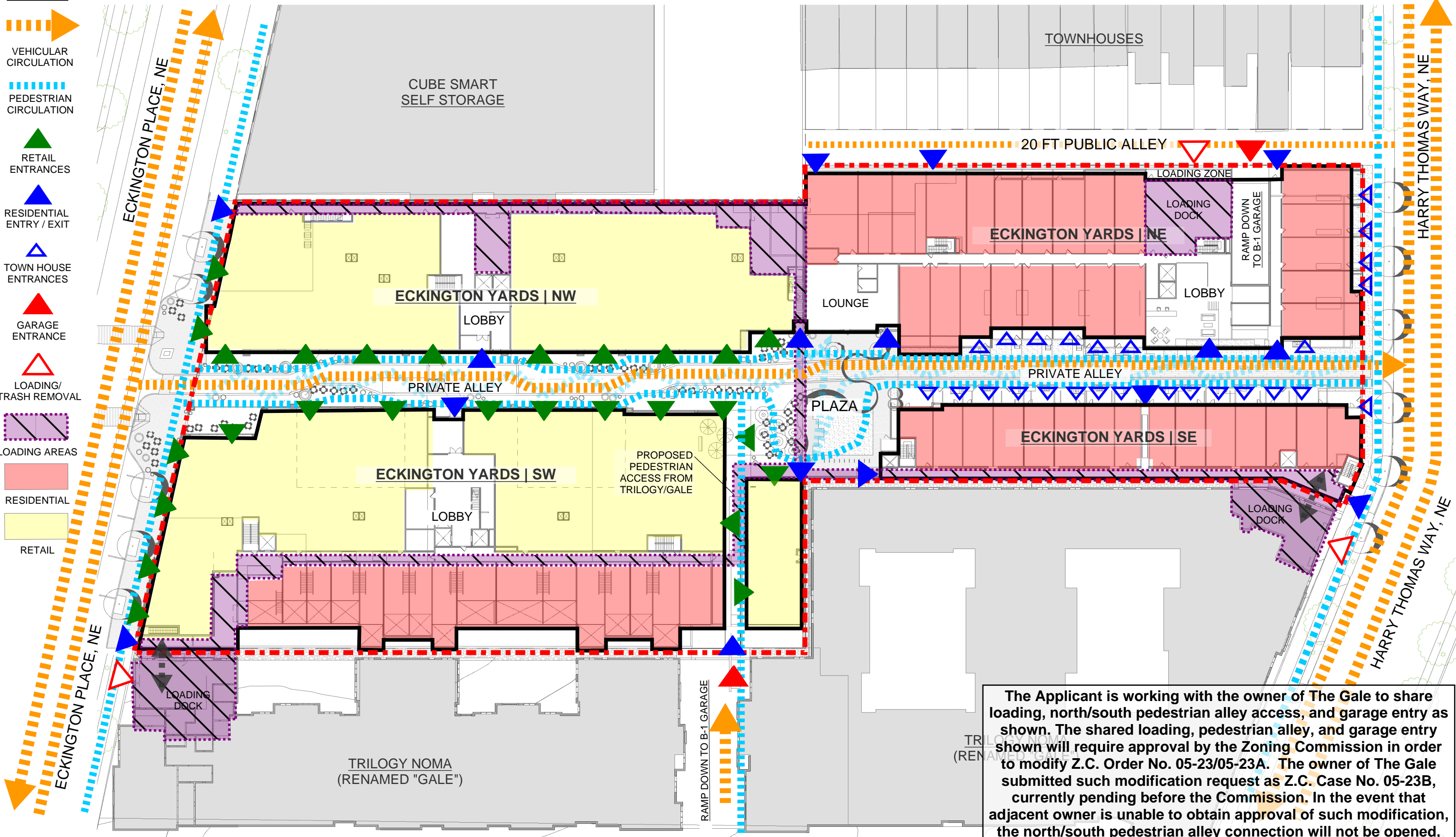


The Applicant is working with the owner of The Gale to share loading, north/south pedestrian alley access, and garage entry as shown. The shared loading, pedestrian alley, and garage entry shown will require approval by the Zoning Commission in order to modify Z.C. Order No. 05-23/05-23A. The owner of The Gale submitted such modification request as Z.C. Case No. 05-23B, currently pending before the Commission. In the event that adjacent owner is unable to obtain approval of such modification, the north/south pedestrian alley connection will not be opened, and the shared loading and garage entries will default to the options shown previously on Sheet A1.07B in the plan set.

BLOCK CIRCULATION PLAN

LEGEND

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



The Applicant is 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 will require approval by the Zoning Commission in order to modify Z.C. Order No. 05-23/05-23A. The owner of The Gale submitted such modification request as Z.C. Case No. 05-23B, currently pending before the Commission. In the event that adjacent owner is unable to obtain approval of such modification, the north/south pedestrian alley connection will not be opened, and the shared loading and garage entries will default to the options shown previously on Sheet A1.07B in the plan set.

SITE CIRCULATION PLAN

LEED SCORECARD (WEST)

LEED® 2009 for New Construction and Major Renovation

Preliminary Project Checklist



Eckington Yards - West

Eric Colbert & Associates

4/20/16

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	26
21	4	1			Sustainable Sites		
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 (w/Car/Vanpool)		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 (Alt. LEED v4 'BUG' criteria)		1

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	10
6	1	3			Water Efficiency		
Y				Prereq 1	Water Use Reduction: 20% Reduction		
4				Credit 1	Water Efficient Landscaping		4
		2		Credit 2	Innovative Wastewater Technologies		2
2	1	1		Credit 3	Water Use Reduction: 30%/ 35%/ 40%		4

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	35
8	3	3	21		Energy & Atmosphere		
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

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	14
4	2		8		Materials & Resources		
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		1
2				Credit 2	Construction Waste Management: 50%/ 75%		2
		2		Credit 3	Materials Reuse: 5%/ 10%		2

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	15
7	2	2	4		Indoor Environmental Quality		
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'tg. Materials: Adhesives, Sealants		1
1				Credit 4.2	Low-Emit'tg. Materials: Paints		1
1				Credit 4.3	Low-Emit'tg. Materials: Flooring Systems		1
		1		Credit 4.4	Low-Emit'tg. 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

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	6
5	1				Innovation & Design Process		
Y				Prereq 1	Exemp. Performance SSc4.1 Public Transport.		1
1				Credit 1.1	Exemp. Performance SSc5.2 Open Space		1
1				Credit 1.2	Exemp. Performance SSc7.1 Avoid Heat Island Effect		1
1				Credit 1.3	Water Reuse at Cooling Tower		1
		1		Credit 1.4	TBD: suggest Green Housekeeping (LEED v4)		1
1				Credit 1.5	LEED Accredited Professional		1

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	4
1			3		Regional Priority Credits		
Y				Prereq 1	SSc5.1, Habitat		1
1				Credit 1.1	SSc6.1, SW Quantity control		1
		1		Credit 1.2	WEC2, Innovative Wastewater		1
			1	Credit 1.3	EAc1 (40%), EAc2, MRc1.1		1

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	110
52	7	11	40		Total		
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.

The Team is beginning analysis of compliance with mandatory requirements ("prerequisites") of the LEED® for Neighborhood Development (LEED-ND) rating system. LEED-ND measures sustainability at a community level by evaluating where to build, what to build, and how to manage environmental impacts. If compliance with LEED-ND prerequisites is confirmed, then LEED-ND certification may also be feasible.

LEED SCORECARD (EAST)

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



Eckington Yards - East Eric Colbert & Associates

4/20/16

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points	26
21	4	1			Sustainable Sites		
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 (w/Car/Vanpool)		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 (Alt.: LEED v4 BUG criteria)		1

Y	?Y	?N	N	3	Water Efficiency	Possible Points	10
Y				Prereq 1	Water Use Reduction: 20% Reduction		
4				Credit 1	Water Efficient Landscaping		4
		2		Credit 2	Innovative Wastewater Technologies		2
3		1		Credit 3	Water Use Reduction: 30%/ 35%/ 40%		4

Y	?Y	?N	N	7	3	3	22	Energy & Atmosphere	Possible Points	35
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	

Y	?Y	?N	N	4	1	1	8	Materials & Resources	Possible Points	14
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% Interior Non-Structural				1	
2				Credit 2	Construction Waste Management: 50%/ 75%				2	
		2		Credit 3	Materials Reuse: 5%/ 10%				2	

Y	?Y	?N	N	8	1	2	4	Materials & Resources, Cont.	Possible Points	15
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	

Y	?Y	?N	N	8	1	2	4	Indoor Environmental Quality	Possible Points	15
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	

Y	?Y	?N	N	4	2			Innovation & Design Process	Possible Points	6
1				Credit 1.1	Exemp. Performance SSc4.1 Public Transportation				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: Green Housekeeping (LEED v4)				1	
			1	Credit 1.5	TBD: suggest Int. Pest Mgt.				1	
1				Credit 2	LEED Accredited Professional				1	

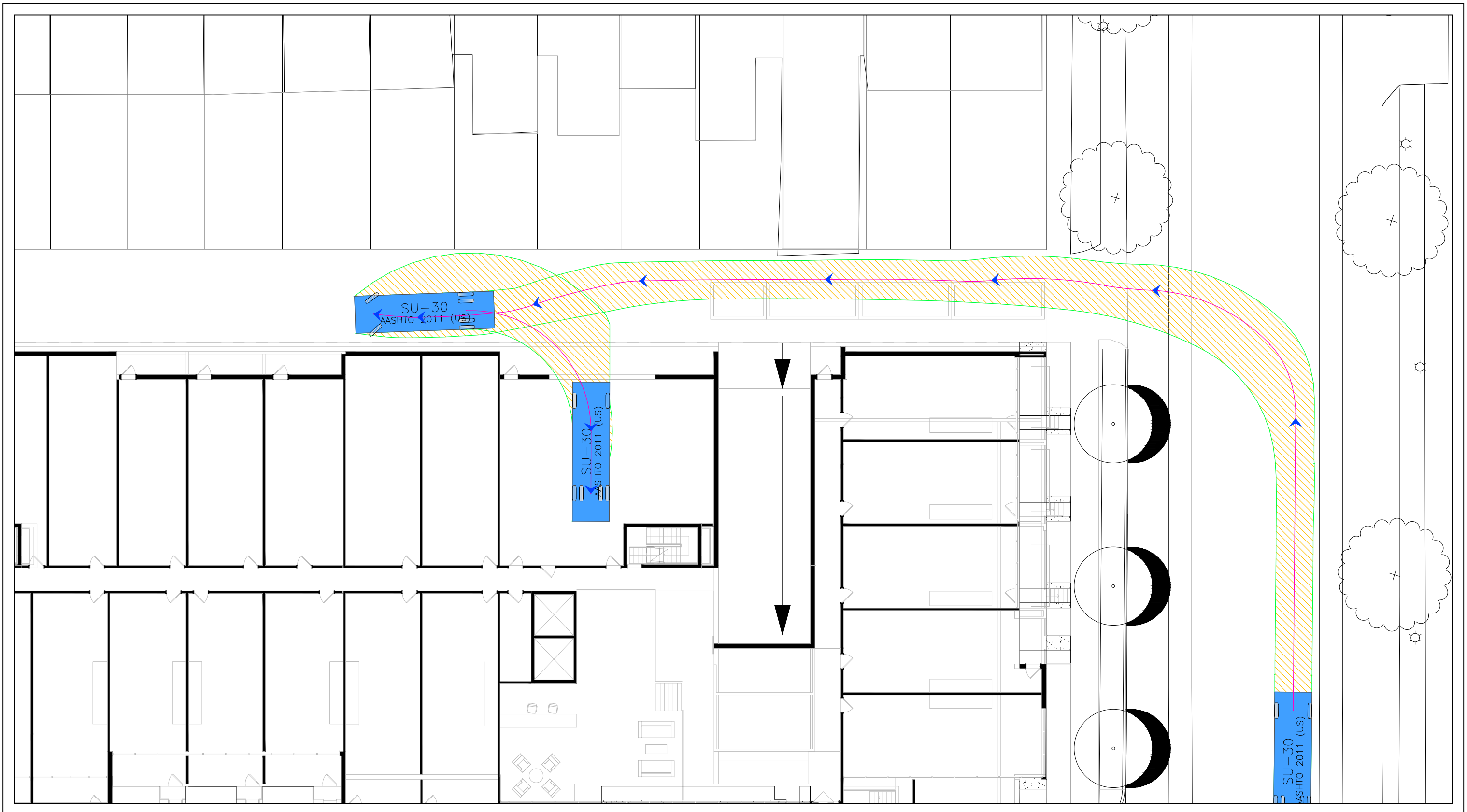
Y	?Y	?N	N	1		3		Regional Priority Credits	Possible Points	4
			1	Credit 1.1	SSc5.1, Habitat				1	
1				Credit 1.2	SSc6.1, SW Quantity control				1	
			1	Credit 1.3	WEc2, Innovative Wastewater				1	
			1	Credit 1.4	EAc1 (40%), EAc2, MRc1.1				1	

52	5	12	41	Total	Possible Points	110
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 Lavatory	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 Bathtub	2			1	1	1.4				
Public Shower	2			3	3	4				
Private Shower	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				2.25	2.25	3				
Public kitchen 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	8	0.5		0.25		0.25				
Washing Machine (Public)		3		3	3	4				
Washing Machine (Private)	699	2	1398	1	1	1.4	699	699	978.6	106
3" Floor Drain	12	5	60							
4" Floor Drain	8	6	48							
3"/4" FD (emerg)										
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:				Additional Domestic Water Demands:						
				Enter Total DFU	Enter Total GPM					
HVAC				Hose Bibbs						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



 **GOROVE / SLADE**
 Transportation Planners and Engineers

Alley Loading Review: SU-30 Turning Maneuvers (Inbound)
 Eckington Yards
 April 12, 2016

1615 Eckington Place NE, Washington, DC


 1" = 20'

ECKINGTON YARDS NORTH ALLEY | VEHICLE MANEUVERING ANALYSIS

