










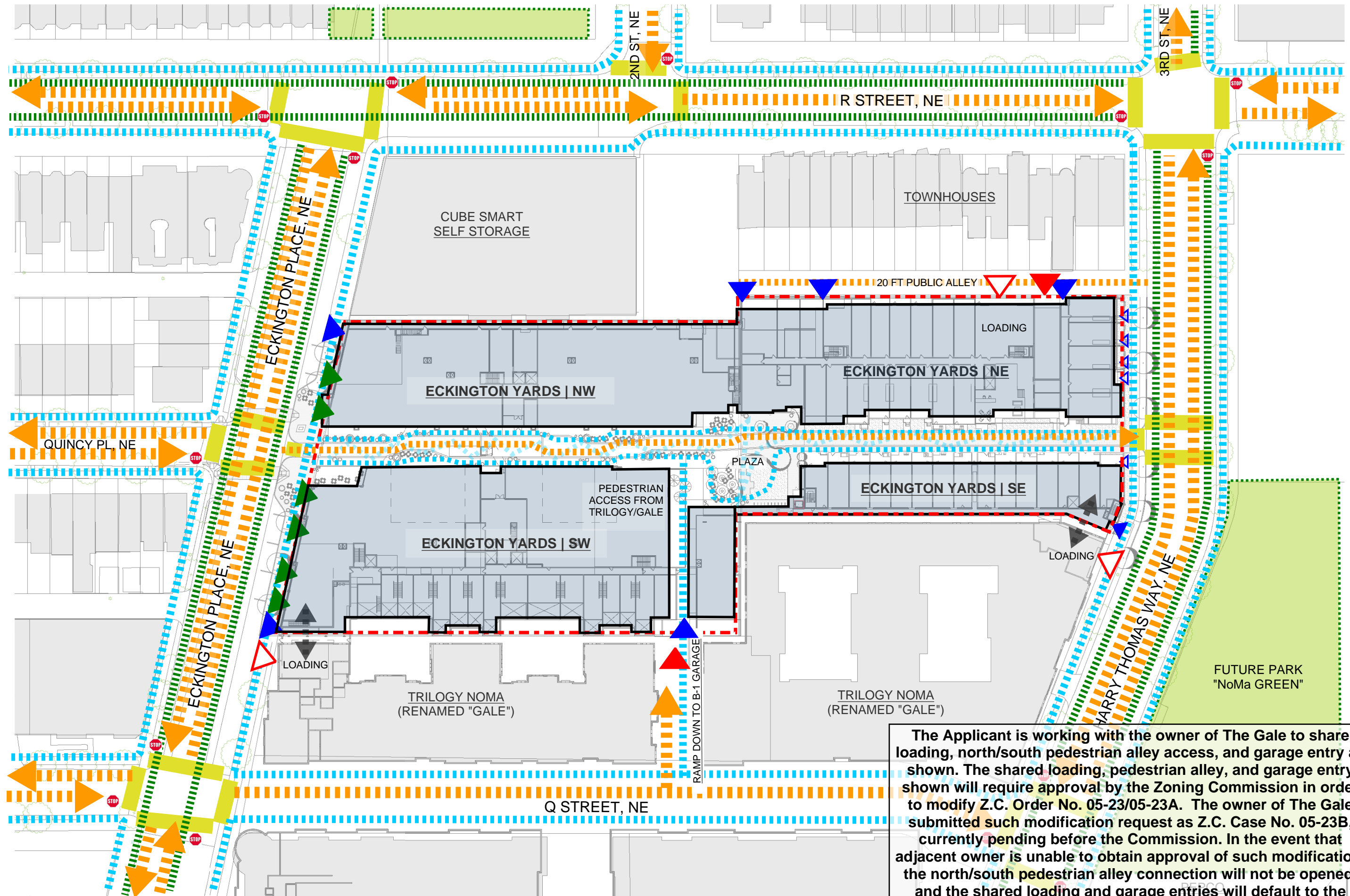


LEGEND

-  CROSSWALKS
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BICYCLE CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING/ TRASH REMOVAL
-  GREEN AREAS
-  STOP SIGN



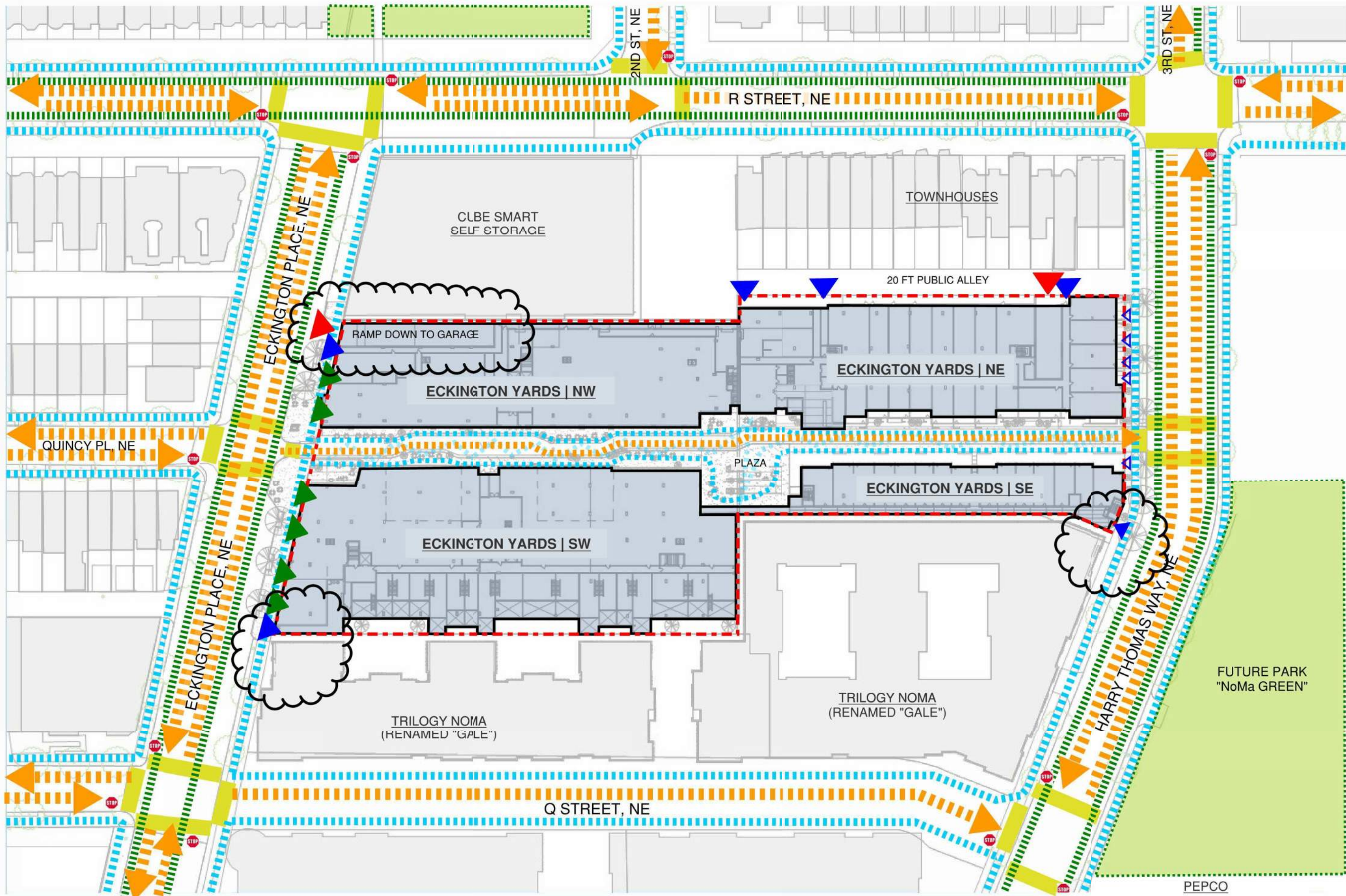
The Applicant is working with the owner of The Gale to share loading, north/south pedestrian alley access, and garage entry as shown. The shared loading, pedestrian alley, and garage entry shown will require approval by the Zoning Commission in order to modify Z.C. Order No. 05-23/05-23A. The owner of The Gale submitted such modification request as Z.C. Case No. 05-23B, currently pending before the Commission. In the event that adjacent owner is unable to obtain approval of such modification, the north/south pedestrian alley connection will not be opened, and the shared loading and garage entries will default to the options shown previously on Sheet A1.07B in the plan set.

BLOCK CIRCULATION PLAN

SHEET REVISED 04/22/2016

LEGEND

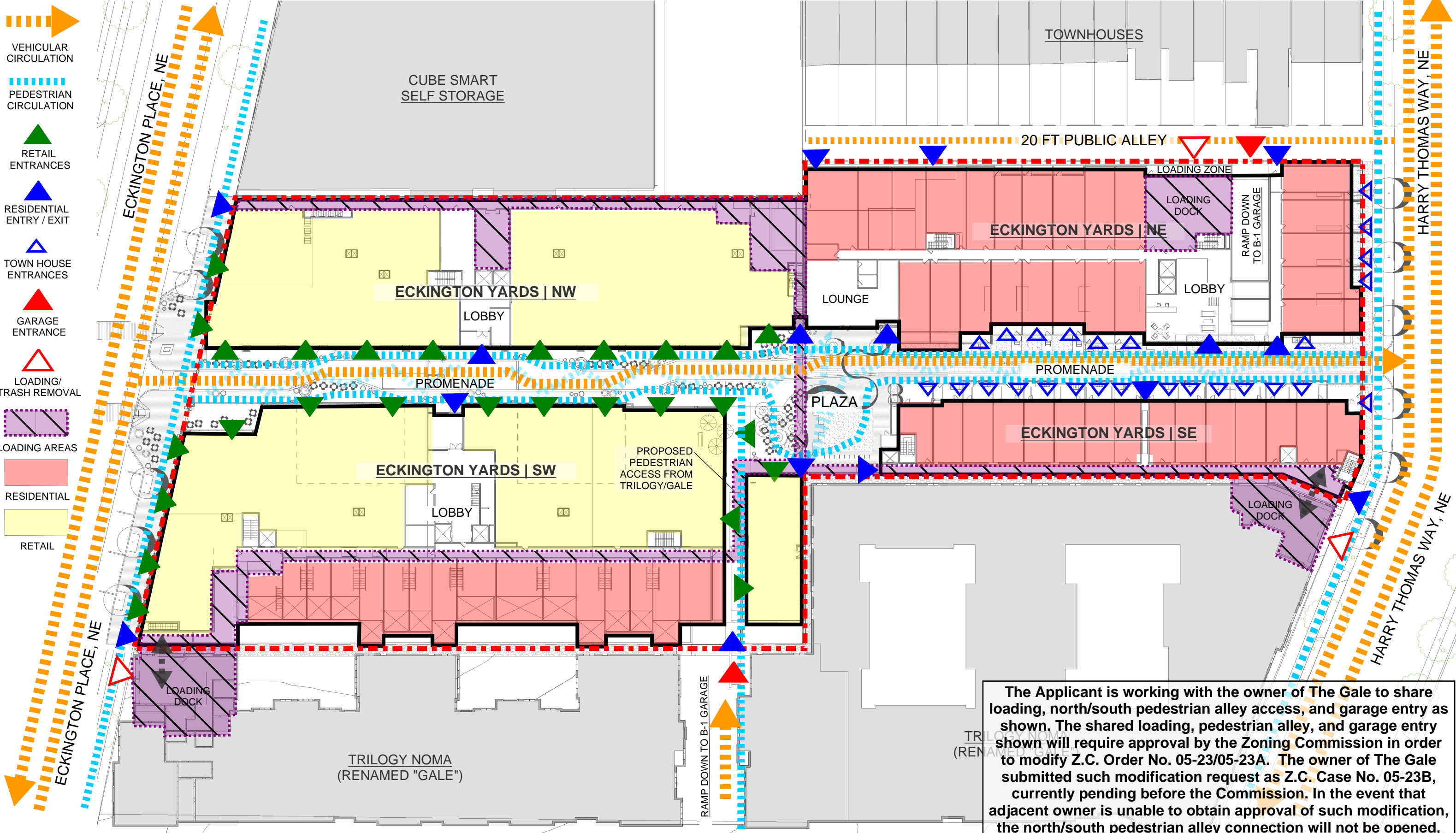
-  CROSSWALKS
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BICYCLE CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRANCES
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  GREEN AREAS
-  STOP SIGN



BLOCK CIRCULATION PLAN - "OPTION B"

LEGEND

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING/ TRASH REMOVAL
-  LOADING AREAS
-  RESIDENTIAL
-  RETAIL



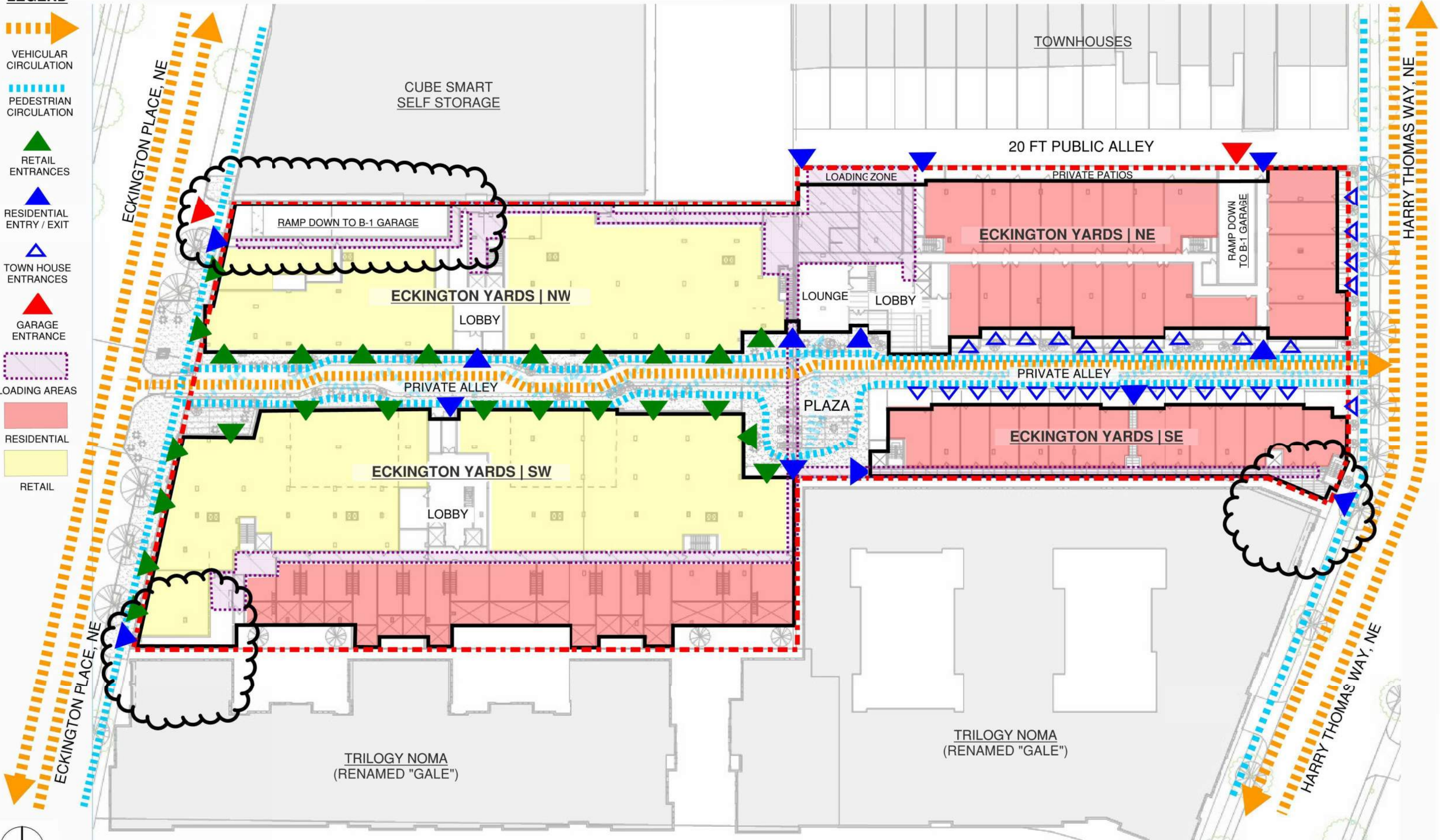
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SITE CIRCULATION PLAN

SHEET REVISED 04/22/2016

LEGEND

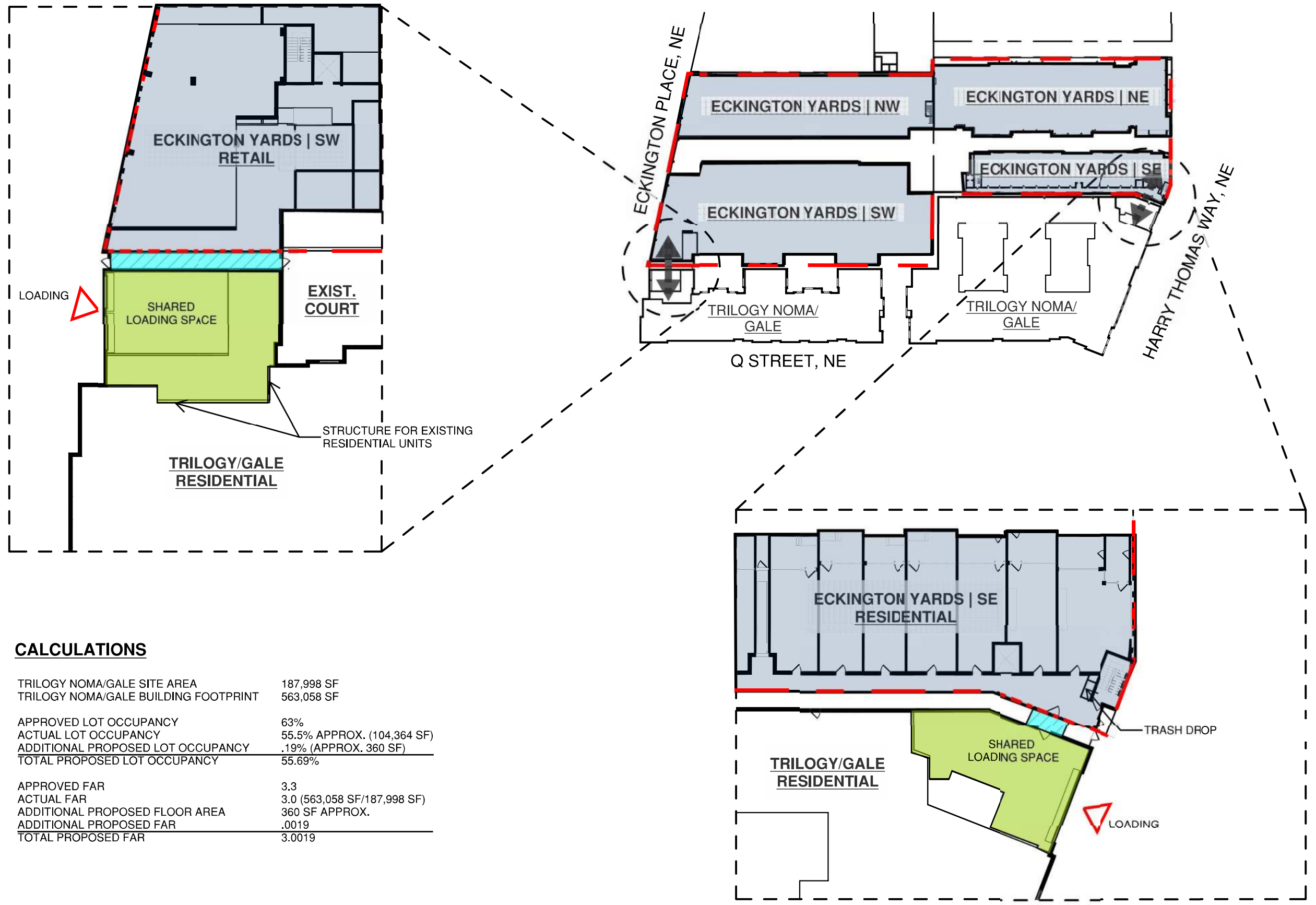
-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING AREAS
-  RESIDENTIAL
-  RETAIL



SITE CIRCULATION PLAN - "OPTION B"

LEGEND

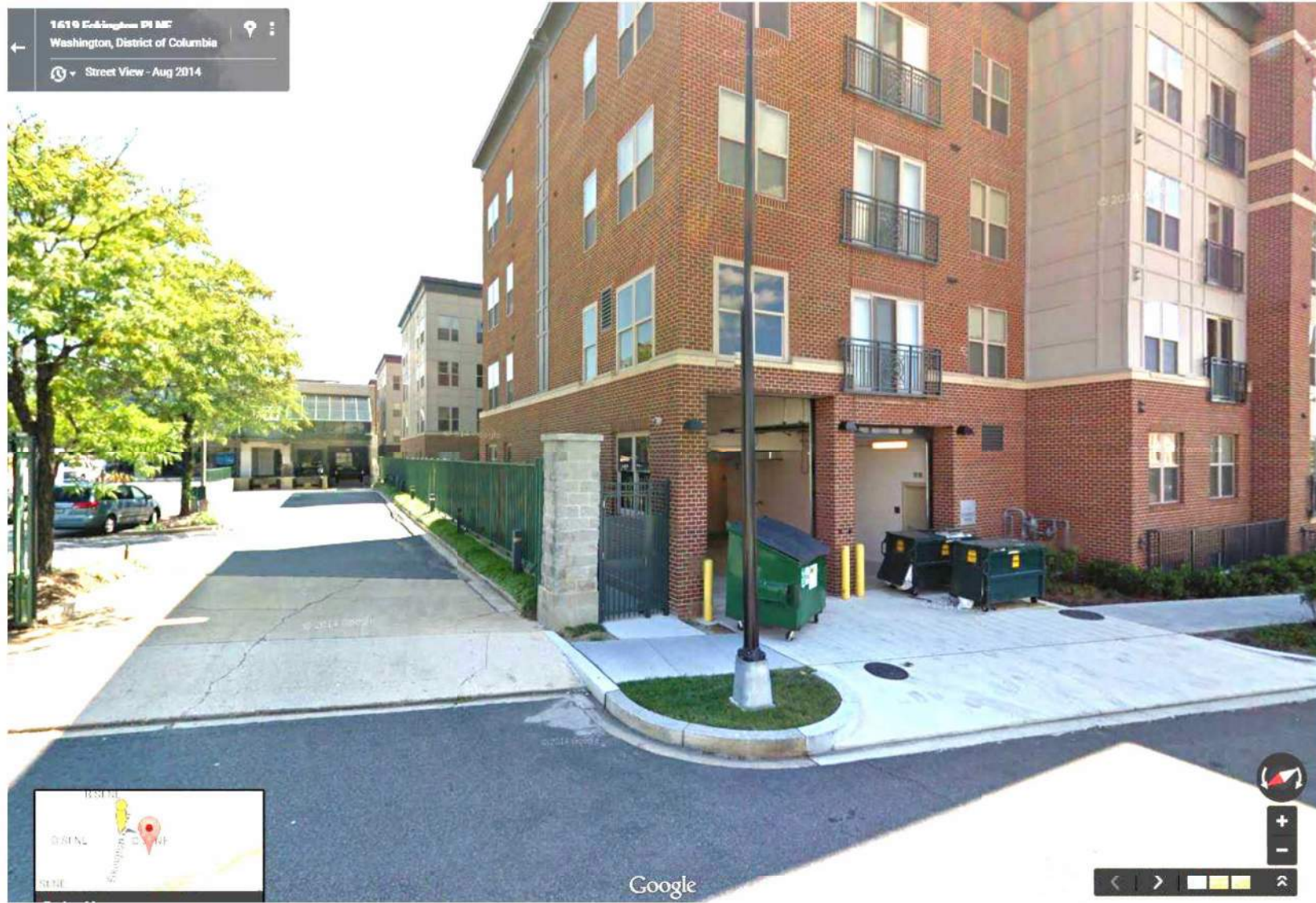
-  PROPERTY LINE
-  LOADING/
TRASH REMOVAL
-  AREA OF
TRILOGY/GALE
PROPOSED
ADDITION
-  AREA OF
PROPOSED
SHARED
LOADING SPACE



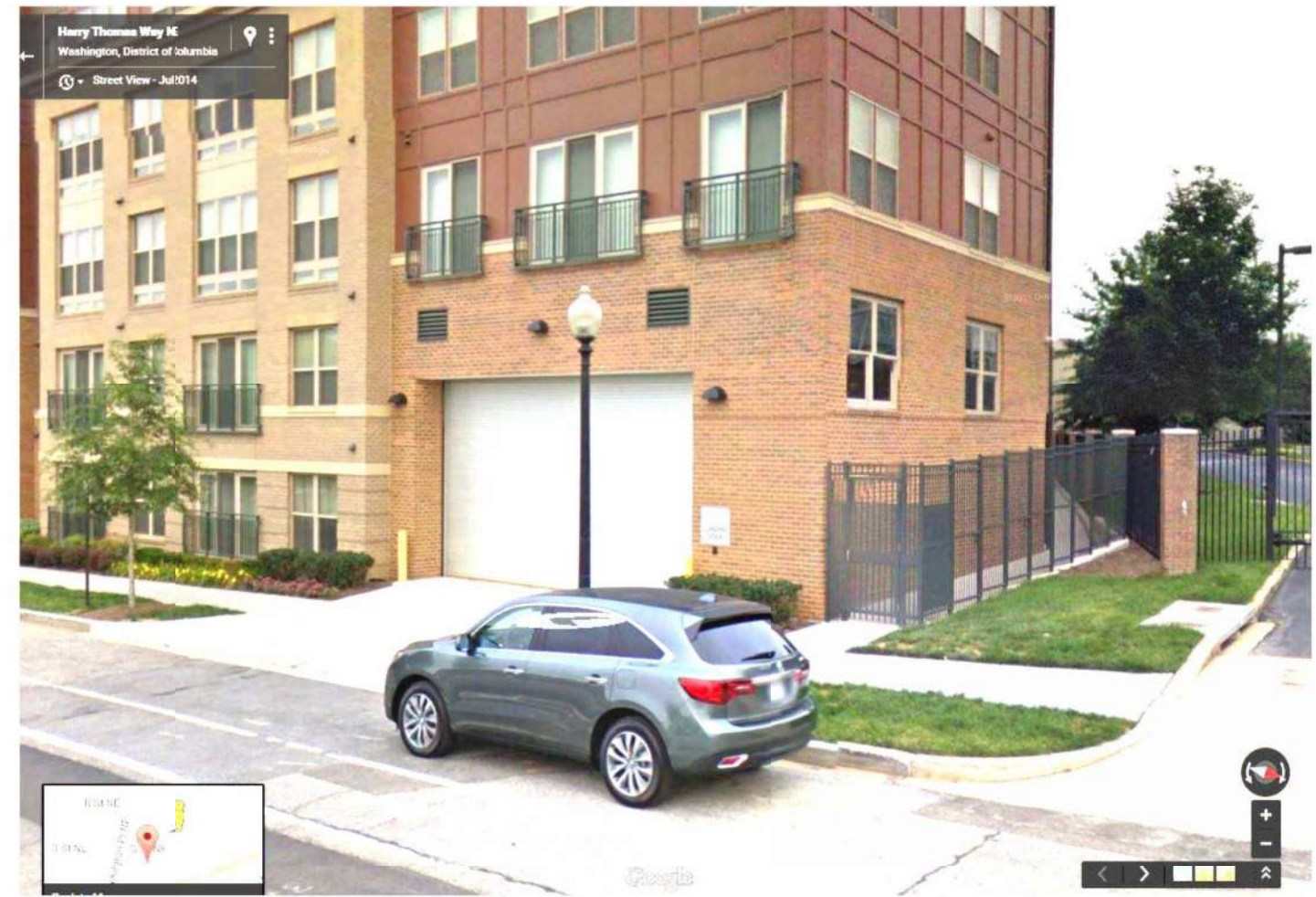
CALCULATIONS

TRILOGY NOMA/GALE SITE AREA	187,998 SF
TRILOGY NOMA/GALE BUILDING FOOTPRINT	563,058 SF
APPROVED LOT OCCUPANCY	63%
ACTUAL LOT OCCUPANCY	55.5% APPROX. (104,364 SF)
ADDITIONAL PROPOSED LOT OCCUPANCY	.19% (APPROX. 360 SF)
TOTAL PROPOSED LOT OCCUPANCY	55.69%
APPROVED FAR	3.3
ACTUAL FAR	3.0 (563,058 SF/187,998 SF)
ADDITIONAL PROPOSED FLOOR AREA	360 SF APPROX.
ADDITIONAL PROPOSED FAR	.0019
TOTAL PROPOSED FAR	3.0019

SHARED LOADING CONCEPT PLANS

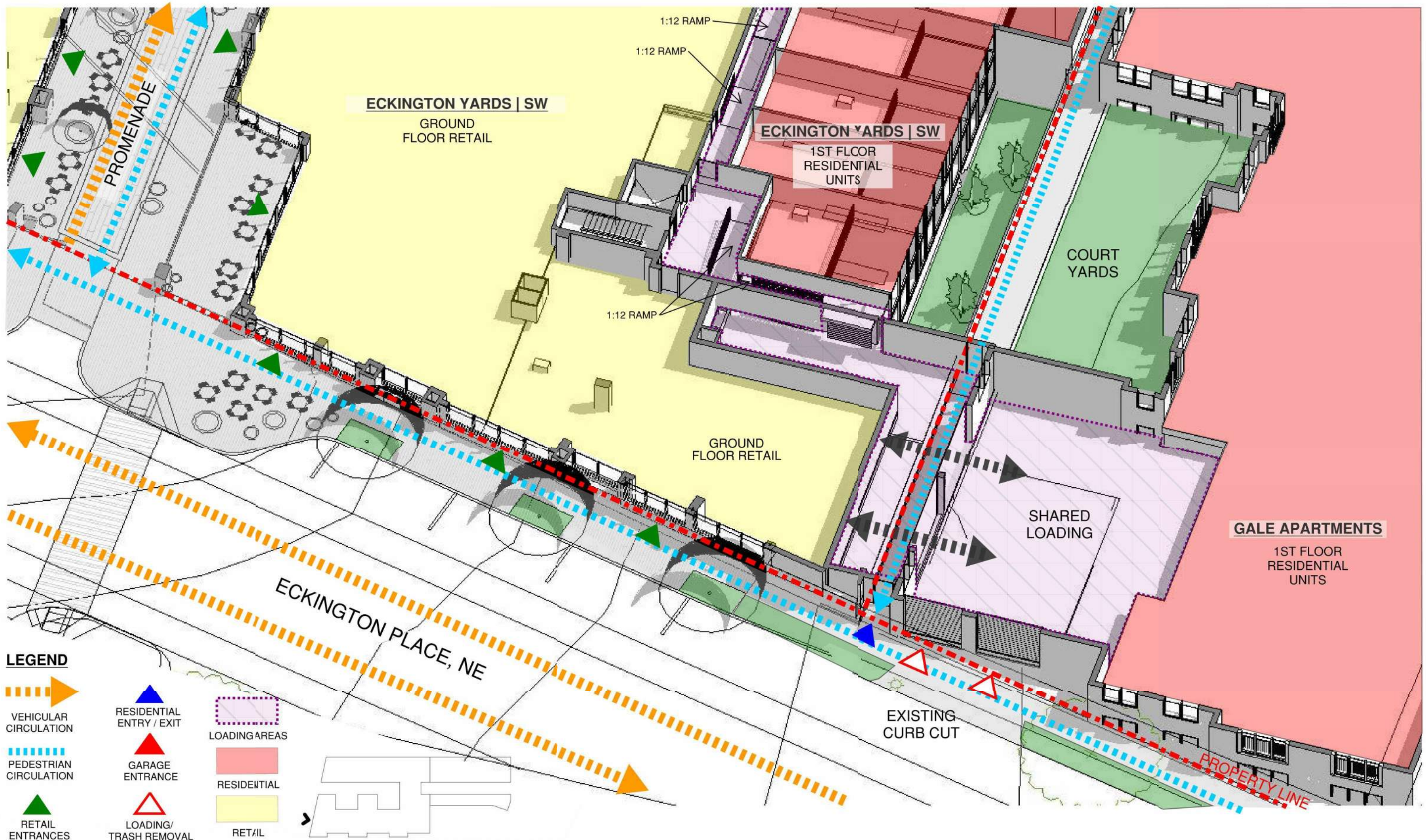


Existing Loading Dock at Eckington Place, NE

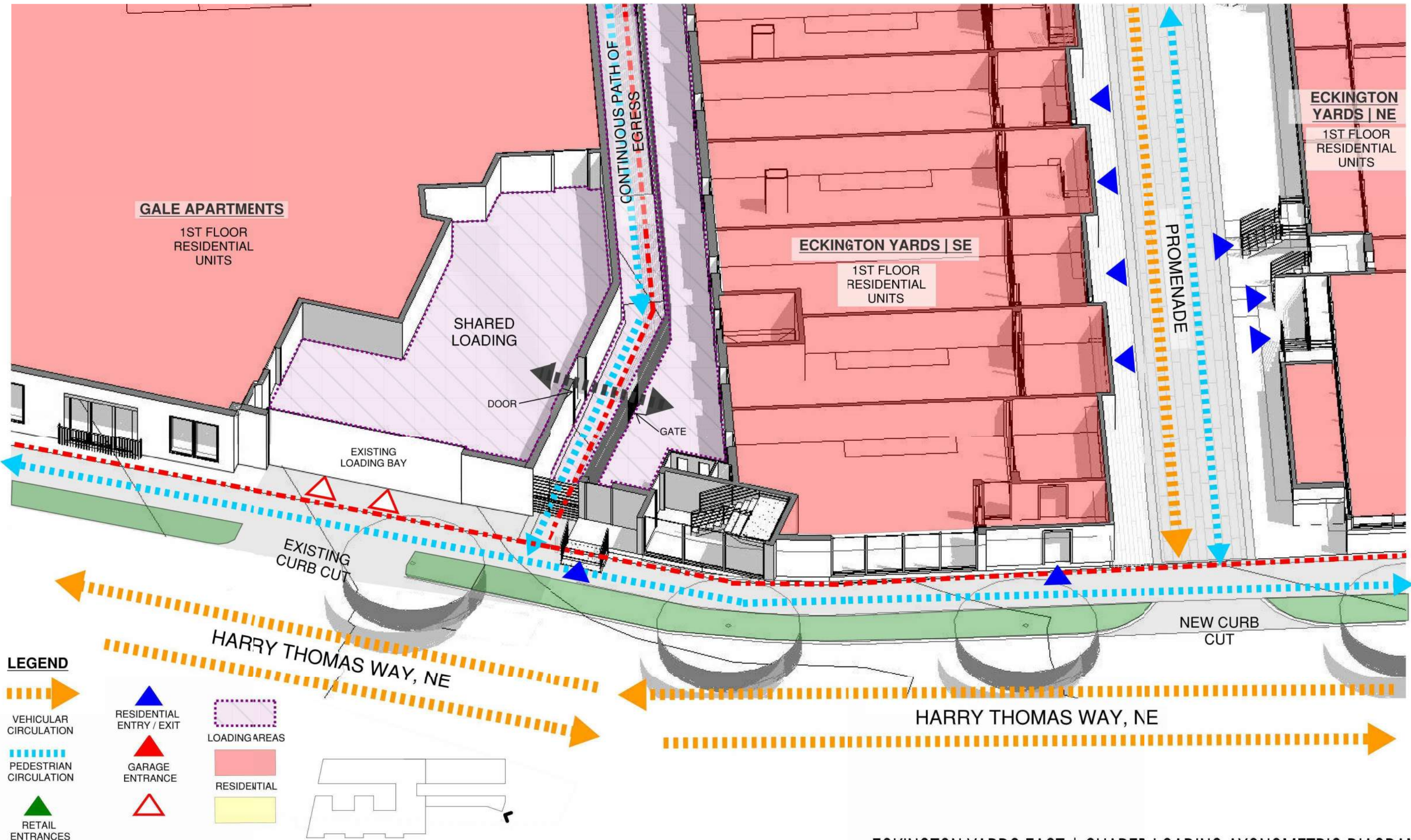


Existing Loading Dock at Harry Thomas Way, NE

PHOTOS OF EXISTING LOADING AREAS



ECKINGTON YARDS WEST | SHARED LOADING AXONOMETRIC DIAGRAM



ECKINGTON YARDS EAST | SHARED LOADING AXONOMETRIC DIAGRAM

LEED SCORECARD (WEST)

LEED® 2009 for New Construction and Major Renovation

Preliminary Project Checklist

Y	?Y	?N	N	PIF 1	Certification Agreement & Project Info Forms	Possible Points
21	4	1			Sustainable Sites	26
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
	1			Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alt. Transportation: Public Transportation Access	6
1				Credit 4.2	Alt. Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alt. Transportation: Low Emitting & Fuel Efficient Vehicles	3
	2			Credit 4.4	Alt. Transportation: Parking Capacity (w/Car/Vanpool)	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 (Alt. LEED v4 'BUG' criteria)	1
6	1	3			Water Efficiency	10
Y				Prereq 1	Water Use Reduction: 20% Reduction	
4				Credit 1	Water Efficient Landscaping	4
		2		Credit 2	Innovative Wastewater Technologies	2
2		1	1	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4
8	3	3	21		Energy & Atmosphere	35
Y				Prereq 1	Fundamental Commissioning, Bldg. Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
5	1	1	12	Credit 1	Optimize Energy Performance: 12%+	19
		7		Credit 2	On-Site Renewable Energy: 1%-13%	7
	2			Credit 3	Enhanced Commissioning	2
2				Credit 4	Enhanced Refrigerant Management	2
1		2		Credit 5	Measurement & Verification (1 pt.: ES Portfolio Mgr.)	3
	2			Credit 6	Green Power	2
4	2		8		Materials & Resources	14
Y				Prereq 1	Storage & Collection of Recyclables	
		3		Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3
		1		Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
		2		Credit 3	Materials Reuse: 5%/ 10%	2



Eckington Yards - West

Eric Colbert & Associates

4/20/16

Y	?Y	?N	N		Materials & Resources, Cont.	Possible Points
1	1			Credit 4	Recycled Content: 10%/ 20%	2
1	1			Credit 5	Regional Materials: 10%/ 20%	2
		1		Credit 6	Rapidly Renewable Materials: 2.5%	1
		1		Credit 7	Certified Wood: 50%	1
7	2	2	4		Indoor Environmental Quality	15
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		1		Credit 1	Outdoor Air Delivery Monitoring	1
		1		Credit 2	Increased Ventilation: 30%	1
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-Emit'tg. Materials: Adhesives, Sealants	1
1				Credit 4.2	Low-Emit'tg. Materials: Paints	1
1				Credit 4.3	Low-Emit'tg. Materials: Flooring Systems	1
		1		Credit 4.4	Low-Emit'tg. Materials: Composite Wd./Agrifiber	1
		1		Credit 5	Indoor Chemical & 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 (not avail. to Residential projects)	1
	1			Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1
5		1			Innovation & Design Process	6
Y				Prereq 1	Exemp. Performance SSc4.1 Public Transport.	1
1				Credit 1.1	Exemp. Performance SSc4.1 Public Transport.	1
1				Credit 1.2	Exemp. Performance SSc5.2 Open Space	1
1				Credit 1.3	Exemp. Performance SSc7.1 Avoid Heat Island Effect	1
1				Credit 1.4	Water Reuse at Cooling Tower	1
		1		Credit 1.5	TBD: suggest Green Housekeeping (LEED v4)	1
1				Credit 2	LEED Accredited Professional	1
1			3		Regional Priority Credits	4
Y				Prereq 1	SSc5.1, Habitat	1
1				Credit 1.1	SSc5.1, Habitat	1
		1		Credit 1.2	SSc6.1, SW Quantity control	1
		1		Credit 1.3	WEc2, Innovative Wastewater	1
		1		Credit 1.4	EAc1 (40%), EAc2, MRc1.1	1
52	7	11	40		Total	Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

SUSTAINABLE APPROACHES

LEED

The Eckington Yards project has been registered as two distinct LEED®v 2009 New Construction (NC) projects with USGBC. Fifty points are required for the targeted Silver certification level; the team will pursue additional points to demonstrate a commitment to delivering a high-performance mixed-use project. Credits are identified as achievable based on design feasibility and potential environmental benefits. Sustainable strategies being implemented include:

- Significantly reducing or eliminating storm water runoff / pollution
- Providing numerous bike storage spaces
- Reducing heat island effect by employing emissive/reflective materials for hardscape and vegetated roof.
- Reducing potable water usage through irrigation design, use of water conserving fixtures, and reuse of rainwater for cooling tower make-up is proposed.
- Reducing energy consumption by adopting high efficiency HVAC systems
- Reducing impact of transportation and extraction of virgin material by the use of regional materials and those with significant recycled content.
- Improving productivity and occupant health by access to daylight and views
- Meeting ASHRAE 55 standards to ensure thermal comfort and providing thermal controls to ensure accommodation of the individual preferences of its occupants.
- Installing low-emitting paints, adhesives, sealants and flooring systems.
- Installing permanent monitoring systems to ensure adequate ventilation.

OTHER STRATEGIES

In keeping with The Applicant's vision that the projects address environmental issues "beyond" LEED, the Design Team is exploring several aspects of sustainable strategies. The goal is to go beyond obtaining a LEED plaque; it is to create buildings and spaces that support and nurture both inhabitants and neighbors. Several strategies, including Smart Growth and Biophilic Design, are under consideration to take advantage of the locale and enhance the project environment in keeping with The Applicant's goals.

Smart Growth will be achieved through the project's location, which is in line with urban planning and transportation goals of concentrating growth in walkable, bike-friendly and transit-oriented areas. Eckington Yards will also provide a unique sense of community and place and the innovative retail will enhance cultural resources.

- The Eckington Yards project affords an opportunity to incorporate elements of Biophilic Design in an urban context by creating strong connections between nature and man-made environments.
- Numerous windows affording natural daylight to the interior of the buildings.
 - Multiple-sensory stimulation will be experienced through the project's design scheme, where a variety of materials, as well as textures and patterns, will provide a more immersive experience.
 - Providing information-rich views imparting a sense of openness (the pattern of "prospect") while imparting a sense of safety and control is fulfilled by the projects' orientation and provision of roof terraces with outdoor vistas from an elevated, safe place.
 - Human preference for "refuge" is addressed in the partially enclosed space between the building components, where visual access into the refuge space from the street is limited, where the space can provide a sense of shelter with the ability to view surroundings and landscaping.
 - An exhilarating space arousing attention and curiosity while the user is protected (called "risk/peril" pattern) is afforded by the bridges between the buildings.

Other strategies include:

- Shared parking between developments to reduce overall parking, construction materials, and excavation.
- Shared loading to reduce space, curb cuts, inefficiency.
- Building design that respects and acknowledges daylight impacts for neighbors.

The Team is beginning analysis of compliance with mandatory requirements ("prerequisites") of the LEED® for Neighborhood Development (LEED-ND) rating system. LEED-ND measures sustainability at a community level by evaluating where to build, what to build, and how to manage environmental impacts. If compliance with LEED-ND prerequisites is confirmed, then LEED-ND certification may also be feasible.

SHEET REVISED 04/22/2016

LEED SCORECARD (EAST)

LEED® 2009 for New Construction and Major Renovation Preliminary Project Checklist



Eckington Yards - East
Eric Colbert & Associates
4/20/16

PIF 1 Certification Agreement & Project Info Forms

Y	?Y	?N	N		Possible Points
21		4	1		Sustainable Sites
Prereq 1 Construction Activity Pollution Prevention 1					
Credit 1 Site Selection 1					
Credit 2 Development Density & Community Connectivity 5					
Credit 3 Brownfield Redevelopment 1					
Credit 4.1 Alt. Transportation: Public Transportation Access 6					
Credit 4.2 Alt. Transportation: Bicycle Storage & Changing Rooms 1					
Credit 4.3 Alt. Transportation: Low Emitting & Fuel Efficient Vehicles 3					
Credit 4.4 Alt. Transportation: Parking Capacity (w/Car/Vanpool) 2					
Credit 5.1 Site Development: Protect or Restore Habitat 1					
Credit 5.2 Site Development: Maximize Open Space 1					
Credit 6.1 Stormwater Design: Quantity Control 1					
Credit 6.2 Stormwater Design: Quality Control 1					
Credit 7.1 Heat Island Effect: Non-Roof 1					
Credit 7.2 Heat Island Effect: Roof 1					
Credit 8 Light Pollution Reduction (Alt.: LEED v4 BUG criteria) 1					

Water Efficiency Possible Points **10**

Y	?Y	?N	N		
7				3	
Prereq 1 Water Use Reduction: 20% Reduction 4					
Credit 1 Water Efficient Landscaping 4					
Credit 2 Innovative Wastewater Technologies 2					
Credit 3 Water Use Reduction: 30%/35%/40% 4					

Energy & Atmosphere Possible Points **35**

Y	?Y	?N	N		
7	3	3		22	
Prereq 1 Fundamental Commissioning, Bldg. Energy Systems					
Prereq 2 Minimum Energy Performance					
Prereq 3 Fundamental Refrigerant Management					
Credit 1 Optimize Energy Performance: 12%+ 19					
Credit 2 On-Site Renewable Energy: 1%-13% 7					
Credit 3 Enhanced Commissioning 2					
Credit 4 Enhanced Refrigerant Management 2					
Credit 5 Measurement & Verification (1 pt.: ES Portfolio Mgr.) 3					
Credit 6 Green Power 2					

Materials & Resources Possible Points **14**

Y	?Y	?N	N		
4	1	1		8	
Prereq 1 Storage & Collection of Recyclables					
Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof 3					
Credit 1.2 Building Reuse: Maintain 50% Interior Non-Structural 1					
Credit 2 Construction Waste Management: 50%/75% 2					
Credit 3 Materials Reuse: 5%/10% 2					

Materials & Resources, Cont.

Y	?Y	?N	N		
1	1				
Credit 4 Recycled Content: 10%/20% 2					
Credit 5 Regional Materials: 10%/20% 2					
Credit 6 Rapidly Renewable Materials: 2.5% 1					
Credit 7 Certified Wood: 50% 1					

Indoor Environmental Quality Possible Points **15**

Y	?Y	?N	N		
8	1	2	4		
Prereq 1 Minimum IAQ Performance					
Prereq 2 Environmental Tobacco Smoke (ETS) Control					
Credit 1 Outdoor Air Delivery Monitoring 1					
Credit 2 Increased Ventilation: 30% 1					
Credit 3.1 Construction IAQ Management Plan: During Construction 1					
Credit 3.2 Construction IAQ Management Plan: Before Occupancy 1					
Credit 4.1 Low-Emit'g. Materials: Adhesives, Sealants 1					
Credit 4.2 Low-Emit'g. Materials: Paints 1					
Credit 4.3 Low-Emit'g. Materials: Flooring Systems 1					
Credit 4.4 Low-Emit'g. Materials: Composite Wd./Agrifiber 1					
Credit 5 Indoor Chemical & Pollutant Source Control 1					
Credit 6.1 Controllability of Systems: Lighting 1					
Credit 6.2 Controllability of Systems: Thermal Comfort 1					
Credit 7.1 Thermal Comfort: Design 1					
Credit 7.2 Thermal Comfort: Verification (not avail. to Residential projects) 1					
Credit 8.1 Daylight & Views: Daylight 75% of Spaces 1					
Credit 8.2 Daylight & Views: Views for 90% of Spaces 1					

Innovation & Design Process Possible Points **6**

Y	?Y	?N	N		
4		2			
Credit 1.1 Exemp. Performance SSc4.1 Public Transportation 1					
Credit 1.2 Exemp. Performance SSc5.2 Open Space 1					
Credit 1.3 Exemp. Performance SSc7.1 Avoid Heat Island Effect 1					
Credit 1.4 TBD: Green Housekeeping (LEED v4) 1					
Credit 1.5 TBD: suggest Int. Pest Mgt. 1					
Credit 2 LEED Accredited Professional 1					

Regional Priority Credits Possible Points **4**

Y	?Y	?N	N		
1			3		
Credit 1.1 SSc5.1, Habitat 1					
Credit 1.2 SSc6.1, SW Quantity control 1					
Credit 1.3 WEc2, Innovative Wastewater 1					
Credit 1.4 EAc1 (40%), EAc2, MRc1.1 1					

52 5 12 41 Total Possible Points **110**
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

DRAFT WATER COMPUTATIONS

Type of Fixture	Quantity	Sanitary			Domestic						
		Each DFU	Total DFU	Each SFU	Each HW SFU	Total SFU	Total CW SFU	Total HW SFU	Total Combined SFU	Total Combined GPM	
Group (Tank) (1.6 gpf)	886	5	4430	2.7	1.5	3.6	2392.2	1329	3189.6	231	
WC Tank (Private)	3			2.2		2.2					
WC Tank (Public)	4			5		5					
Group (Greater than 1.6 gpf)											
WC FV (Private)	4			6	3	8					
WC FV (Public)	7		42	10		10	70		70	35	
Public UR (FV) (1 gpf or less)											
Public Lavatory	7		7	1.5	1.5	2	10.5	10.5	14	17	
Public Lavatory/Bidet	1			0.5	0.5	0.7					
Public Bathtub	2			3	3	4					
Private Bathtub	2			1	1	1.4					
Public Shower	2			3	3	4					
Private Shower	187			1	1	1.4					
Mop Basin	6		30	2.25	2.25	3	13.5	13.5	18	6.5	
Service Sink	5			2.25	2.25	3					
Public kitchen Sink	4		8	3	3	4	12	12	16	12.8	
Private Kitchen Sin W/ DW	699		1398	1	1	2.8	699	699	1957.2	179	
Drinking Fountain	8			0.25		0.25					
Washing Machine (Public)	3			3	3	4					
Washing Machine (Private)	699		1398	1	1	1.4	699	699	978.6	106	
3" Floor Drain	12		60								
4" Floor Drain	8		48								
3"/4" FD (emerg)											
Bar Sink				2		1.5	1.5	2			
Sub-Total (DFU):		7421			Sub-Totals (SFU):						390
Additional Sanitary Drainage Demands:				Enter Total DFU		Additional Domestic Water Demands:			Enter Total GMP		
				269		CW 269 HW 219			15		
HVAC						Hose Bibbs			15		
Kitchen						HVAC			24		
Laundry						Kitchen					
Pool / Fountain						Laundry					
						Pool / Fountain					
						Irrigation			20		
Total (DFU):		7421			Total (SFU):						449

Notes:
1. Supply fixture unit (SFU) value based on the 2012 International Plumbing Code table E101B
2. Drainage fixture unit (DFU) value based on the 2012 International Plumbing Code table 709.1
3. Additional demands for HVAC make-up, pool, fountain, laundry, food service, etc.
4. Add 5 GPM for each hose bibb up to a maximum of 15 GPM