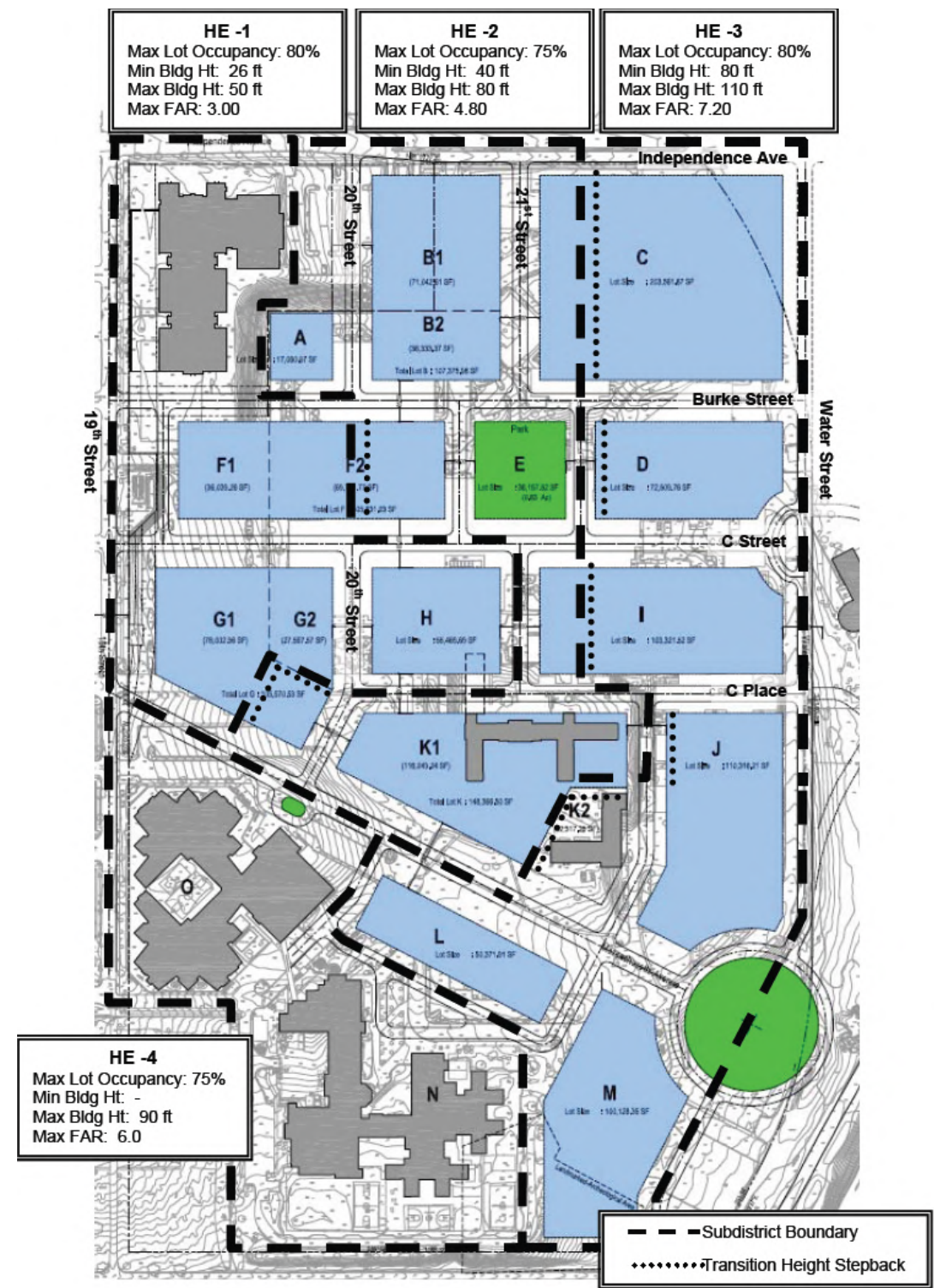




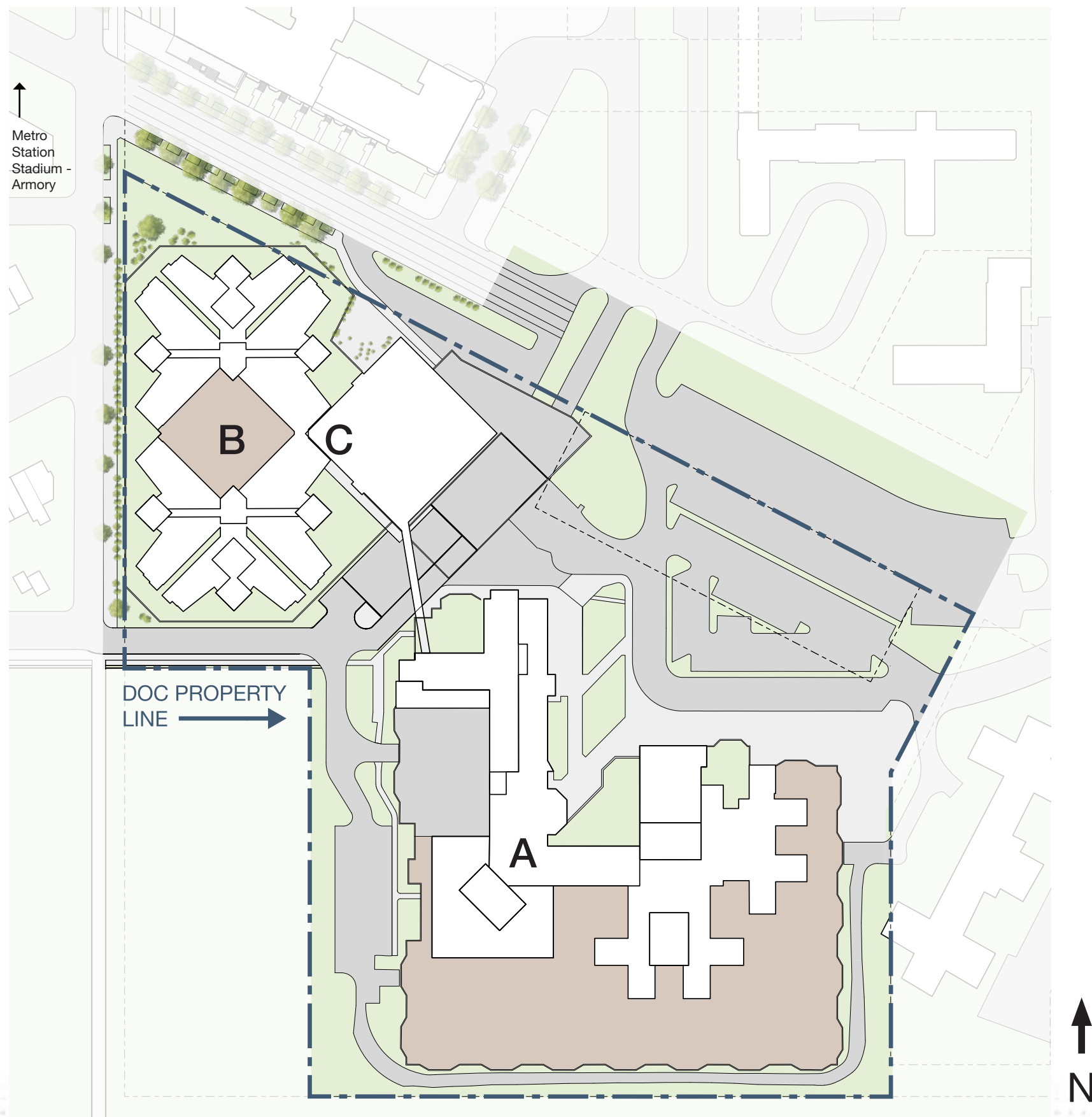
SITE CONTEXT AT TIME OF MASTER PLAN DEVELOPMENT



HILL EAST MASTER PLAN APPROVED ZONING MAP - 2009

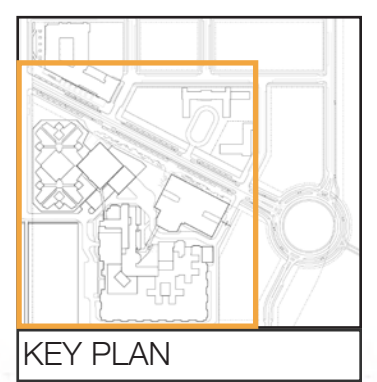


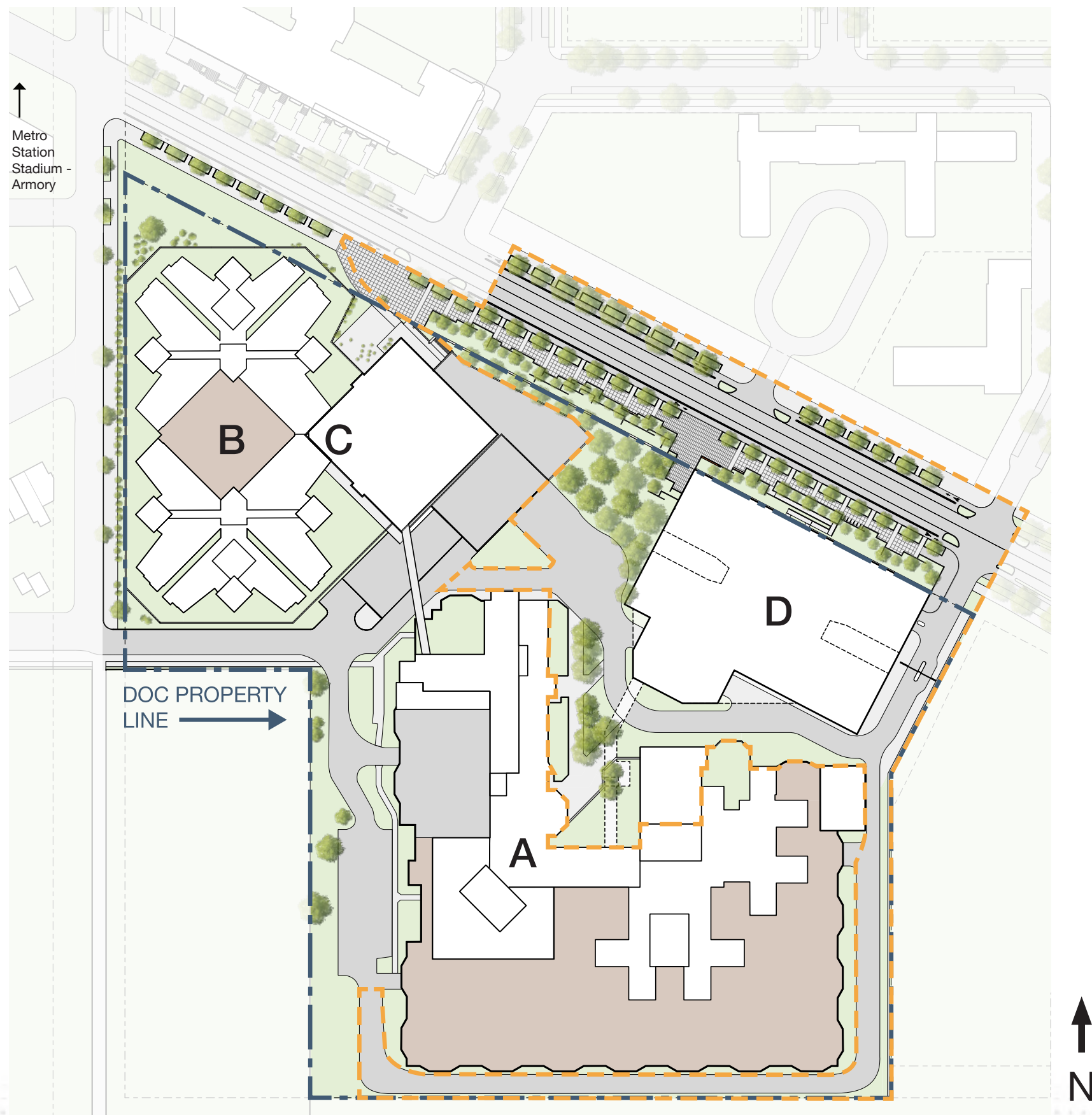
SITE CONTEXT - 2024



KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. Existing Portion of CDF to be Demolished
- DOC Property Line

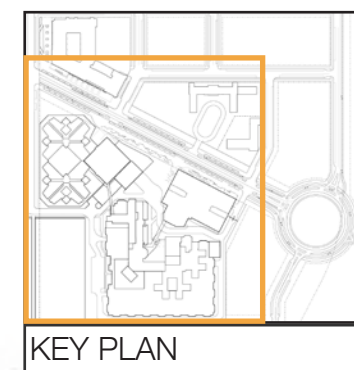




KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. Existing Portion of CDF to be Demolished
- D. New Building 1

- Construction Sequence 1 Limit of Work
- DOC Property Line



DEVELOPMENT DIAGRAM 2 | CONSTRUCTION SEQUENCE 1

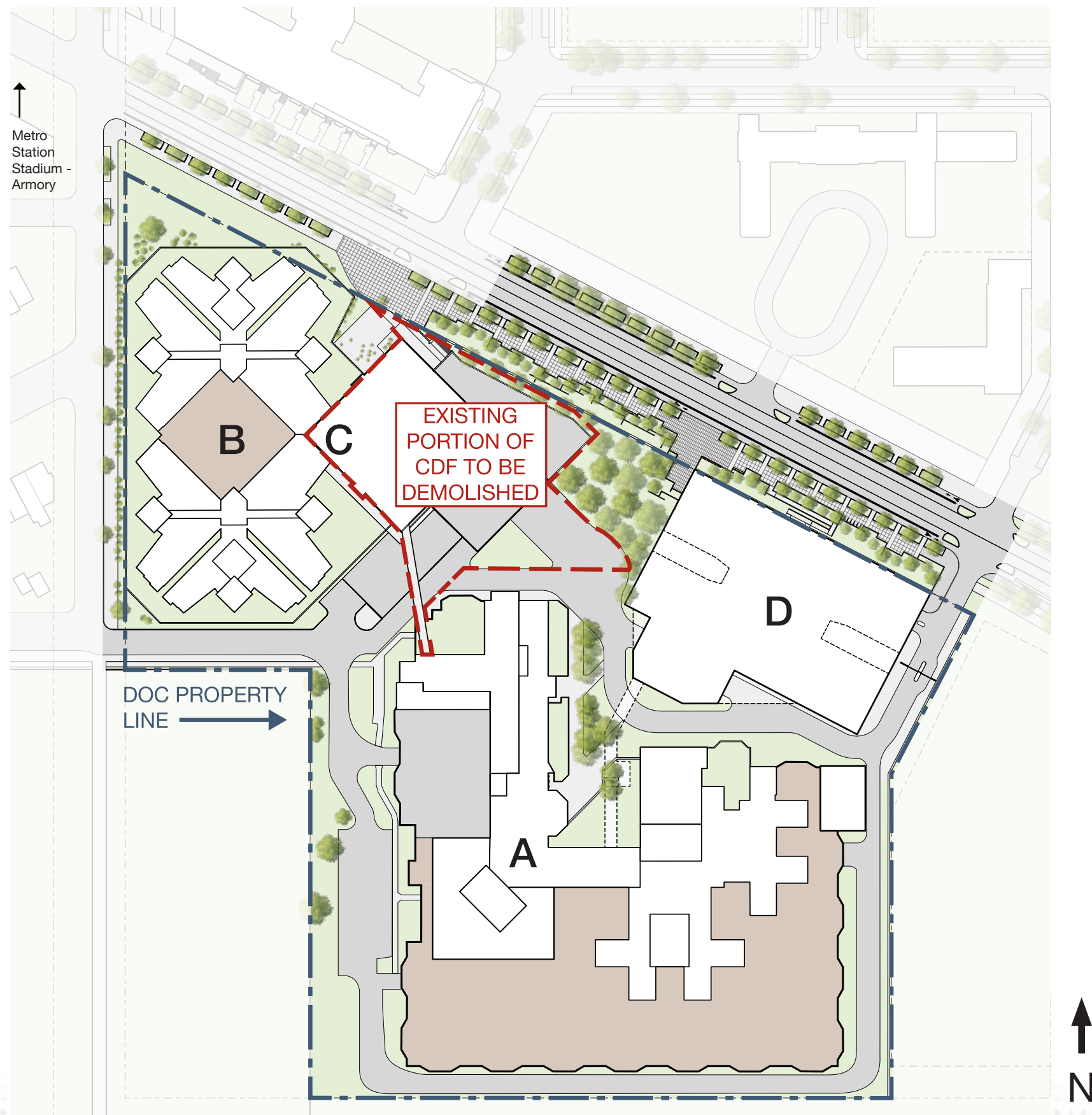
ZONING COMMISSION | DESIGN REVIEW

D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections | of General Services

CGL Companies | CORE architecture + design

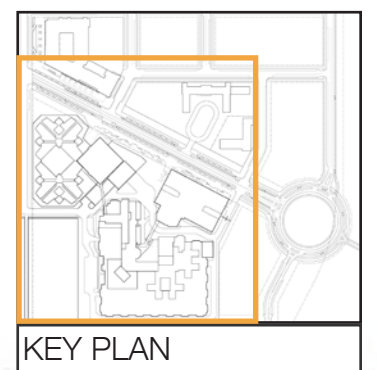
Cozen O' Connor | Wiles Mensch | Gorove Slade



KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. Existing Portion of CDF to be Demolished
- D. New Building 1

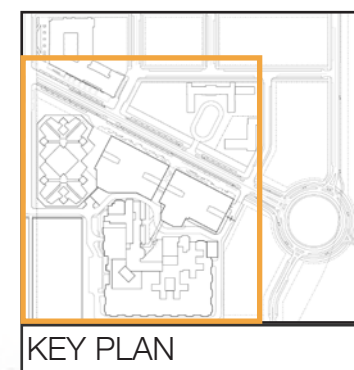
- Limit of Demolition
- DOC Property Line





KEY

- A. Existing Correctional Treatment Facility (CTF)
 - B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
 - C. (Not Pictured - Previously Demolished)
 - D. New Building 1
 - E. New Building 2
- Construction Sequence 2 Limit of Work
 - DOC Property Line



DEVELOPMENT DIAGRAM 4 | CONSTRUCTION SEQUENCE 2

ZONING COMMISSION | DESIGN REVIEW

D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections | of General Services

CGL Companies | CORE architecture + design

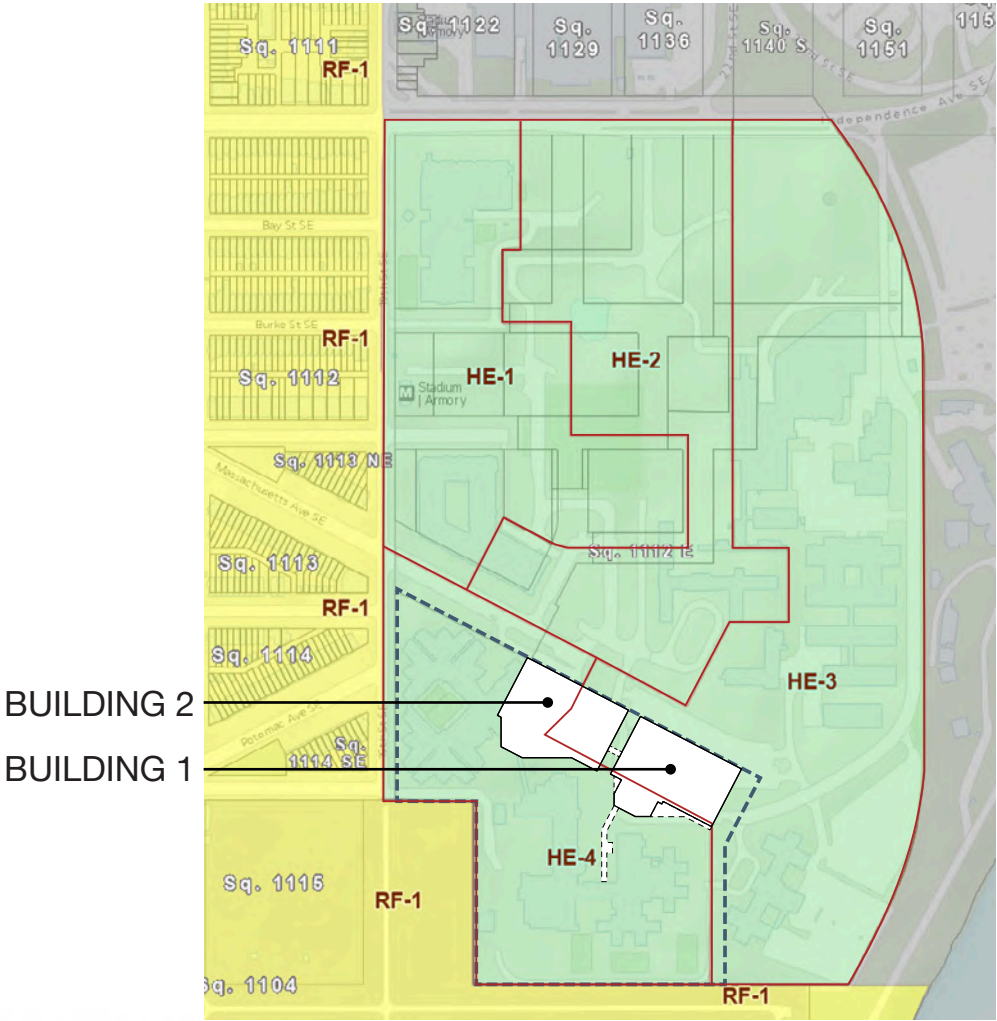
Cozen O' Connor | Wiles Mensch | Gorove Slade

BUILDING DATA FOR BUILDINGS 1 AND 2				
	HE-3		HE-4	TOTAL
Proposed Subdivision Lot SF	101,846		492,311	594,157
Allowable Lot Occupancy SF	(80%)	81,477	(75%) 369,233	
Existing Lot Occupancy SF	0		155,660	155,660
Demolished Portion of Existing Buildings			-22,845	-22,845
Proposed Lot Occupancy SF	Building 1 - 48,171 Building 2 - 21,773		Building 1 - 12,343 Building 2 - 34,459	Building 1 - 60,514 Building 2 - 56,232
Total Lot Occupancy SF (Portion of Existing Buildings Demolished in Total)	(68.7%)	69,944	(36.5%) 179,617	(42.0%) 249,561
Allowable FAR	(7.2)	748,577	(6.0) 2,953,866	
Breakdown By Building and Floor				
Building 1 : First Floor	48,171		10,343	58,514
First Floor (Mezzanine)*	787		0	787
First Floor - Tier	6,060		634	6,694
Second Floor	48,171		12,354	60,525
Connection to CTF	0		2,987	2,987
Third Floor	43,844		12,343	56,187
Third Floor - Tier	13,166		3,723	16,889
Fourth Floor	43,844		12,343	56,187
Fourth Floor - Tier	13,166		3,723	16,889
Fifth Floor	43,844		12,343	56,187
Building 2 : First Floor	21,773		34,459	56,232
First Floor - Tier	4,588		9,318	13,906
Connection to Building 1	490		0	490
Second Floor	21,773		34,459	56,232
Second Floor - Tier	6,425		10,464	16,889
New Construction Total	316,102		159,493	475,595
Existing Building	0		769,080	769,080
Demolished Portion of Existing Buildings	0		-118,903	-118,903
Total Proposed GFA	(3.10)	316,102	(1.64) 809,670	(1.89) 1,125,772

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



DEVELOPMENT DATA

ZONING COMMISSION | DESIGN REVIEW
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

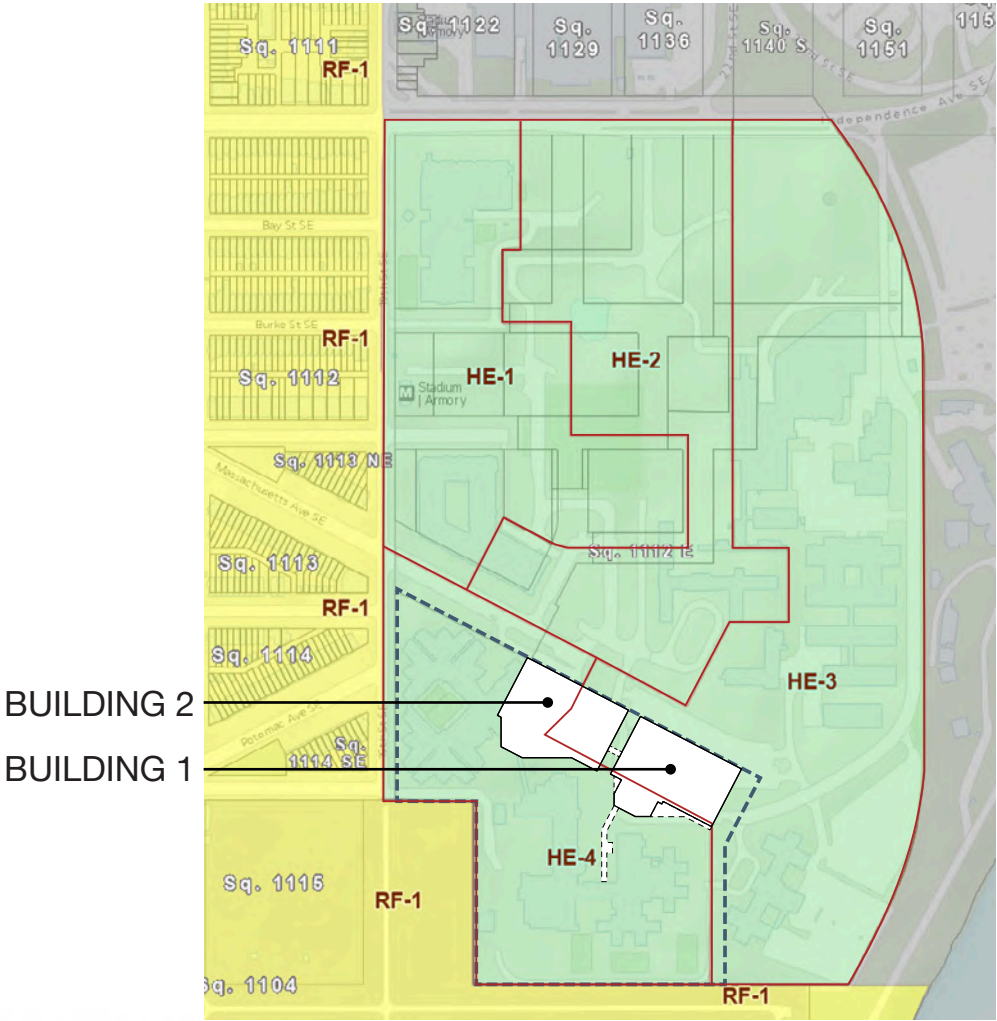
D.C. Department of Corrections | of General Services
CGL Companies | CORE architecture + design
Cozen O’ Connor | Wiles Mensch | Gorove Slade

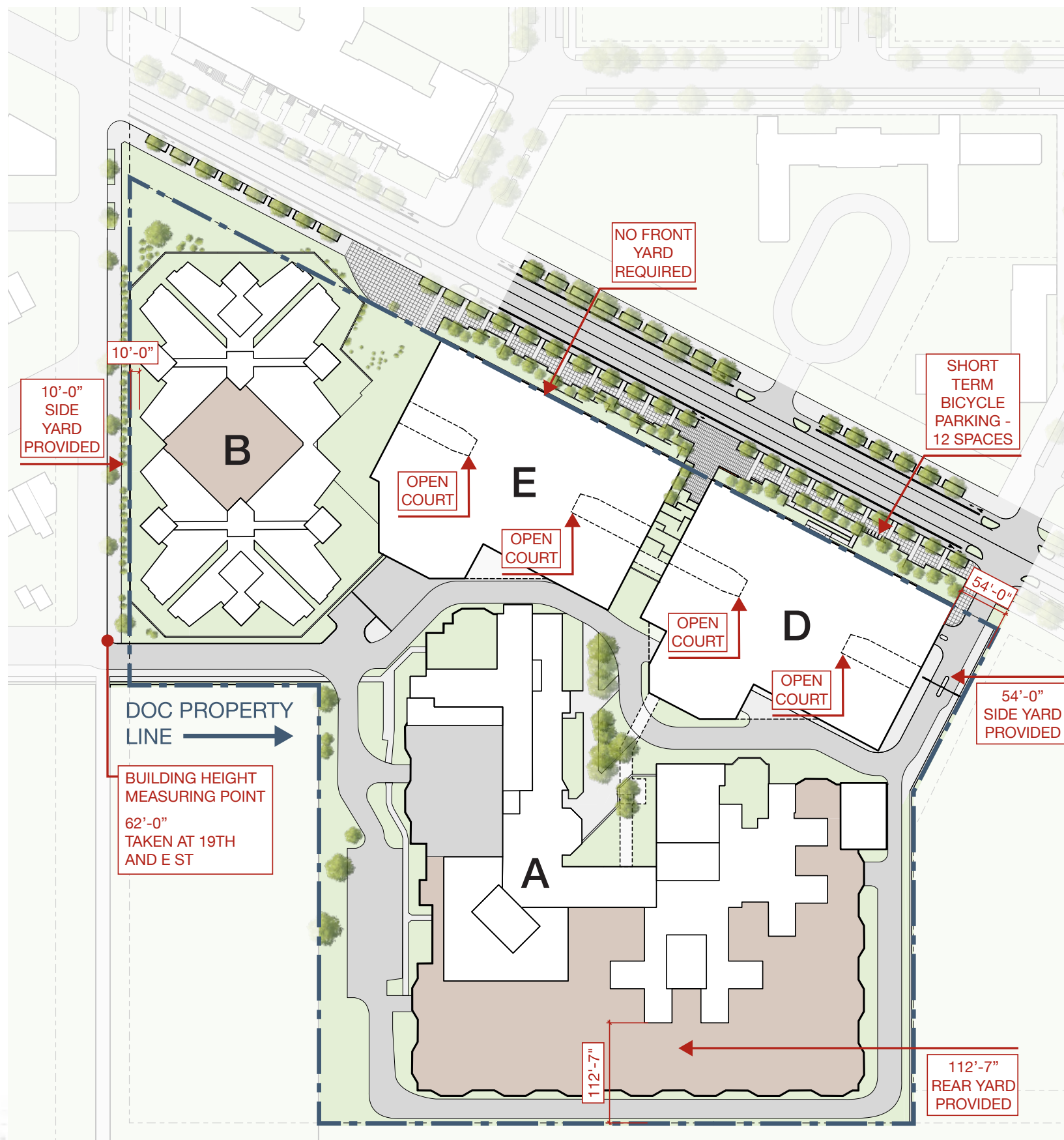
BUILDING DATA FOR BUILDINGS 1 AND 2			
<u>Building Height</u>	<u>HE-3</u>		<u>HE-4</u>
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"		Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"
Proposed	Building 1 = 88'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH		Building 1 = 88'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH
<u>Yards</u>	<u>Required</u>		<u>Proposed</u>
Side Yard	No Side Yard Required. If Provided, Minimum Width Shall Be 8 Feet		54'-0" Side Yard on East Side 10'-0" Side Yard on West Side
Rear Yard	Not Required for Wholly Non-Residential Buildings		112'-7"
<u>Loading Calculation</u>	<u>Required</u>		<u>Proposed</u>
Government - Large Scale More than 100,000 SF Gross Floor Area	2 Loading Berths with 1 Loading Space for each 1 Delivery Space		2 Loading Berths with 1 Loading Space for each 1 Delivery Space
<u>Vehicle Parking Calculation</u>	<u>Building 1</u>	<u>Building 2</u>	<u>Total</u>
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	191 spaces	218 spaces	409 spaces
<u>Bicycle Parking Calculation</u>	<u>Long Term</u>	<u>Short Term</u>	<u>Total</u>
Government - Large Scale Required (Based on New Construction - 470,823 SF)	1 for each 7,500 SF	1 space for each 40,000 SF (no less than 6)	
Proposed	63 spaces	12 spaces	75 spaces

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP

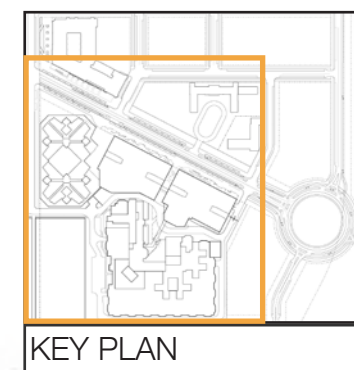




KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

- Zoning Information
- DOC Property Line



SITE ZONING INFORMATION

ZONING COMMISSION | DESIGN REVIEW
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

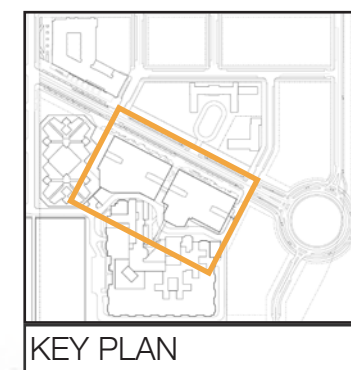
D.C. Department of Corrections | of General Services
CGL Companies | CORE architecture + design
Cozen O' Connor | Wiles Mensch | Gorove Slade



KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

- █ Zoning Information
- █ DOC Property Line



COURT DIAGRAM

ZONING COMMISSION | DESIGN REVIEW
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections | of General Services
CGL Companies | CORE architecture + design
Cozen O'Connor | Wiles Mensch | Gorove Slade



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: DC CTF Annex

Date: 11/14/2024

Y ? N

1

Credit Integrative Process

1

13	4	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
1	1		Credit High Priority Site	2
5			Credit Surrounding Density and Diverse Uses	5
3	2		Credit Access to Quality Transit	5
2			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
	1		Credit Green Vehicles	1

3	1	6	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
	1		Credit Site Assessment	1
		2	Credit Site Development - Protect or Restore Habitat	2
		1	Credit Open Space	1
		3	Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

4	4	2	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
1			Credit Outdoor Water Use Reduction	2
2	2	2	Credit Indoor Water Use Reduction	6
	2		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

14	7	12	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
5	1		Credit Enhanced Commissioning	6
5	3	10	Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
		2	Credit Demand Response	2
2	1		Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
	2		Credit Green Power and Carbon Offsets	2

6	3	4	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	2	3	Credit Building Life-Cycle Impact Reduction	5
2			Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

9	7	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1	1		Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2			Credit Indoor Air Quality Assessment	2
	1		Credit Thermal Comfort	1
2			Credit Interior Lighting	2
	3		Credit Daylight	3
	1		Credit Quality Views	1
1			Credit Acoustic Performance	1

1	0	0	Innovation	6
			Credit Innovation	5
1			Credit LEED Accredited Professional	1

2	2	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

53	28	24	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

* FLEXIBILITY IS REQUESTED TO MODIFY THE SCORE CARD SO LONG AS CERTIFICATION LEVEL IS NOT IMPACTED.

PRELIMINARY LEED SCORECARD

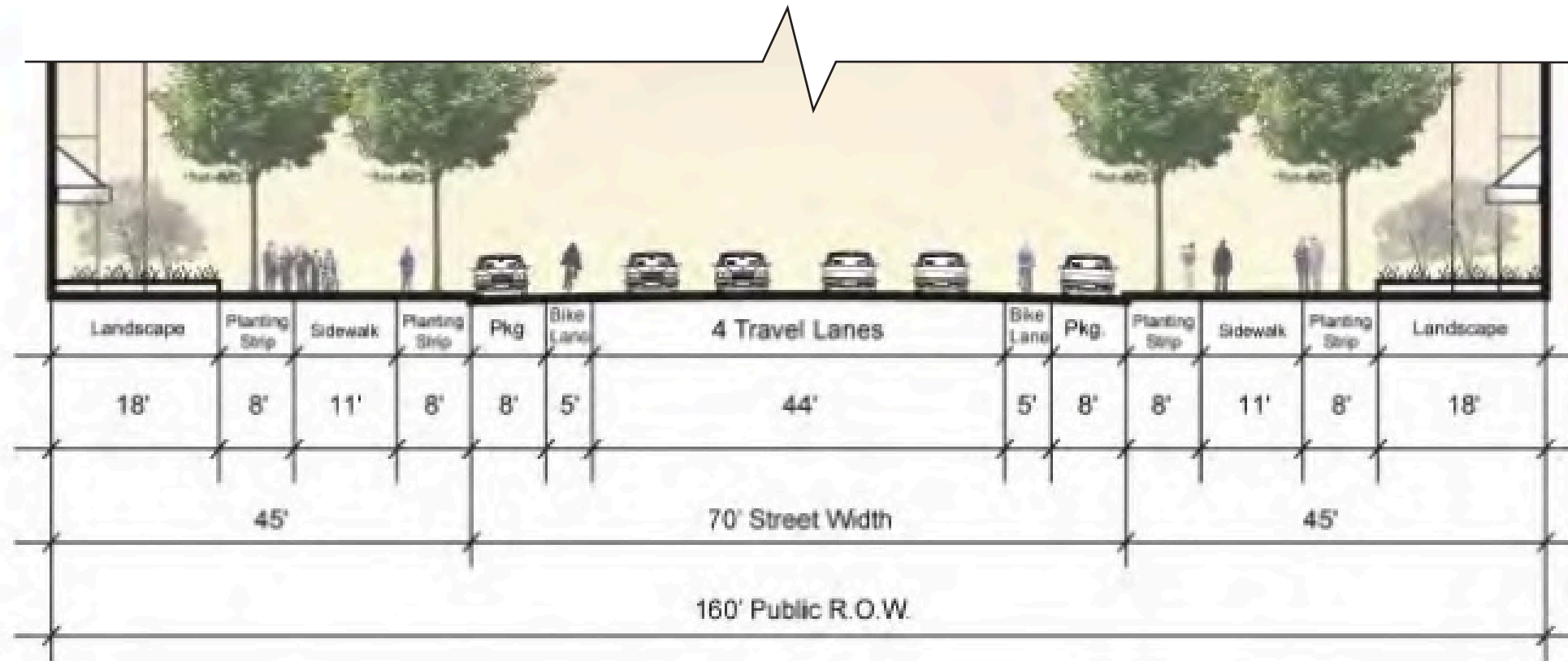
ZONING COMMISSION | DESIGN REVIEW

D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

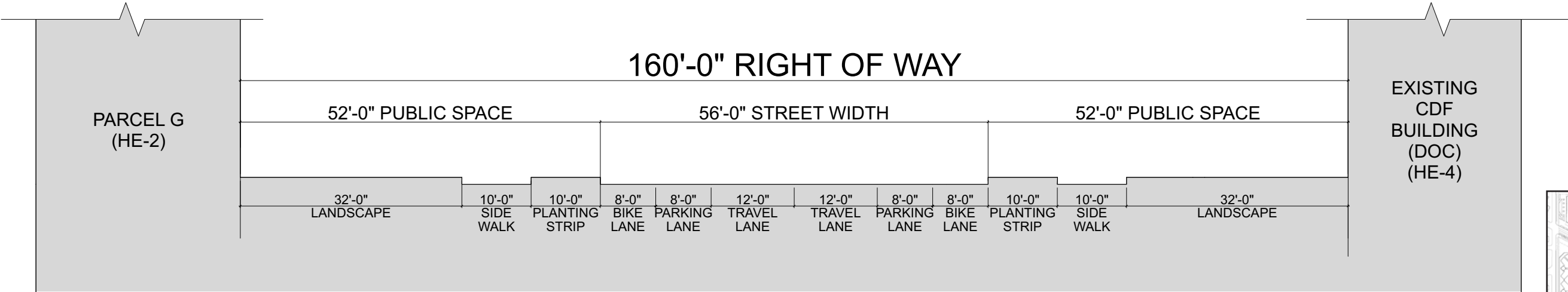
D.C. Department of Corrections | of General Services

CGL Companies | CORE architecture + design

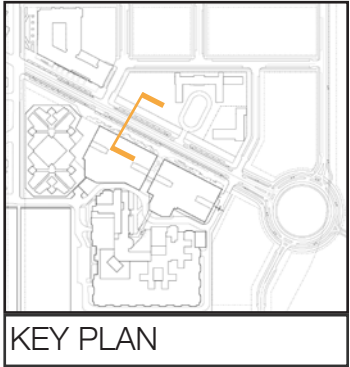
Cozen O' Connor | Wiles Mensch | Gorove Slade



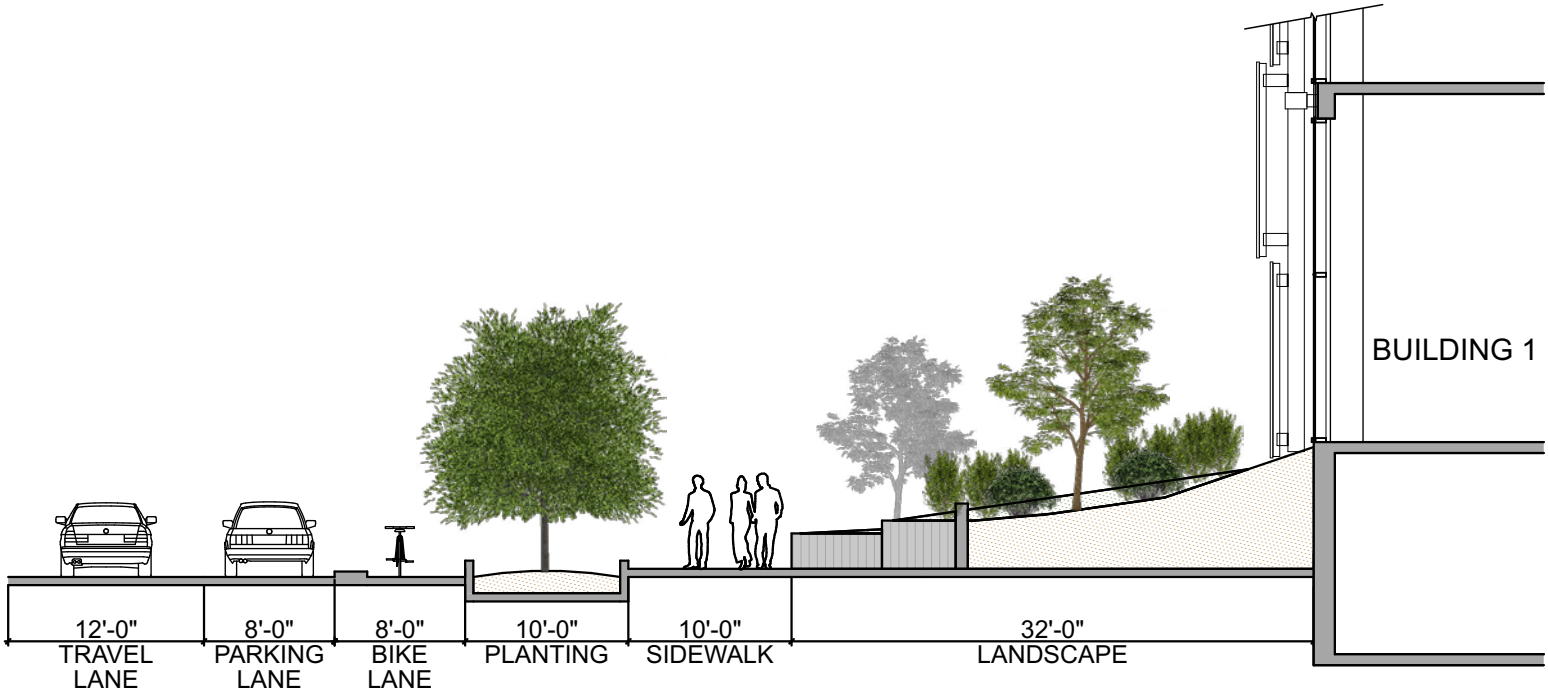
MASSACHUSETTS AVENUE SE STREET SECTION
 AS PER HILL EAST DRAFT DESIGN GUIDELINES
 DATED 7/2008
 NOT TO SCALE



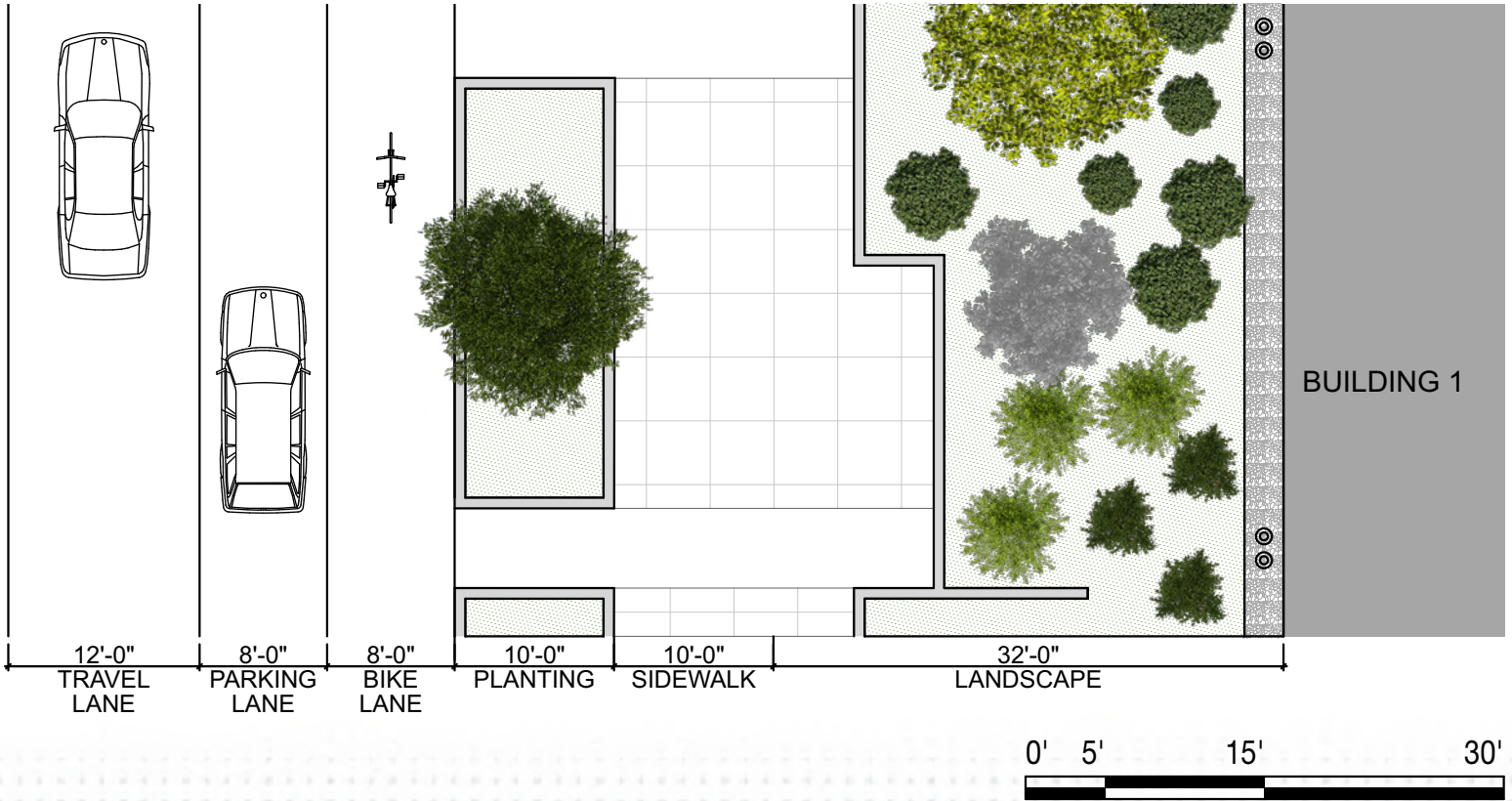
MASSACHUSETTS AVENUE SE STREET SECTION
 PROJECT TO CONTINUE STREET AS BUILT
 BETWEEN 19TH AND 20TH STREETS SE
 NOT TO SCALE



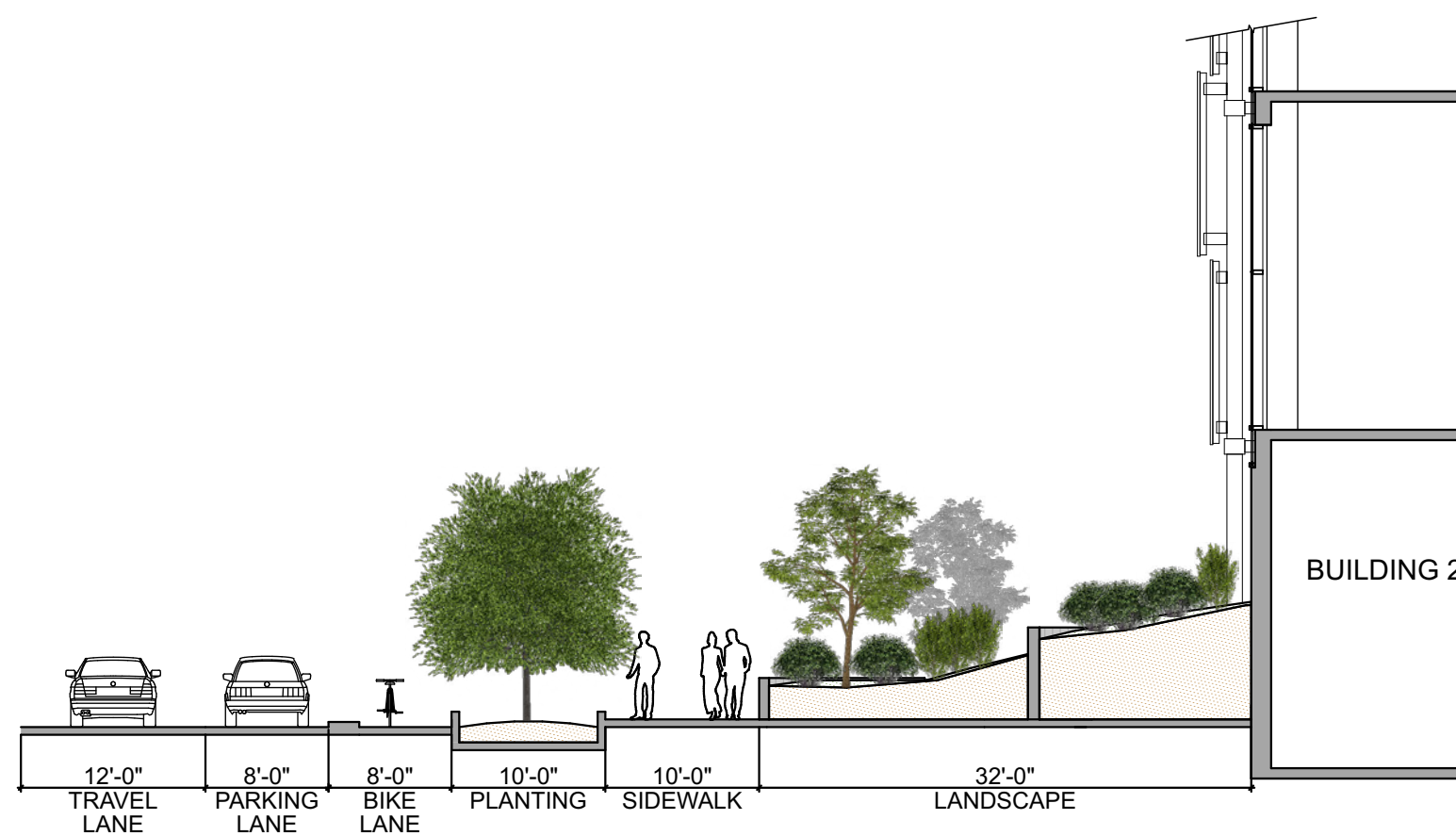
PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 1



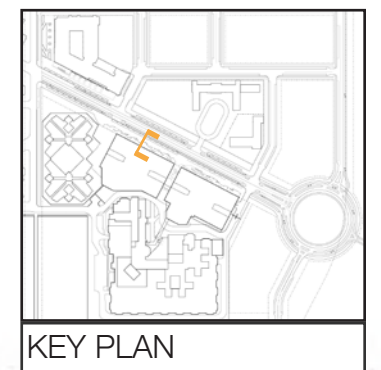
PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 1

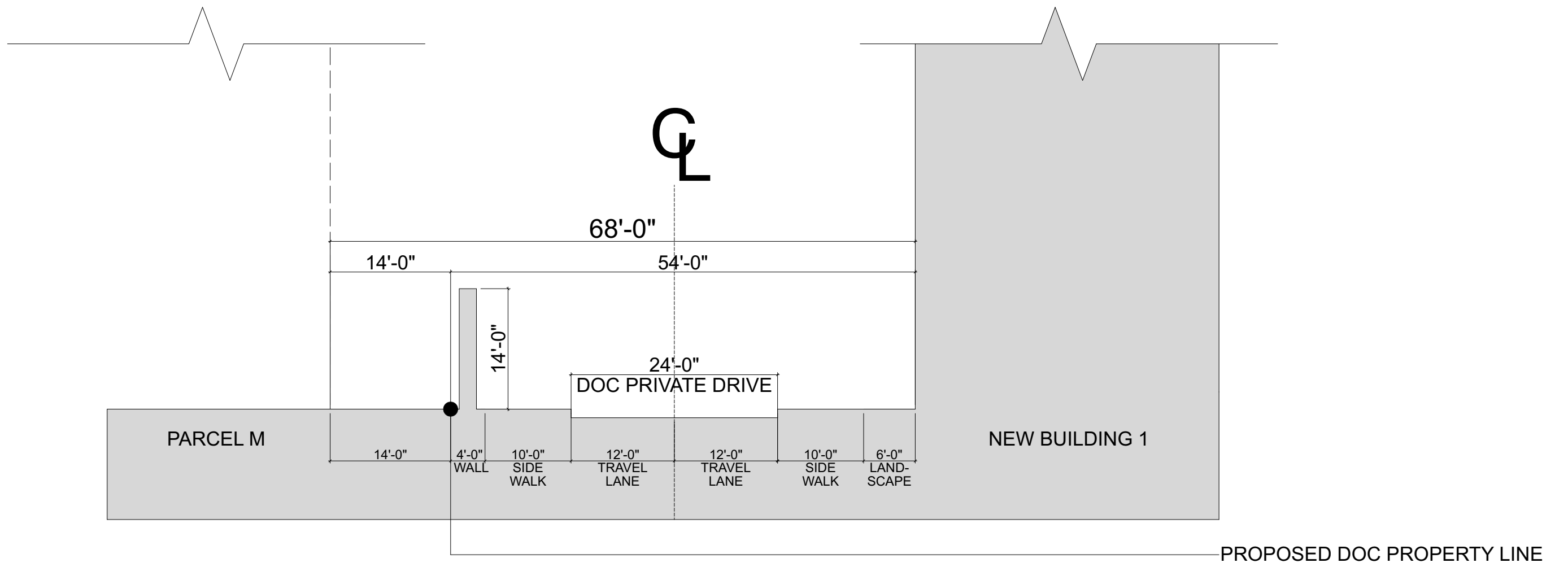


PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 2



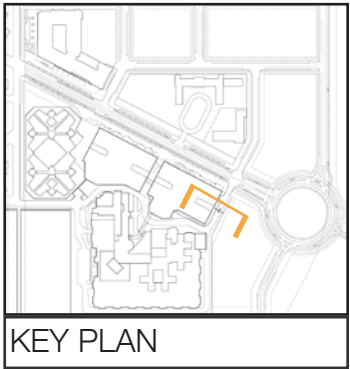
PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 2

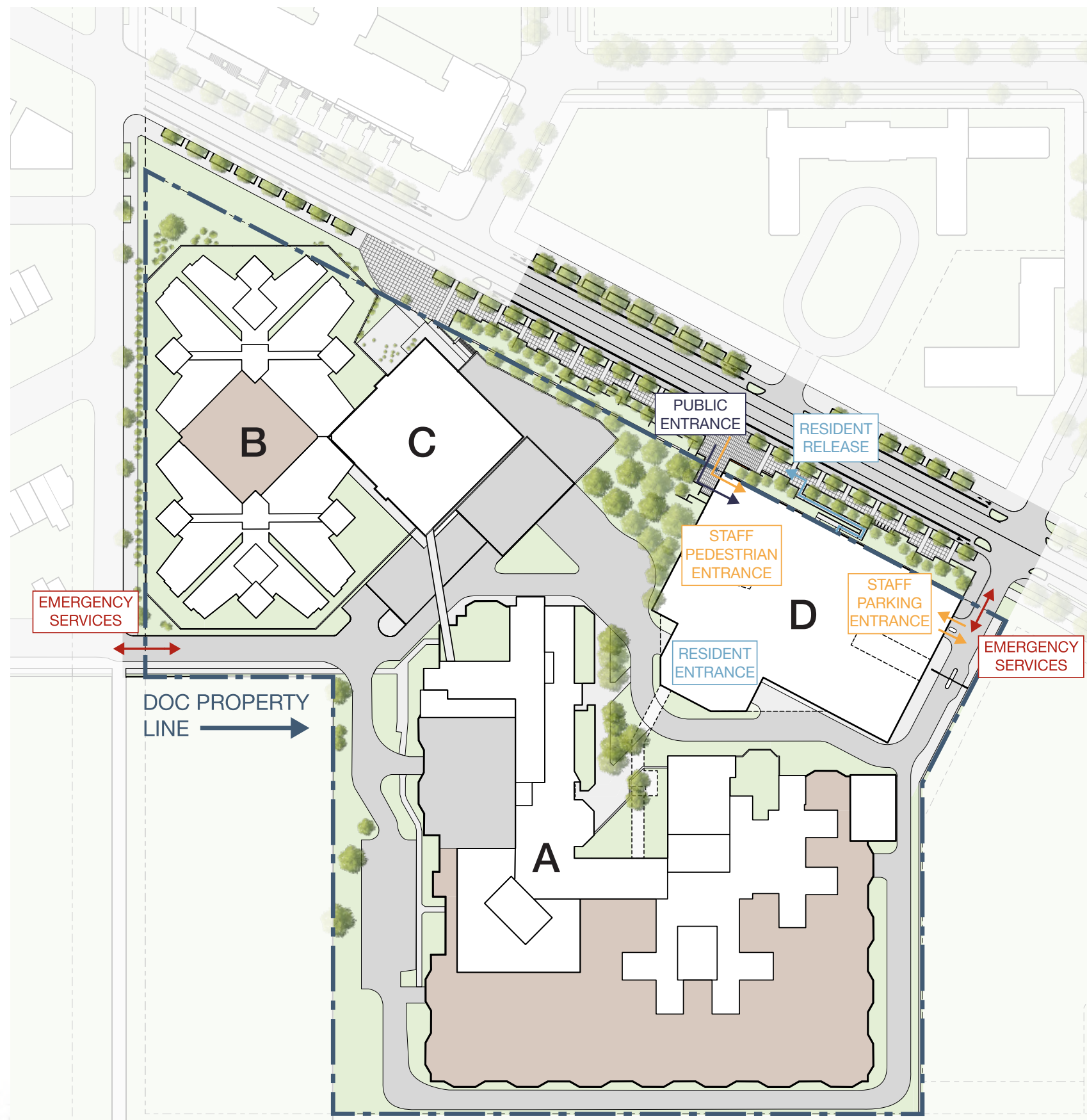




PROPOSED DOC PRIVATE DRIVE
SECTION AT BUILDING 1

NOT TO SCALE

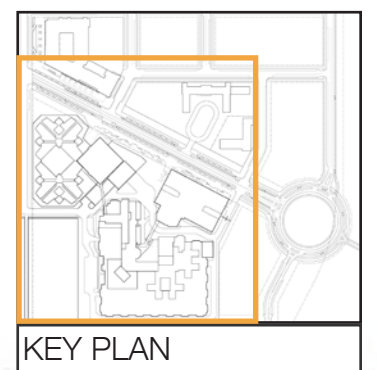


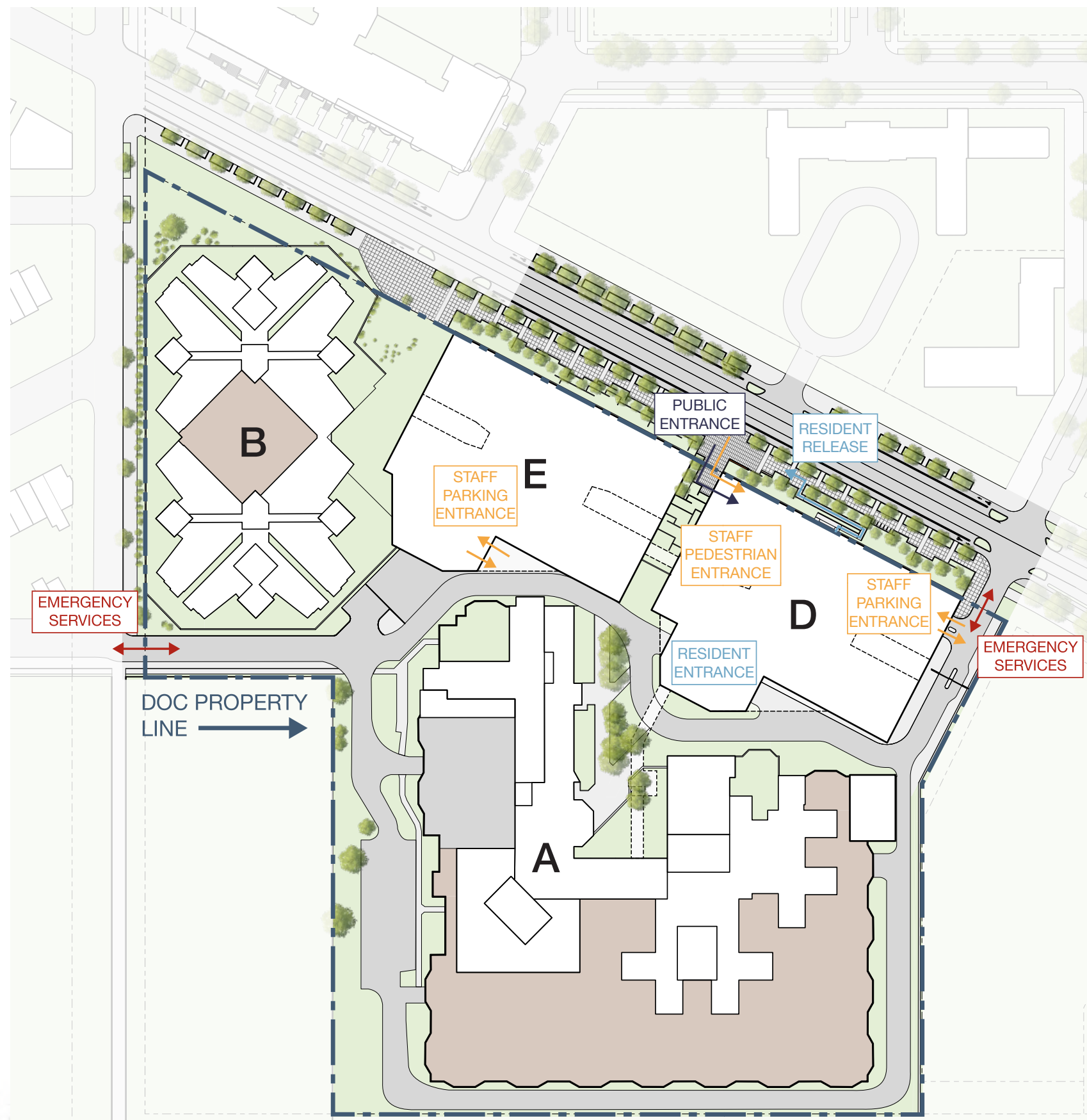


KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. Existing Portion of CDF to be Demolished
- D. New Building 1

- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services





KEY

- A. Existing Correctional Treatment Facility (CTF)
- B. Existing Central Detention Facility (CDF) (to be discontinued from use in separate scope)
- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services

