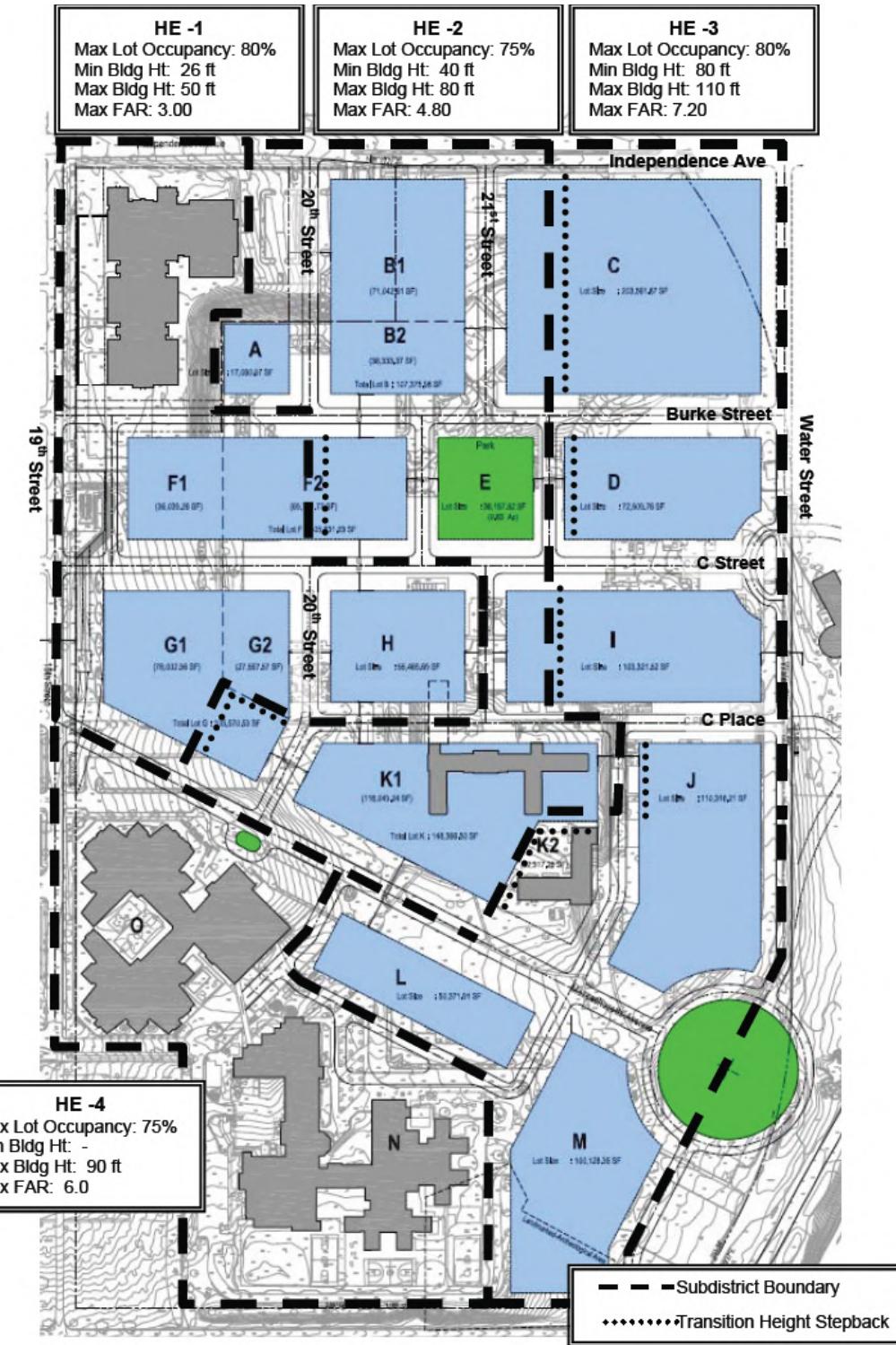


SITE CONTEXT AT TIME OF MASTER PLAN DEVELOPMENT



HILL EAST MASTER PLAN APPROVED ZONING MAP - 2009



SITE CONTEXT - 2024

## HILL EAST DEVELOPMENT EVOLUTION

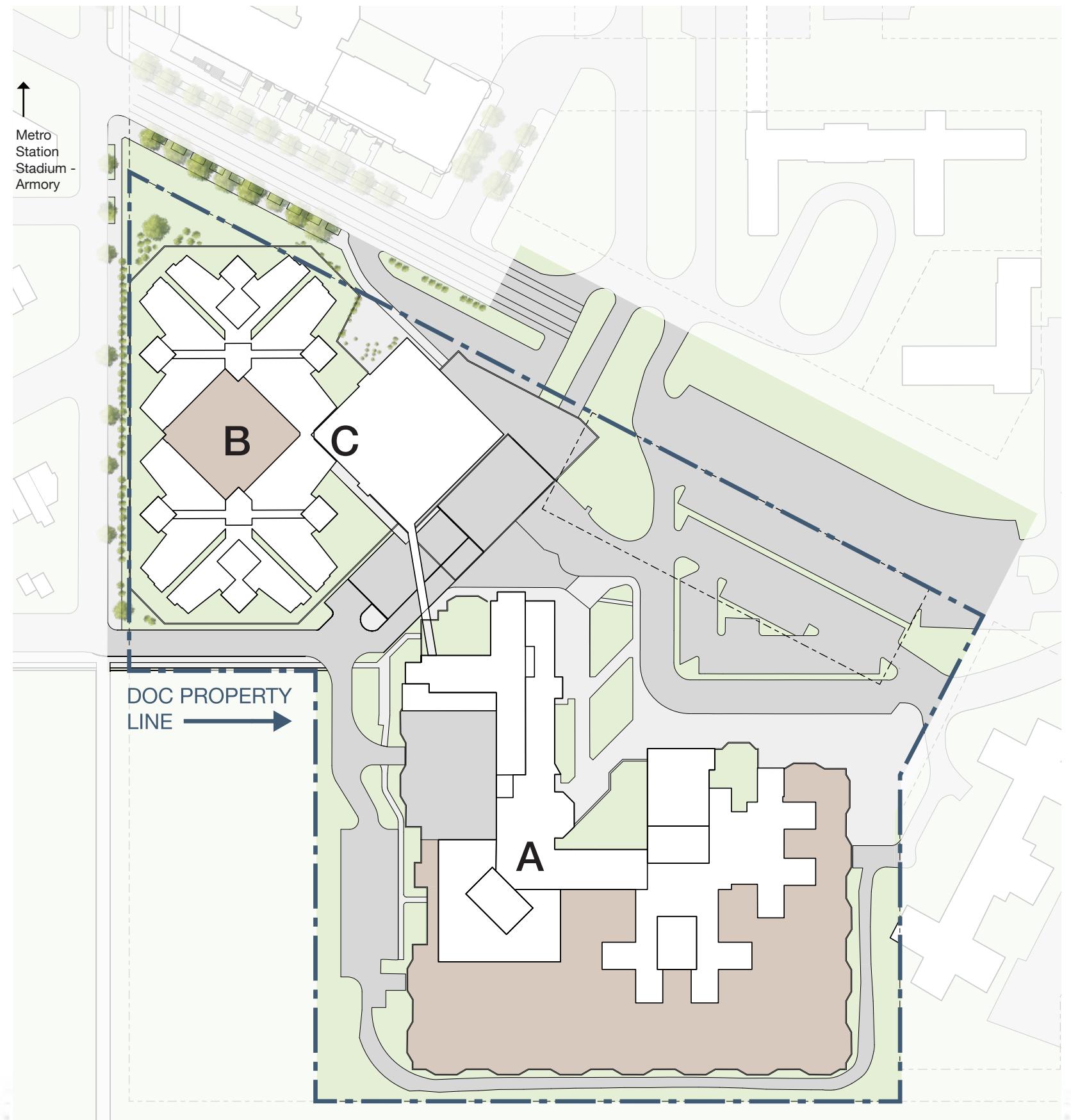
ZONING COMMISSION | DESIGN REVIEW

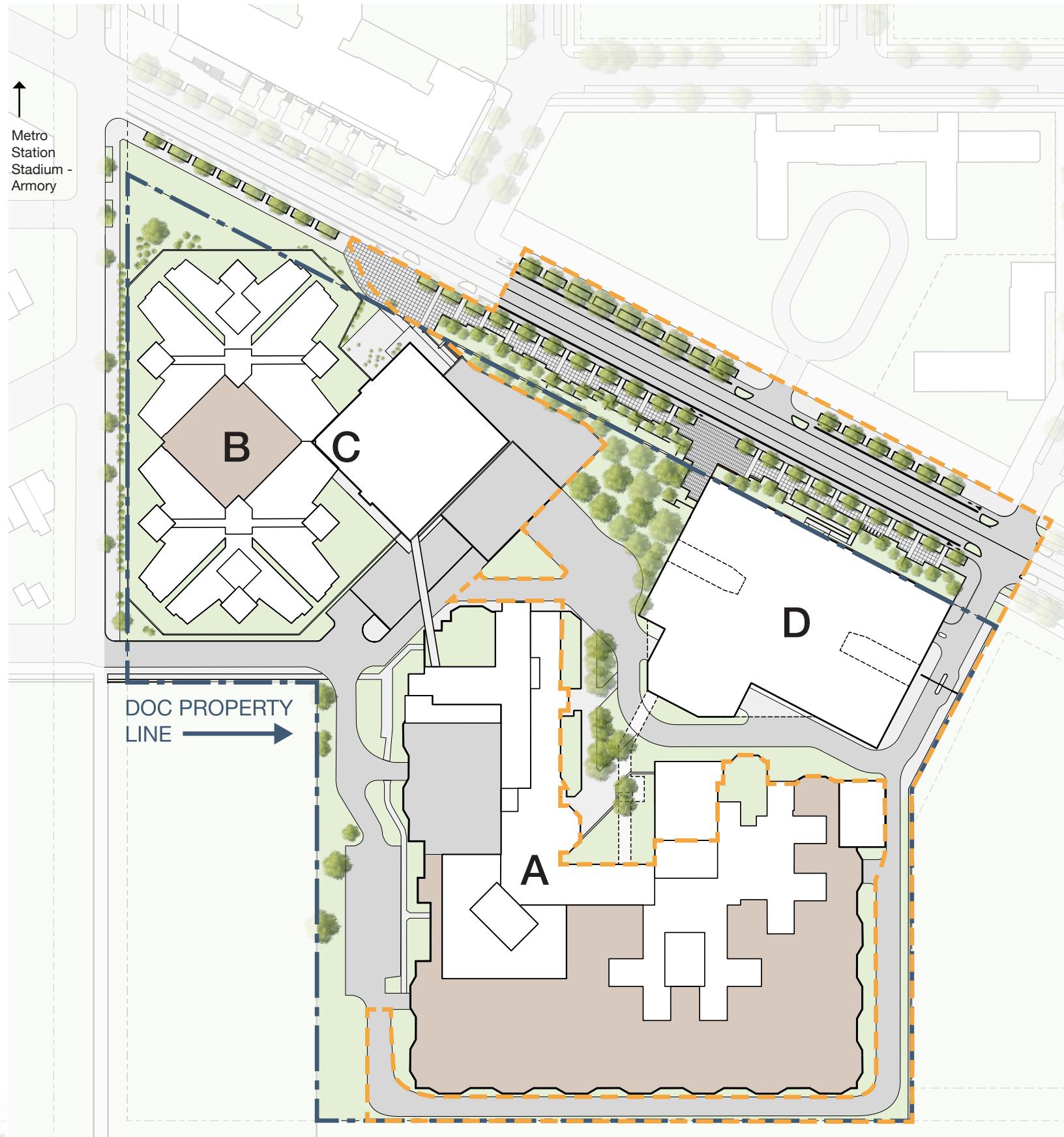
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections | of General Services

CGL Companies | CORE architecture + design

Cozen O' Connor | Wiles Mensch | Gorove Slade

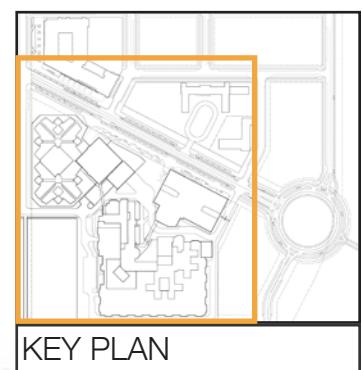




## KEY

- 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

— Construction Sequence 1 Limit of Work  
— DOC Property Line



### DEVELOPMENT DIAGRAM 2 | CONSTRUCTION SEQUENCE 1

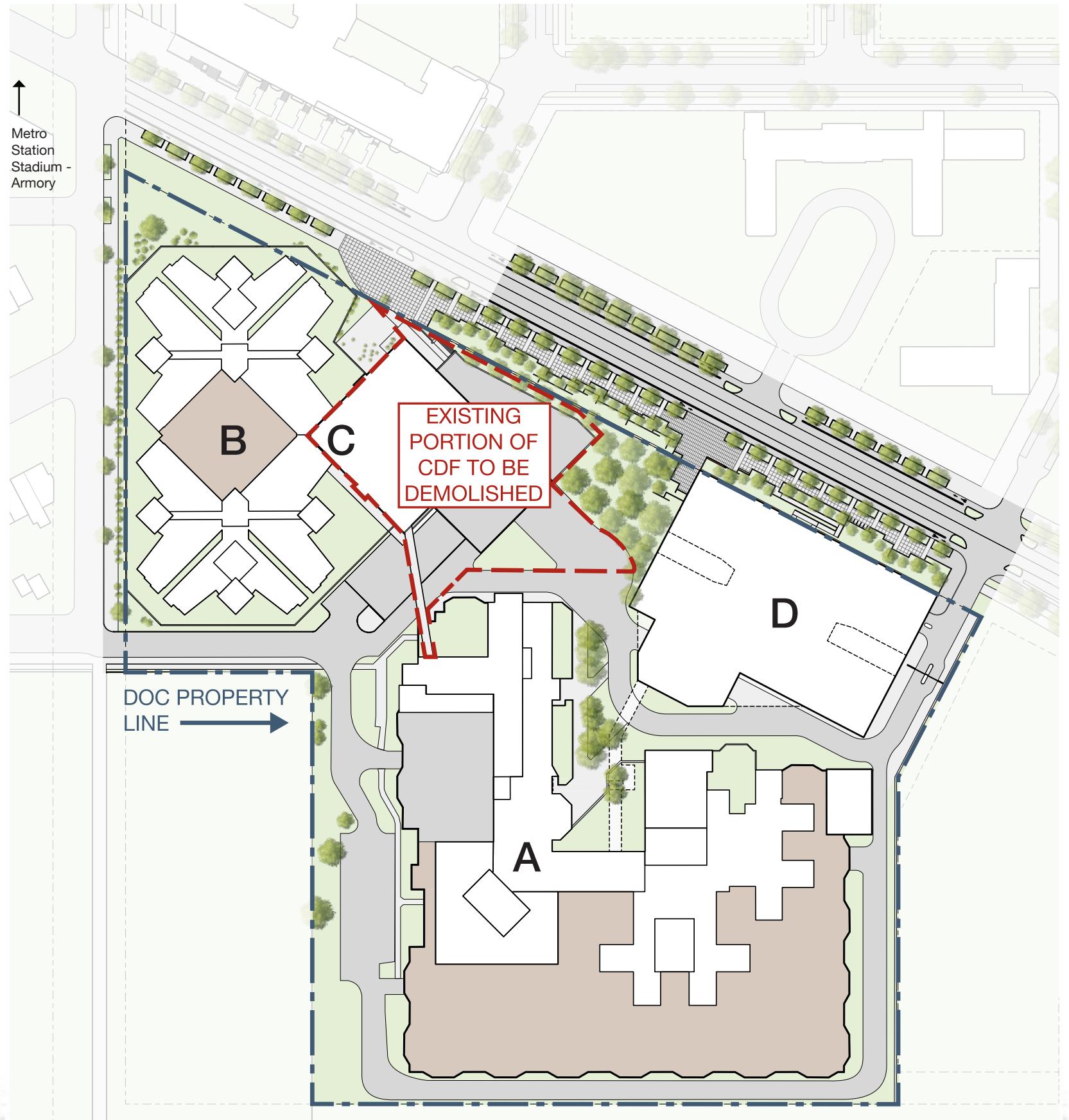
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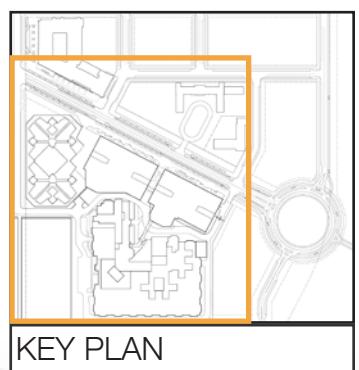
— Limit of Demolition  
— DOC Property Line



## 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

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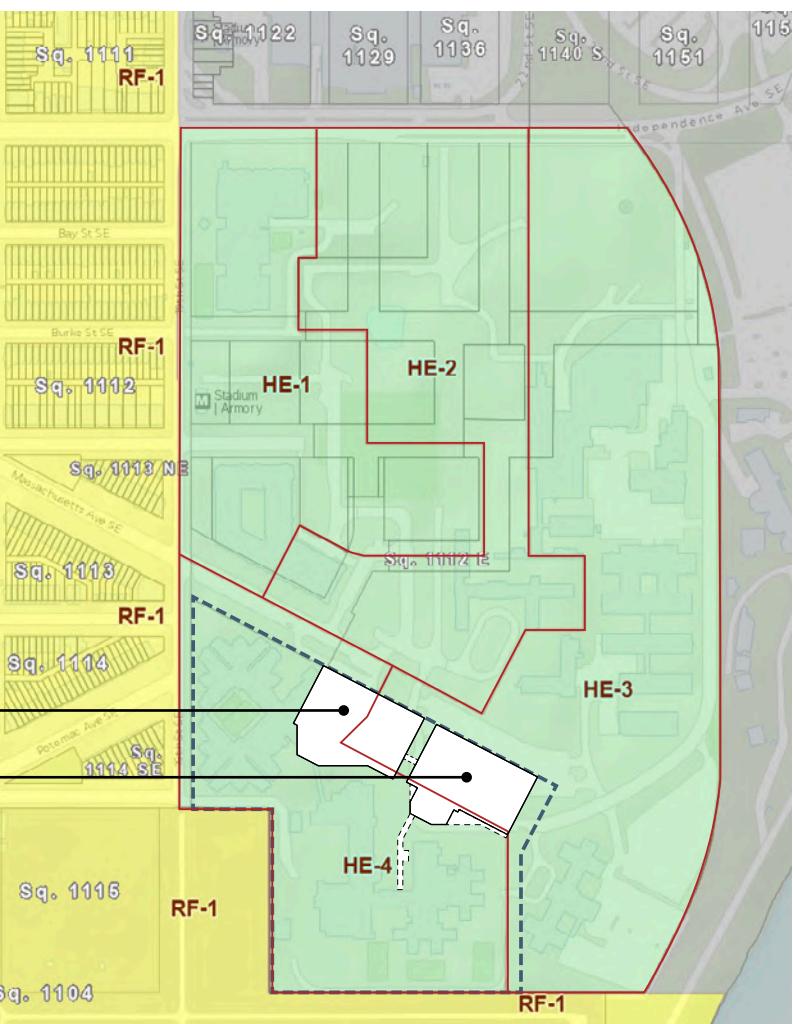
### BUILDING DATA FOR BUILDINGS 1 AND 2

	<b>HE-3</b>	<b>HE-4</b>	<b>TOTAL</b>
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

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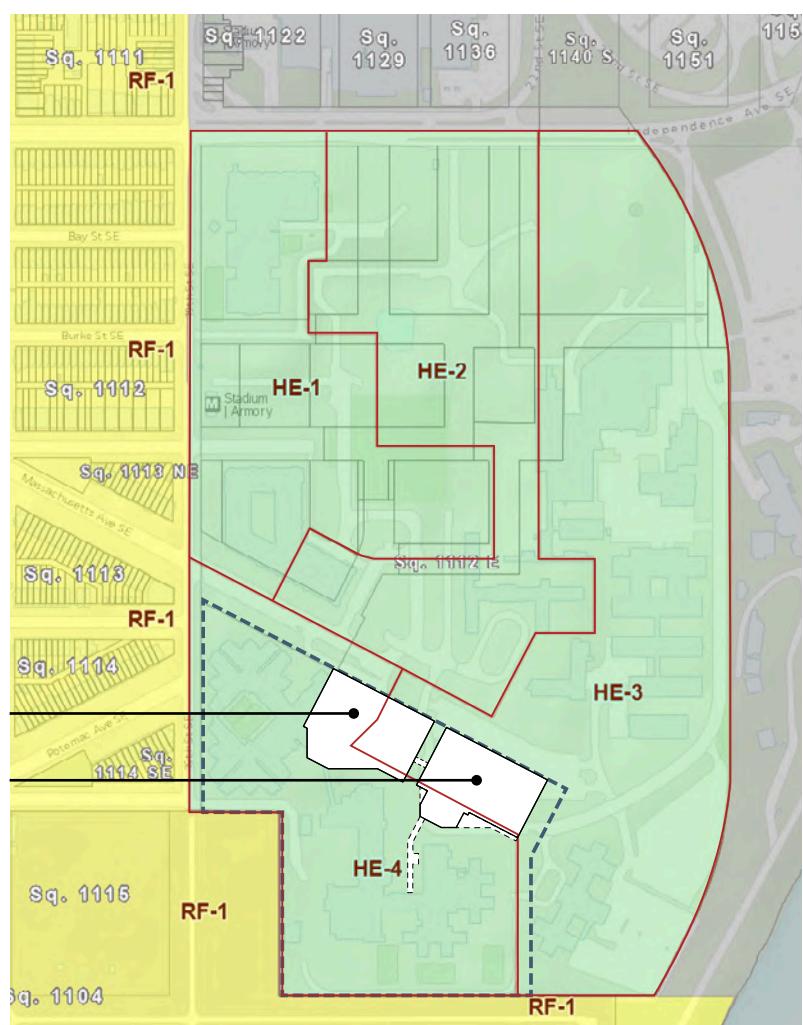
### BUILDING DATA FOR BUILDINGS 1 AND 2

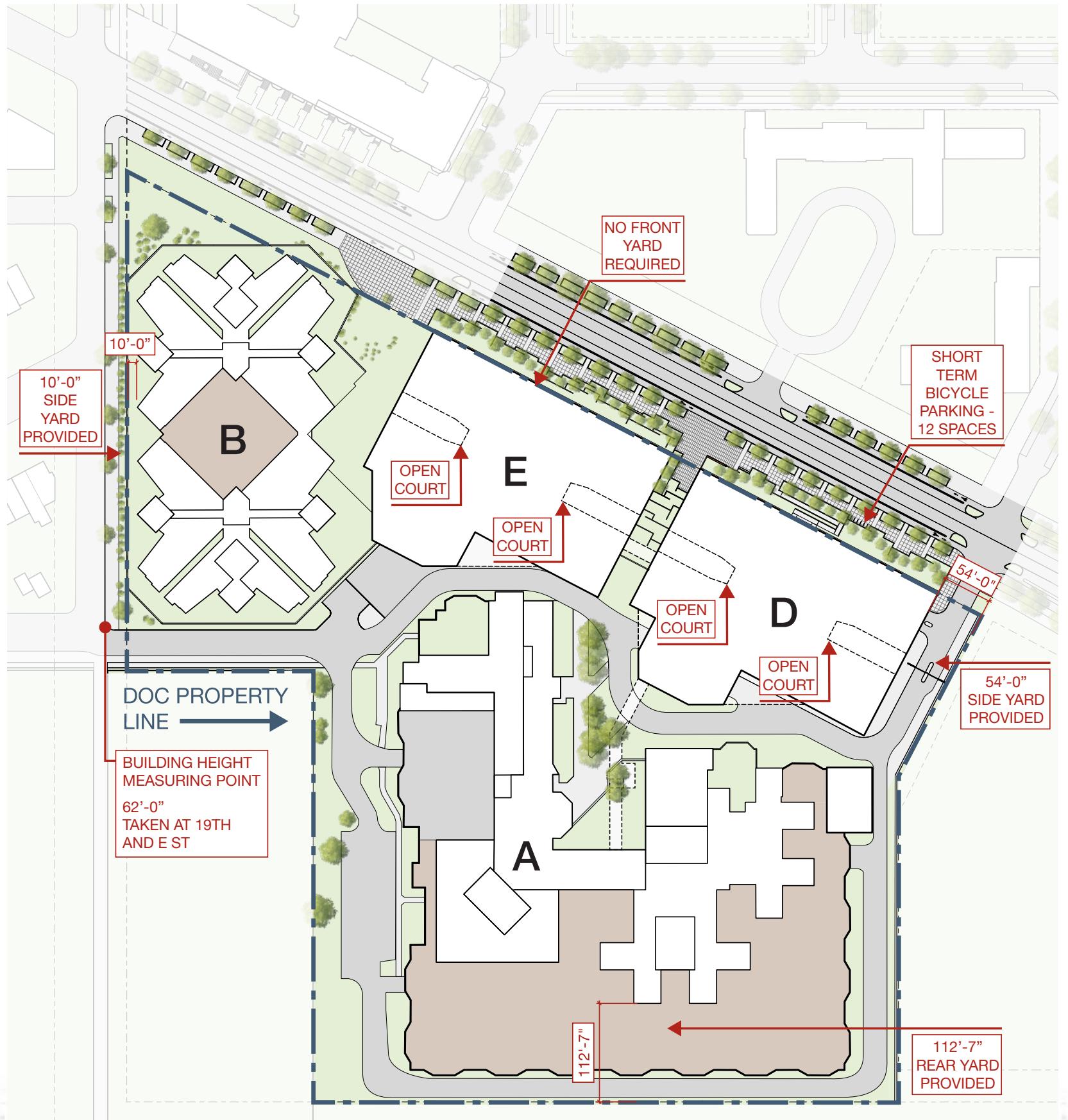
Building Height	HE-3	HE-4	
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"	Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"	
Proposed	Building 1 = 88'-0" 5 Stories+PH  Building 2 = 46'-0" 2 Stories+PH	Building 1 = 88'-0" 5 Stories+PH  Building 2 = 46'-0" 2 Stories+PH	
Yards	Required	Proposed	
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"	
Loading Calculation	Required	Proposed	
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	
Vehicle Parking Calculation	Building 1	Building 2	Total
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	191 spaces	218 spaces	409 spaces
Bicycle Parking Calculation	Long Term	Short Term	Total
Government - Large Scale Required (Based on New Construction - 470,823 SF)	1 for each 7,500 SF  63 spaces	1 space for each 40,000 SF (no less than 6)  12 spaces	75 spaces
Proposed	63 spaces	12 spaces	75 spaces

### KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

### D.C. ZONING MAP

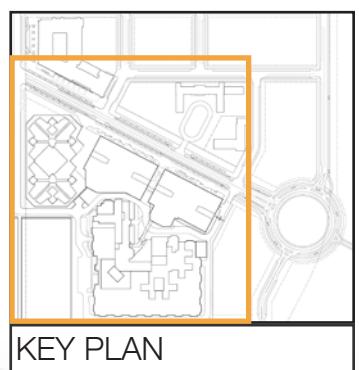




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- E. New Building 2

█ Zoning Information  
█ DOC Property Line



## SITE ZONING INFORMATION

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█ Zoning Information  
█ DOC Property Line

## COURT DIAGRAM

ZONING COMMISSION | DESIGN REVIEW

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

### Project Checklist

Y ? N  
1 Credit Integrative Process

Project Name: DC CTF Annex

Date: 11/14/2024

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

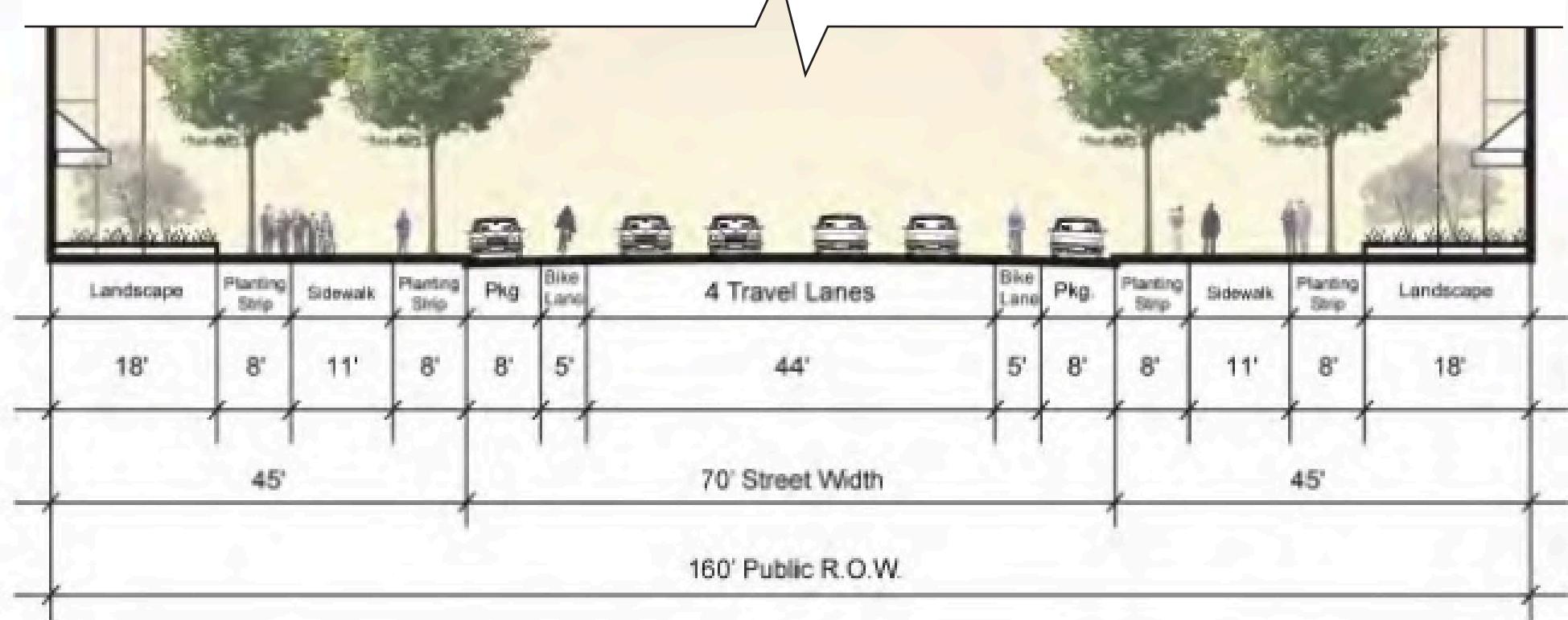
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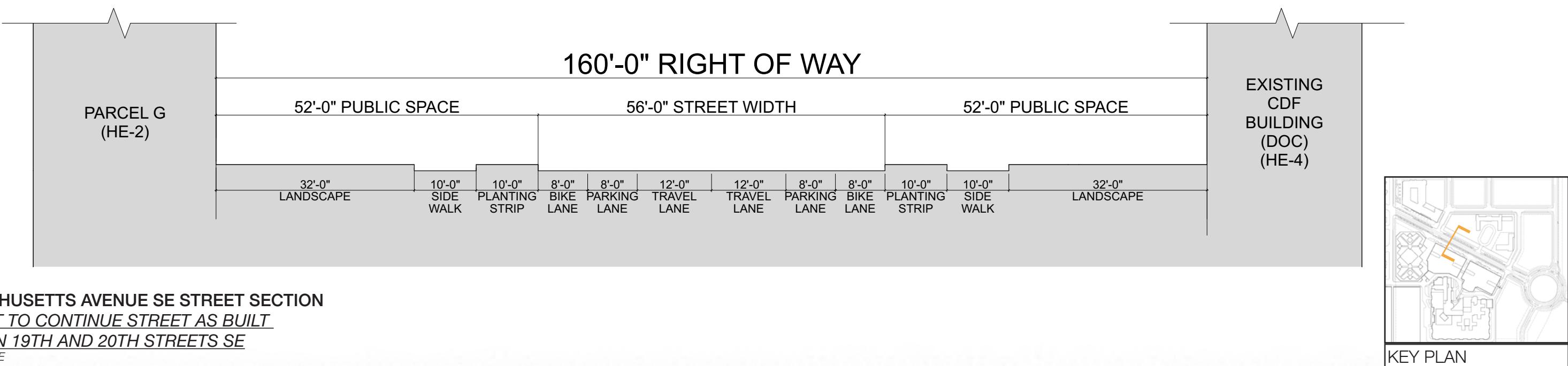
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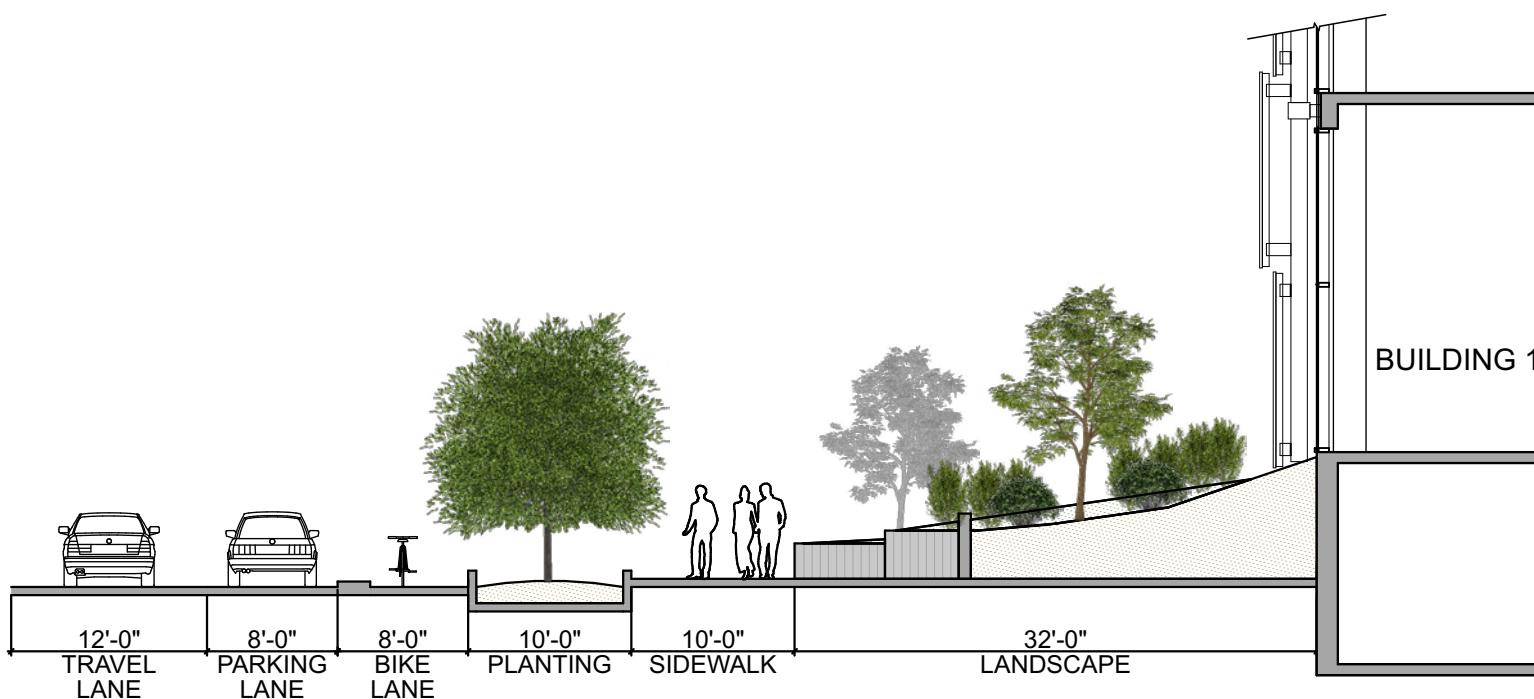


MASSACHUSETTS AVENUE SE STREET SECTION  
AS PER HILL EAST DRAFT DESIGN GUIDELINES  
DATED 7/2008  
NOT TO SCALE

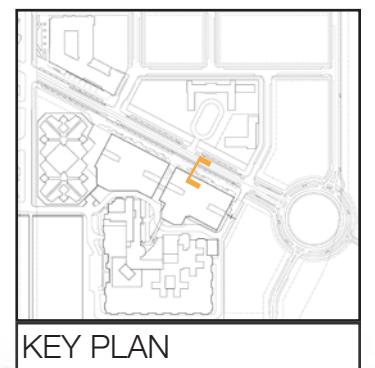
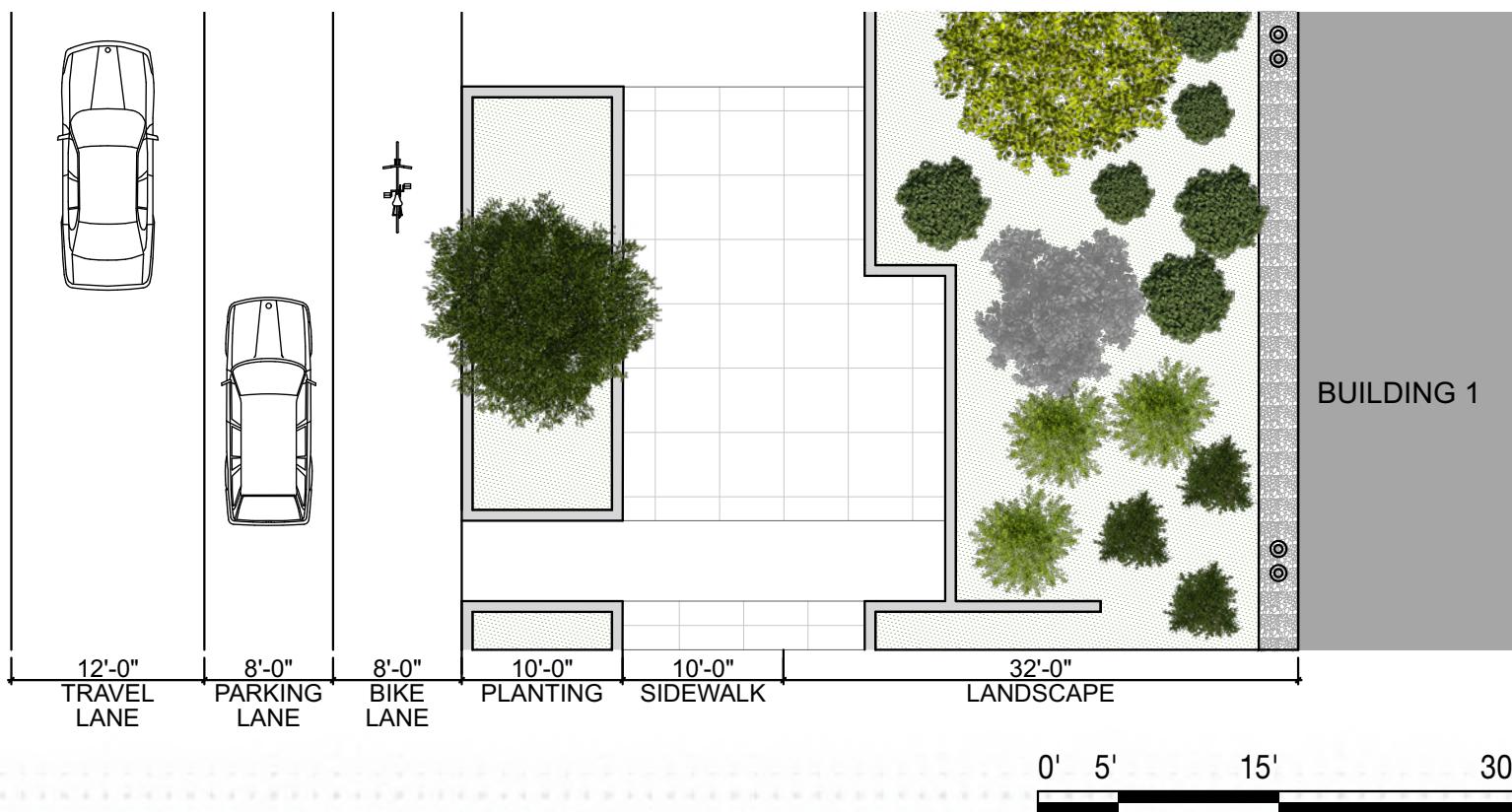


MASSACHUSETTS AVENUE SE STREET SECTION  
PROJECT TO CONTINUE STREET AS BUILT  
BETWEEN 19TH AND 20TH STREETS SE  
NOT TO SCALE

PROPOSED MASSACHUSETTS AVENUE SE  
STREET SECTION AT BUILDING 1



PROPOSED MASSACHUSETTS AVENUE SE  
STREETSCAPE PLAN AT BUILDING 1



#### PROPOSED STREET SECTION AT BUILDING FACE | BUILDING 1

ZONING COMMISSION | DESIGN REVIEW

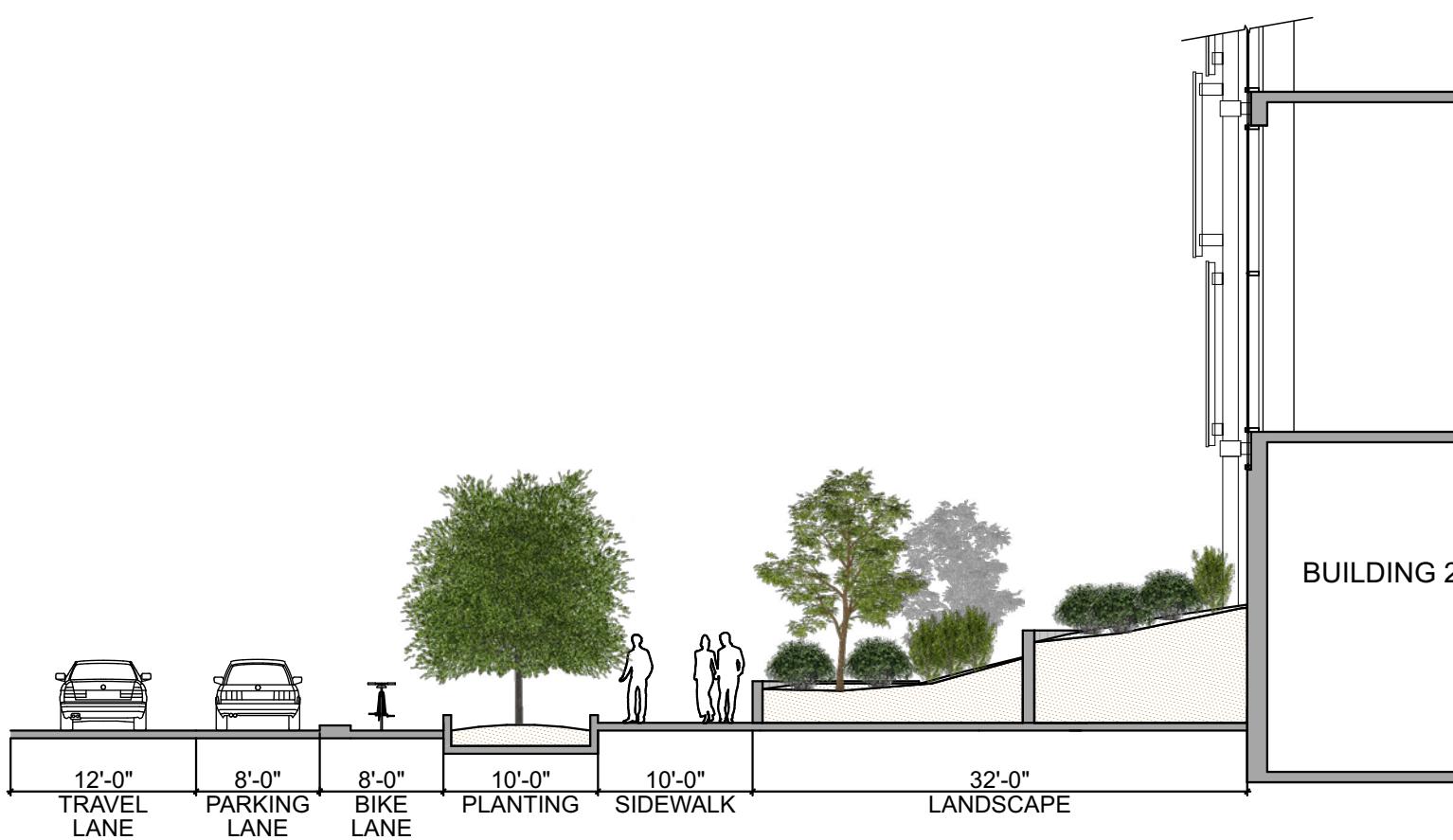
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

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PROPOSED MASSACHUSETTS AVENUE SE  
STREET SECTION AT BUILDING 2



PROPOSED MASSACHUSETTS AVENUE SE  
STREETSCAPE PLAN AT BUILDING 2



#### PROPOSED STREET SECTION AT BUILDING FACE | BUILDING 2

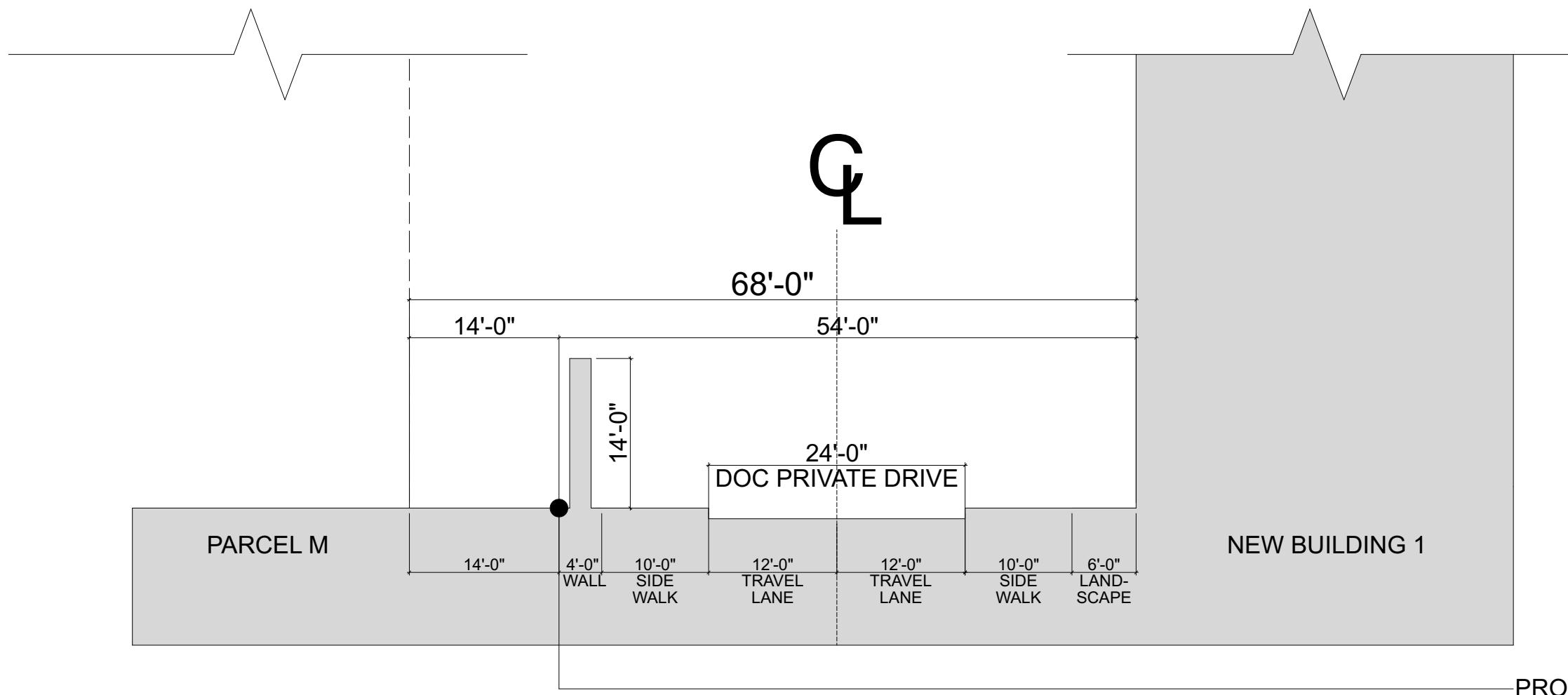
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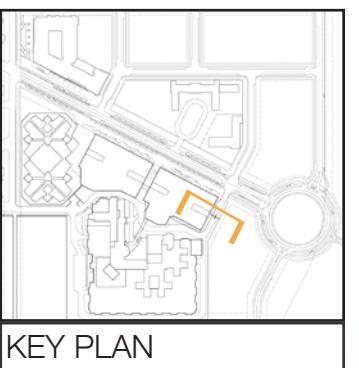
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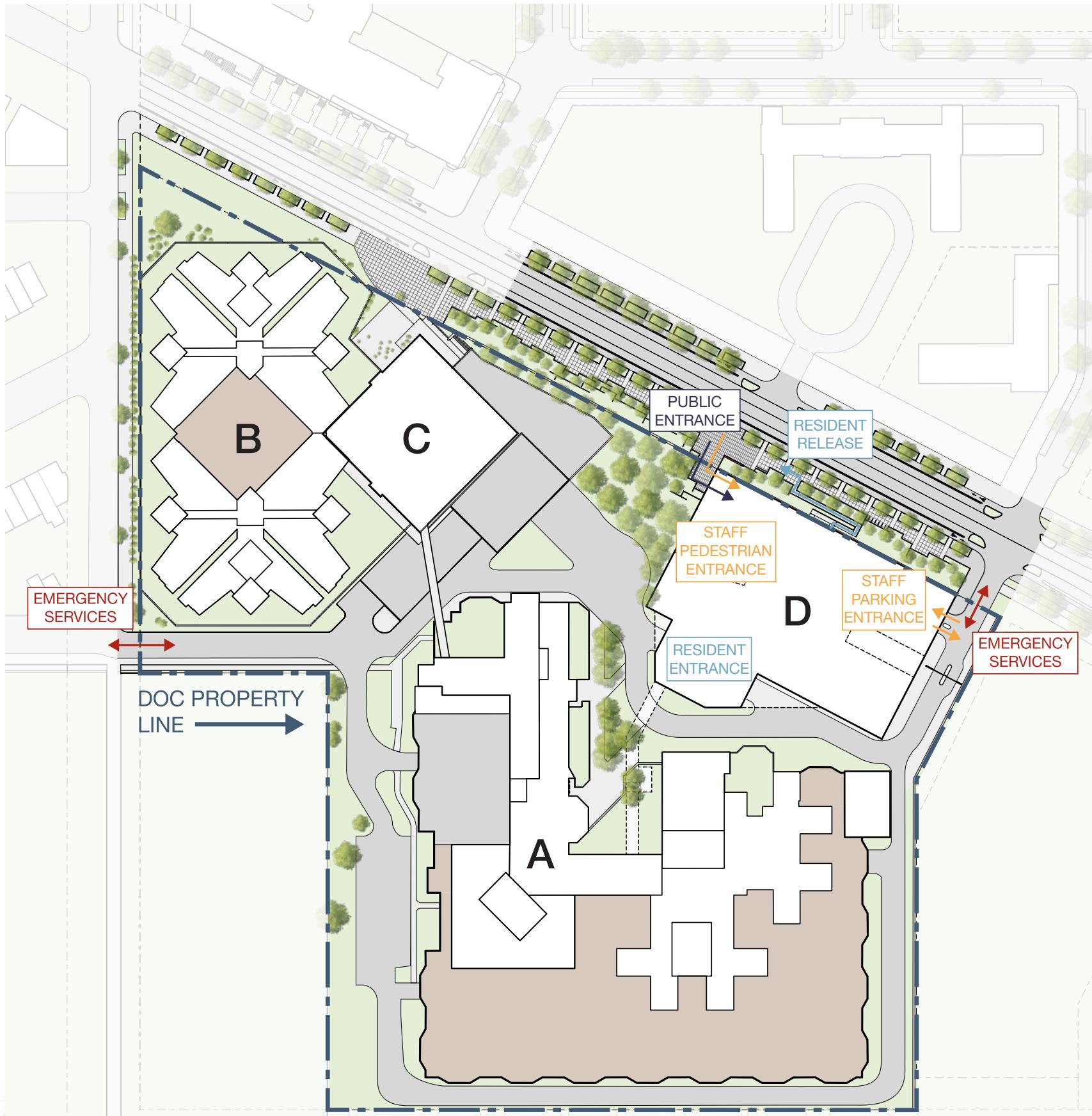
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**PROPOSED DOC PRIVATE DRIVE  
SECTION AT BUILDING 1**

NOT TO SCALE

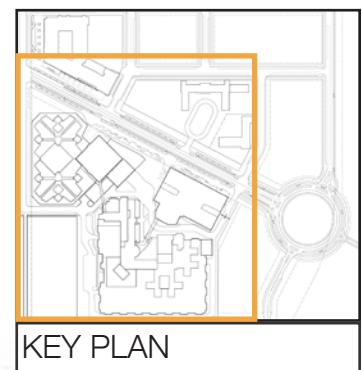




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- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services



## CONSTRUCTION SEQUENCE 1 | SITE CIRCULATION

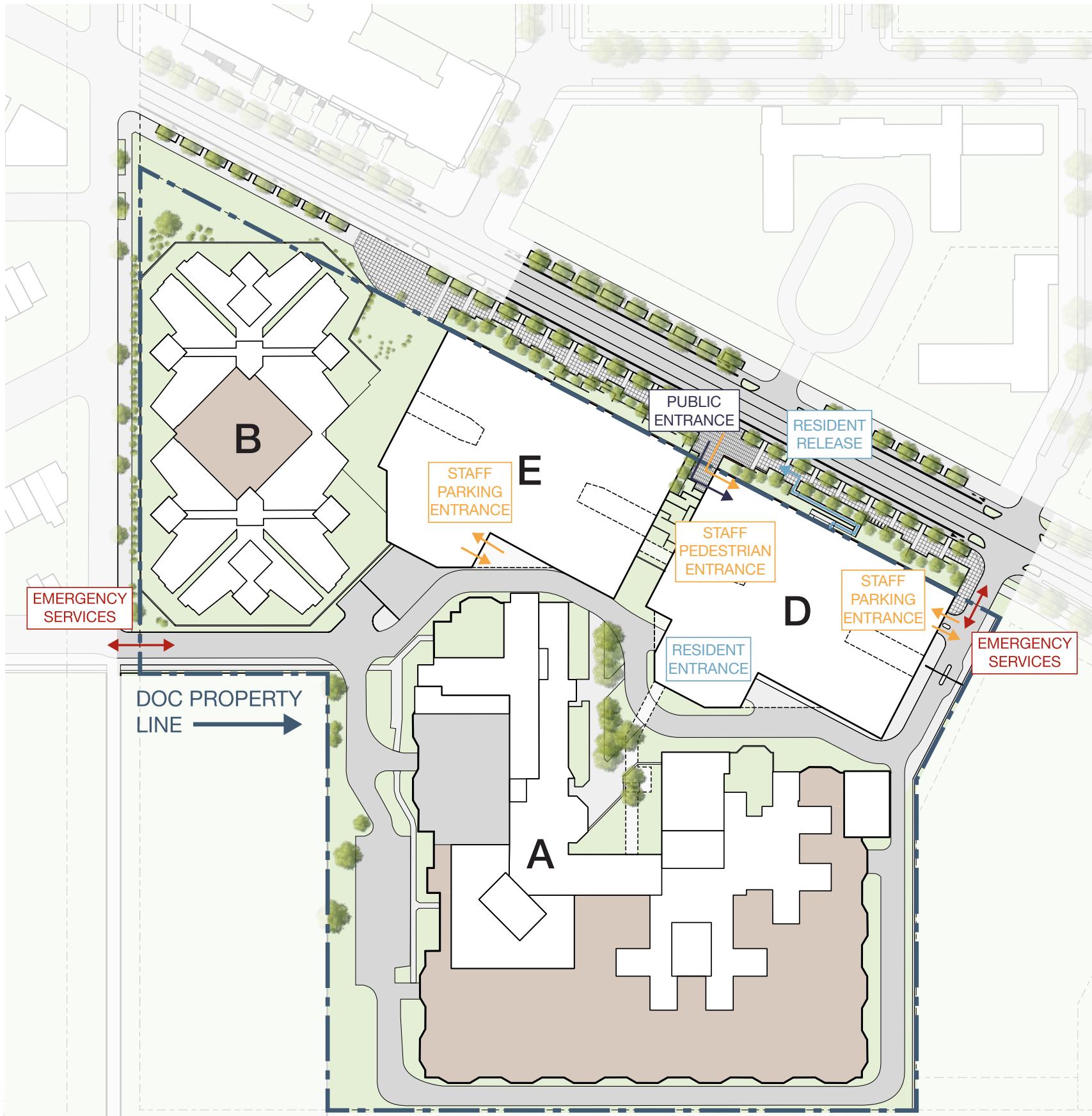
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## CONSTRUCTION SEQUENCE 2 | SITE CIRCULATION

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