



**LOTS  
802+803:  
.42 FAR**

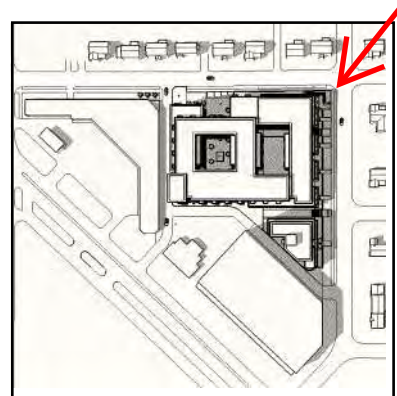
**LOT 807:  
2.95 FAR**

**LOT 806:  
4.3 FAR**

**DESIGN REVIEW PROJECT  
BOUNDARY: 2.68 FAR**







**THE LADYBIRD**  
4330 48th ST NW  
WASHINGTON, DC  
1-6-16



**48TH & YUMA INTERSECTION**







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10/16/2018

View from Northeast - Proposed (48th and Yuma Street)

50 MM Lens (Produced in Lumion) A17



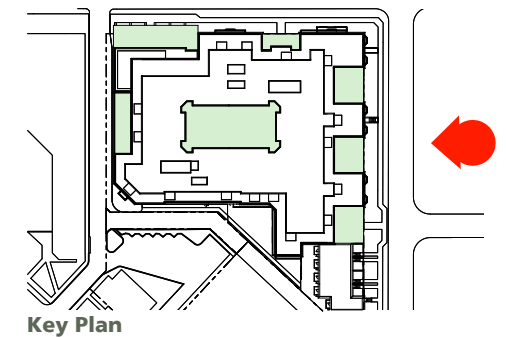
VALOR DEVELOPMENT  
TORTI GALLAS URBAN

THE LADY BIRD





----- OUTLINE OF BUILDING HEIGHT  
FROM DEC 14, 2017 DESIGN  
REVIEW SUBMISSION



Key Plan



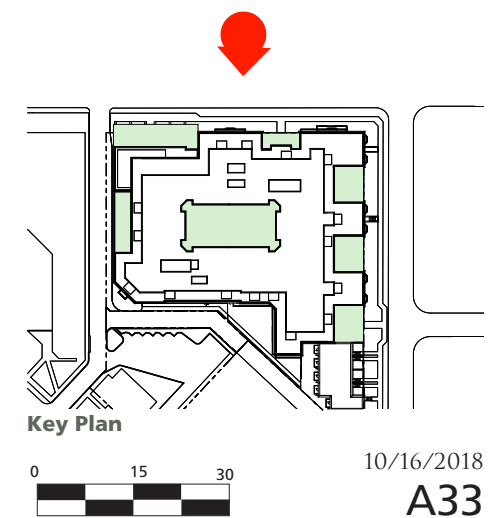
10/16/2018

A32





----- OUTLINE OF BUILDING HEIGHT  
FROM DEC 14, 2017 DESIGN  
REVIEW SUBMISSION









# PREVIOUS DESIGN



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Typical Floor Plan (2nd and 3rd)

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 A09



12/21/2017

A05

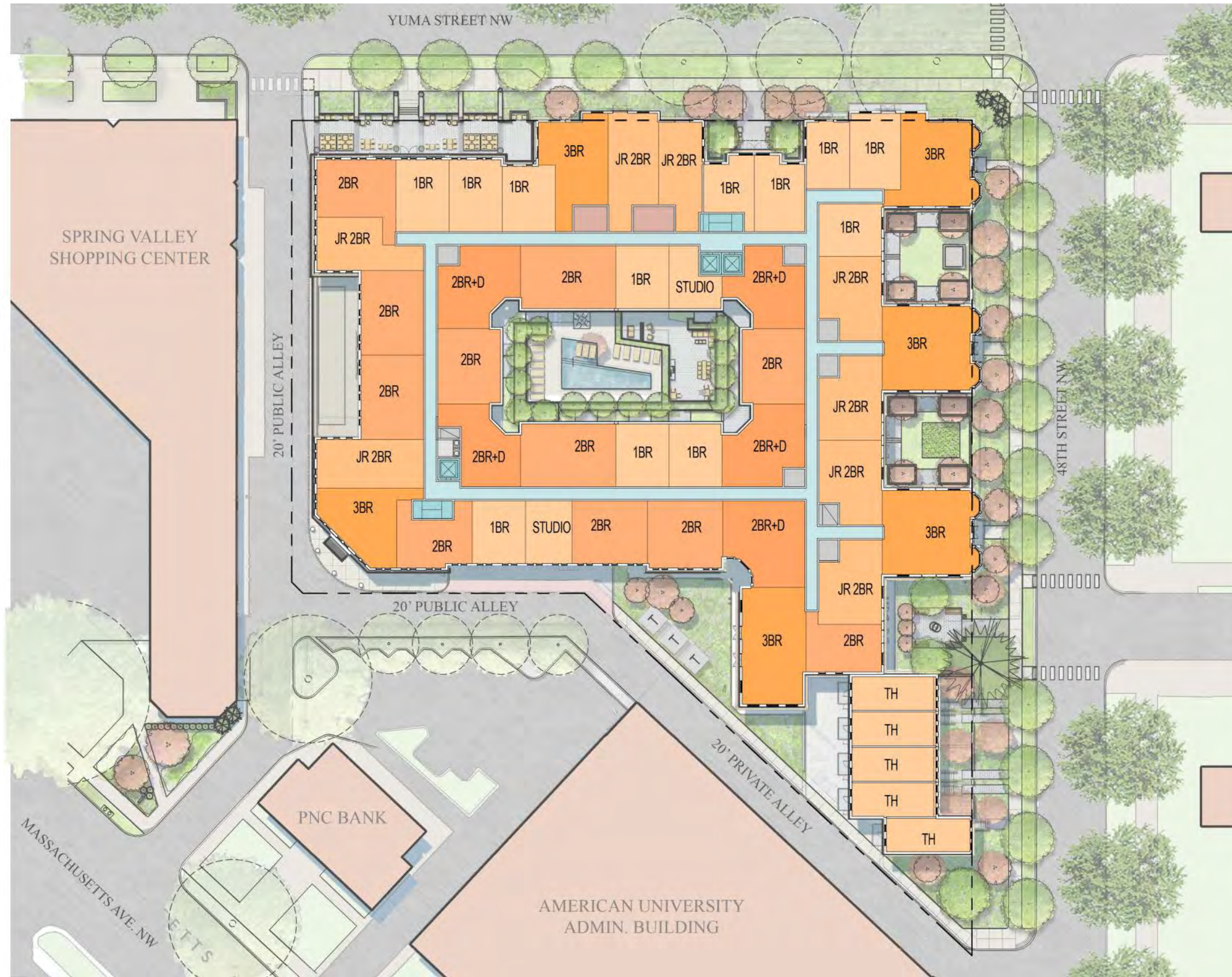


VALOR DEVELOPMENT  
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# PROPOSED DESIGN



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## Typical Floor Plan (2nd and 3rd)

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.

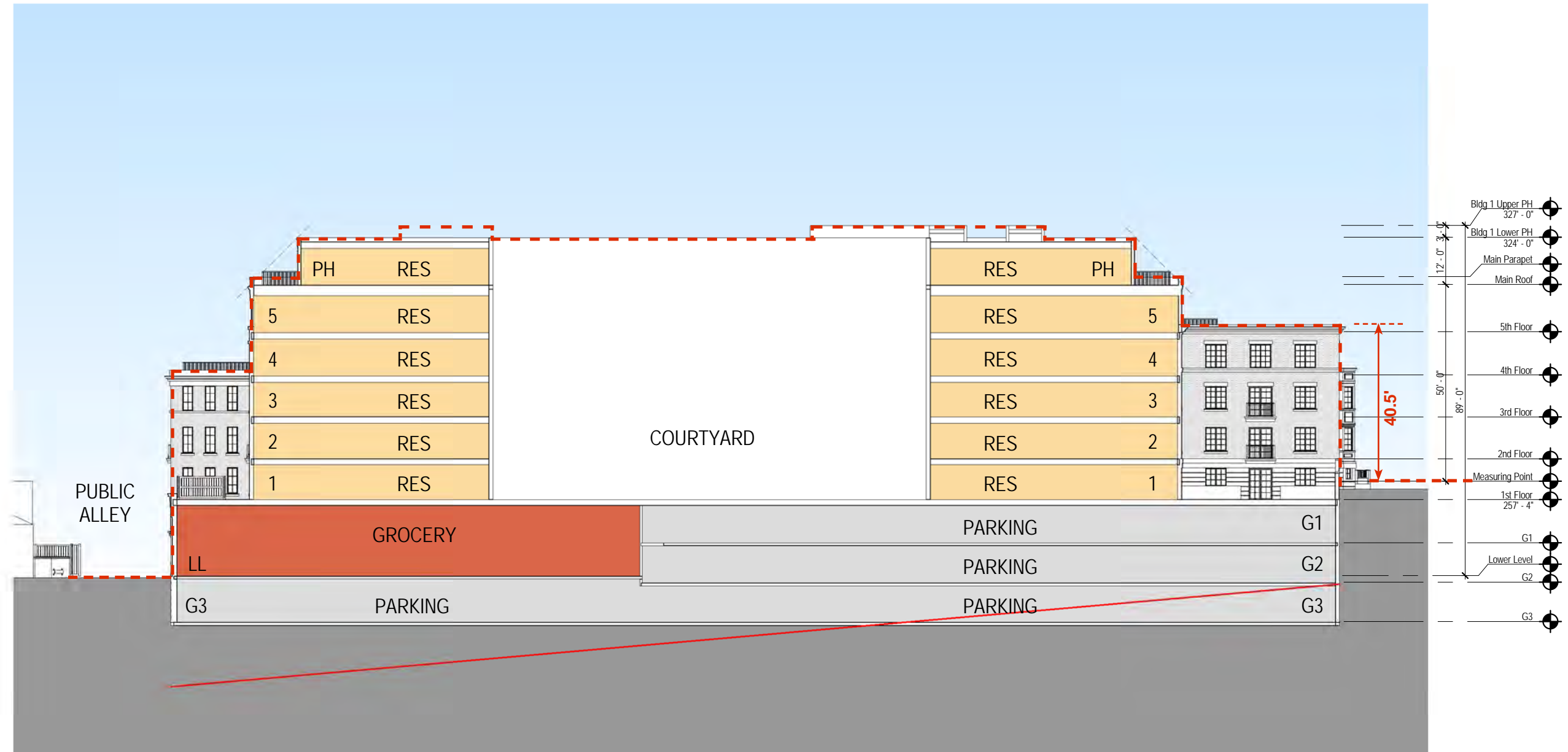


VALOR DEVELOPMENT  
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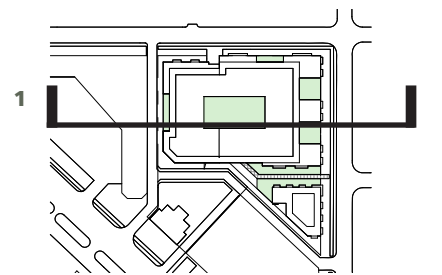
# THE LADY BIRD



# PREVIOUS DESIGN



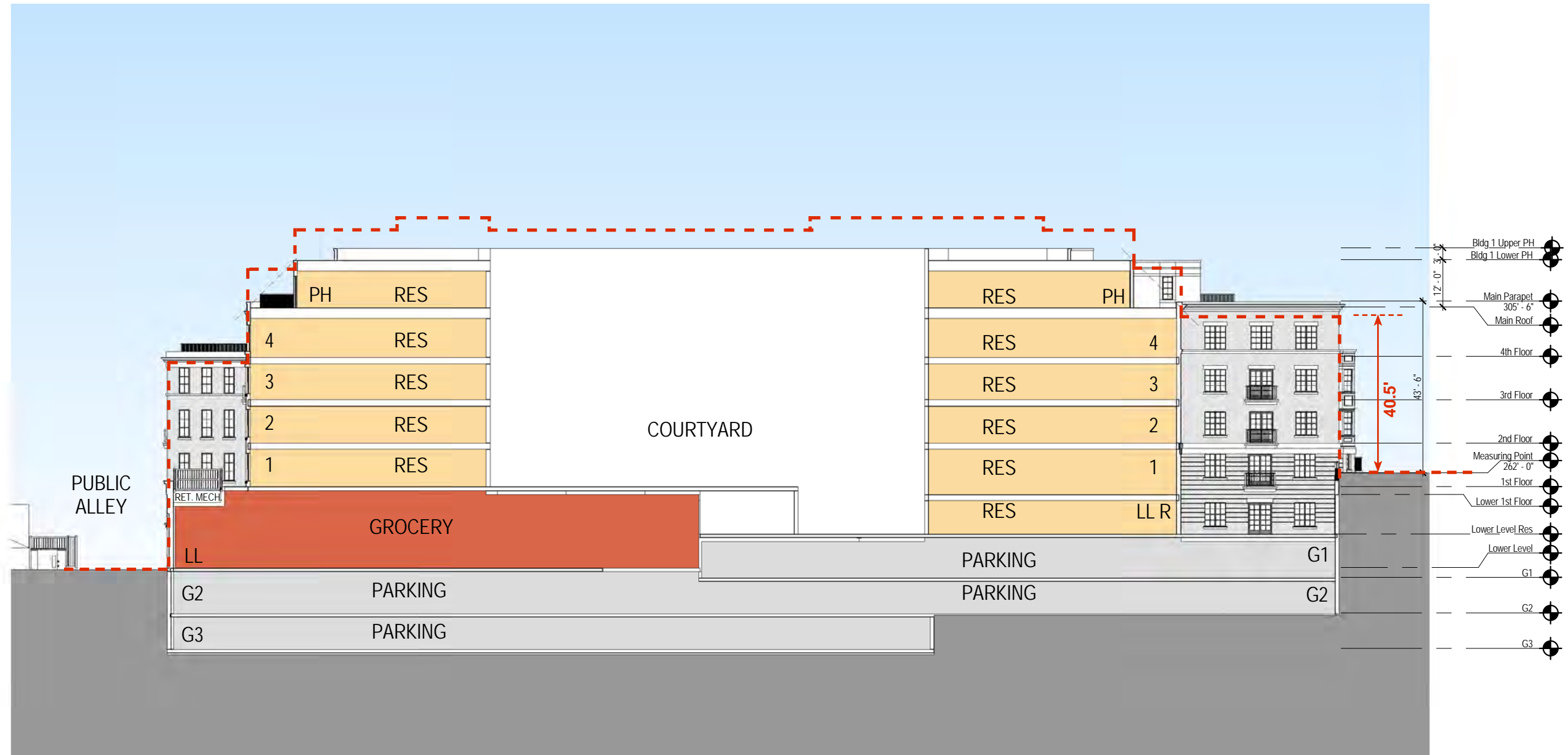
Section 1



Key Plan

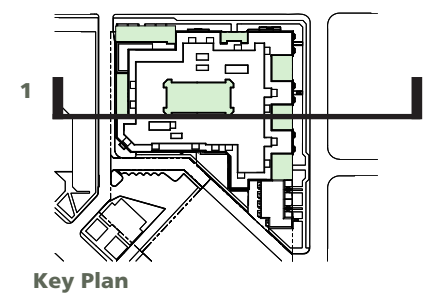


# CURRENT DESIGN



Section 1

----- OUTLINE OF BUILDING HEIGHT FROM DEC 14, 2017 DESIGN REVIEW SUBMISSION



Key Plan





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View from East - Proposed (Windom Place NW)

50 MM Lens (Produced in Lumion) A15



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View from Northeast - Proposed (48th and Yuma Street)

50 MM Lens (Produced in Lumion) A17





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View from Northwest - Proposed (North Side of Yuma Street)

50 MM Lens (Produced in Lumion) A19



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View from Southwest - Proposed (From Massachusetts Avenue) - Current Design

50 MM Lens (Produced in Lumion)

8



VALOR DEVELOPMENT  
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THE LADY BIRD



# PREVIOUS DESIGN



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View from West - Proposed (From Massachusetts Avenue) - Previous Design

50 MM Lens (Produced in Lumion)



# PROPOSED DESIGN



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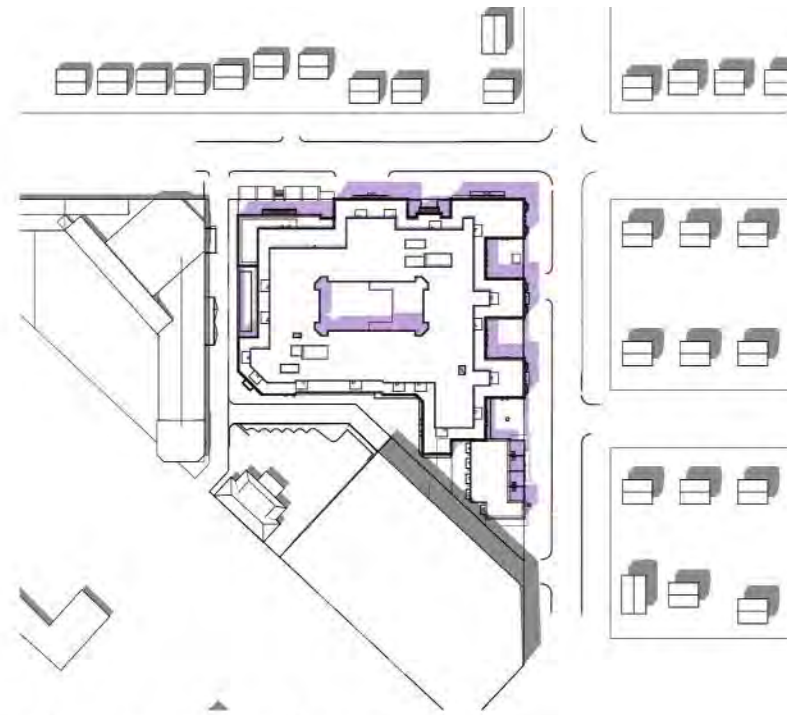
View from West - Proposed (From Massachusetts Avenue) - Current Design

10/16/2018  
50 MM Lens (Produced in Lumion) 10

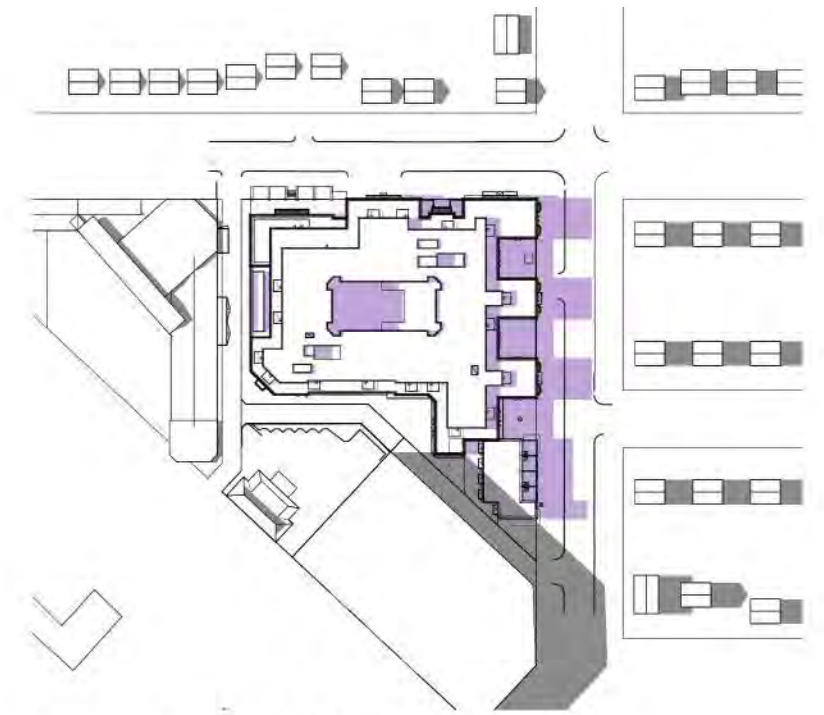




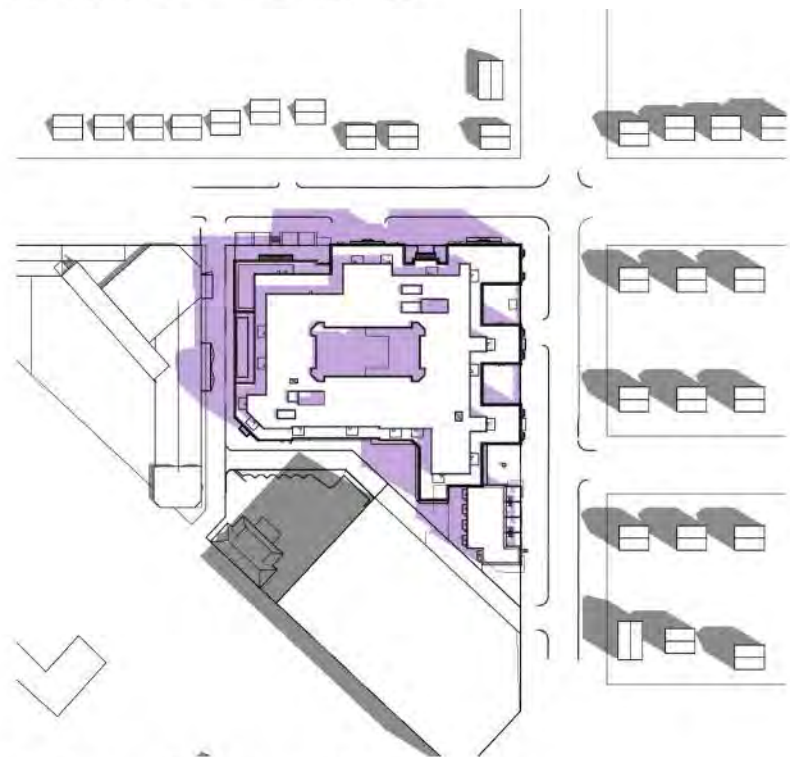
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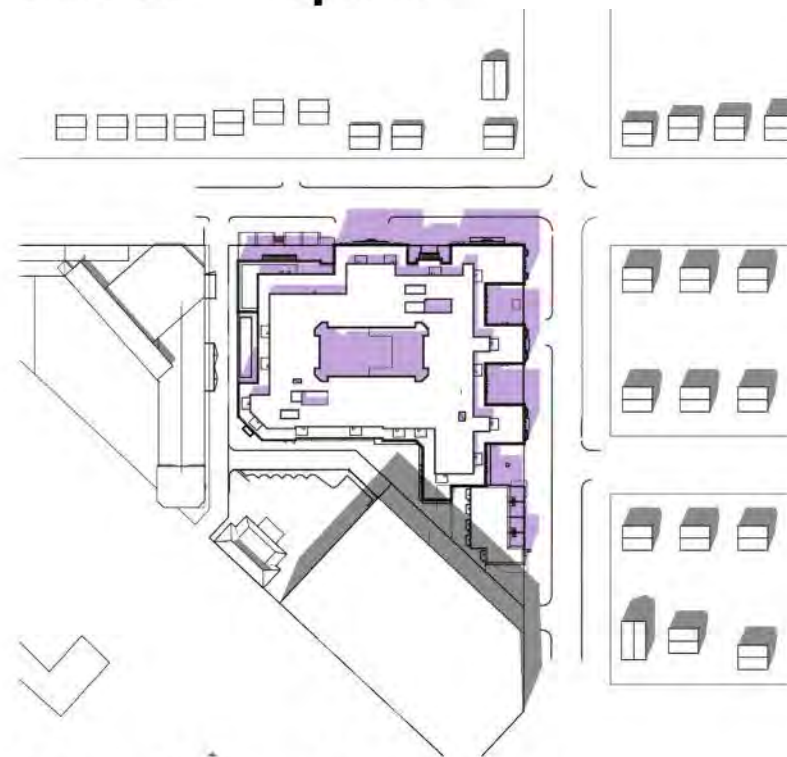
June - 1pm



June - 4pm



Mar/Sept - 9am



Mar/Sept - 1pm



Mar/Sept - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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Shadow Study - June and Mar/Sept

10/16/2018

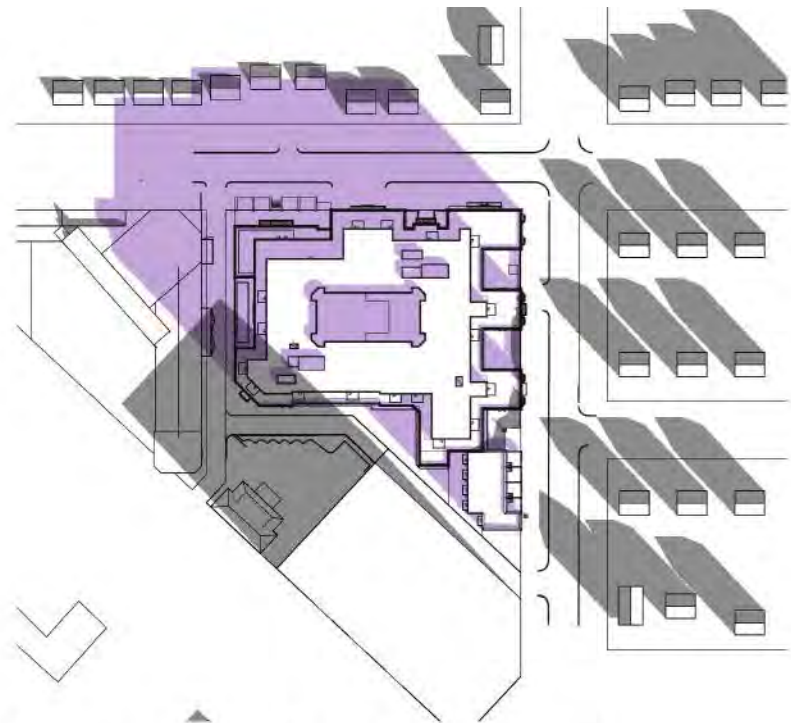
A42



VALOR DEVELOPMENT  
TORTI GALLAS URBAN

THE LADY BIRD





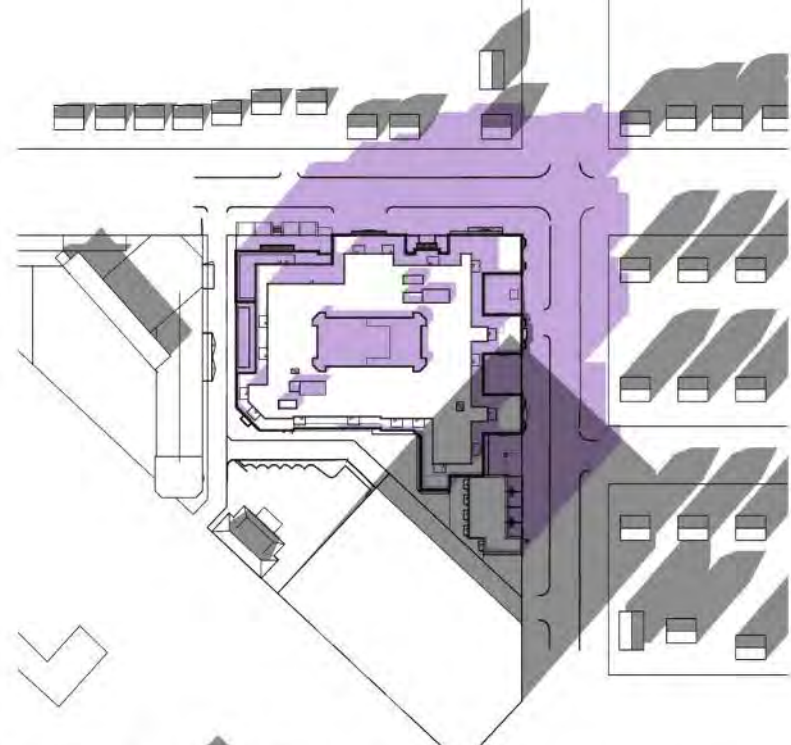
December - 9am



December - 10am



December - 1pm



December - 3pm



December - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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Shadow Study - December

10/16/2018

A43





# LEEDv4 Project Scorecard

PROJECT NAME: Lady Bird



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

IPc	Integrative Process	2 of 2	0
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## 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



# The Ladybird 4330 48<sup>th</sup> Street NW Design Review

## Transportation Presentation





# Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
  - Nearby Tenleytown-AU Metrorail Station (0.8 miles away)
  - 2 Nearby Metrobus routes
  - Site has Walkscore of 78 “Very Walkable” and Bikescore of 65 “Bikeable”
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Implementation of on-site pedestrian, bicycle, & loading facilities
- Meets Zoning Requirements for Parking and Loading





# Revised Development Program

	Previous Development Program	Revised Development Program	Change
Multifamily Residential	219 du	214 du	- 5 du
Residential Townhomes	---	5 townhomes	+ 5 townhomes
Retail/Grocer	16,000 sf	17,992 sf	+1,792 sf

- The modified development program will result in 7 additional vehicular trips in the AM peak hour and 17 additional vehicular trips in the PM peak hour.









# Site Plan – Lower Level



The Ladybird (4330 48<sup>th</sup> Street NW) - Transportation





# Site Plan – First Floor



The Ladybird (4330 48<sup>th</sup> Street NW) - Transportation





# Vehicular Parking

- Vehicular parking
  - Provided – 370 spaces
    - Retail – 86 spaces
    - Residential – 228 spaces
      - Restrict apartment residents from obtaining RPP
    - American University – 56 spaces





# Traffic Demand Management (TDM) Elements

- TDM Coordinator
- Marketing program
- Exceed zoning requirements for bicycle parking/storage.
- Bicycle repair facilities
- Unbundle cost of residential parking from the cost of lease or purchase
- Install Transportation Information Center Displays in residential lobbies
- HAWK Signal
- Provide each unit's incoming residents for the initial lease up with either:
  - One-year membership to Capital Bikeshare; or
  - One-year membership to a Carsharing service
- Provide Car-share spaces





# DDOT Conditions

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions:

- HAWK signal on Massachusetts Avenue, subject to DDOT approval;
- Pedestrian improvements at four (4) intersections adjacent to site, subject to DDOT approval;
- Extend Loading Management Plan for the life of the project, with the following additions:
  - Relocate trash bins associated with Spring Valley Shopping Center from Yuma Street into the proposed trash enclosures; and
  - Continued coordination with DDOT and Spring Valley Shopping Center to achieve a consolidated loading management plan, if possible.





# DDOT Conditions (cont.)

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions:

- Additional Transportation Demand Management:
  - If an agreement has not been reached with a car sharing service to occupy the four (4) dedicated car sharing spaces in the garage then the Applicant will provide an additional year of Capital Bikeshare memberships to new residents;
  - Unbundle the cost of parking based on at a minimum, the average market rate within 0.25 miles;
  - Provide a bike repair station in each of the two long-term bike storage facilities;
  - No free parking shall be offered to any resident, employee, student, or otherwise. Only daily, weekly, and monthly rates will be made available for purchase;
  - To provide one (1) shopping cart for grocery shopping and running errands for every 30 units.





# Questions/Discussion





# Alley improvements

- Alley Improvements
  - North-South alley widened to a total of 35 feet
    - 12-foot trash enclosures
    - 20-foot drive aisle
    - 3-foot delineated pedestrian path
    - The Applicant dedicating 10 feet (3 feet for the sidewalk and 7 feet for paved alley) within the site to public use
  - East-West alley improved with 6-foot pedestrian path





# Loading

- Loading Management Plan
  - Loading coordinator
  - Deliveries scheduled
  - Not block the alley
  - Follow District requirements
  - Commercial deliveries limited to 7am-7pm (7 days a week) and discouraged after 4pm on weekdays
  - Trash trucks limited to 7am-4pm (7 days a week)
  - Residential move-ins/move-outs limited to 9am-4pm (7 days a week)



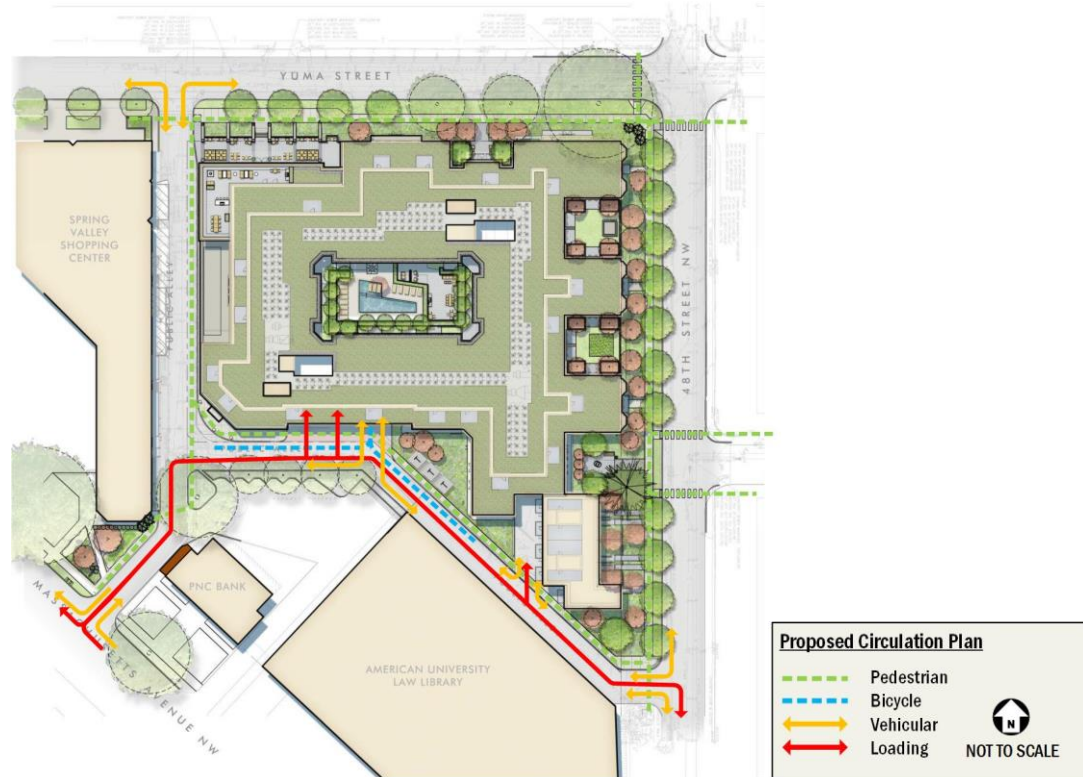


# DDOT Designated Truck Routes





# Circulation Plan



The Ladybird (4330 48<sup>th</sup> Street NW) - Transportation