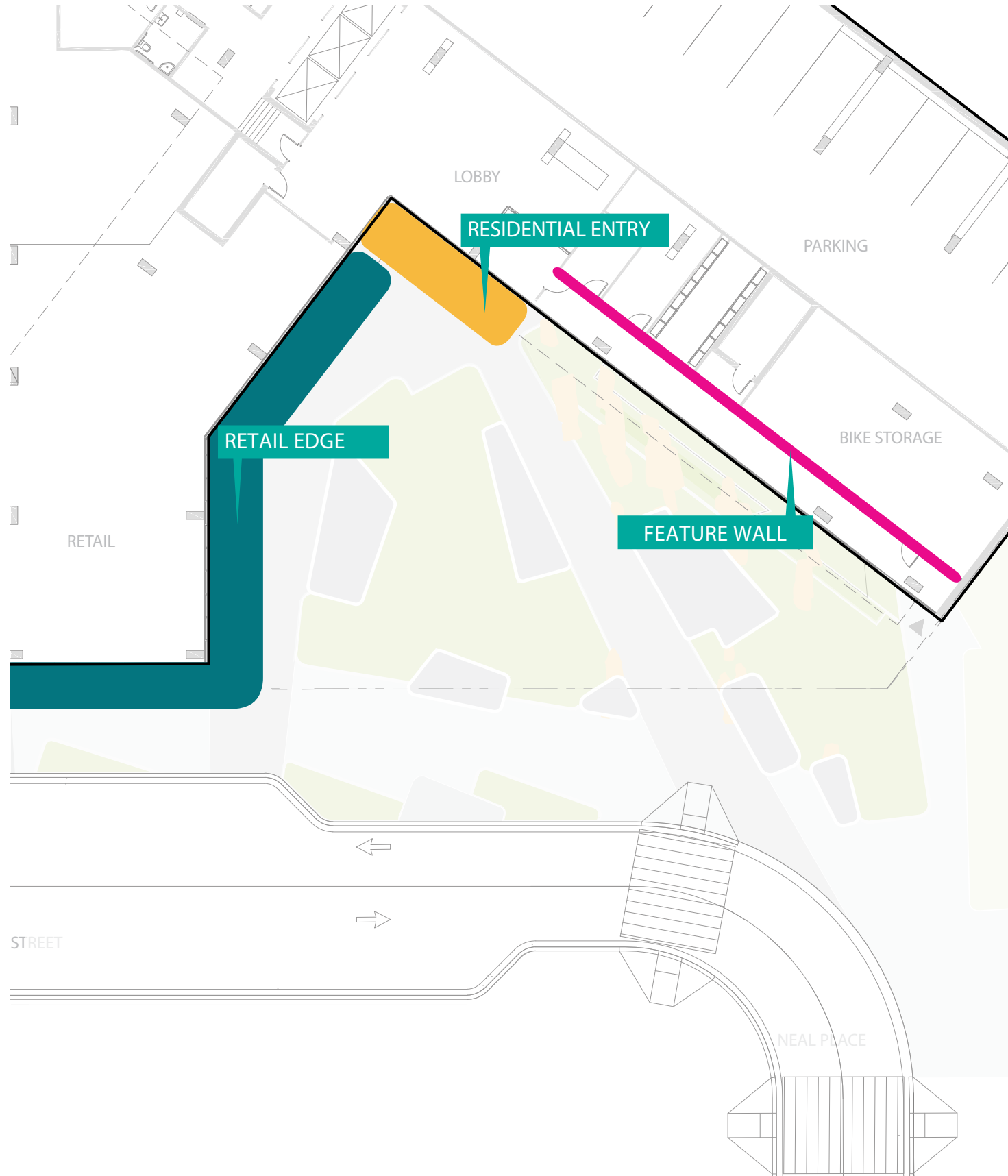


NEAL PLACE PARK EDGE CONDITIONS



RESIDENTIAL ENTRY - INSPIRATION



RETAIL EDGE - INSPIRATION



FEATURE WALL - PROPOSED



PUBLIC SPACE/ ACTIVATION

A-2_517

SCAPE + BRININSTOOL
LYNCH

sh p

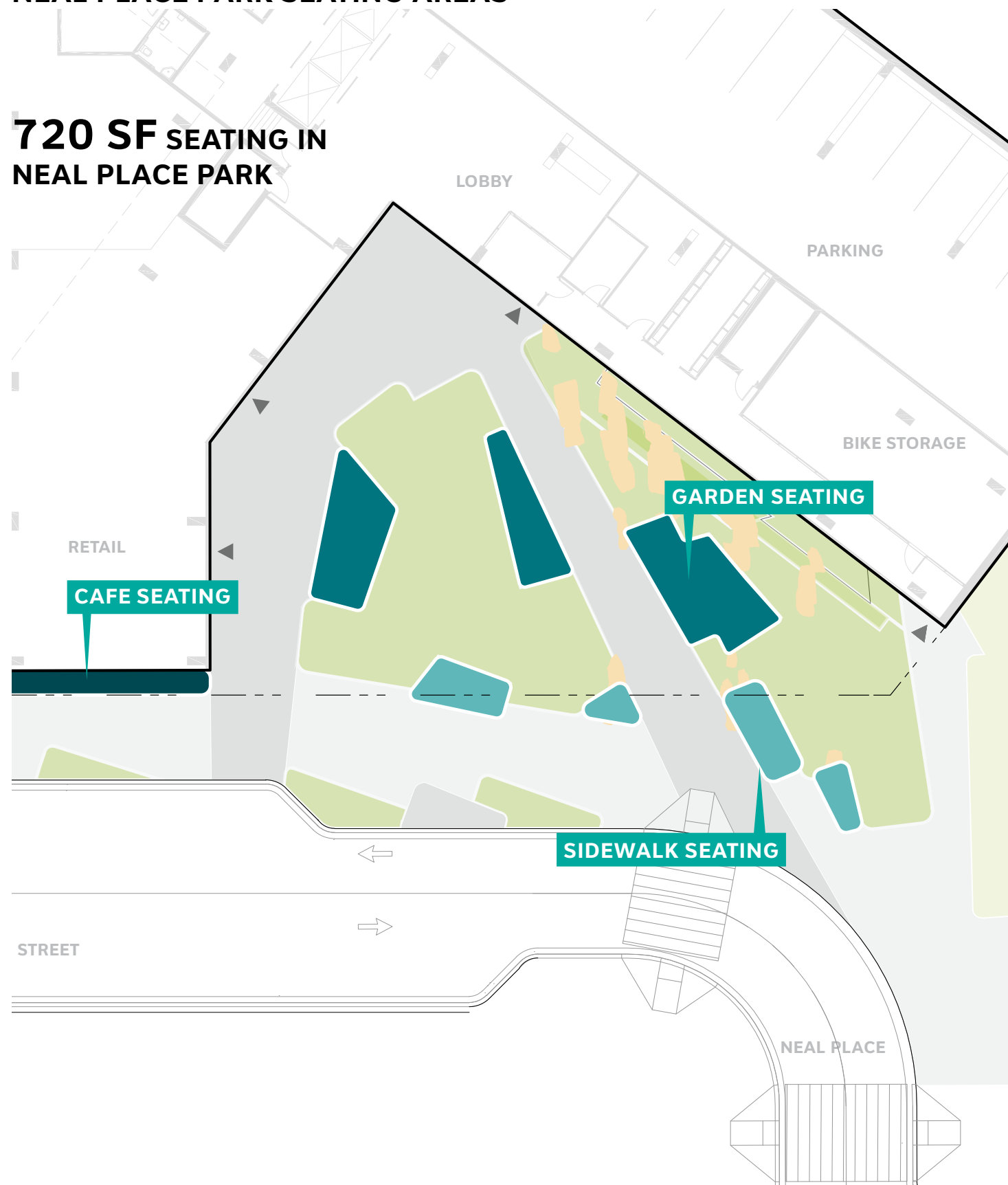
GROSVENOR

MARCH 1, 2019

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.4B5

NEAL PLACE PARK SEATING AREAS

720 SF SEATING IN NEAL PLACE PARK



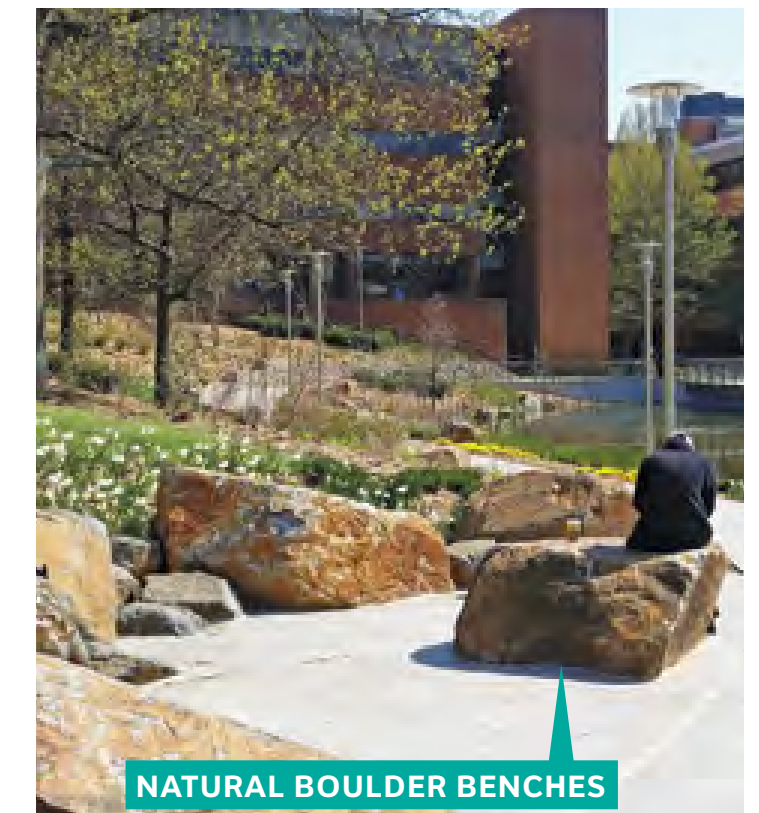
CAFE SEATING



GARDEN SEATING



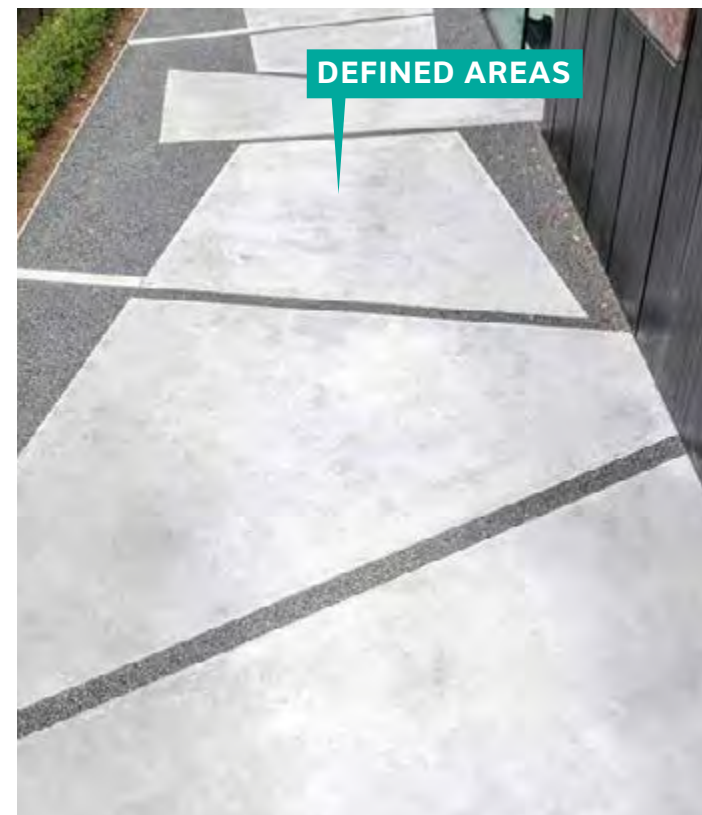
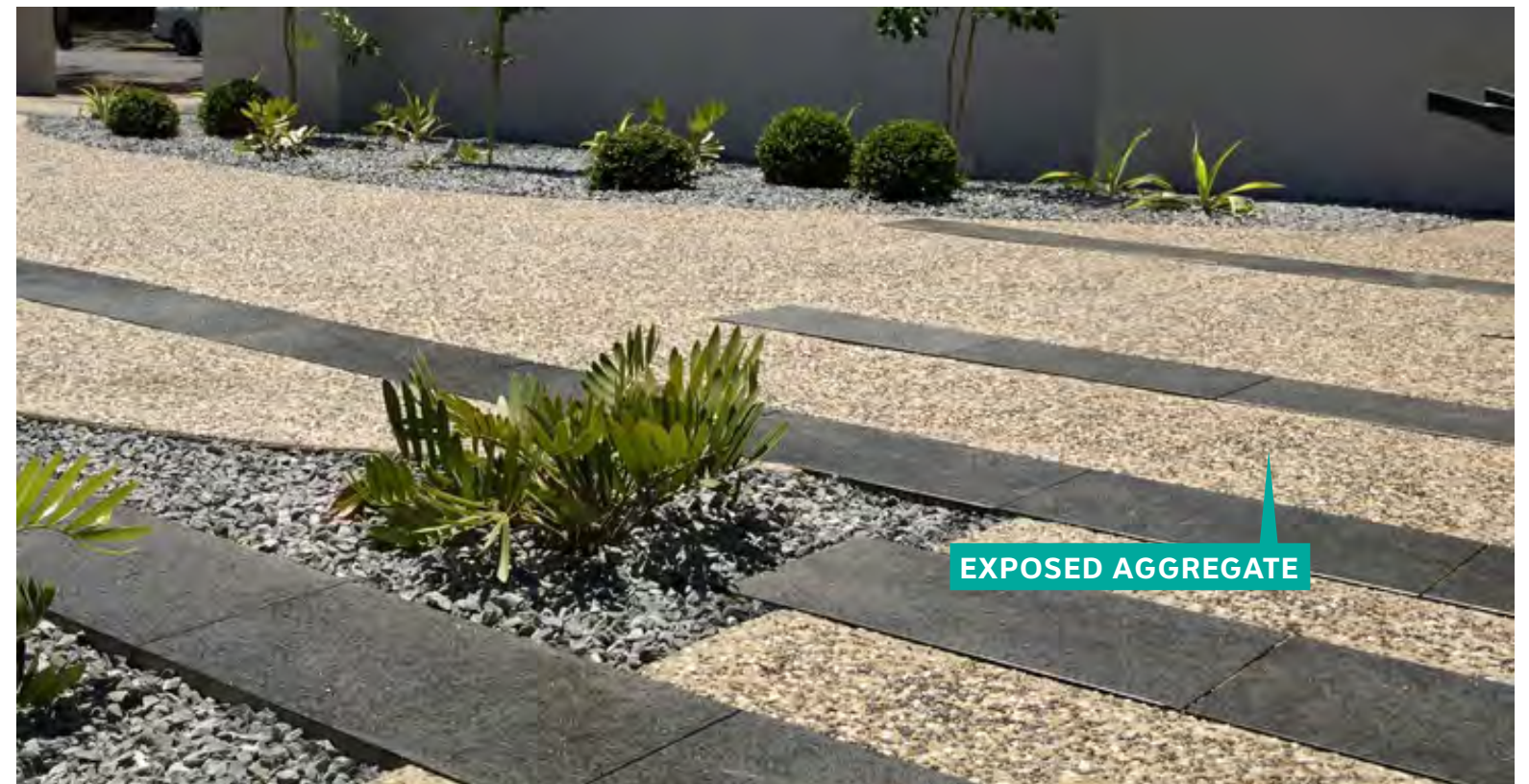
SIDEWALK SEATING



PUBLIC SPACE/ACTIVATION

MARCH 1, 2019

NEAL PLACE PARK CIRCULATION AREAS



PUBLIC SPACE/ ACTIVATION

A-2_519

SCAPE + BRININSTOOL
LYNCH

sh p

GROSVENOR

MARCH 1, 2019

NEAL PLACE PARK BRIDGE



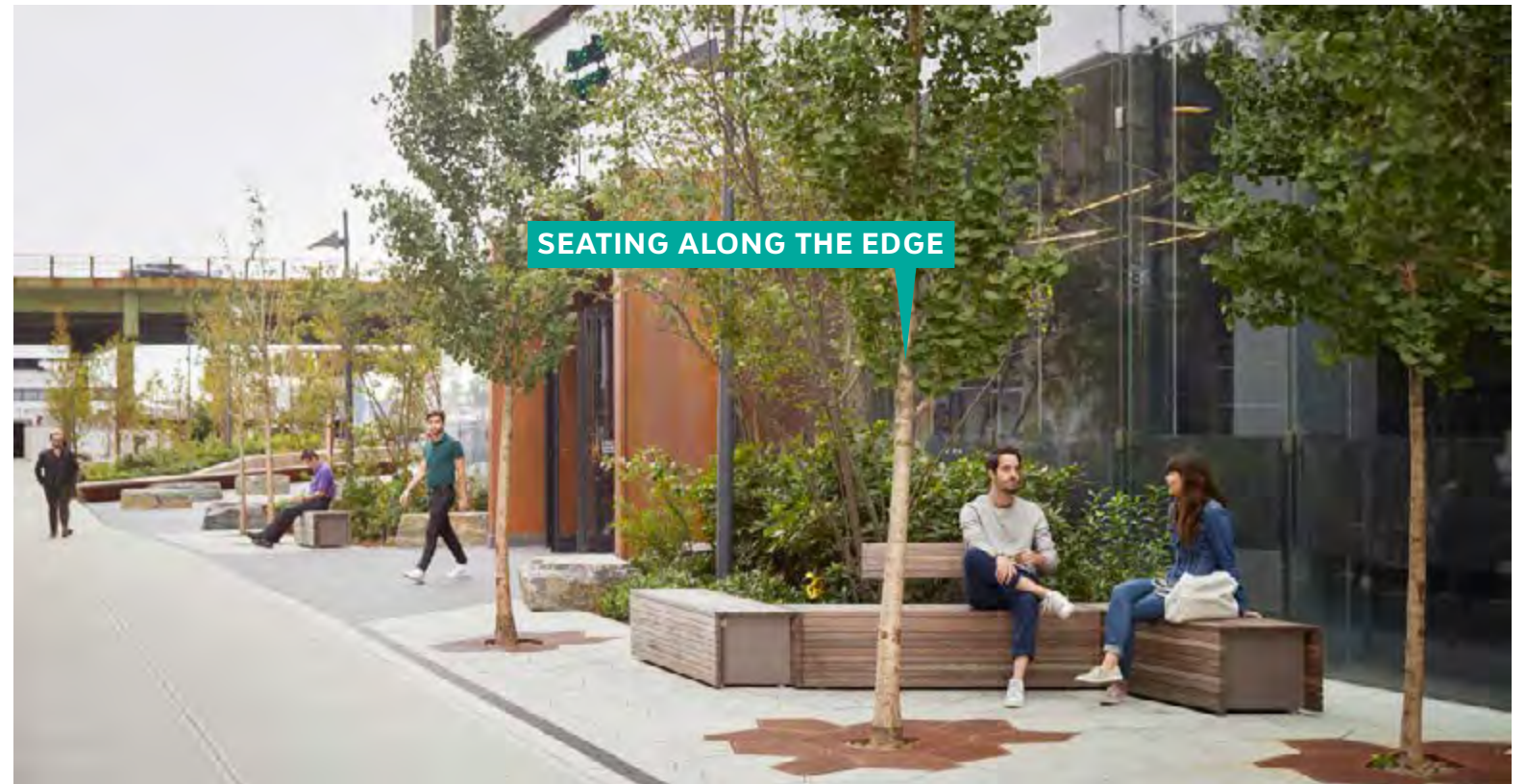
MARCH 1, 2019

PUBLIC SPACE/ ACTIVATION



A-2_520

NEAL PLACE PARK STREETSCAPE



PUBLIC SPACE/ ACTIVATION

A-2_521

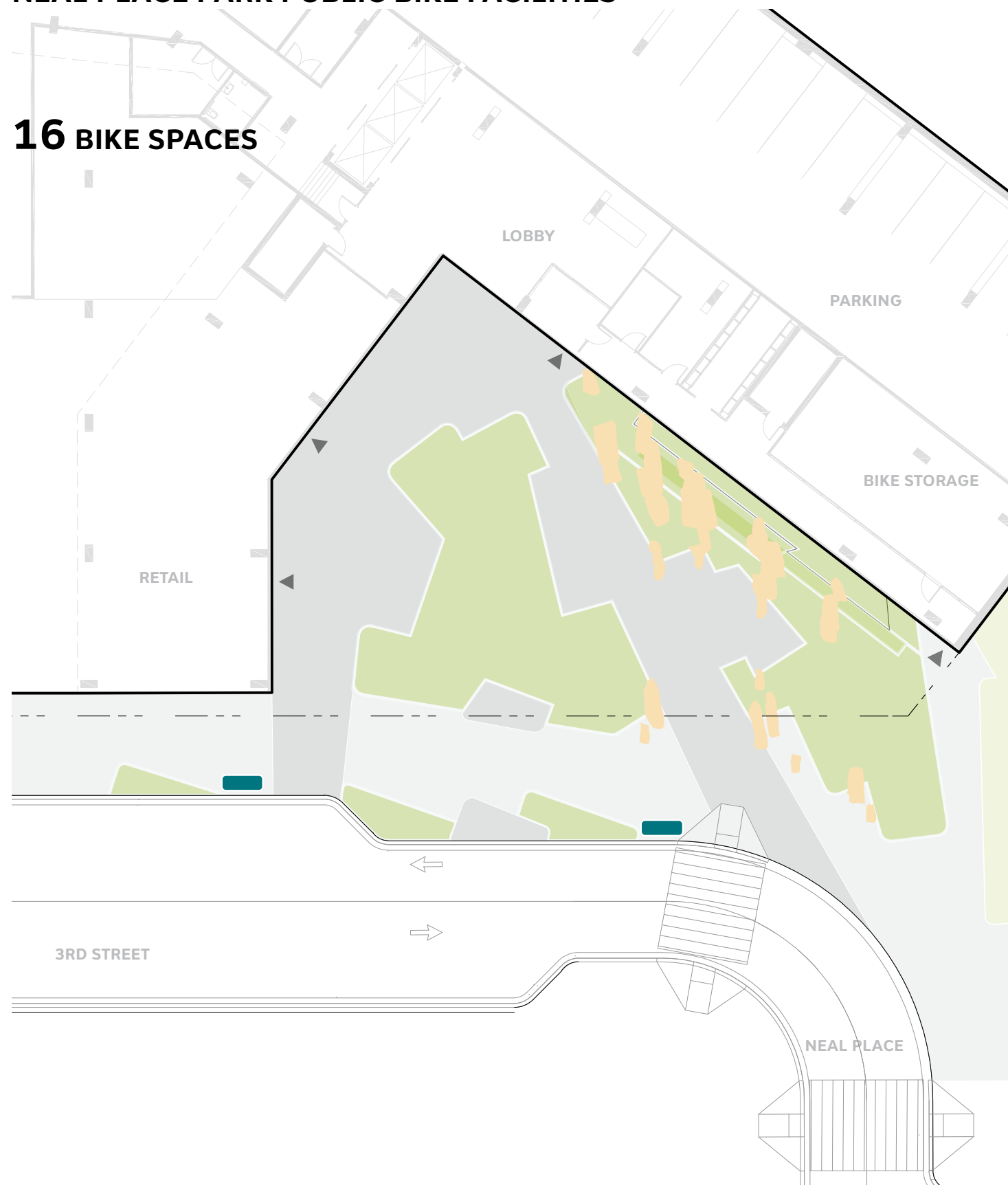
SCAPE + BRININSTOOL LYNCH

sh p GROSVENOR

MARCH 1, 2019

NEAL PLACE PARK PUBLIC BIKE FACILITIES

16 BIKE SPACES



SIDEWALK BIKE PARKING

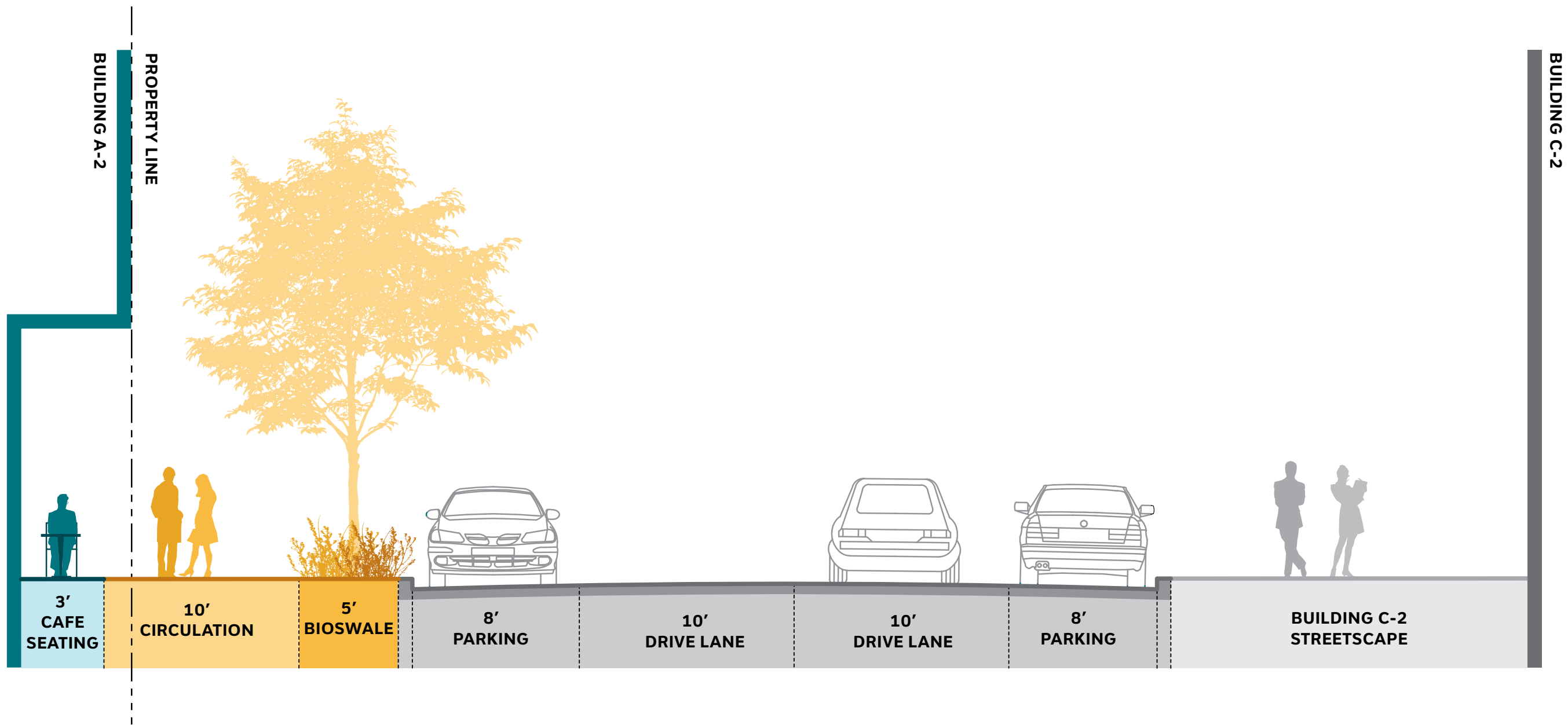


MARCH 1, 2019

PUBLIC SPACE/ ACTIVATION

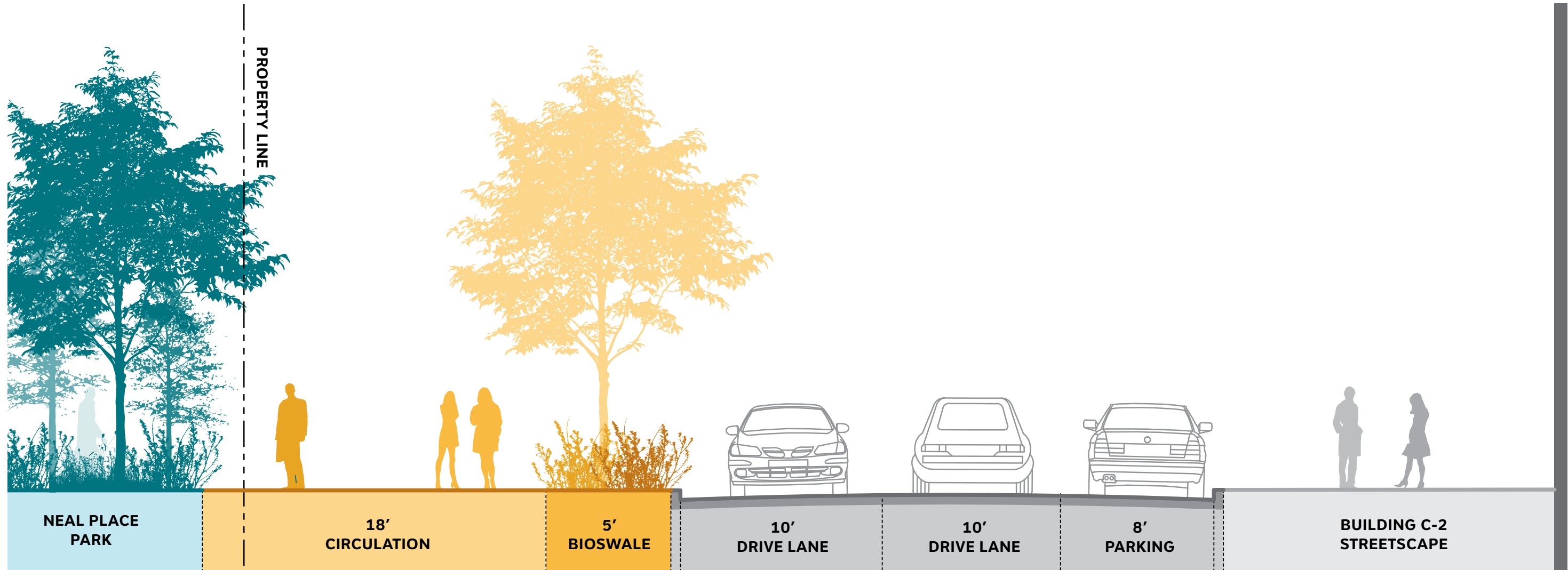


A-2_522



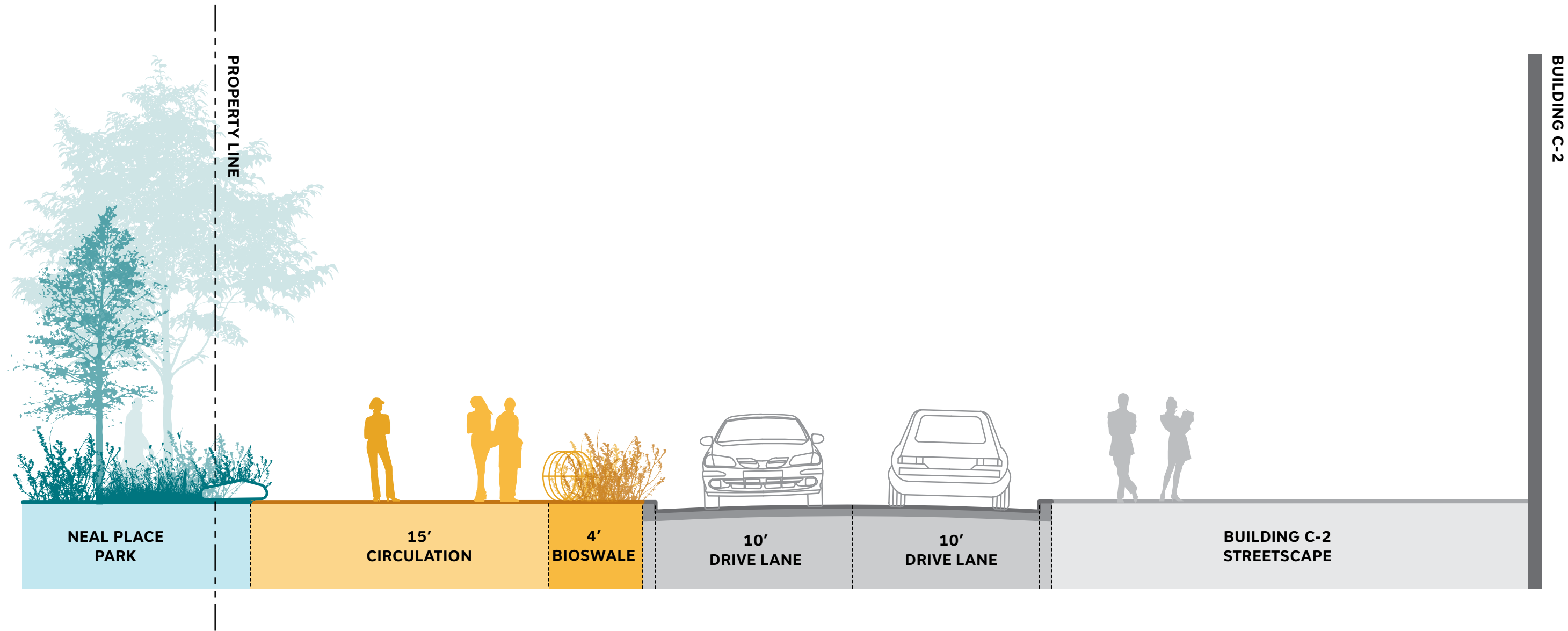
STREETSCAPE SECTION 1

MARCH 1, 2019



MARCH 1, 2019

STREETSCAPE SECTION 2



STREETSCAPE SECTION 3

MARCH 1, 2019

KENTUCKY COFFEETREE

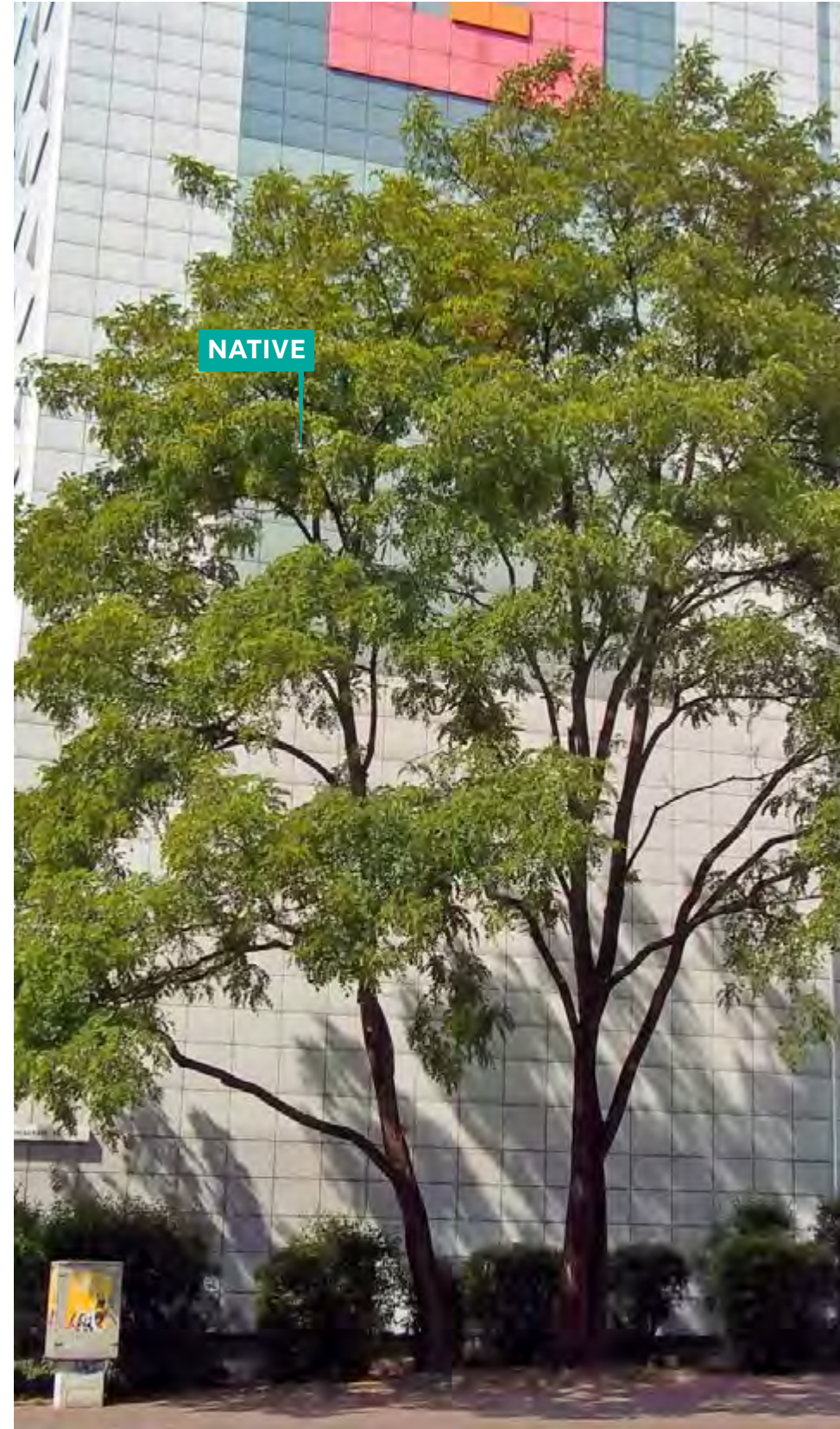
Gymnocladus dioica



MARCH 1, 2019

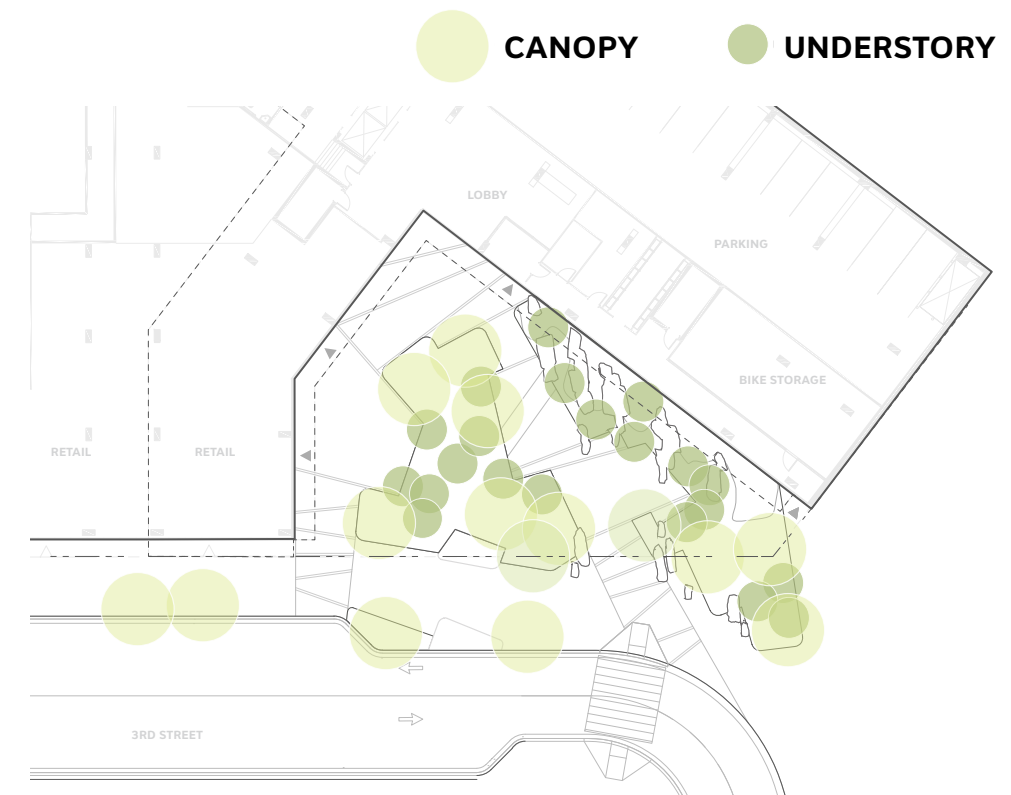
BLACK LOCUST

Robinia pseudoacacia

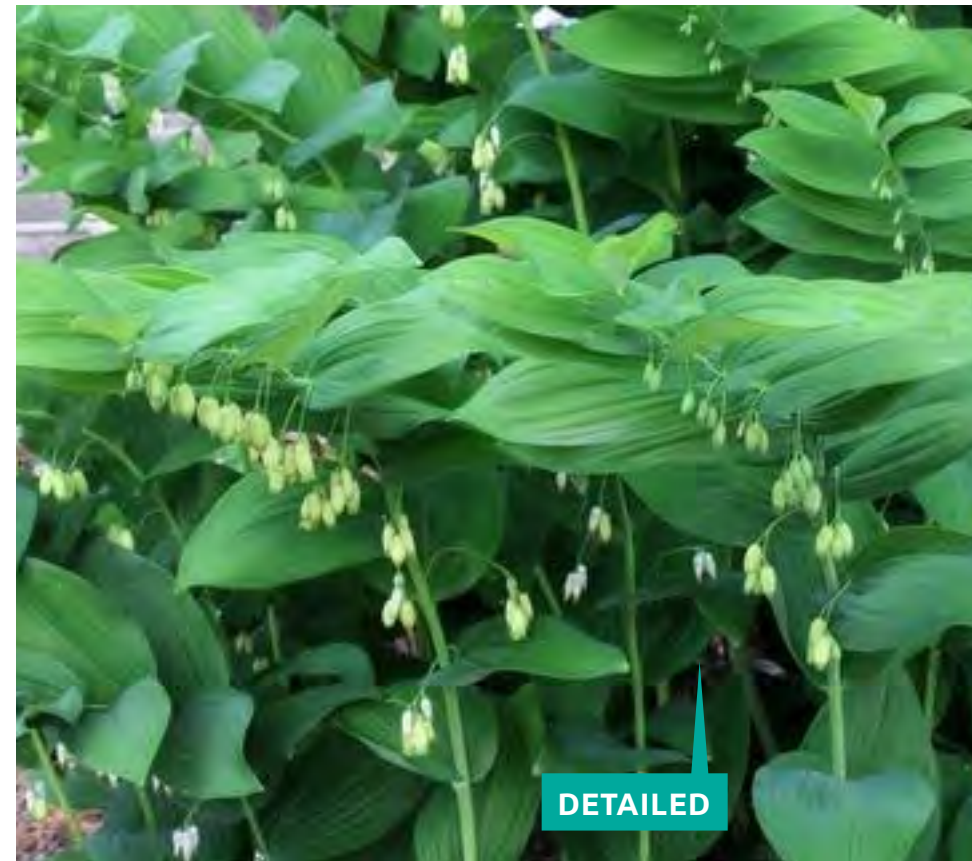
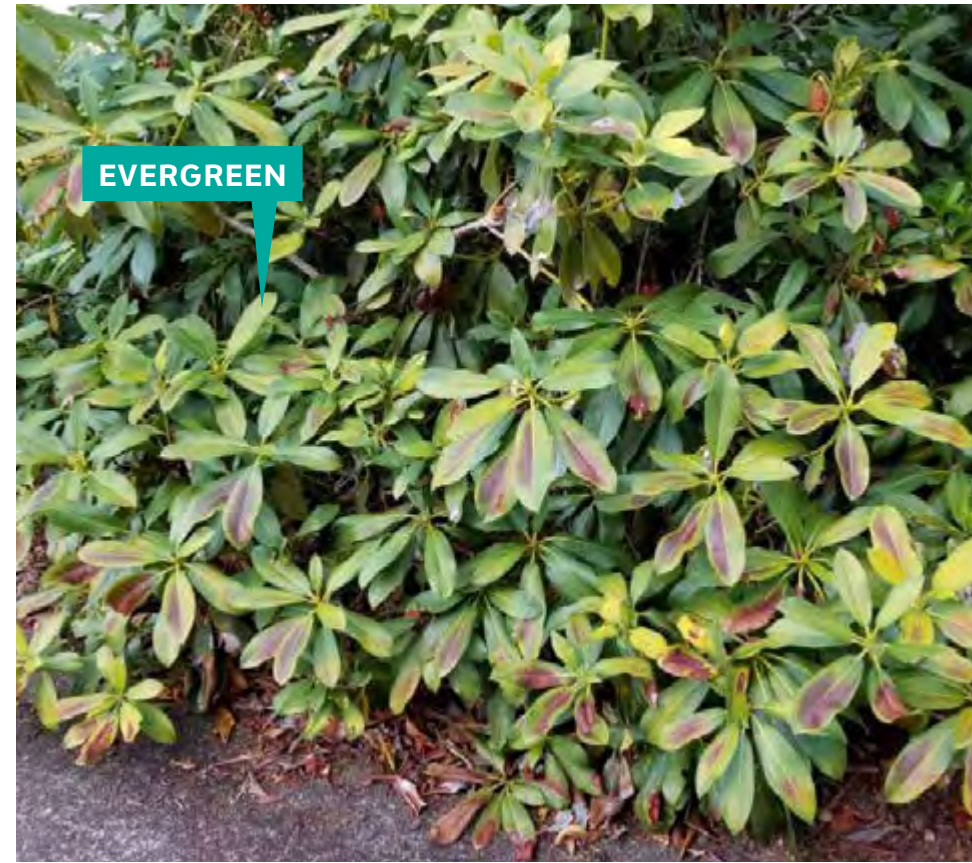


PAW PAW (understory)

Asimina triloba



PLANTING - POTENTIAL CANOPY SPECIES



PLANTING - UNDERSTORY PRECEDENT IMAGES

MARCH 1, 2019

A-2_527

SCAPE + BRININSTOOL
LYNCH

sh p GROSVENOR



MARCH 1, 2019



FALLS WALK

GROSVENOR

sh p

BRININSTOOL
LYNCH

SCAPE

A-2_528



FALLS WALK - EVENING

MARCH 1, 2019

A-2_529

SCAPE + BRININSTOOL
LYNCH

sh p

GROSVENOR



MARCH 1, 2019

RETAIL EDGE

GROSVENOR

sh p

BRININSTOOL
LYNCH

SCAPE

A-2_530



VIEW DOWN NEAL PLACE

MARCH 1, 2019

A-2_531

SCAPE + BRININSTOOL
LYNCH

sh p

GROSVENOR

BUILDING A-2: LEED & GREEN AREA RATIO CALCULATIONS

MARCH 1, 2019



LEED 2009 for New Construction and Major Renovations

Project Checklist

Morse Street
GOLD Submission

21 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			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 6 Water Efficiency Possible Points: 10

Y	?	N			
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	2		Credit 3	Water Use Reduction	2 to 4

16 19 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
11	8		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

6 8 Materials and Resources Possible Points: 14

Y	?	N			
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
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

9 6 Indoor Environmental Quality Possible Points: 15

Y	?	N			
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

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Exemplary Performance SS Cr 4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SS Cr 5.1	1
1			Credit 1.3	Innovation in Design: Exemplary Performance SS Credit 7.1	1
1			Credit 1.4	Innovation in Design: Green Cleaning Program EBOM	1
1			Credit 1.5	Innovation in Design: Green Pest Control EBOM	1
1			Credit 2	LEED Accredited Professional	1

2 2 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: SS Credit 5.1 Protect & Restore Habitat	1
1			Credit 1.2	Regional Priority: SS Credit 6.1 Stormwater Quantity	1
		1	Credit 1.3	Regional Priority:	1
		1	Credit 1.4	Regional Priority:	1

64 46 Total Possible Points: 110

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

Green Area Ratio Scoresheet				
***	Address	Square	Lot	Zone District
	Other	Lot area (sf)	Minimum Score	Multiplier
		SCORE:	GAR Score	
	Lot size (enter this value first) *	32,445	.2	0.210
Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet 0	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet 400	0.60	240.0
3	Bioretention facilities	square feet 6,065	0.40	2,426.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 0	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 22	1100 0.50	550.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 0	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees 0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees 0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees 0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees 0	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-

C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet 4,500	0.80	3,600.0
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
		sub-total of sq ft = 12,065		
F Bonuses				
1	Native plant species	square feet 0	0.10	-
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =				6,816
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth.				