

BUILDING MATERIALS

RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE RETAIL BASE IS THE RESTORED MASONRY FACADE. RETAIL ENTRANCES TO BE A COMBINATION OF ADDITIVE/ SUBTRACTIVE ELEMENTS FROM THE EXISTING BUILDING.

RETAIL BRICK:
M1



STOREFRONT:
M6



CANOPY:

GARAGE
DOOR:
M7



RESIDENTIAL

MATERIAL DESCRIPTION

RESIDENTIAL BUILDINGS TO BE M2, WITH ACCENTS OF M4. BALCONY TO BE M3. INFILL VOLUMES TO BE M2.

NOTE: BRICK PROPORTION SHOWN FOR ILLUSTRATIVE PURPOSES

BRICK:
M2



METAL AND/ OR
GLASS RAILING
SYSTEM:
M3



METAL PANEL:
M4

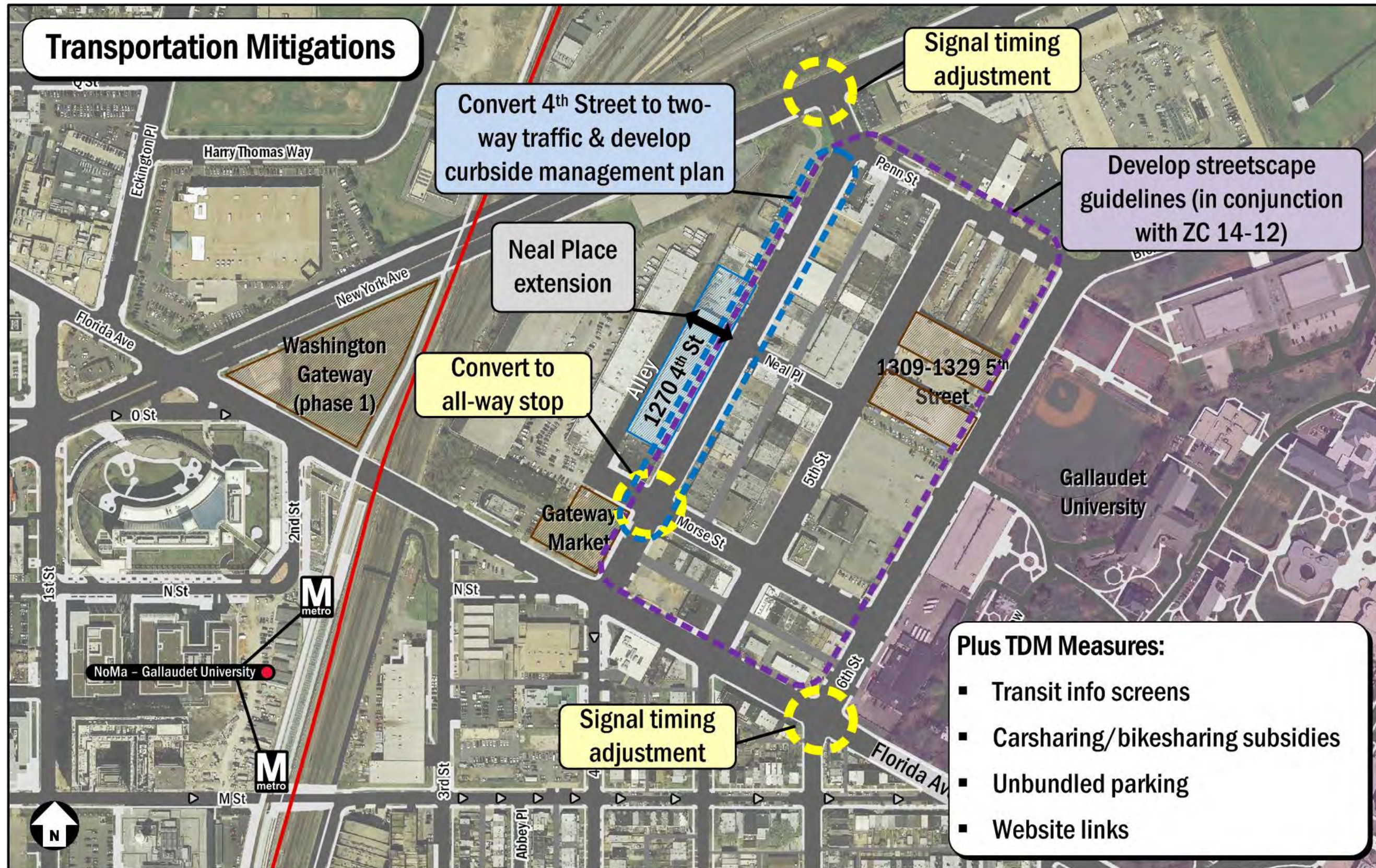


RENDERINGS

VIEW LOOKING SOUTH AT 4TH ST/
NEAL PLACE INTERSECTION



CIRCULATION



TRANSPORTATION DEMAND MANAGEMENT PLAN

BENEFITS AND AMENITIES

1. Two transit information screens, one in each residential lobby
2. Provide bicycle parking as shown on sheet A2 of the submitted architectural plans for between 147-179 long term bicycle parking spaces for the South Building and an additional 48-71 spaces for the North Building—Additionally install at least 20 short – term spaces adjacent to the South Building
3. Install two electric car sharing stations
4. Make available at least two vehicle parking spaces for a car share service, if there is interest from such company
5. All new tenants will be provided with a \$75 subsidy for a car share or bike share membership up to the maximum value of \$35,000 cumulative for the Project
6. Provide information and website links to commuterconnections.com, goDCgo.com, and other transportation services on developer and property management websites
7. Designate a TDM coordinator who is responsible for organizing and marketing the TDM plan
8. Unbundle parking costs from the price of lease or purchase

BENEFITS AND AMENITIES

1. Neal Place Extension –
 - Value of cut-through
 - Interim Pocket Park – construction maintenance and operation of temporary park
 - Permanent Road – construction maintenance and operation of the road
2. Exemplary Architecture
3. Integration of portions of the existing façade
4. Street Engaging Retail
5. Site Planning and Efficient Land Utilization
6. Street Network Improvements
7. Employment Opportunities – First Source Agreement
8. Housing/ Affordable Housing
9. Transportation Demand Management
10. Parking , Loading, and Curbside Management Plans

PARKING

Parking Location	Retail Parking Before	Retail Parking After
Street Parking	800 (back-in)	400 (parallel)
Gallaudet Lot	225	0
Gateway/ Edison	0	107
North Building	0	227
1270 4TH STREET NE	0	310
<u>TOTAL</u>	<u>1025</u>	<u>1044</u>

SUSTAINABILITY

Residential mechanical system to be high efficiency VRFS

Green roofs provide GAR of > 0.22 and mitigate urban heat island effect

Green power will be purchased from off-site sources

Predominantly adaptive and native plant materials

EV charging stations in garage

High albedo sidewalk materials

Much of existing street will be retained, minimizing construction waste and need for new cement production



Glazing is limited to 40% of building surface area

Green roofs satisfy SWM requirements

Residential waste will be separated with building with diverter or secondary trash chute

Building switchgear will include expansion lugs for potential future PV system

Building will be at least LEED Silver

Reused building facade

Tree Pits with bioretention basins

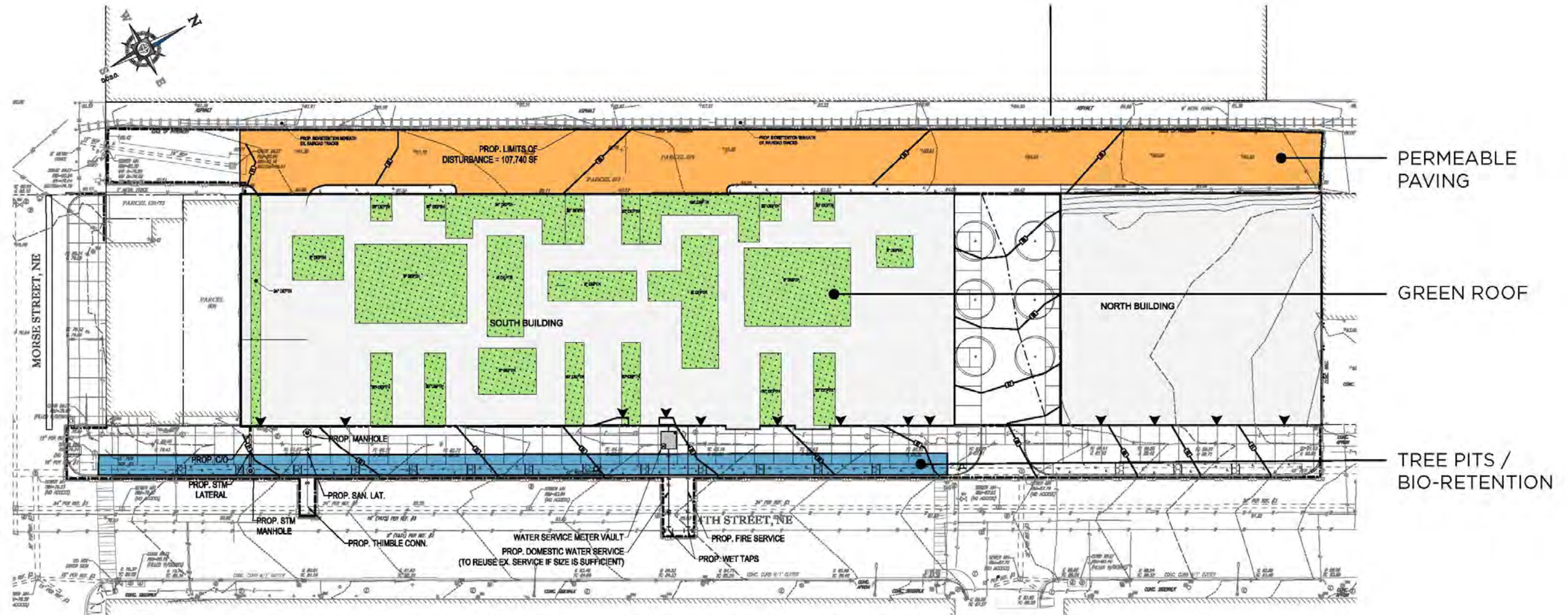
SUSTAINABILITY

LEED SCORECARD

LEED 2009 for New Construction and Major Renovations		1270 4th Street NE	
Project Checklist			
17	4	5	Sustainable Sites Possible Points: 26
Y	?	N	
1			Prereq 1 Construction Activity Pollution Prevention
5			Credit 1 Site Selection 1
	1		Credit 2 Development Density and Community Connectivity 5
6			Credit 3 Brownfield Redevelopment 1
1			Credit 4.1 Alternative Transportation—Public Transportation Access 6
1			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 1
1	2		Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
	2		Credit 4.4 Alternative Transportation—Parking Capacity 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 1
4	3	3	Water Efficiency Possible Points: 10
Y			Prereq 1 Water Use Reduction—20% Reduction
2	2		Credit 1 Water Efficient Landscaping 2 to 4
		2	Credit 2 Innovative Wastewater Technologies 2
2	1	1	Credit 3 Water Use Reduction 2 to 4
12	6	17	Energy and Atmosphere Possible Points: 35
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems
Y			Prereq 2 Minimum Energy Performance
Y			Prereq 3 Fundamental Refrigerant Management
9	4	6	Credit 1 Optimize Energy Performance 1 to 19
		7	Credit 2 On-Site Renewable Energy 1 to 7
		2	Credit 3 Enhanced Commissioning 2
	2		Credit 4 Enhanced Refrigerant Management 2
1		2	Credit 5 Measurement and Verification 3
2			Credit 6 Green Power 2
4	1	9	Materials and Resources Possible Points: 14
Y			Prereq 1 Storage and Collection of Recyclables
		3	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 3
		1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements 1
1		1	Credit 2 Construction Waste Management 1 to 2
		2	Credit 3 Materials Reuse 1 to 2
2	6	2	Indoor Environmental Quality Possible Points: 15
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
1			Credit 1 Outdoor Air Delivery Monitoring 1
		1	Credit 2 Increased Ventilation 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-Emitting Materials—Adhesives and Sealants 1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
		1	Credit 4.3 Low-Emitting Materials—Flooring Systems 1
		1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
		1	Credit 5 Indoor Chemical and 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 1
		1	Credit 8.1 Daylight and Views—Daylight 1
1			Credit 8.2 Daylight and Views—Views 1
5	1	1	Innovation and Design Process Possible Points: 6
1			Credit 1.1 Innovation in Design: Specific Title 1
1			Credit 1.2 Innovation in Design: Specific Title 1
1			Credit 1.3 Innovation in Design: Specific Title 1
1			Credit 1.4 Innovation in Design: Specific Title 1
		1	Credit 1.5 Innovation in Design: Specific Title 1
1			Credit 2 LEED Accredited Professional 1
2	2	2	Regional Priority Credits Possible Points: 4
1			Credit 1.1 Regional Priority: Specific Credit 1
1			Credit 1.2 Regional Priority: Specific Credit 1
		1	Credit 1.3 Regional Priority: Specific Credit 1
		1	Credit 1.4 Regional Priority: Specific Credit 1
51	21	38	Total Possible Points: 110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110			

SUSTAINABILITY

STORMWATER MANAGEMENT/ GREEN AREA RATIO



GREEN AREA RATIO NARRATIVE - SOUTH BUILDING:

THE PROPOSED ZONING FOR THE PROJECT IS C-3-C, WHICH WILL REQUIRE A GREEN AREA RATIO OF 0.20 FOR THE PURPOSE OF THIS PUD, GAR IS CALCULATED FOR THE SOUTHERN PROPERTY ONLY. GAR CALCULATIONS FOR THE NORTHERN BUILDING WILL BE PROVIDED WITH FUTURE SUBMISSIONS. THE GAR REQUIREMENTS WILL BE SATISFIED THROUGH THE INCLUSION OF A GREEN ROOF. THE GREEN ROOF LOCATIONS SHOWN ARE PRELIMINARY ONLY. THE GAR REQUIREMENTS ARE TO BE MET IF THEY ARE CHANGED DURING FINAL DESIGN.

THE GREEN AREA FOR THE SITE IS CALCULATED AS FOLLOWS:

TOTAL SITE AREA:	51,000 SF
AREA OF GREEN ROOF (DEPTH ≥8"):	15,880 SF
GAR MULTIPLIER:	0.8
GREEN AREA RATIO NUMERATOR:	12,704

GREEN AREA RATIO: 0.249

STORMWATER MANAGEMENT NOTES - SOUTH BUILDING

THE EXISTING SITE CONDITIONS HAVE NO STORMWATER QUALITY OR QUANTITY CONTROLS. BASED ON THE CURRENT DDOE STORMWATER REQUIREMENTS, THIS IS A MAJOR LAND-DISTURBING PROJECT AND WILL HAVE AN ON-SITE SWRV OF APPROXIMATELY 4,845 CF. THIS ON-SITE REQUIREMENT WILL BE MET WITH THE USE OF GREEN ROOFS. FINAL REQUIRED PUBLIC RIGHT-OF-WAY VOLUME WILL BE DETERMINED ONCE STREETScape IMPROVEMENTS ARE DESIGNED AND FINAL LIMITS OF DISTURBANCE ARE CALCULATED. THIS REQUIREMENT WILL BE TREATED ENTIRELY OR TO THE MAXIMUM EXTENT PRACTICABLE. SEE SHEET C-4.2 FOR DETAILED STORMWATER MANAGEMENT NARRATIVE AND CALCULATIONS.

IN ADDITION, THE PROJECT WILL INCORPORATE SUSTAINABLE FEATURES. THEY INCLUDE FEATURES TO MAXIMIZE WATER EFFICIENCY AND MEASURES BOTH TO MITIGATE THE BUILDING'S IMPACT ON THE ENVIRONMENT AND TO CREATE A HEALTHIER INTERIOR ENVIRONMENT.

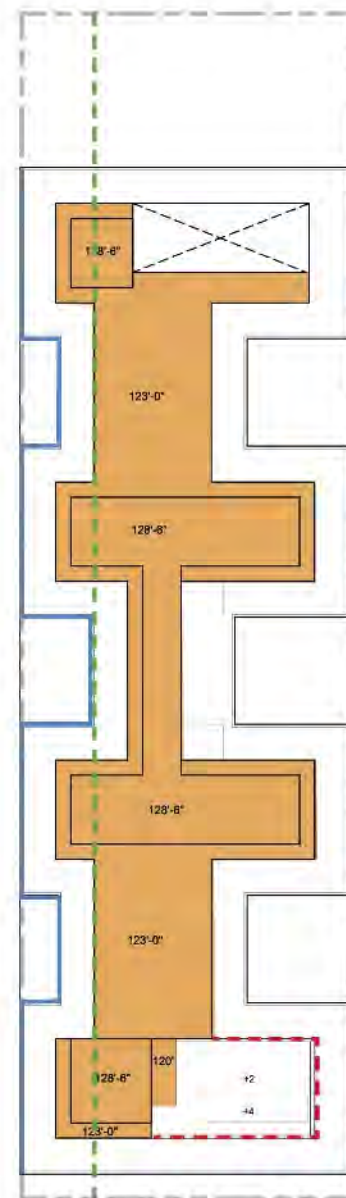
LEGEND

PERMEABLE PAVING		GREEN ROOF		TREE PITS/ BIO-RETENTION	
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NOTE:

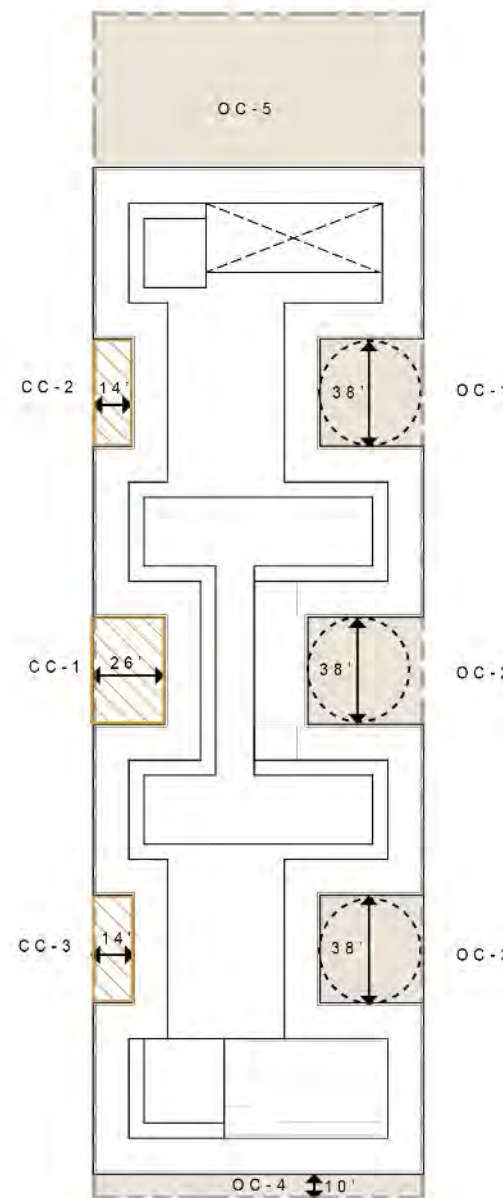
AREAS AND/OR VOLUMES USED FOR GREEN AREA RATIO SCORING AND FOR STORMWATER MANAGEMENT RETENTION VOLUME COMPUTATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO SITE LAYOUT AND DESIGN CHANGES. ALL GAR SCORE AND STORMWATER MANAGEMENT STORAGE AREAS AND/OR VOLUMES ARE TO MEET CODE REQUIREMENTS IF THE DESIGN GEOMETRIES OR LAYOUT ARE MODIFIED.

ZONING SUMMARY



BLDG SPOT ELEVATIONS INDICATED ARE TO TOP OF ADJACENT ROOF PARAPET

ROOF STRUCTURE PLAN / REAR YARD PLAN



OPEN AND CLOSED COURTS PLAN

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Rooftop Structure	Height	Required Setback	Proposed Setback
RS-1	13'-0" / 18'-6"	13'-0" / 18'-6"	13'-0" / 18'-6"

SCHEDULE OF COURTS

OPEN COURT	REQUIRED WIDTH	PROVIDED WIDTH
OC-1	29.4'	38'
OC-2	29.4'	38'
OC-3	29.4'	38'
OC-4	32.7'	10'
OC-5	36.2'	50'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1	26.4'	26'	3200	1040
CC-2	29.4'	14'	3200	560
CC-3	26.4'	14'	3200	560

NOTES:

1. DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING COURT, COURT NICHE, AND ROOF STRUCTURE SETBACKS.
2. SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

LEGEND

- PROPERTY LINE
- ROOF STRUCTURES
- REQUIRED REAR YARD SETBACK
- PROVIDED REAR YARD SETBACK (VARIES)
- ▨ CLOSED COURT
- OPEN COURT
- ⊕ OPEN/ CLOSED COURT WIDTH

CONCLUSION



ZC Case No. 14-07 - Approval of Consolidated PUD and Zoning Map Amendment