



# THE LADY BIRD

VALOR DEVELOPMENT  
TORTI GALLAS URBAN

ISSUED:

APPLICATION..... 10/26/2016

PRE HEARING SUBMISSION ..... 12/21/2017



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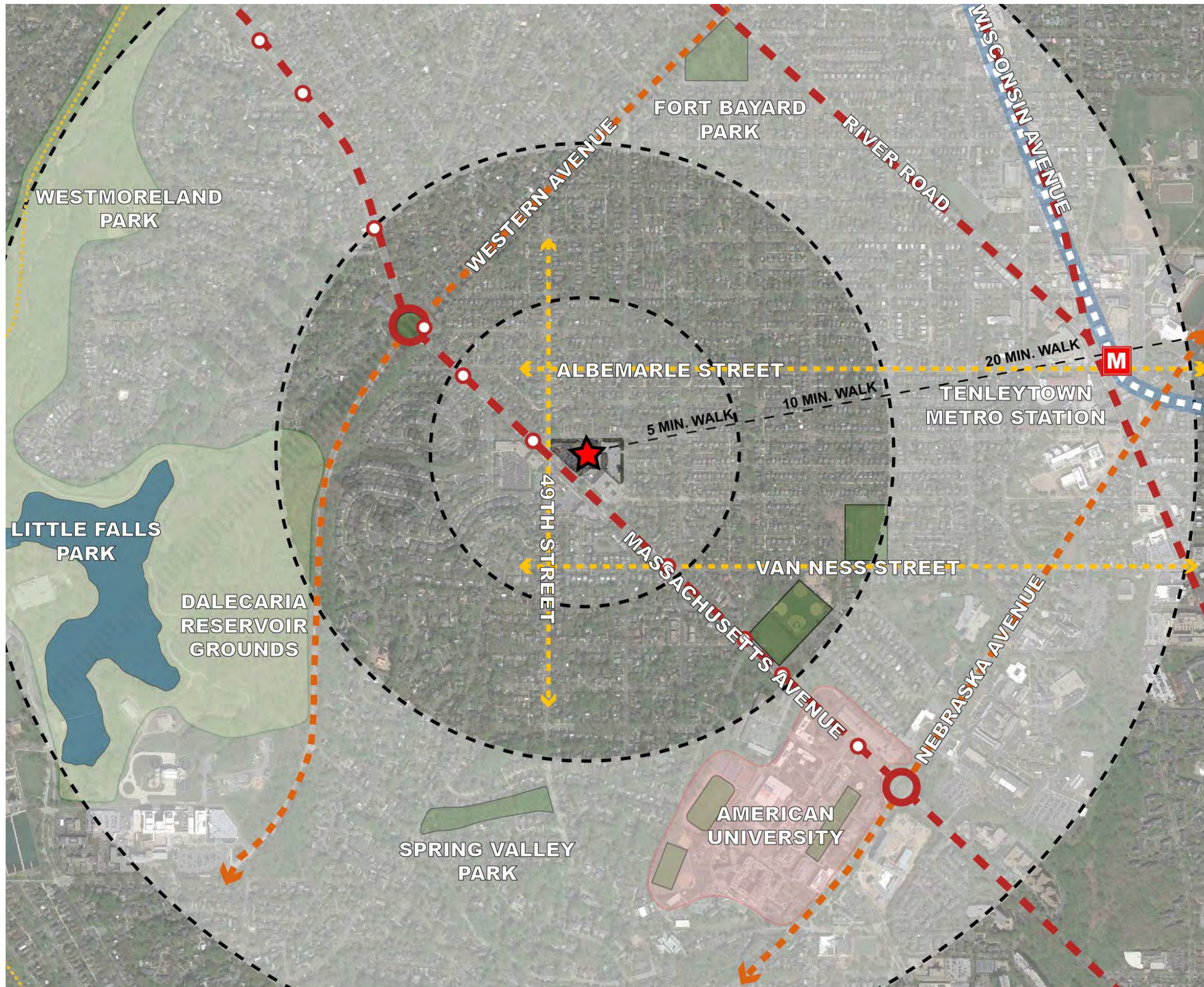
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# Site Exhibits

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- Legend**
-  Site
  -  Primary Streets
  -  Secondary Streets
  -  Tertiary Streets
  -  Capital Crescent Trail
  -  Metro Rail
  -  Metro Stations
  -  Walking Radius
  -  Bus Stops
  -  Green Space

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Regional Analysis



12/21/2017

G01



**A&T LOT 802 + 803**  
 SPRING VALLEY  
 SHOPPING CENTER  
 39,516 SF SITE AREA  
 16,922 EXISTING  
 COMMERCIAL SF

**A&T LOT 807**  
 79,622 SF SITE AREA

**RECORD LOT 9**  
 121,272 SF SITE AREA

**LOT 6**

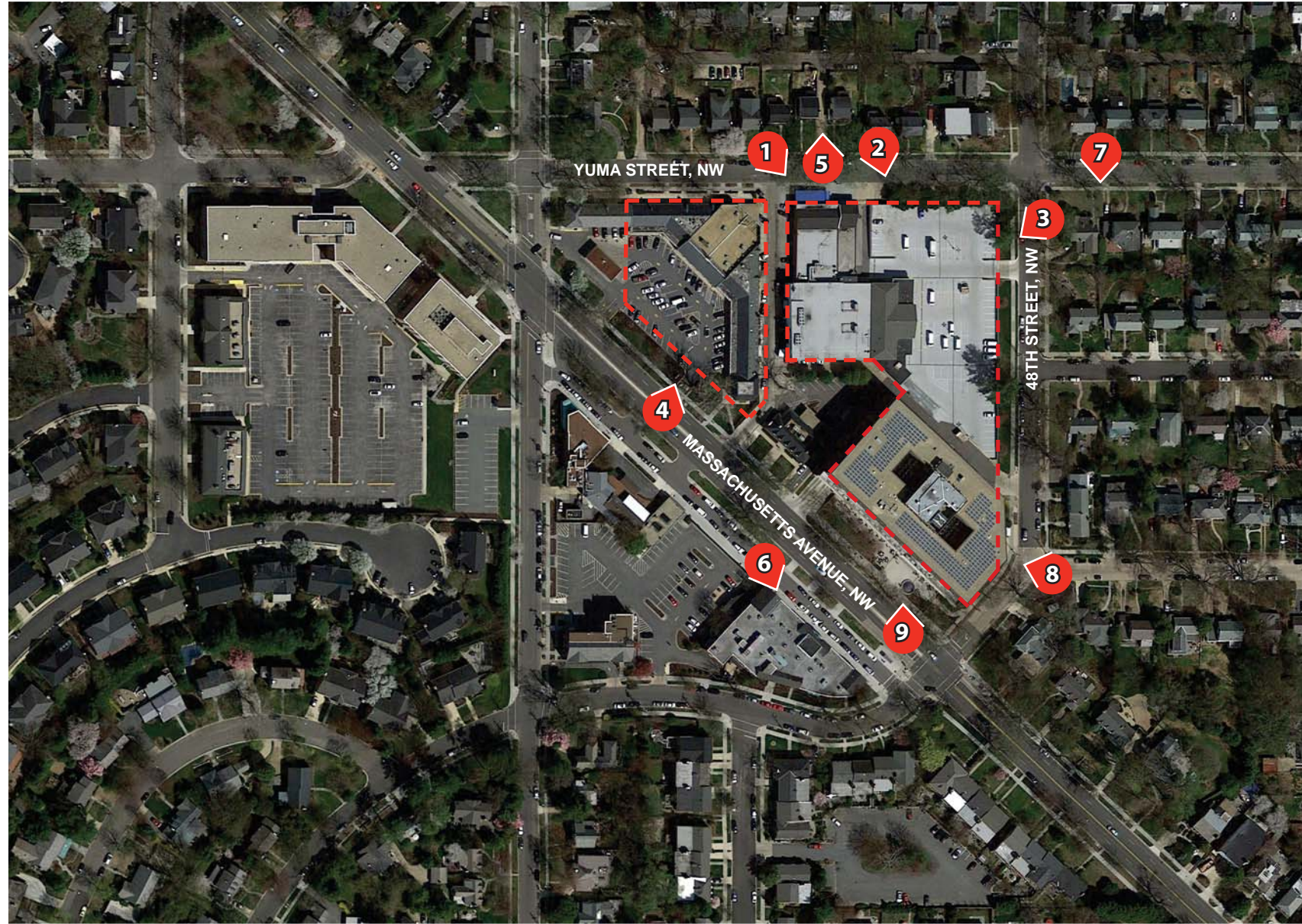
**A&T LOT 806**  
 FORMER AU LAW BUILDING  
 41,650 SF SITE AREA  
 179,302 EXISTING  
 COMMERCIAL SF

**DESIGN REVIEW PROJECT SITE**  
 A&T LOTS 802, 803, 806 + 807  
 (TOTAL LAND AREA: 160,788 SF)

**NOTE:**  
 A&T LOT 806 + 807 TOGETHER  
 COMPRISE RECORD LOT 9 IN  
 SQUARE 1499.







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### Site Photos



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G03

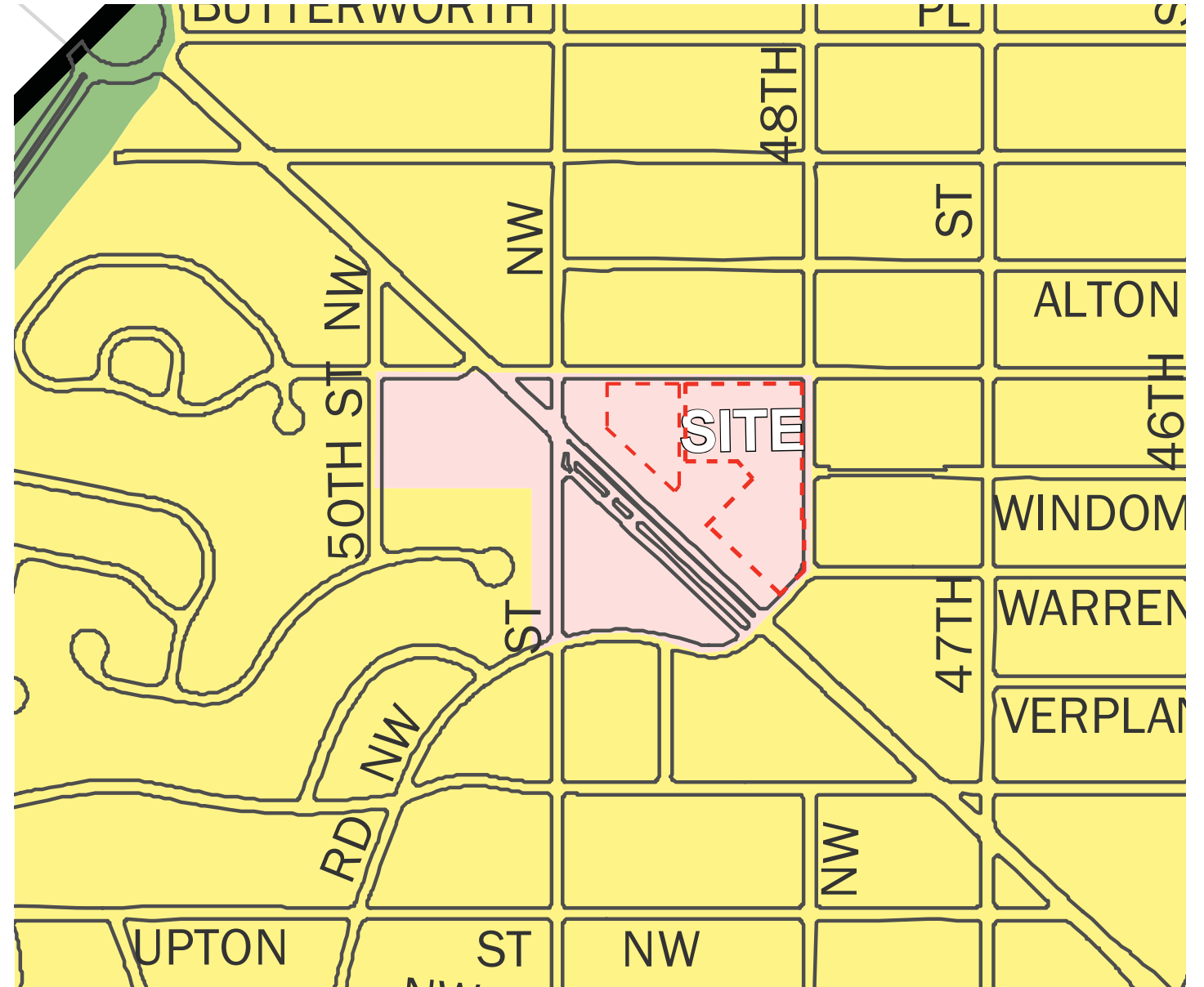


VALOR DEVELOPMENT  
TORTI GALLAS URBAN

# THE LADY BIRD



ZONING MAP



COMPREHENSIVE PLAN

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial



**The Lady Bird: Tabulation of Development Data**

Project Site:	Lot #	Spring Valley Shopping Center (SVSC)	Land Area (sf)	Total Land Area (sf)
	Lot 802		39,516	
	Lot 803			
	Lot 9	Lot 806	Former AU Law Building	
Lot 807		Valor Lot	79,622	

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
<b>Floor Area Ratio (FAR) / Gross Floor Area (GFA)</b>	<p><b>FAR</b> MOR: 2.5 (1.5 nonresidential max) IZ: 3.0 (1.5 nonresidential max)</p> <p><b>GFA</b> MOR: 401,970 sf (241,182 sf nonresidential) IZ: 482,364 sf (241,182 sf nonresidential)</p>	<p><b>Overall (Lots 9, 802, 803)</b> Residential: 1.6 FAR (257,586 GFA) Nonresidential: 1.34 FAR (215,916 GFA) Total Overall: 2.94 FAR (473,502 GFA)</p>
<b>Inclusionary Zoning (IZ)</b> <small>Building: 10% of residential GFA (including residential building area in cellar space and enclosed building projections that extend into public space) Penthouse: 10% of non-communal penthouse habitable space</small>	<p>25,759 GFA</p> <p>2,561 GFA <b>Total: 28,320 GFA</b></p>	<p>25,759 GFA</p> <p>2,561 GFA <b>Total: 28,320 GFA</b></p>
<b>FAR (Penthouse)</b>	0.4 <small>(penthouse habitable space, not including communal)</small>	0.21 (Lot 807 only)
<b>Green Area Ratio (GAR)</b>	0.3	0.3 (Lot 807 only)
<b>Lot Occupancy</b>	MOR: 60% (residential) / 100% (nonresidential) IZ: 75% (residential) / 100% (nonresidential)	Lots 802 & 803: Existing 66% (No Change) Lot 806: Existing 90% (No Change) Lot 807 (Building 1): 67% Lot 807 (Building 2): 73% <b>Overall (Lots 9, 802, 803): 67%</b>
<b>Building Height</b>	50 ft	Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 50'-0" Lot 807 (Building 2): 49'-0"
<b>Rear Yard</b>	15 ft (min)	Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) <b>Lot 807 (Building 1): 10'-0" (min)</b> <b>FLEXIBILITY REQUESTED</b> Lot 807 (Building 2): 22'-7"
<b>Side Yard</b> <small>None required. If provided: 2 inches / ft (6 ft min)</small>	8'-4" (min)	Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 10'-0" (min) Lot 807 (Building 2): 10'-0" (min)

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
<b>Court (Open)</b> <small>Width: 4 inches / ft (10 ft min)</small>	Varies	Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Building 2): Provided as required
<b>Court (Closed)</b> <small>Width: 4 inches / ft (15 ft min) Area: Twice square of required width (350 sf min)</small>	Varies	Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Building 2): Provided as required

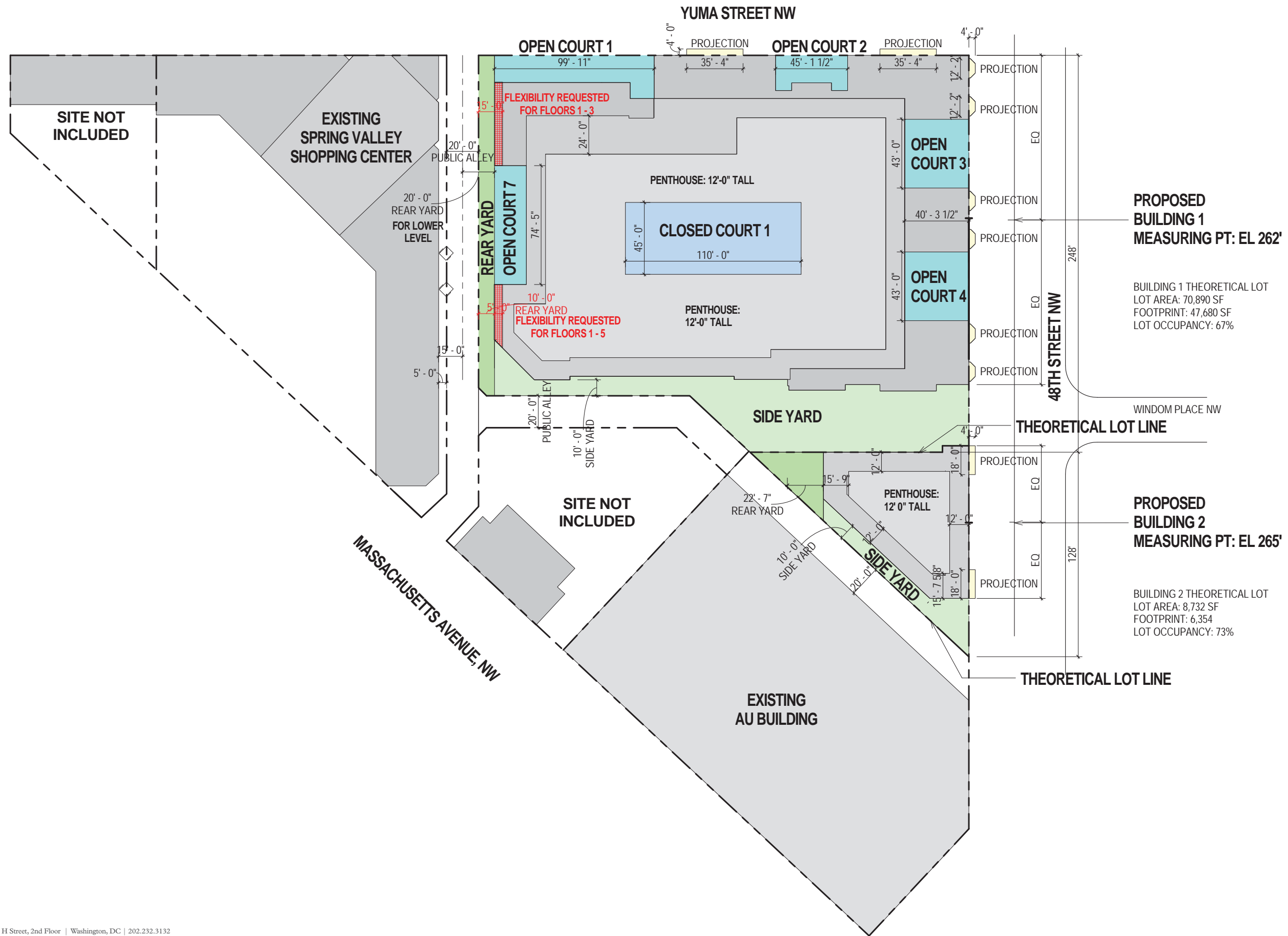
**Tabulation of Penthouse, Parking, and Loading Data (Lot 807 Only)**

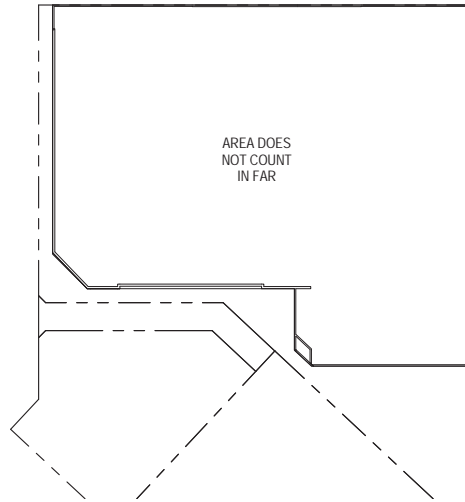
Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
<b>Penthouse (Height)</b>	Penthouse habitable space: 12'-0" (max) Penthouse mechanical space: 15'-0" (max)	Penthouse habitable space: 12'-0" (max) Penthouse mechanical space: 15'-0" (max)
<b>Penthouse (Setbacks)</b>	1:1	Provided as required
<b>Vehicle Parking</b> <small>Retail: 1.33 per 1,000 sf in excess of 3,000 sf Residential: 1 per 3 dwelling units in excess of 4 units</small>	Retail: 17 spaces Residential: 72 spaces <b>Total: 89 spaces</b>	Retail: 49 spaces Residential: 85 spaces Shared (with Lot 806): 236 spaces <b>Total: 370 spaces</b>
<b>Bicycle Parking (short-term)</b> <small>Retail: 1 space for each 3,500 GFA Residential: 1 space for each 20 dwelling units</small>	Retail: 5 spaces Residential: 11 spaces <b>Total: 16 spaces</b>	Retail: 15 spaces Residential: 12 spaces <b>Total: 27 spaces</b>
<b>Bicycle Parking (long-term)</b> <small>Retail: 1 space for each 10,000 GFA Residential: 1 space for each 3 dwelling units</small>	Retail: 2 spaces Residential: 73 spaces <b>Total: 75 spaces</b>	Retail: 6 spaces Residential: 77 spaces <b>Total: 83 spaces</b>
<b>Loading</b> <small>Retail (5,000 - 20,000 GFA): 1 berth / 0 delivery space Residential (50+ units): 1 berth / 1 delivery space</small>	1 berth (30 ft min) / 0 delivery space (20 ft) 1 berth (30 ft min) / 1 delivery space (20 ft)	<b>Building 1</b> 2 berths (55 ft & 30 ft) / 1 delivery space (20 ft) 1 berth (30 ft) / 1 delivery space (20 ft)  <b>Building 2</b> N/A (Less than 50 units)

\* All gross square footages are approximate

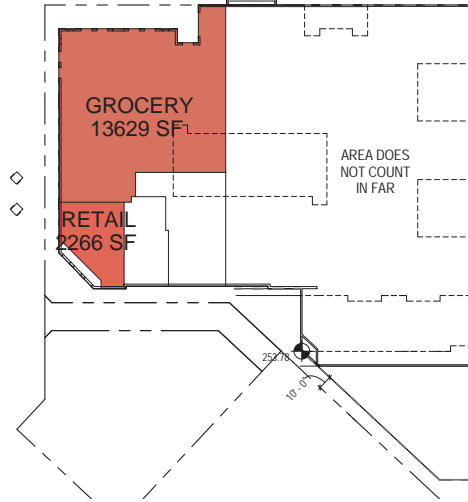
The Zoning Commission shall find that the criteria of Subtitle X 604.7 are met in a way that is superior to any matter-of-right development possible on the site.

<b>The Lady Bird</b>		
<b>Requirement</b>	<b>Allowed Matter of Right (MU-4)</b>	<b>Proposed (Voluntary Design Review)</b>
FAR	<b>3.0 TOTAL</b> (1.5 MAX NONRES)	<b>2.94 TOTAL</b> (1.34 NONRES)
Penthouse FAR (Lot 807 only) Penthouse Area (Lot 807 only) (Excludes communal recreation and mech. space)	0.4 31,849 sf	0.21 25,611 sf
Bay Area	4,000 sf	2,137 sf
Area of property devoted to public use	0 sf	14,560 sf (Windom Walk, NW Plaza, Alley)
Street Wall	No Setbacks Required	Substantial Setbacks and Courtyards
Full Service Grocery Store	No (Not enough nonresidential FAR)	Yes
Historic Preservation	Potential for future development at SVSC	Relieve future development potential at SVSC
Number of Units	250 (Approx. 1000 gsf/unit)	219 (Approx. 1300 gsf/unit)
Larger Sized Units (2 BR + Den and 3 Br)	No	Yes
Inclusionary Zoning (IZ)	18,989 sf (8% Concrete Construction) 23,736 sf (10% Wood Construction)	10% 28,320 sf
Sustainability Requirement	LEED Certified	LEED SILVER

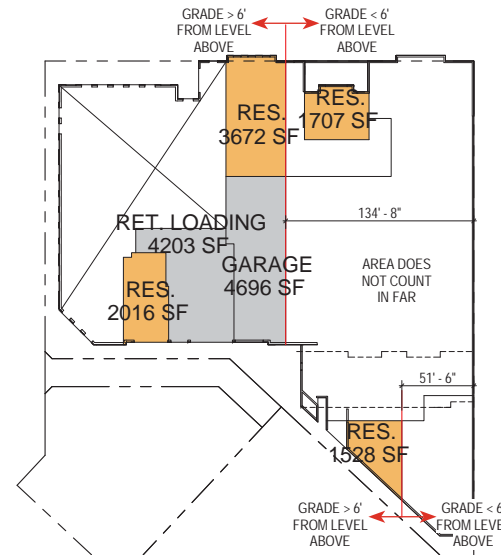




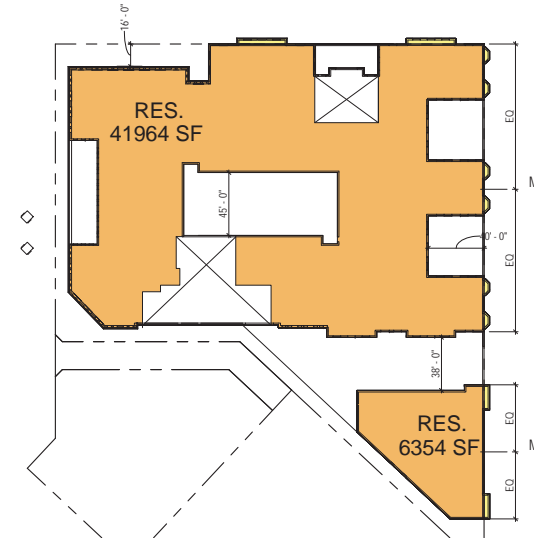
G3



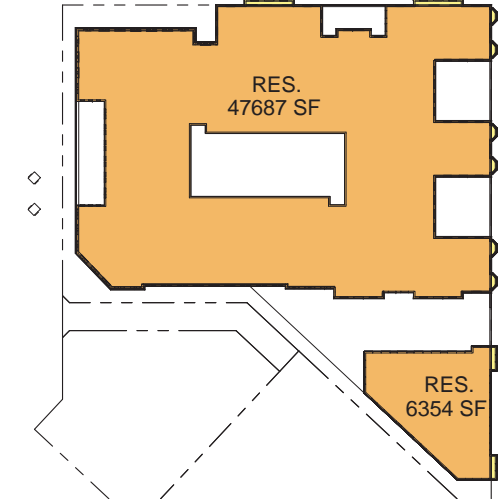
Lower Level



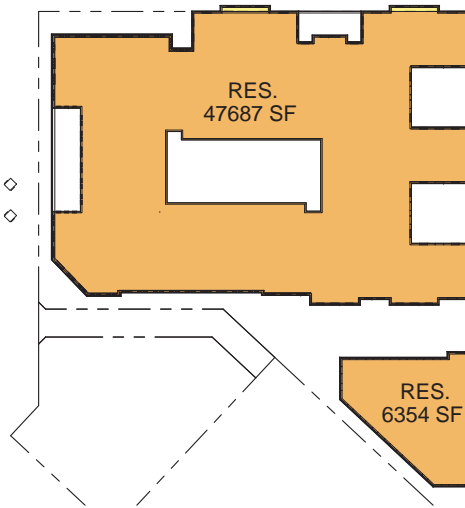
G1



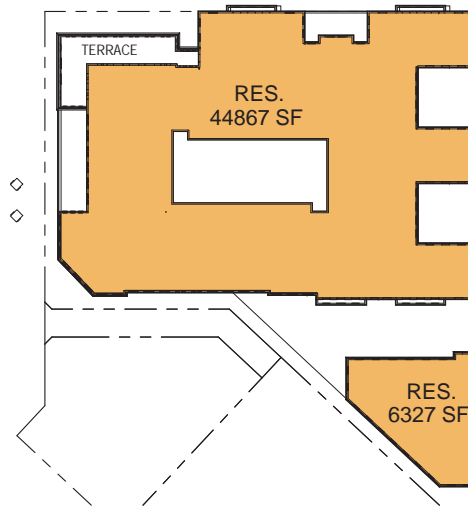
1st Floor



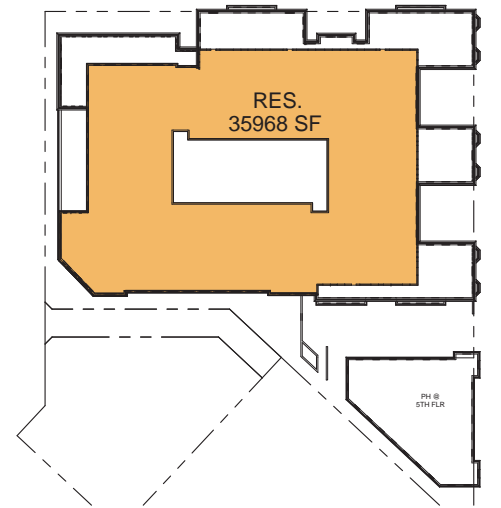
2nd Floor



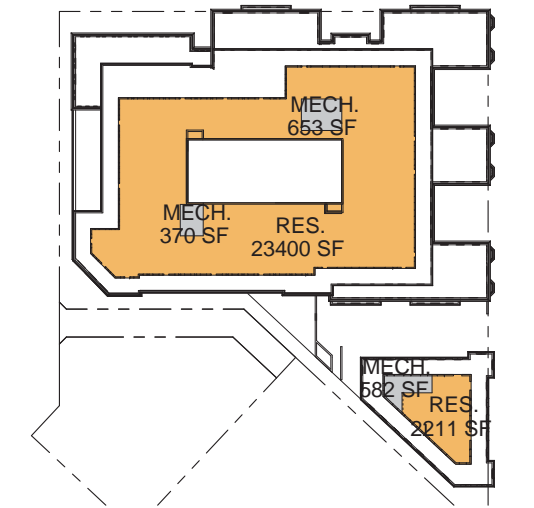
3rd Floor



4th Floor

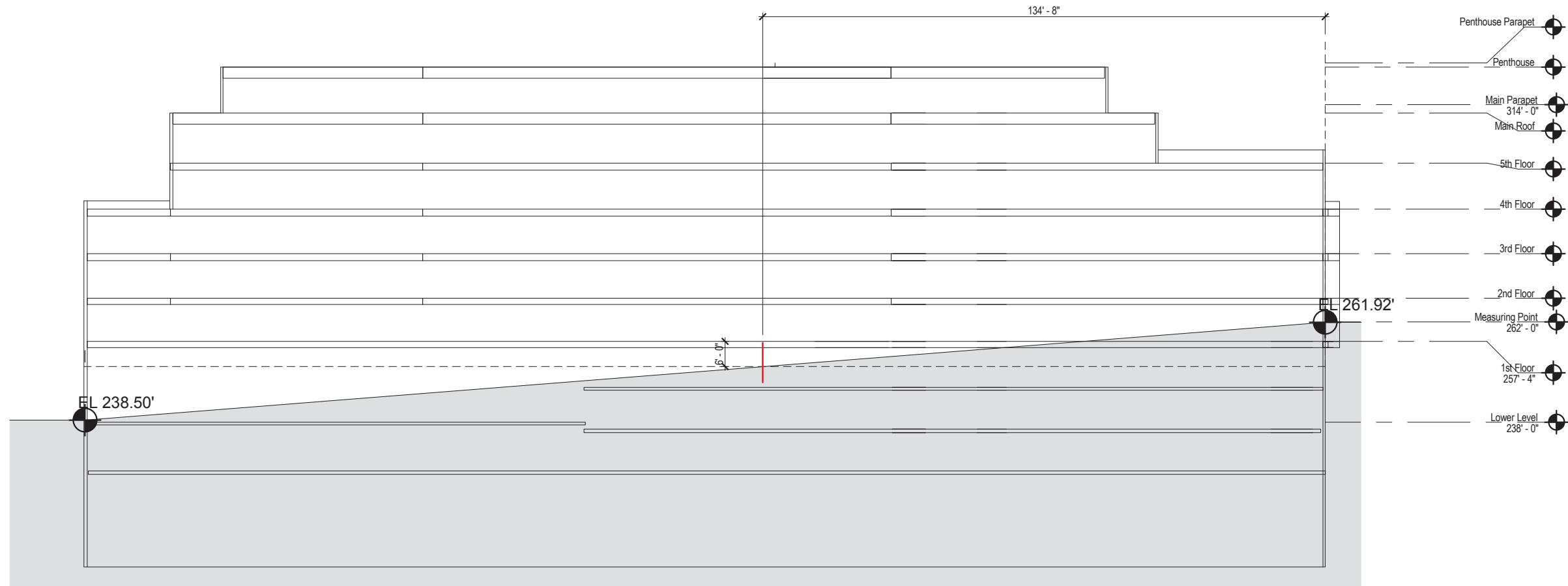


5th Floor

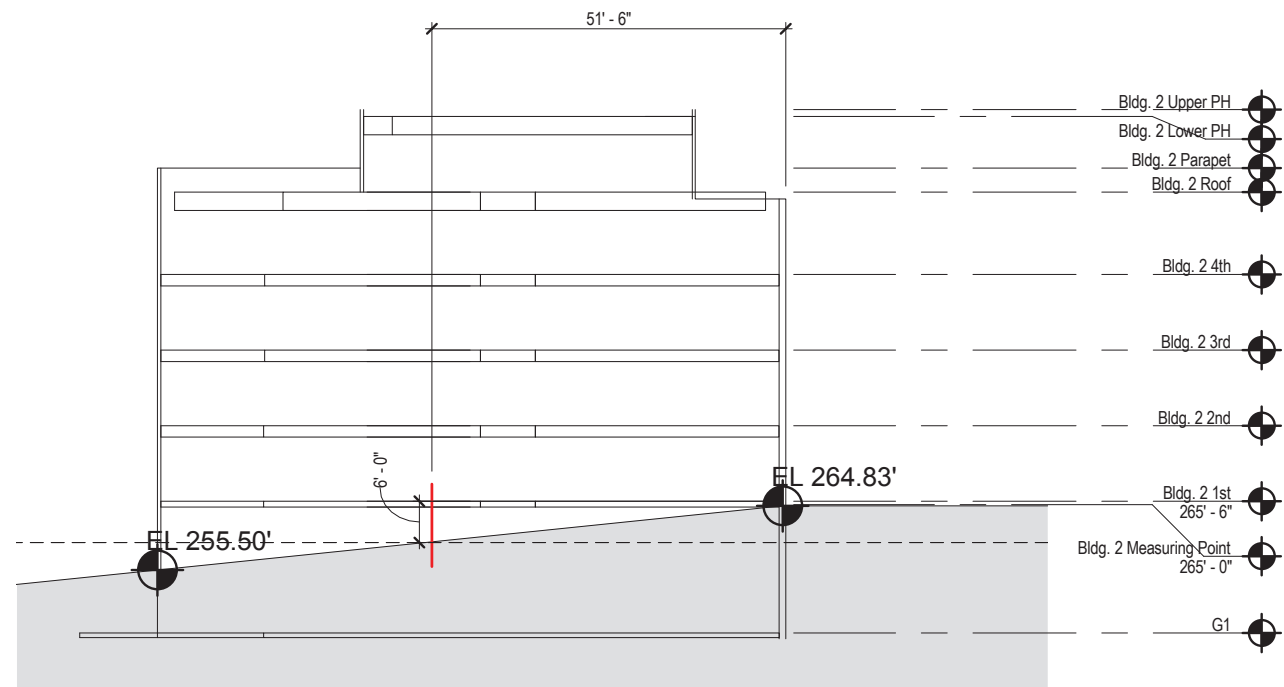


Penthouse

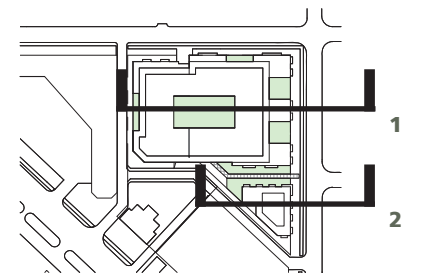
- RESIDENTIAL
- GROCERY
- RETAIL SPACE
- MECH / LOADING



1. G.F.A. BUILDING 1



2. G.F.A. BUILDING 2



Key Plan



# LEEDv4 Project Scorecard

PROJECT NAME: Lady Bird



## Integrative Process Preliminary Y 2 of 2 M 1 Verified

IPc	Integrative Process	2 of 2	1
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## Location and Transportation Preliminary Y 14 of 15 M 1 Verified

LTp	Floodplain Avoidance	Required	
LTc	LEED for Neighborhood Development	0 of 15	0
LTc	Site Selection	8 of 8	1
LTc	Compact Development	3 of 3	0
LTc	Community Resources	2 of 2	0
LTc	Access to Transit	1 of 2	0



## Sustainable Sites Preliminary Y 3 of 7 M 3 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	1 of 2	1
SSc	Rainwater Management	0 of 3	2
SSc	Nontoxic Pest Control	2 of 2	0



## Water Efficiency Preliminary Y 7 of 12 M 1 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	0 of 12	1
WEc	Indoor Water Use	4 of 6	0
WEc	Outdoor Water Use	3 of 4	0



## Energy and Atmosphere Preliminary Y 12 of 37 M 0 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	9 of 30	0
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	1 of 2	0
EAc	Active Solar-Ready Design	0 of 0	0
EAc	HVAC Start-Up Credentialing	0 of 0	0



## Materials and Resources Preliminary Y 3.5 of 9 M 2 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRc	Durability Management Verification	1 of 1	0
MRc	Environmentally Preferable Products	0.5 of 5	2
MRc	Construction Waste Management	2 of 3	0
MRc	Material-Efficient Framing	0 of 0	0



## Indoor Environmental Quality Preliminary Y 6.5 of 18 M 0.5 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	0 of 3	0
EQc	Contaminant Control	1 of 2	0
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Compartmentalization	0 of 3	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 1	0
EQc	Low-Emitting Products	0.5 of 3	0.5
EQc	No Environmental Tobacco Smoke	1 of 1	0



## Innovation Preliminary Y 2 of 6 M 1 Verified

INp	Preliminary Rating	Required	
INc	Innovation	2 of 5	1
INc	LEED Accredited Professional	0 of 1	0



## Regional Priority Preliminary Y 2 of 4 M 0 Verified

RPc	Regional Priority	2 of 4	0
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## Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

## Total Preliminary Y 52 of 110 M 9.5 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

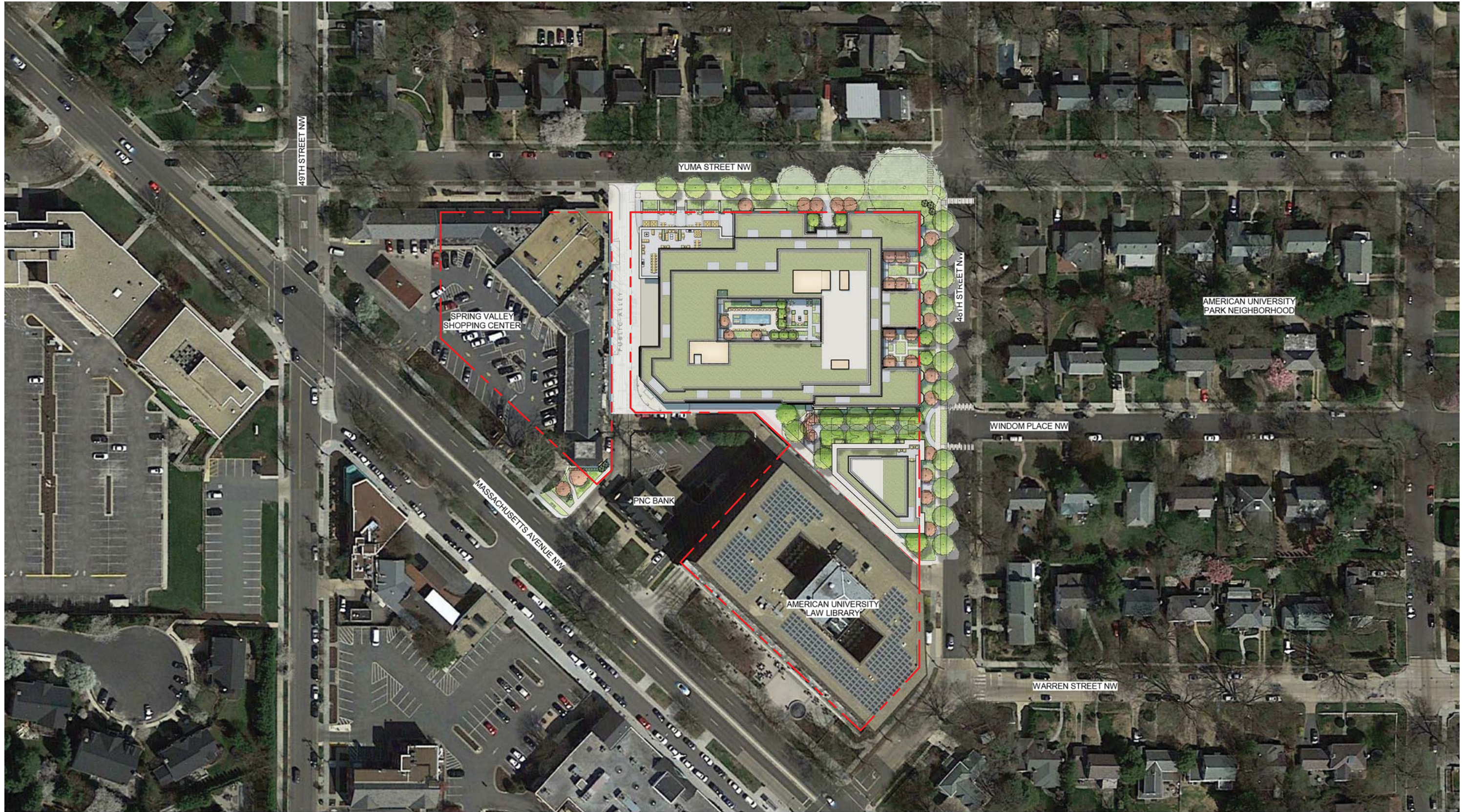




# Architecture Exhibits

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Lower Level Floor Plan / Garage Level Plan (G2)

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A02



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### Garage Level Plan (G1)

Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A03



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### First Floor Plan



12/21/2017

A04



VALOR DEVELOPMENT  
TORTI GALLAS URBAN

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Typical Floor Plan (2nd and 3rd)

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A05



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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



12/21/2017

A06

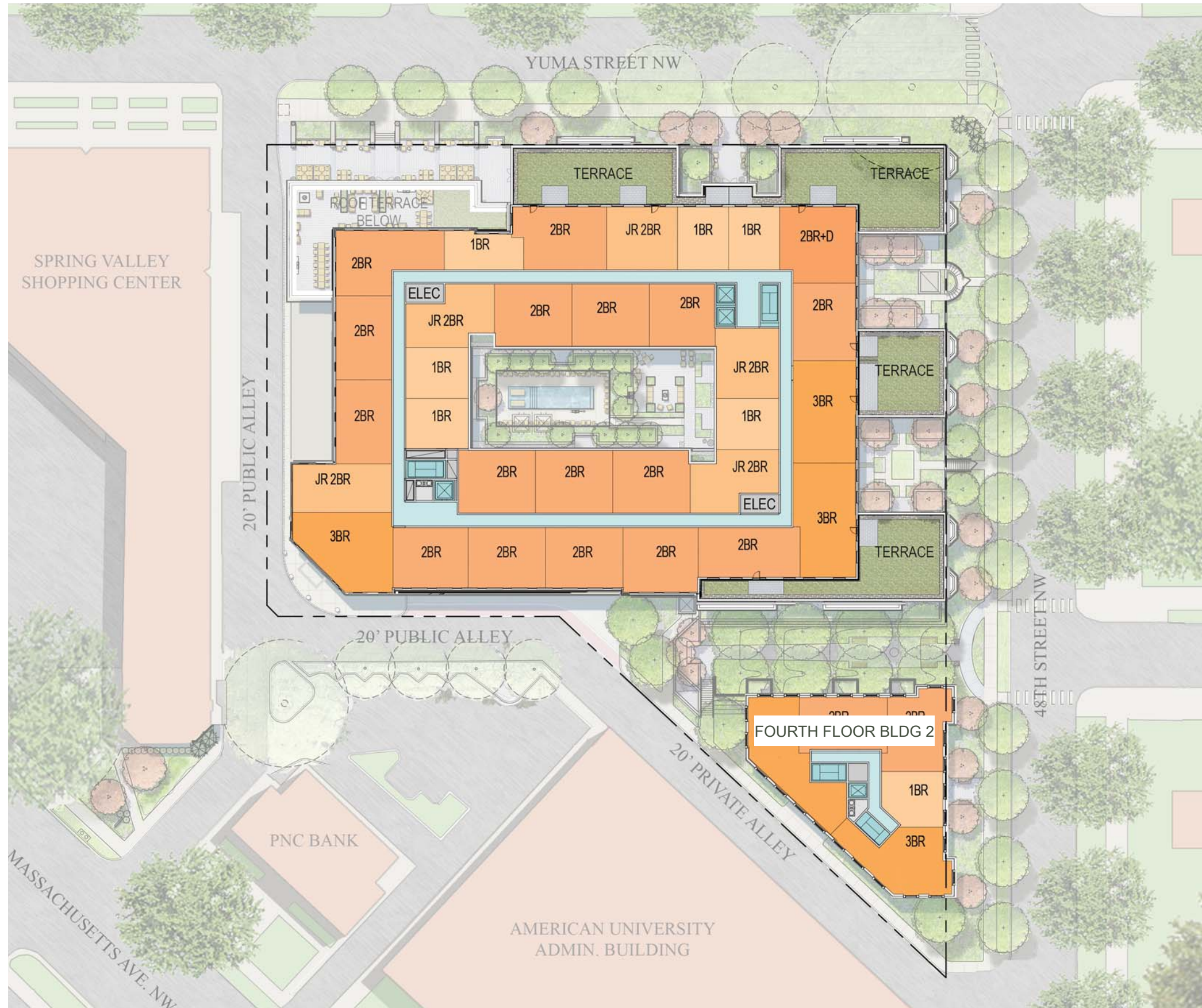
## Fourth Floor Plan



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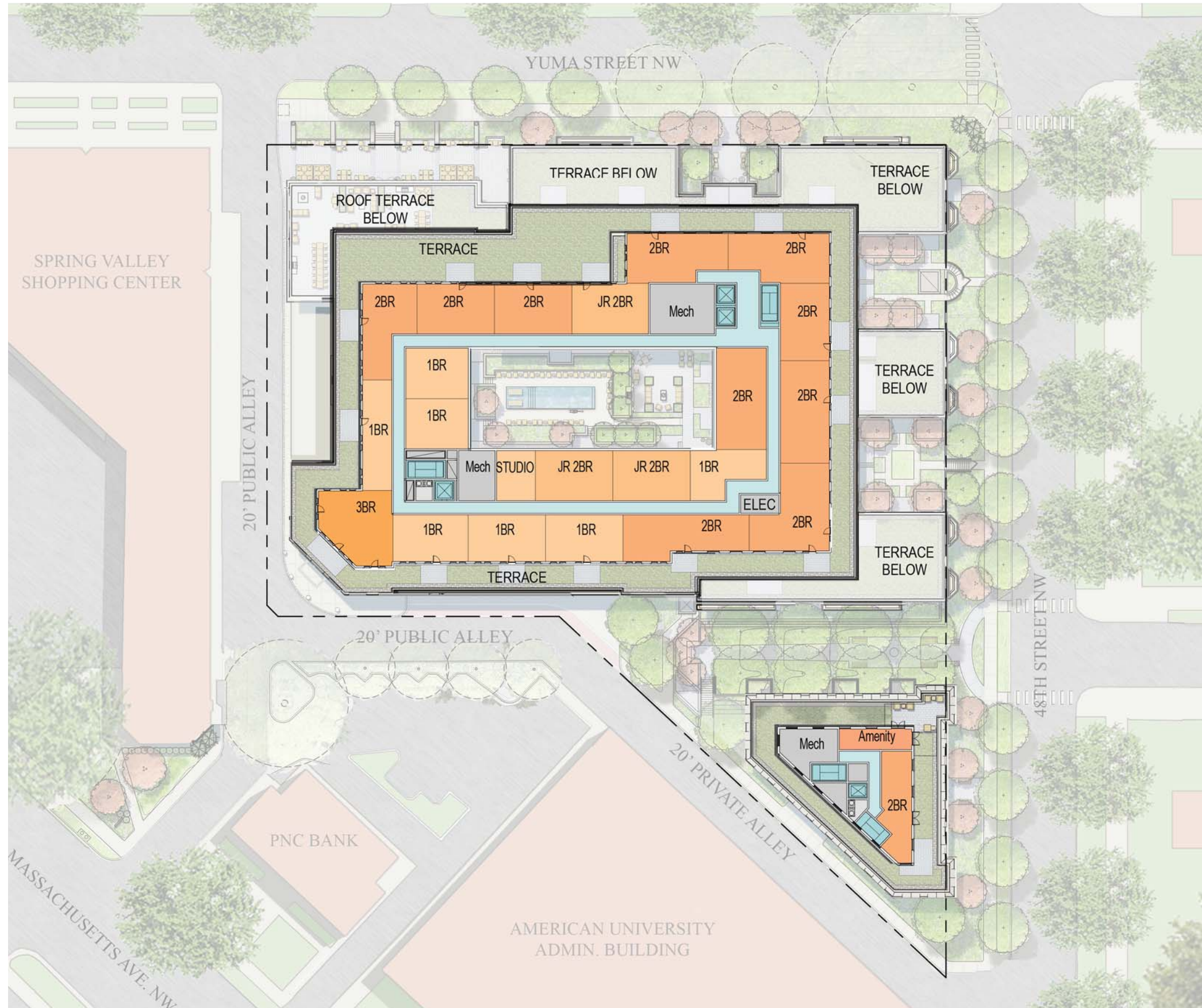
Fifth Plan Building 1 - Fourth Floor Building 2

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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A07



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A08

## Penthouse Plan



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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09



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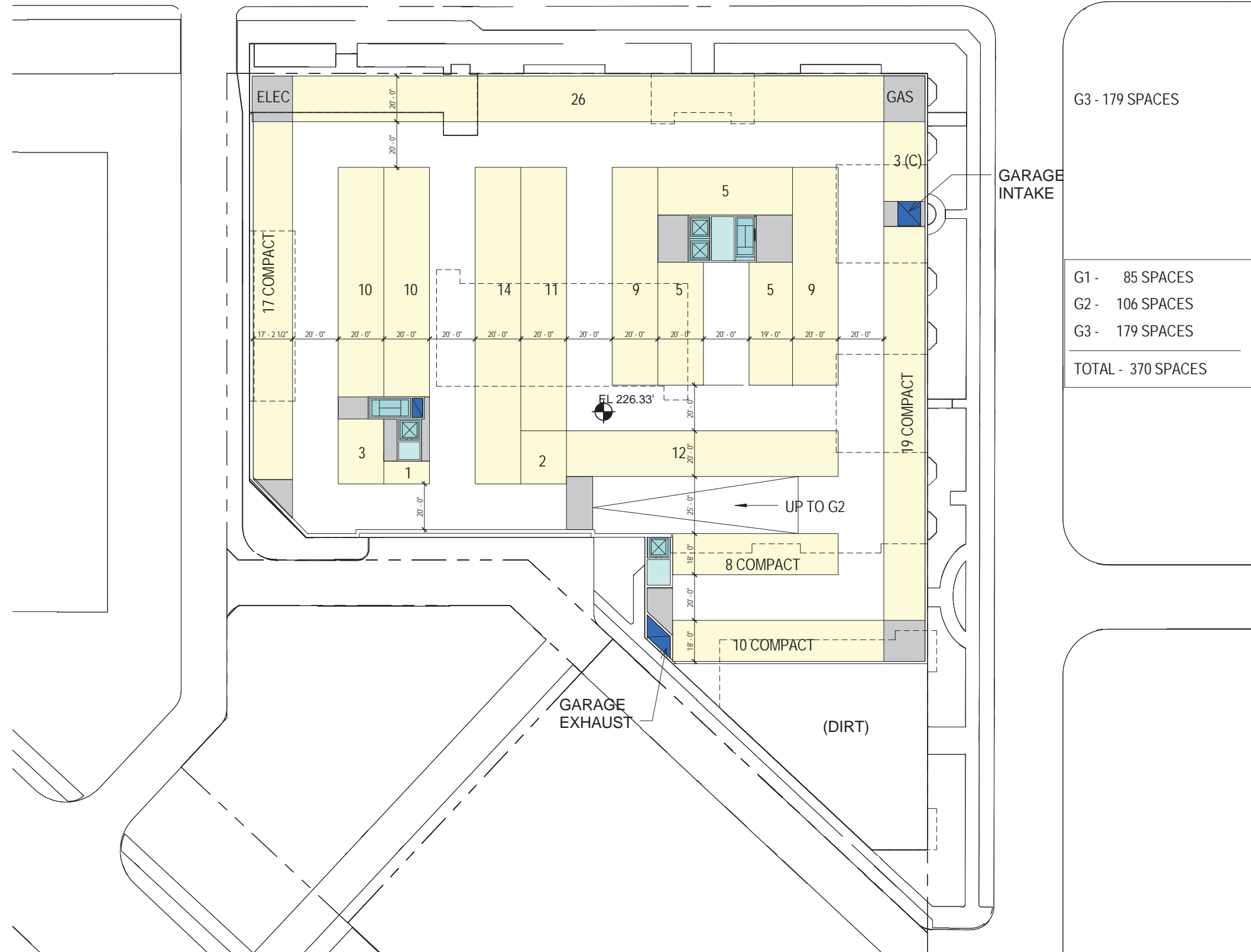
A09

# Roof Plan



VALOR DEVELOPMENT  
TORTI GALLAS URBAN

# THE LADY BIRD



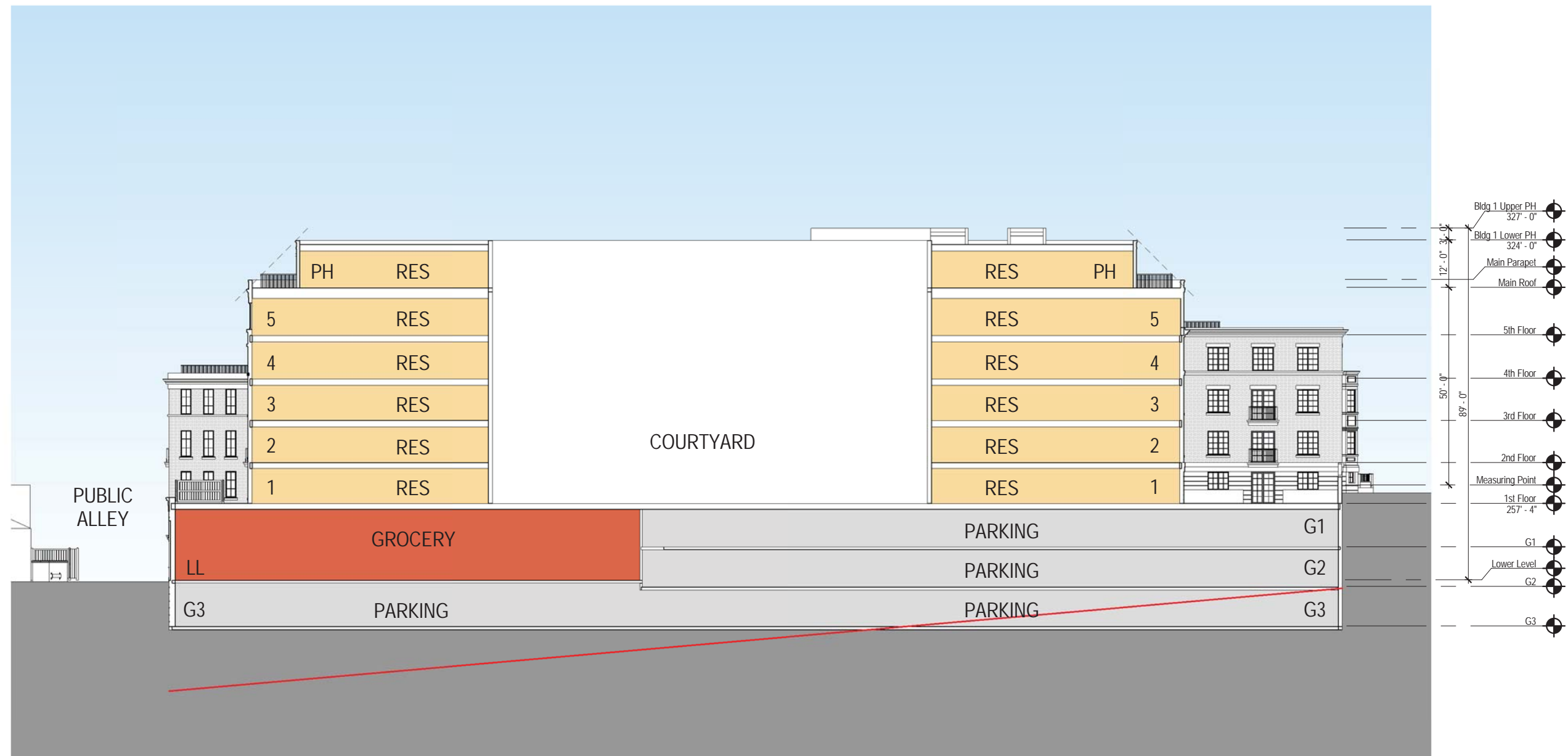
G3 - 179 SPACES

G1 -	85 SPACES
G2 -	106 SPACES
G3 -	179 SPACES
<b>TOTAL - 370 SPACES</b>	

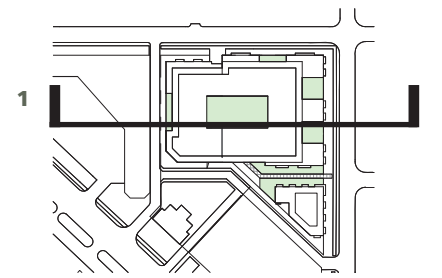
Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A09





Section 1



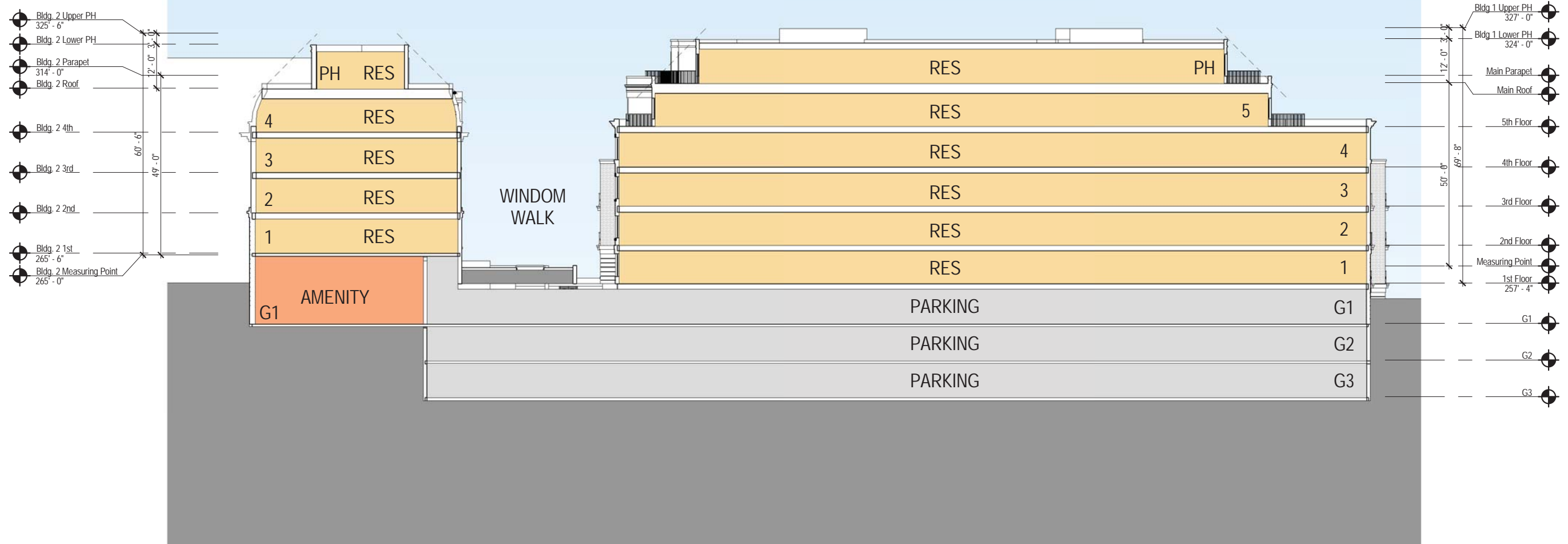
Key Plan



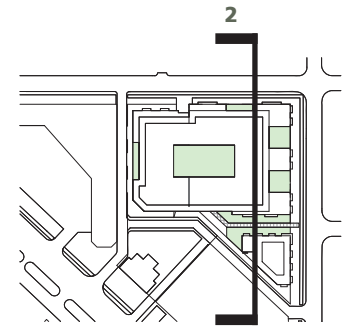
12/21/2017

A11

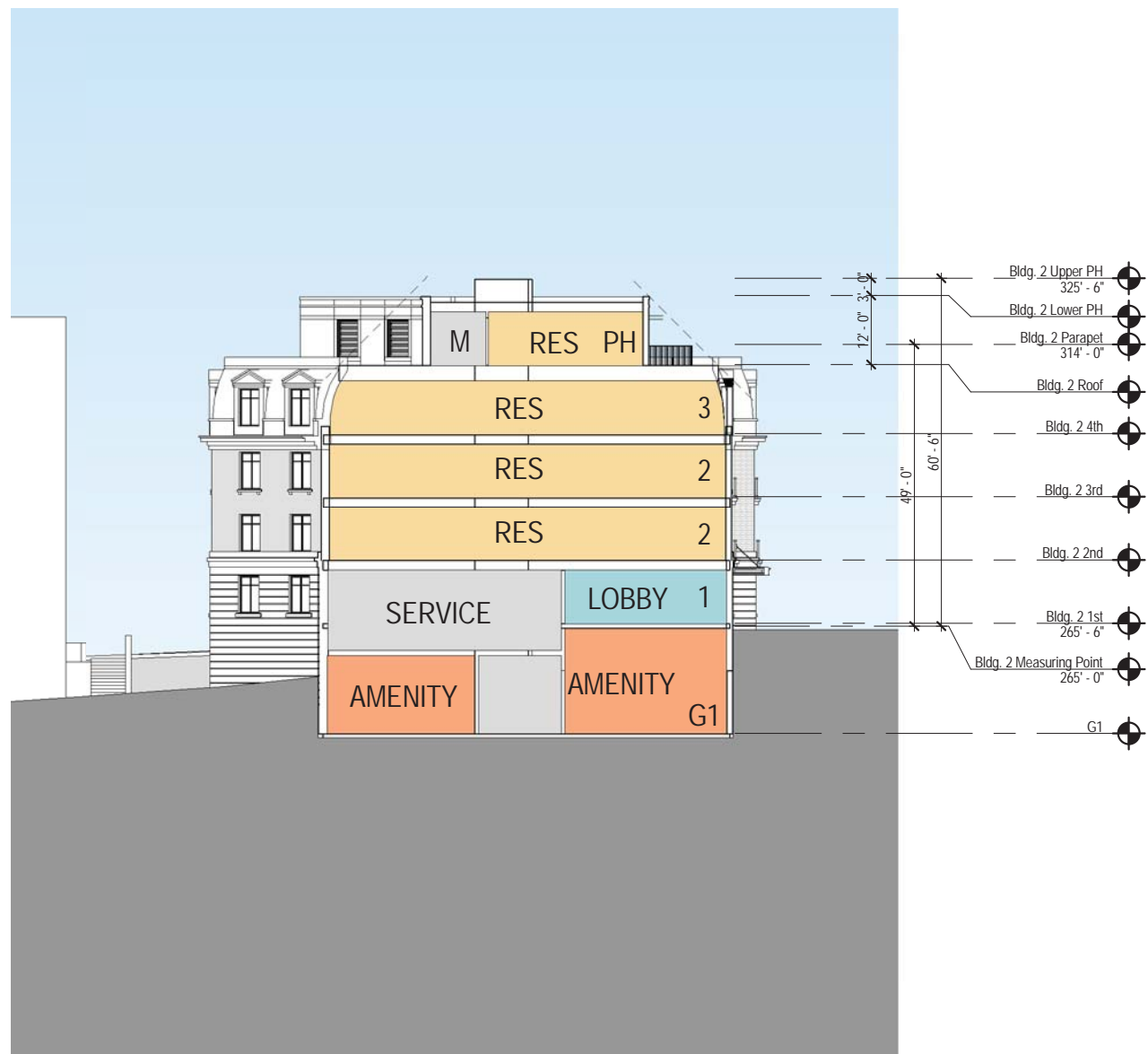




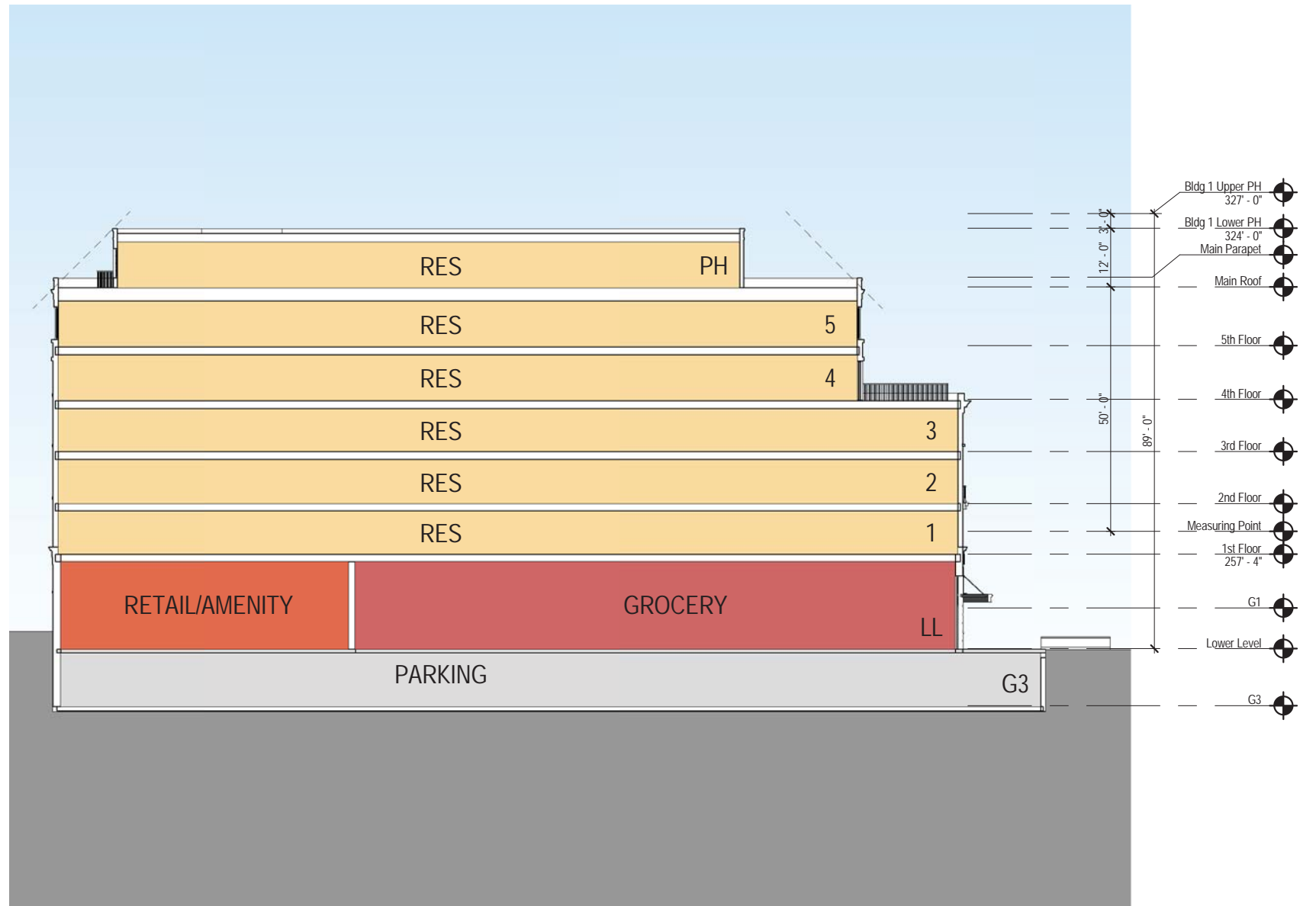
Longitudinal Section 2



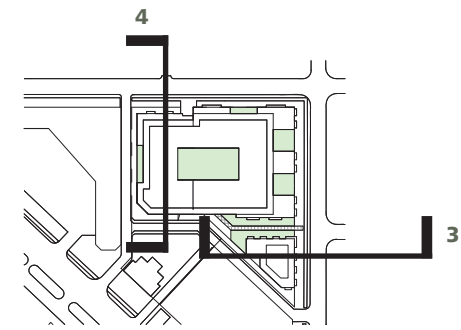
Key Plan



Section 3



Section 4



Key Plan



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View from East - Proposed (Windom Place NW)

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