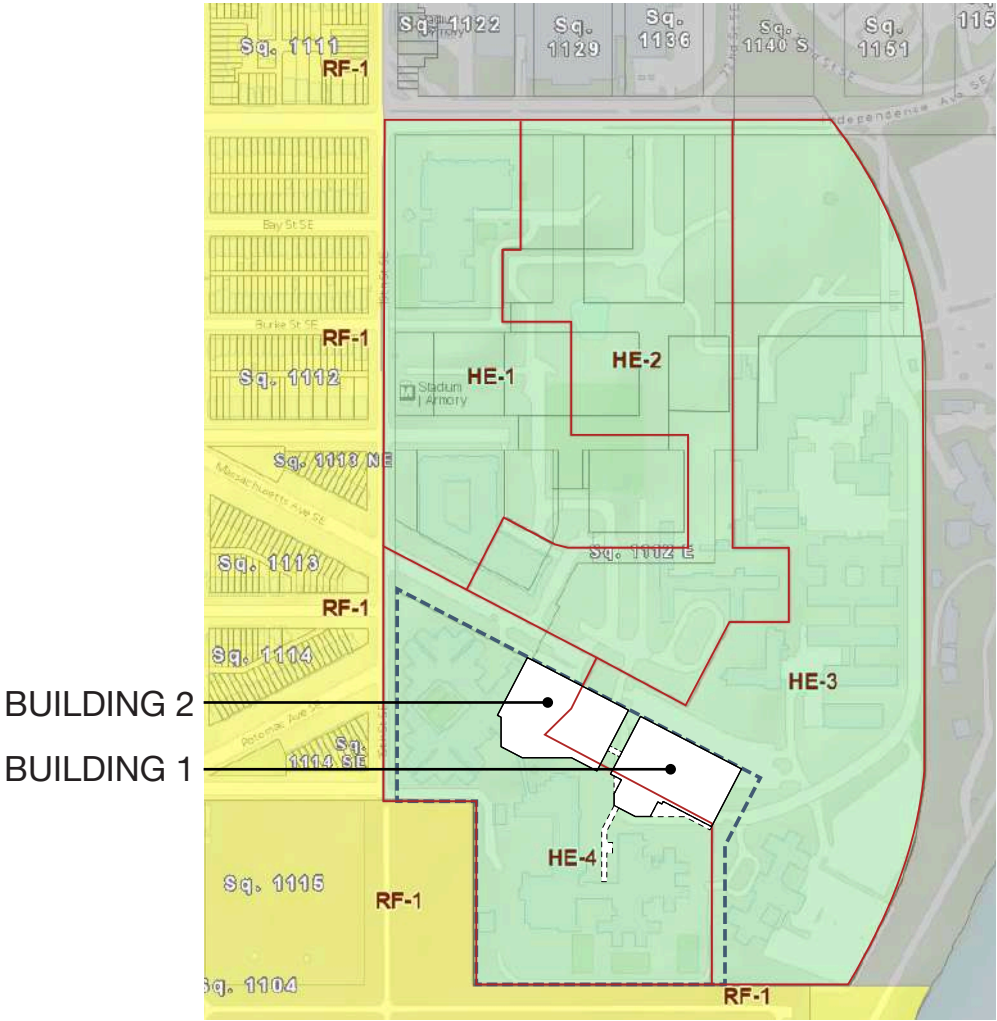


BUILDING DATA FOR BUILDINGS 1 AND 2				
	HE-3		HE-4	TOTAL
Proposed Subdivision Lot SF	101,846		492,311	594,157
Allowable Lot Occupancy SF	(80%)	81,477	(75%) 369,233	
Existing Lot Occupancy SF	0		155,660	155,660
Demolished Portion of Existing Buildings			-22,845	-22,845
Proposed Lot Occupancy SF	Building 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	9,048	57,219
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	158,198	474,300
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) 808,375	(1.89) 1,124,477

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



DEVELOPMENT DATA

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

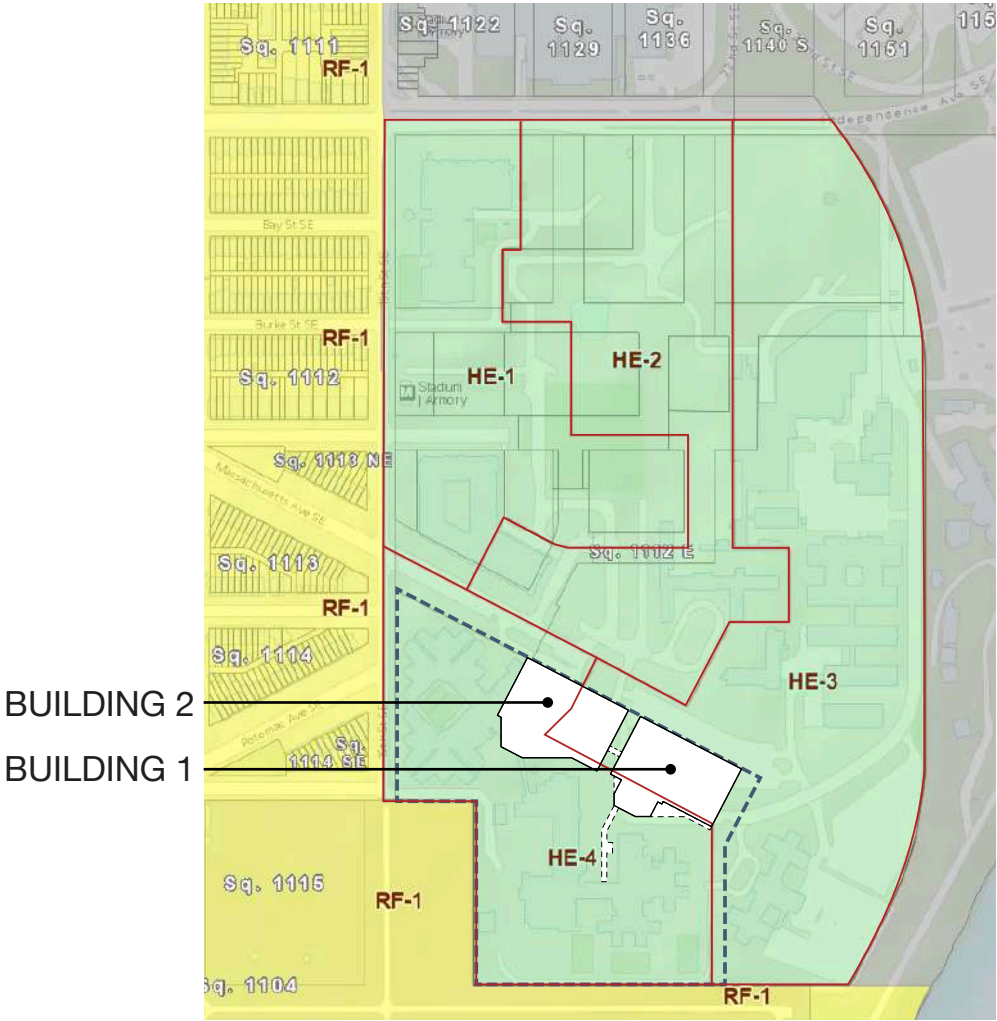
D.C. Department of Corrections | of General Services
CGL Companies | CORE architecture + design
Cozen O’ Connor | Wiles Mensch | Gorove Slade

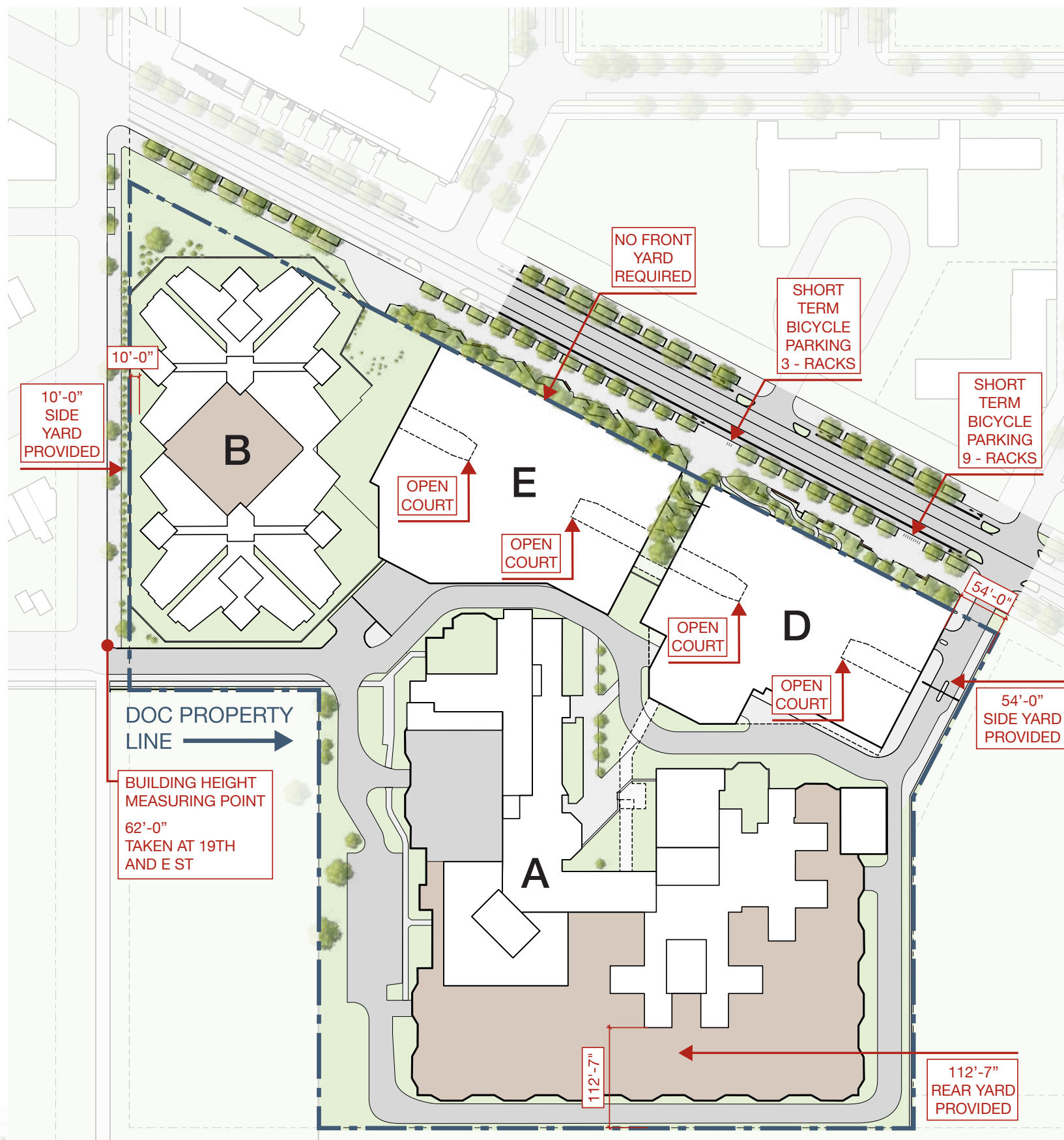
BUILDING DATA FOR BUILDINGS 1 AND 2			
Building Height	HE-3		HE-4
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"		Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"
Proposed	Building 1 = 90'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH		Building 1 = 90'-0" 5 Stories+PH 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	187 spaces	219 spaces	406 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	1 space for each 40,000 SF (no less than 6)	
	63 spaces	12 spaces	75 spaces
Proposed	63 spaces	12 spaces	75 spaces

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP

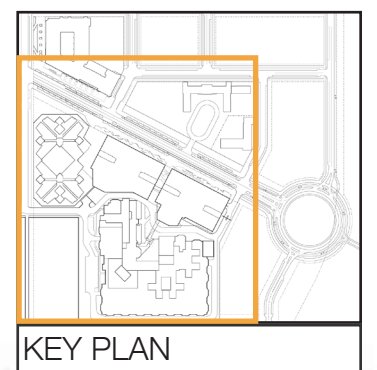




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- C. (Not Pictured - Previously Demolished)
- D. New Building 1
- E. New Building 2

- █ Zoning Information
- █ DOC Property Line



SITE ZONING INFORMATION

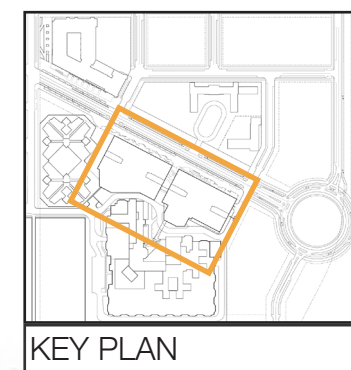
ZONING COMMISSION | DESIGN REVIEW
D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

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COURT DIAGRAM

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

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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

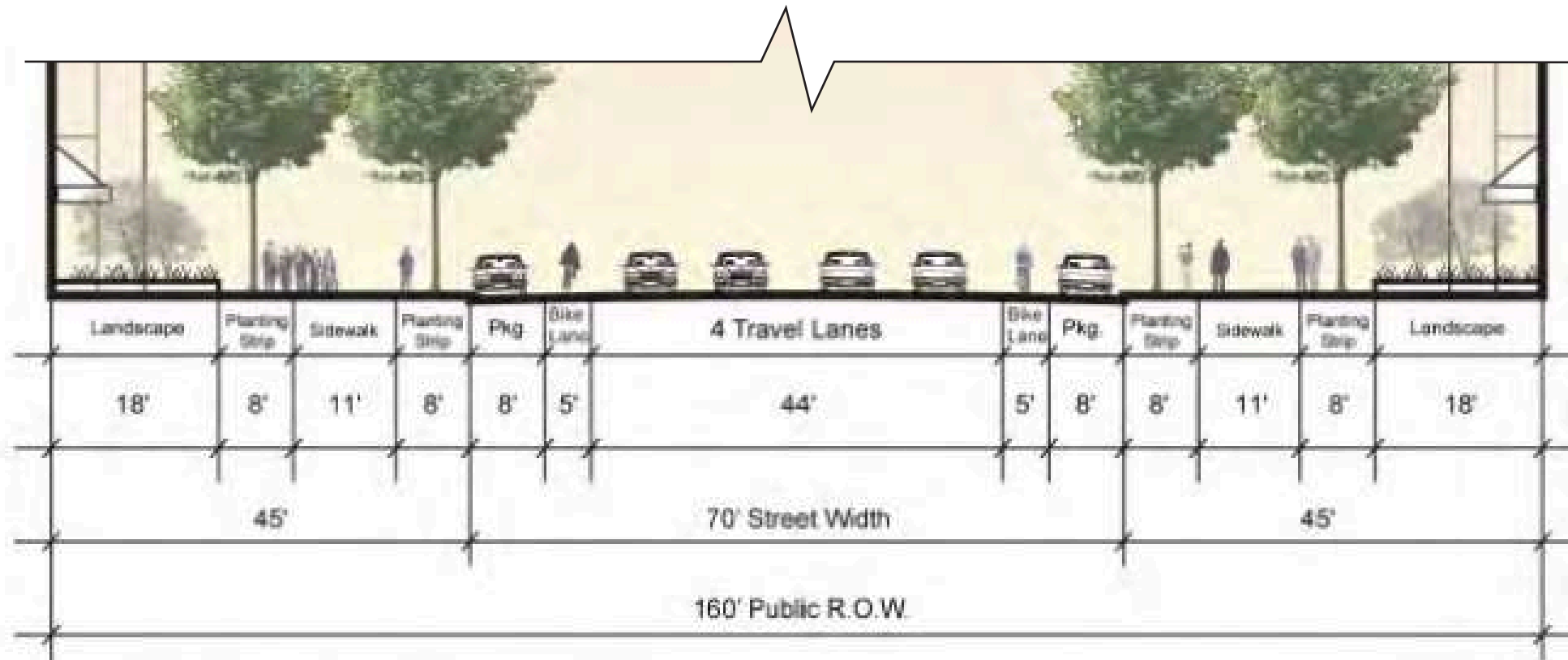
ZONING COMMISSION | DESIGN REVIEW

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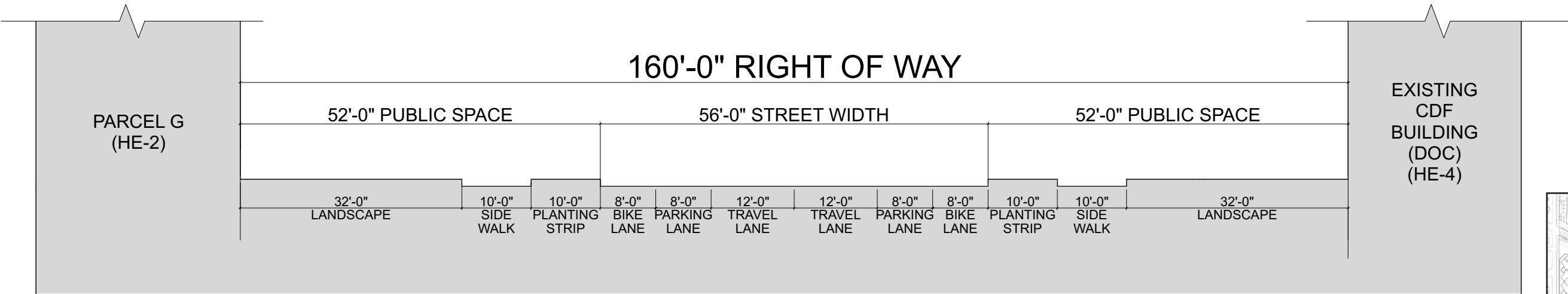
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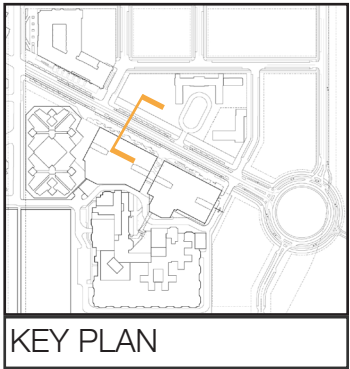
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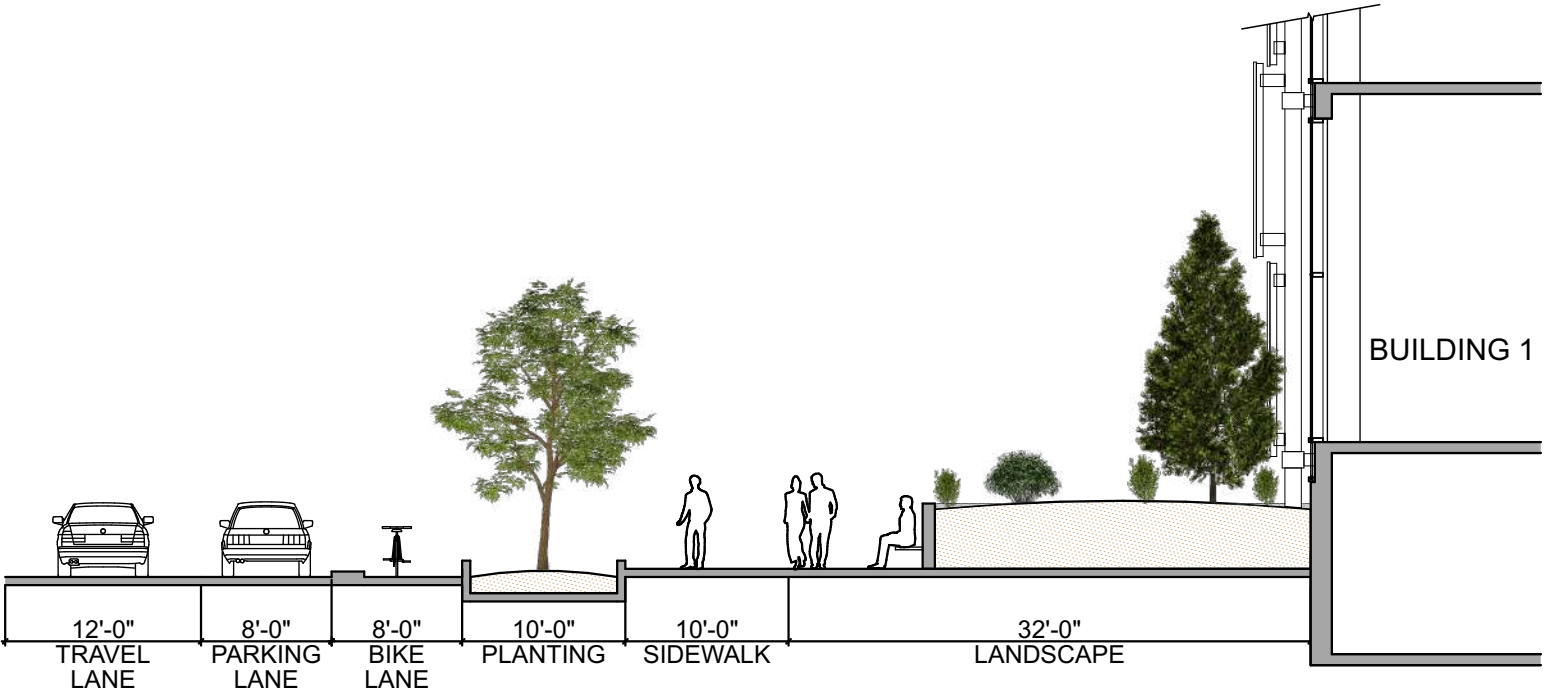
MASSACHUSETTS AVENUE SE STREET SECTION
 AS PER HILL EAST DRAFT DESIGN GUIDELINES
 DATED 7/2008
 NOT TO SCALE



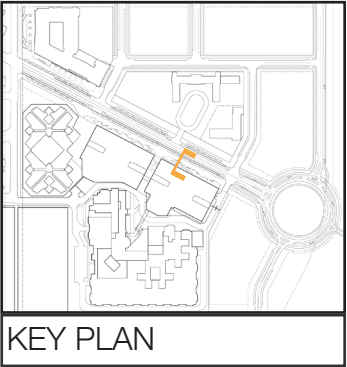
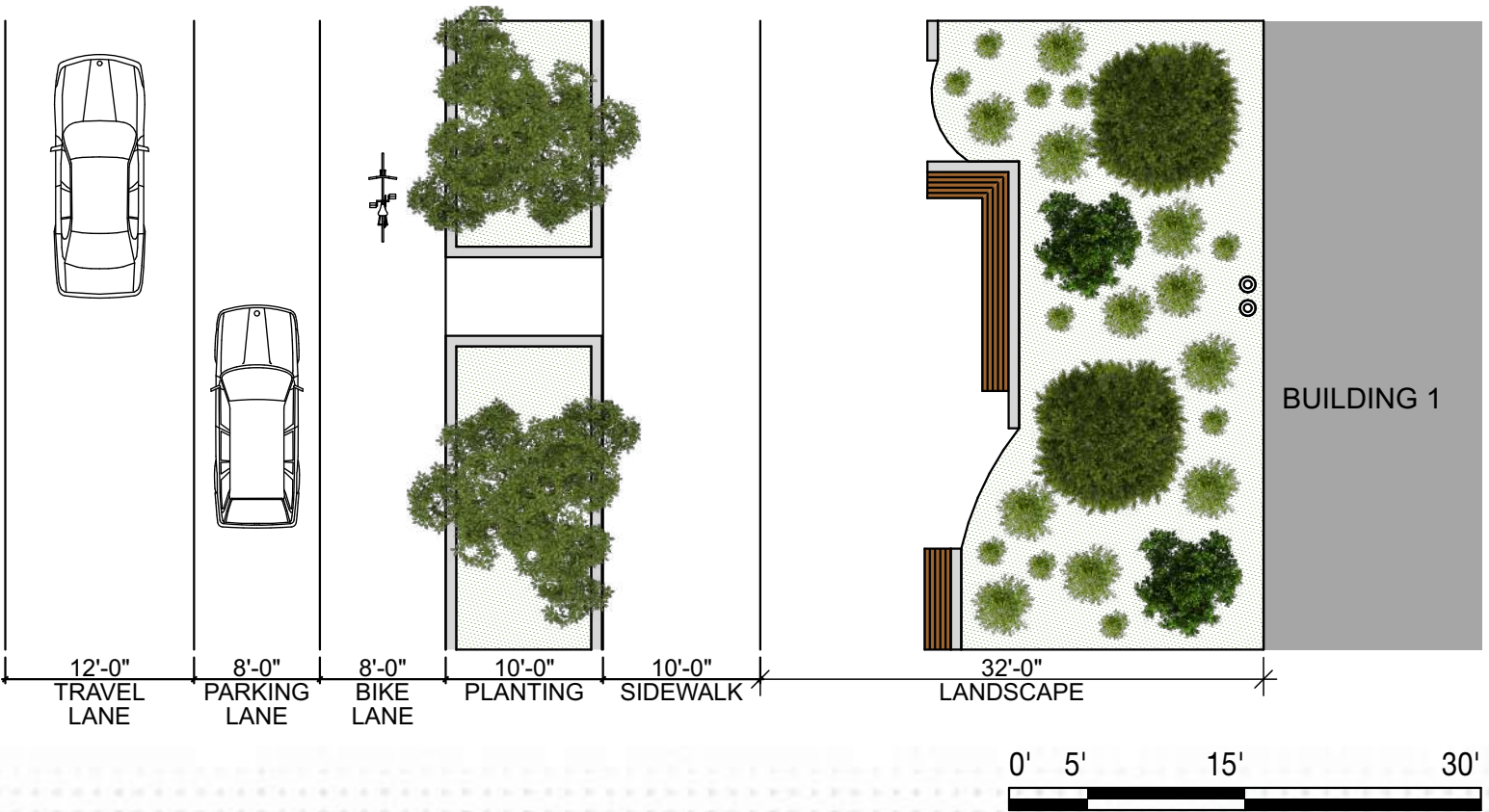
MASSACHUSETTS AVENUE SE STREET SECTION
 PROJECT TO CONTINUE STREET AS BUILT
 BETWEEN 19TH AND 20TH STREETS SE
 NOT TO SCALE



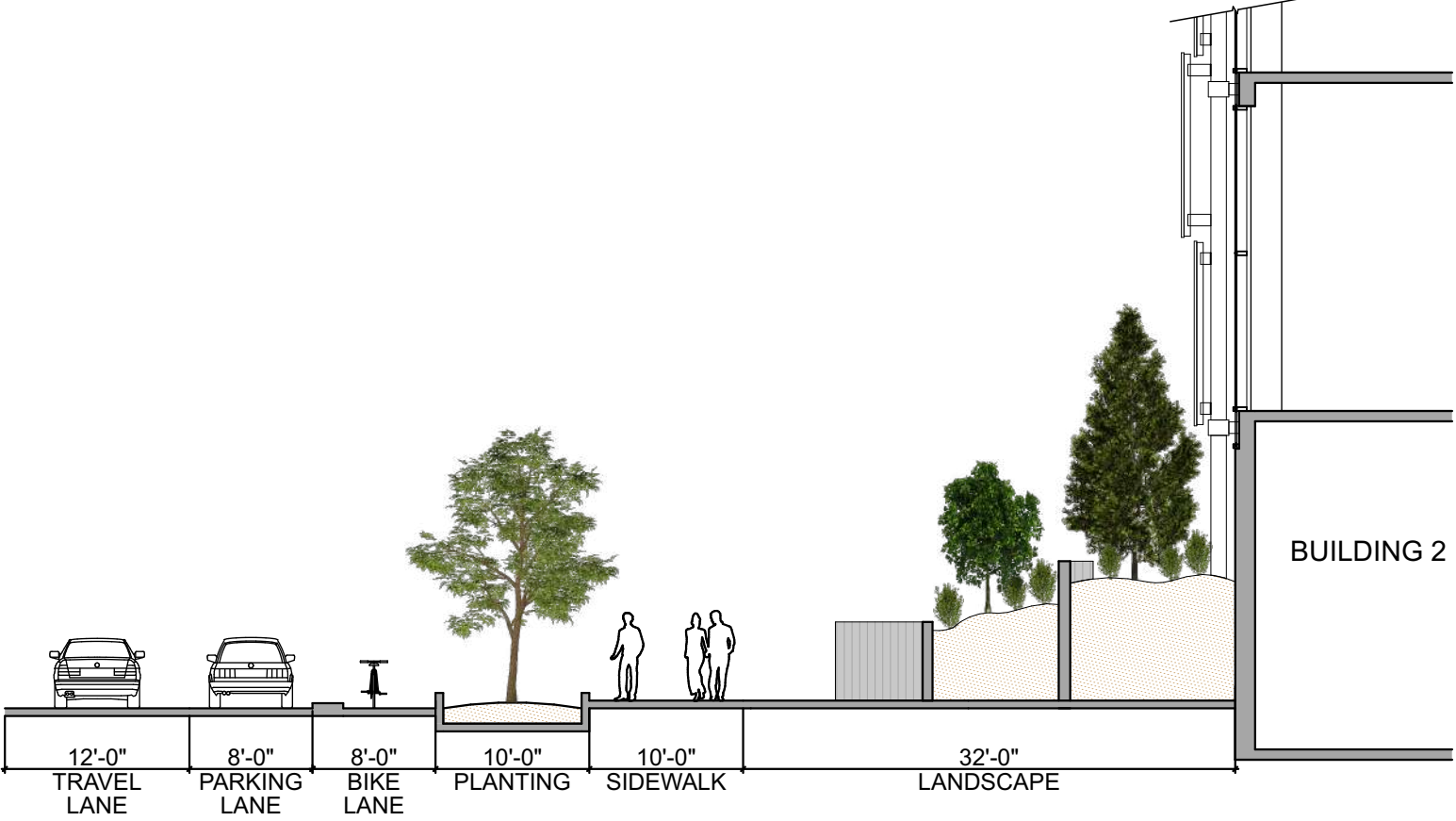
PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 1



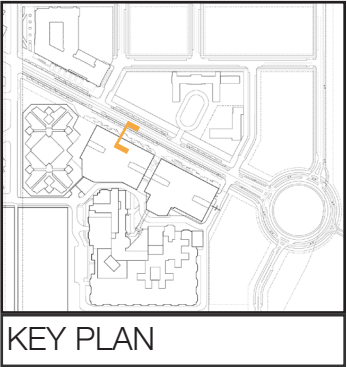
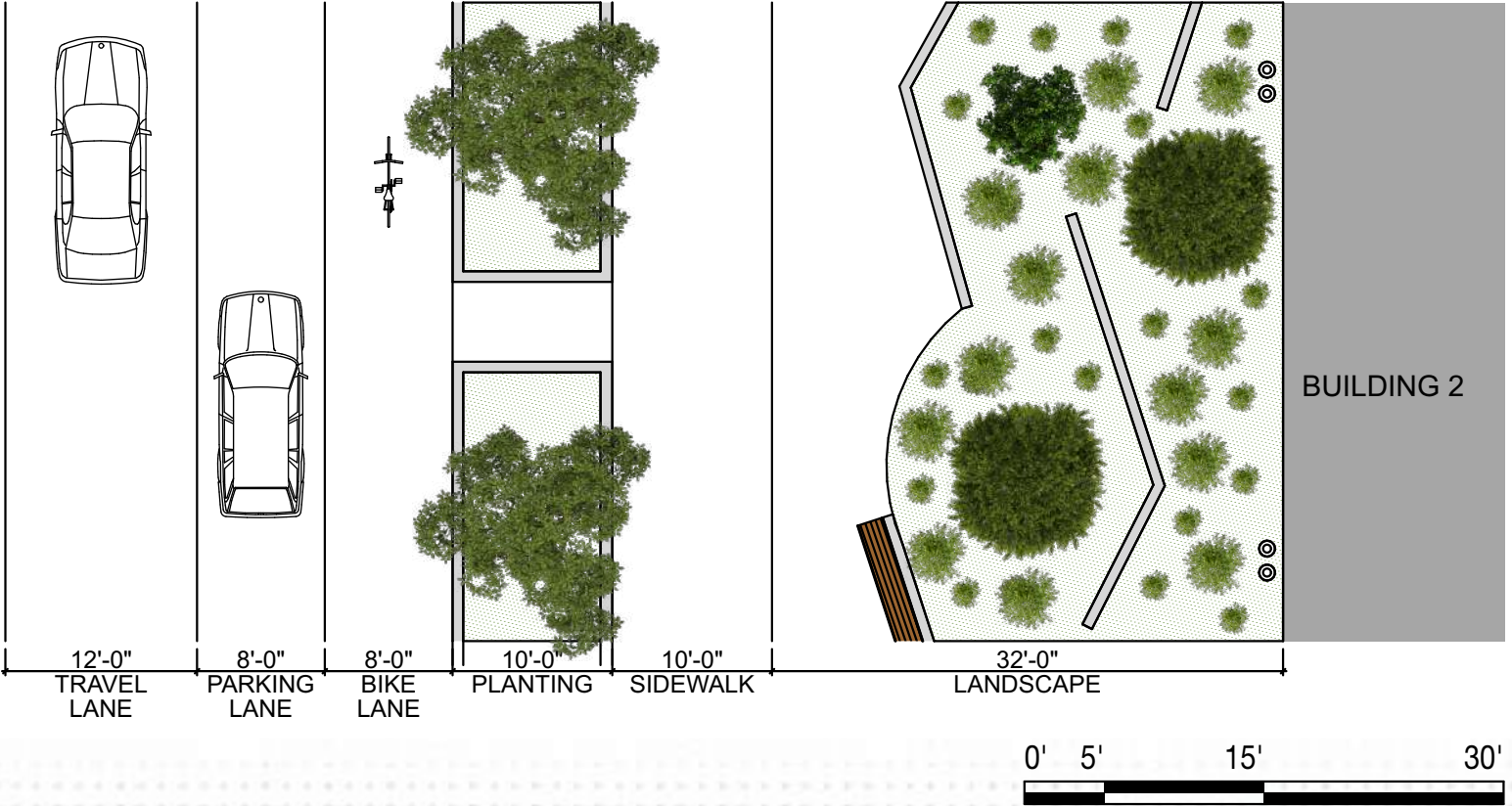
PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 1

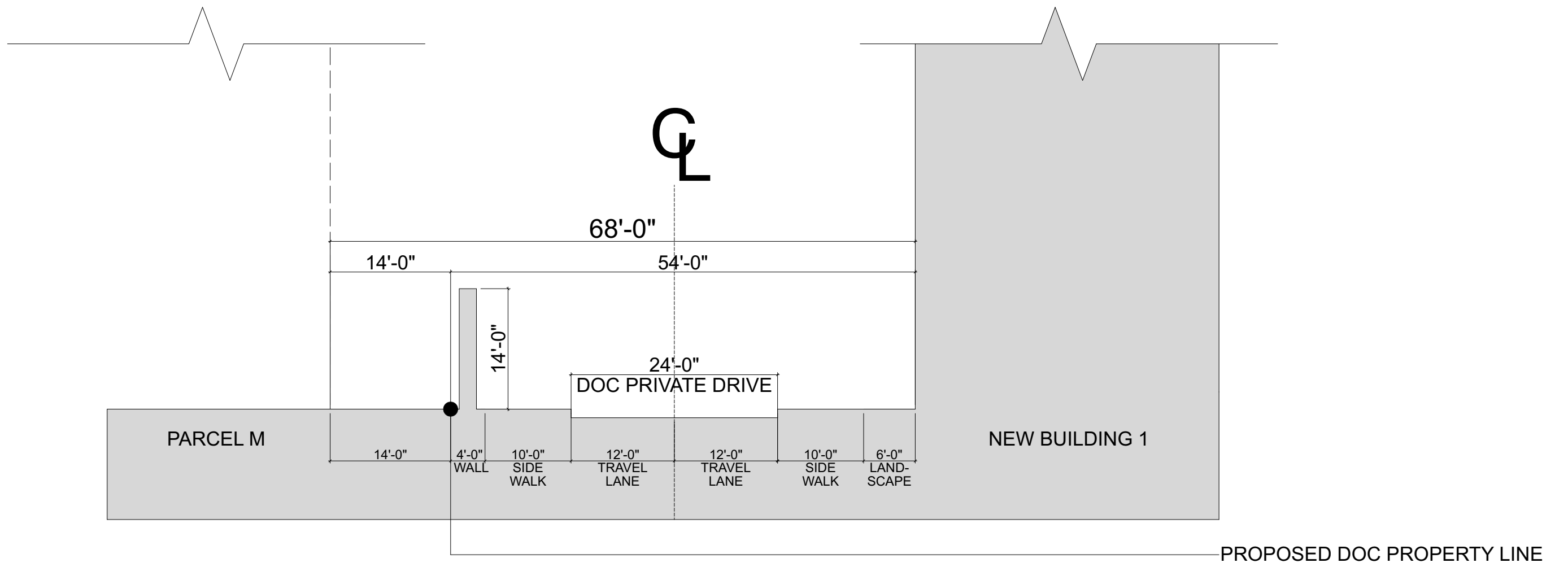


PROPOSED MASSACHUSETTS AVENUE SE
STREET SECTION AT BUILDING 2



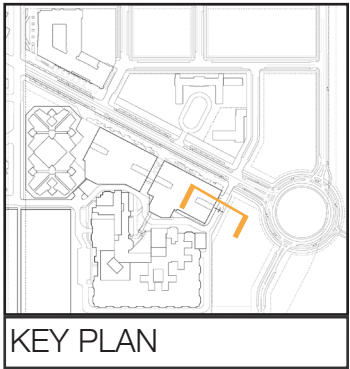
PROPOSED MASSACHUSETTS AVENUE SE
STREETSCAPE PLAN AT BUILDING 2

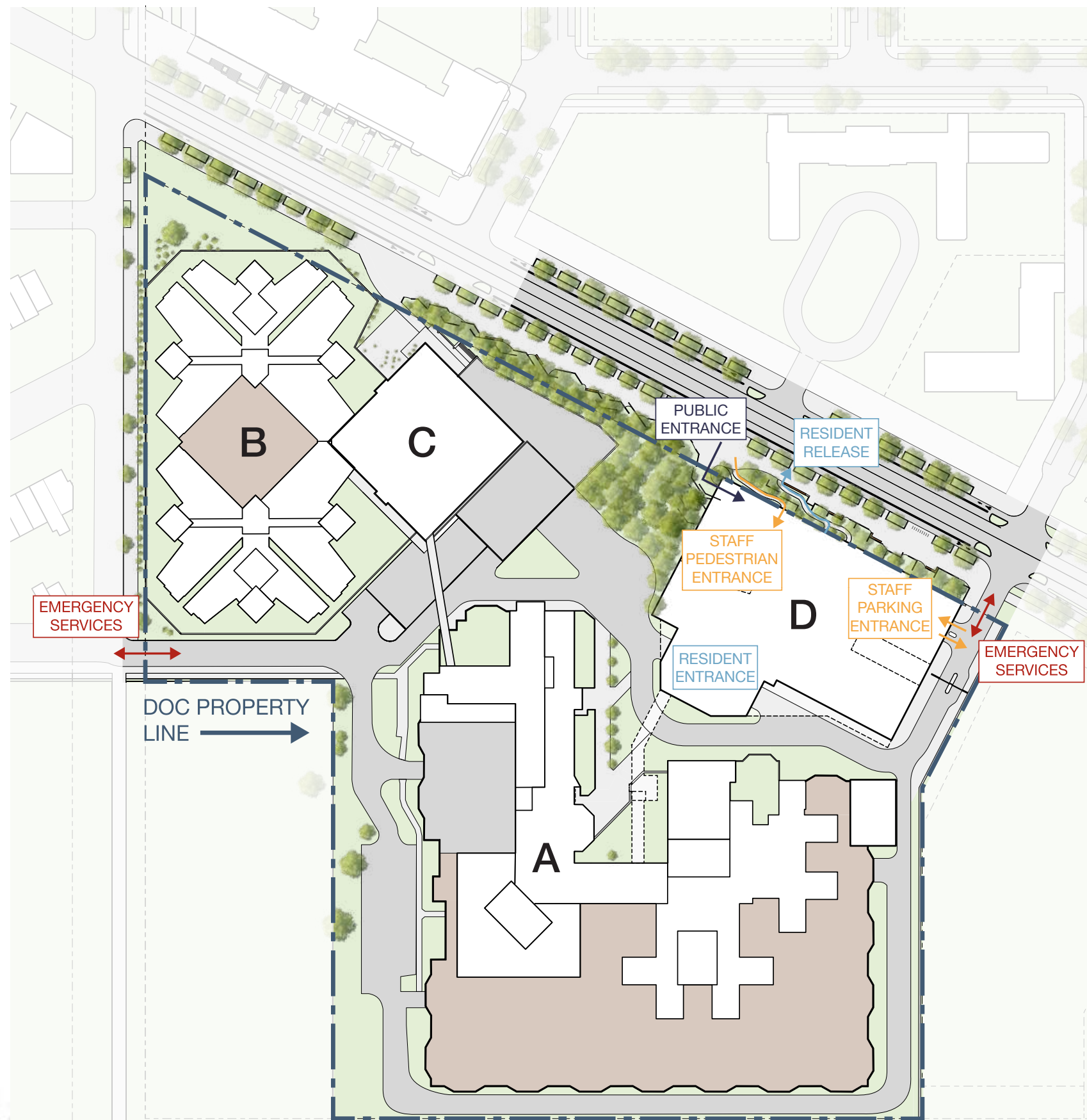




**PROPOSED DOC PRIVATE DRIVE
SECTION AT BUILDING 1**

NOT TO SCALE

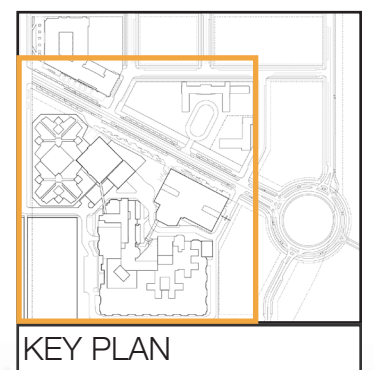


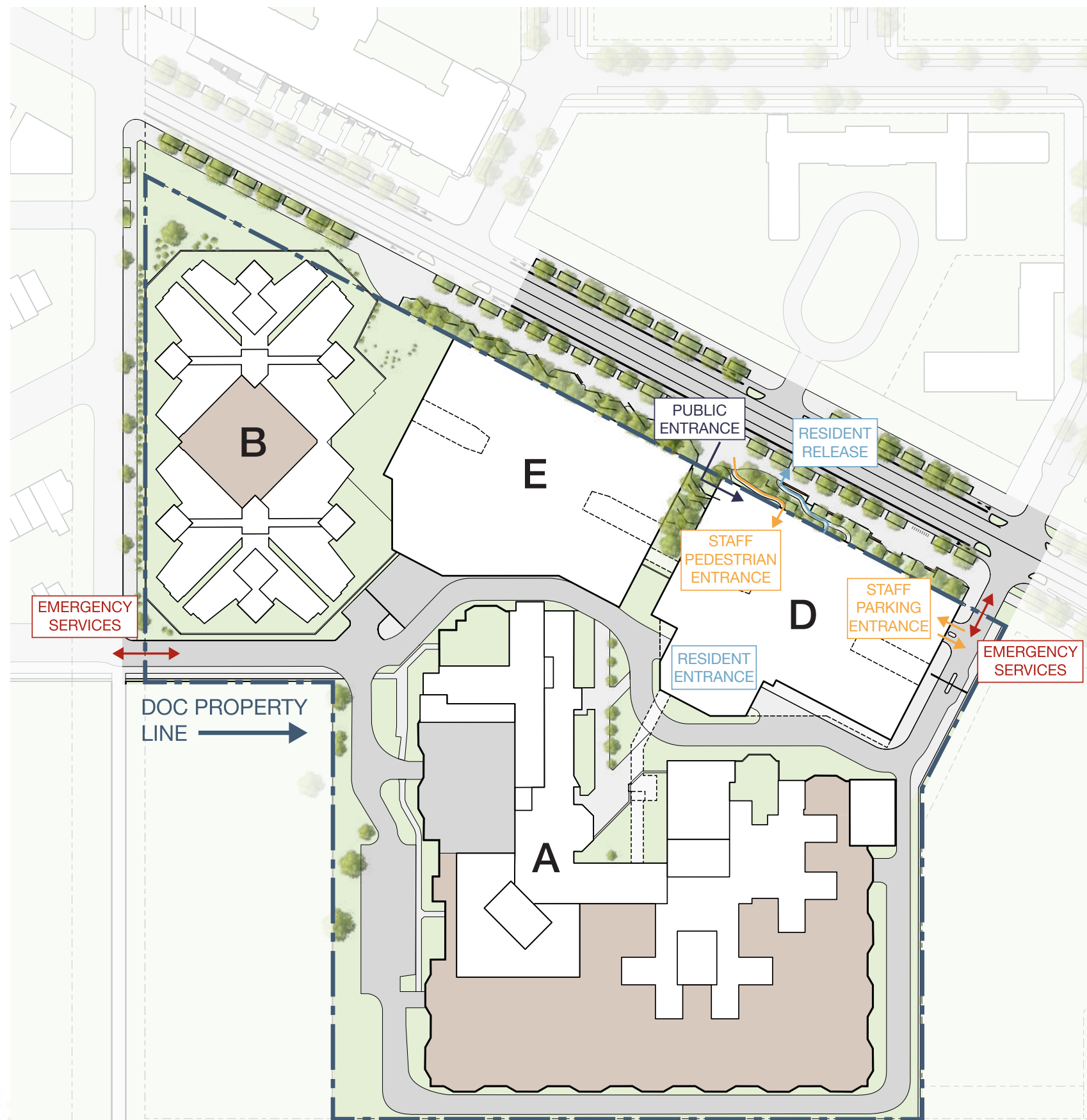


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- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services

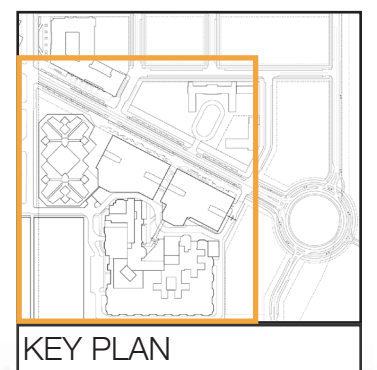


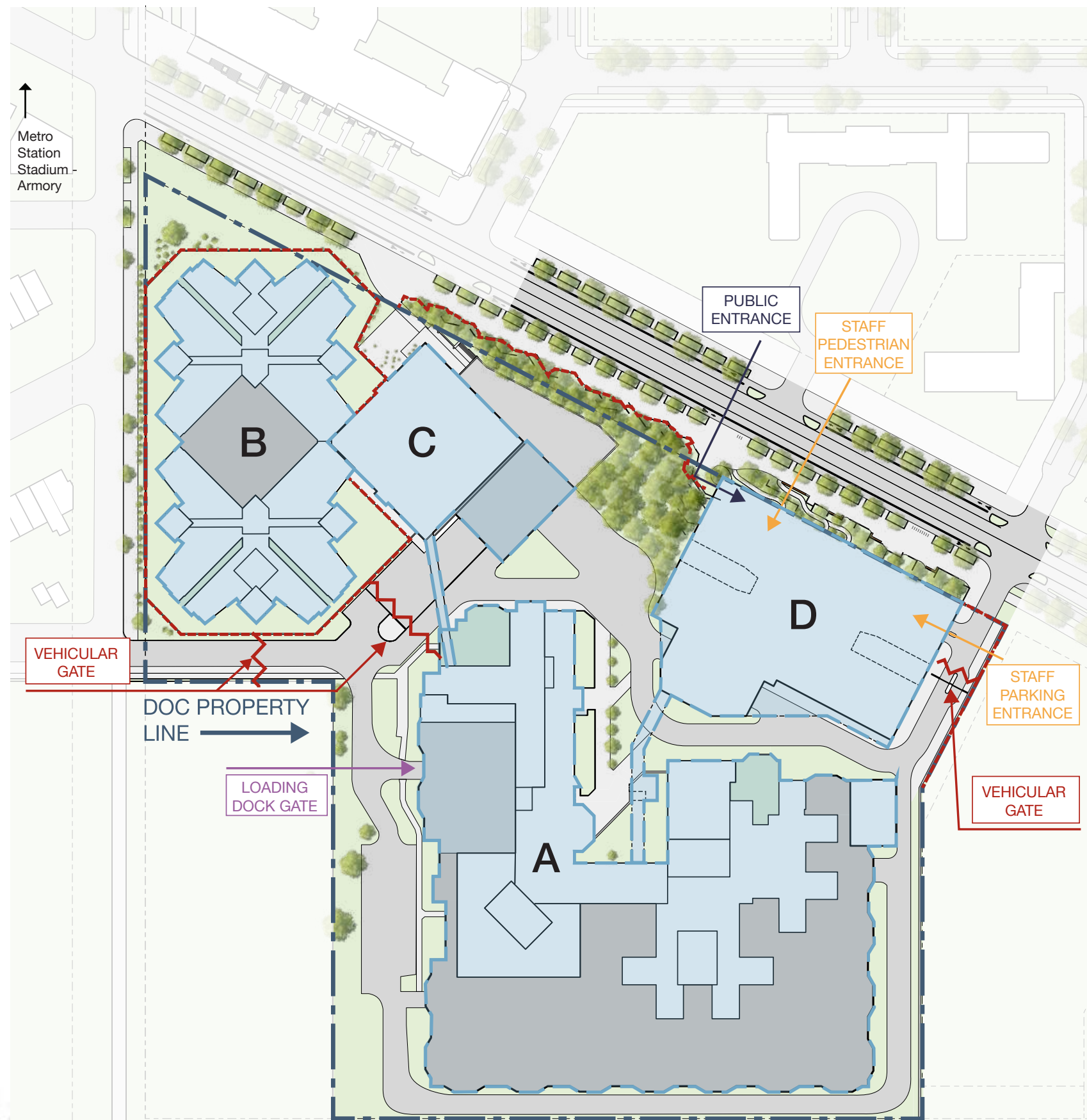


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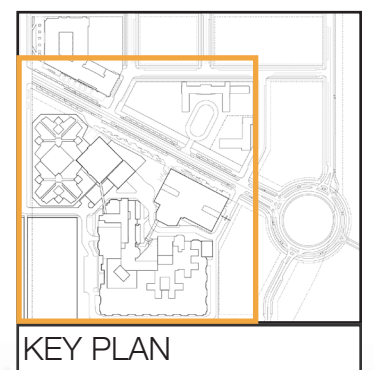




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- Secure Perimeter
- Site Control
- Public Entrance
- Staff Entrance
- Service Access



CONSTRUCTION SEQUENCE 1 | CONTROL FEATURES

ZONING COMMISSION | DESIGN REVIEW

D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections | of General Services

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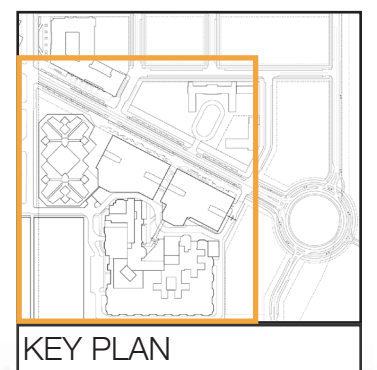
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