



THE LADY BIRD

VALOR DEVELOPMENT
TORTI GALLAS URBAN

ISSUED:

APPLICATION	10/26/2016
POST HEARING SUPPLEMENTAL SUBMISSION	02/12/2018

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LEEDv4 Project Scorecard

PROJECT NAME: Lady Bird



Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
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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 5 of 7 M 1 Verified

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



Water Efficiency Preliminary Y 7 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	0 of 12	2
WEc	Indoor Water Use	4 of 6	0
WEc	Outdoor Water Use	3 of 4	0



Energy and Atmosphere Preliminary Y 15 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	11 of 30	0
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	2 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 4.5 of 9 M 1 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRC	Durability Management Verification	1 of 1	0
MRC	Environmentally Preferable Products	1.5 of 5	1
MRC	Construction Waste Management	2 of 3	0
MRC	Material-Efficient Framing	0 of 0	0



Indoor Environmental Quality Preliminary Y 8 of 18 M 0 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	1 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	1 of 3	0
EQc	No Environmental Tobacco Smoke	1 of 1	0



Innovation Preliminary Y 6 of 6 M 0 Verified

INp	Preliminary Rating	Required	
INc	Innovation	5 of 5	0
INc	LEED Accredited Professional	1 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 63.5 of 110 M 5 Verified

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

Building IZ Required (60% MFI*)				
	GSF (not including PH)	10% IZ GSF Req'd	NSF (not including PH)	10% IZ NSF Req'd
Building 1	230,134	23,013	189,712	18,971
Building 2	32,066	3,207	22,924	2,292
Total	262,200	26,220	212,636	21,264

PH IZ Required (50% MFI)*				
	GSF (Non-communal Habitable)	10% IZ GSF Req'd*	NSF	10% IZ NSF Req'd*
Building 1	23,400	2,340	18,480	1,848
Building 2	1,105	111	720	72
Total	24,505	2,451	19,200	1,920

Total IZ Required				
	Total GSF	10% IZ GSF Req'd	Total NSF	10% IZ NSF Req'd
Building 1	253,534	25,353	208,192	20,819
Building 2	33,171	3,317	23,644	2,364
Total	286,705	28,671	231,836	23,184

* Building 2 may be at 60% or 80% MFI depending on final tenure type.

* Inclusionary Zoning requirement generated by non-communal penthouse habitable space provided in Building 2 will be satisfied through a contribution to the D.C. Housing Production Trust Fund pursuant to 11-C DCMR § 1006.10

Additional notes:

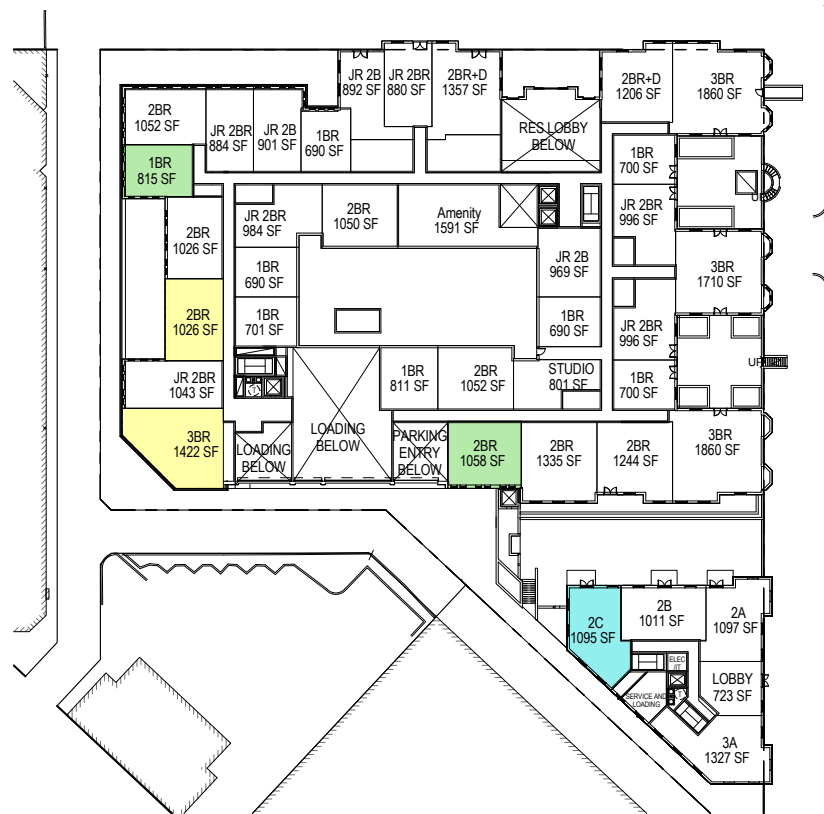
1. All number are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission.
2. Gross Square footages (GSF) include cellar floor area devoted to dwelling units, non-communal penthouse gross floor area devoted to dwelling units, and projections into public space.

Unit Type	Total for Building 1		Market Rate for Building 1		IZ for Building 1 Provided			
	# of units	% of unit mix	# of units	% of unit mix	50% MFI NSF	60% MFI NSF	# of units	% of unit mix
Studio	2	46.5%	2	50.3%	0	0	0	14.3%
1BR	46		43		815	1,380	3	
JR2 (1+Den per IZ)	45		45		0	0	0	
2BR	77	53.5%	61	49.7%	1,058	15,005	16	85.7%
2BR+Den	9		9		0	0	0	
3BR	21		19		0	2,851	2	
Total	200		179		1,873	19,236	21	

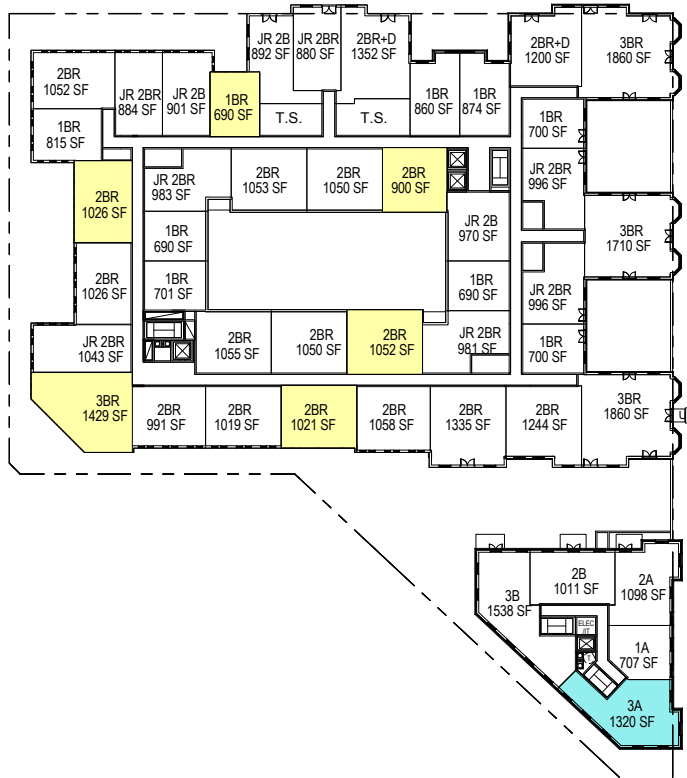
Unit Type	Total for Building 2		Market Rate for Building 2		IZ for Building 2 Provided			
	# of units	% of unit mix	# of units	% of unit mix	50% MFI NSF*	60% MFI NSF*	# of units	% of unit mix
Studio	0	15.8%	0	17.6%	0	0	0	0.0%
1BR	3		3		0	0	0	
JR2 (1+Den per IZ)	0		0		0	0	0	
2BR	9	84.2%	8	82.4%	0	1,095	1	100.0%
2BR+Den	0		0		0	0	0	
3BR	7		6		0	1,320	1	
Total	19		17		0	2,415	2	

Unit Type	Total		Total Market Rate		Total IZ Provided			
	# of units	% of unit mix	# of units	% of unit mix	50% MFI NSF*	60% MFI NSF*	# of units	% of unit mix
Studio	2	43.8%	2	47.4%	0	0	0	13.0%
1BR	49		46		815	1380	3	
JR2 (1+Den per IZ)	45		45		0	0	0	
2BR	86	56.2%	69	52.6%	1058	16100	17	87.0%
2BR+Den	9		9		0	0	0	
3BR	28		25		0	4171	3	
Total	219		196		1,873	21,651	23	

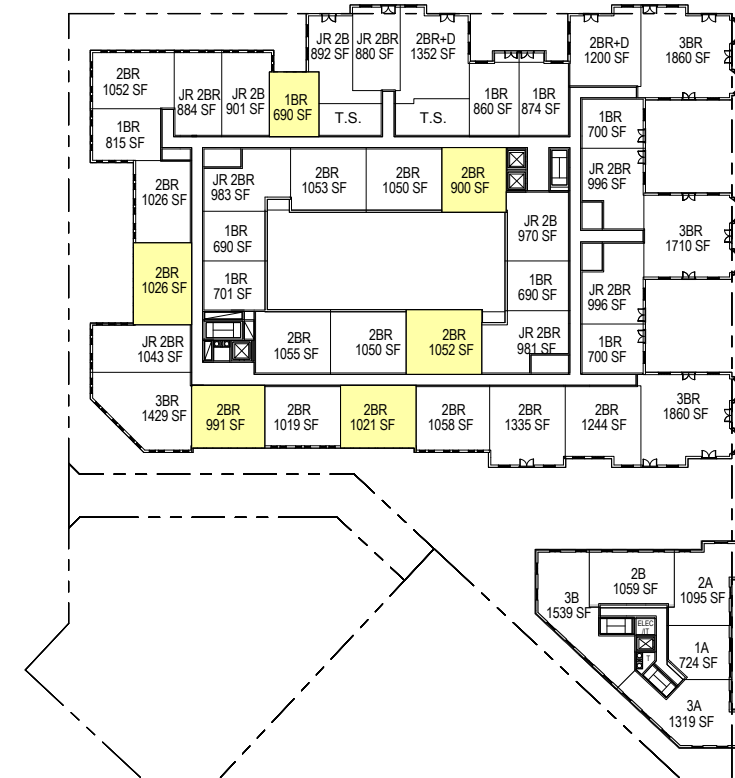
Total IZ NSF	23,524
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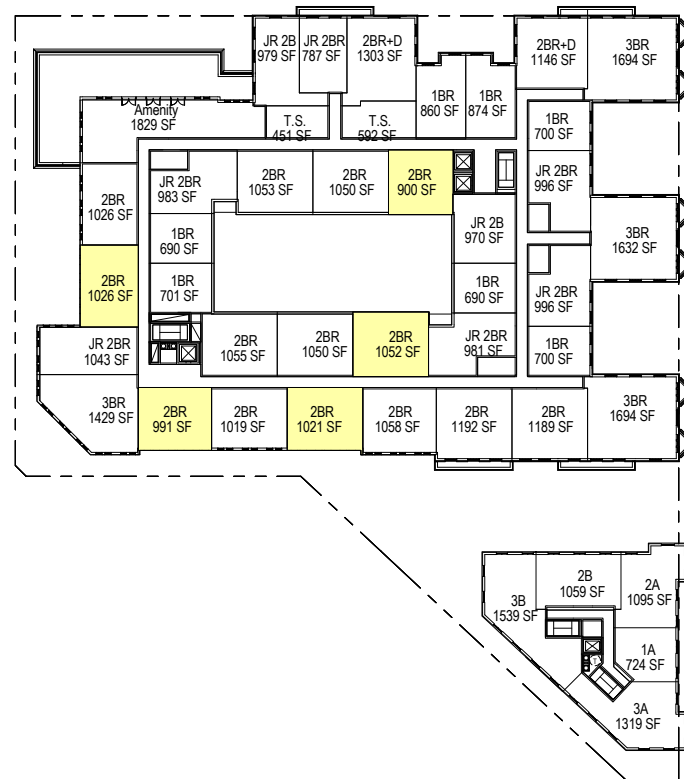
1st Floor - IZ



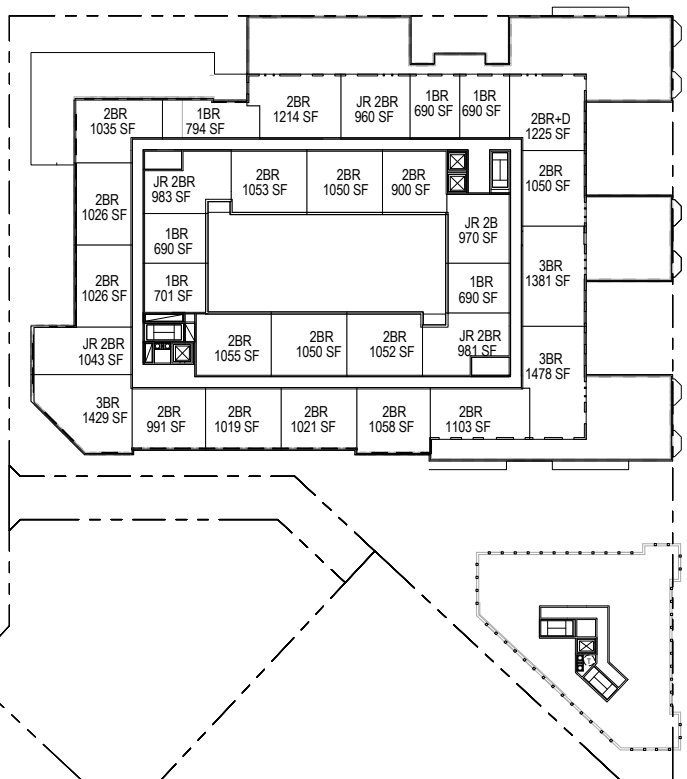
2nd Floor - IZ



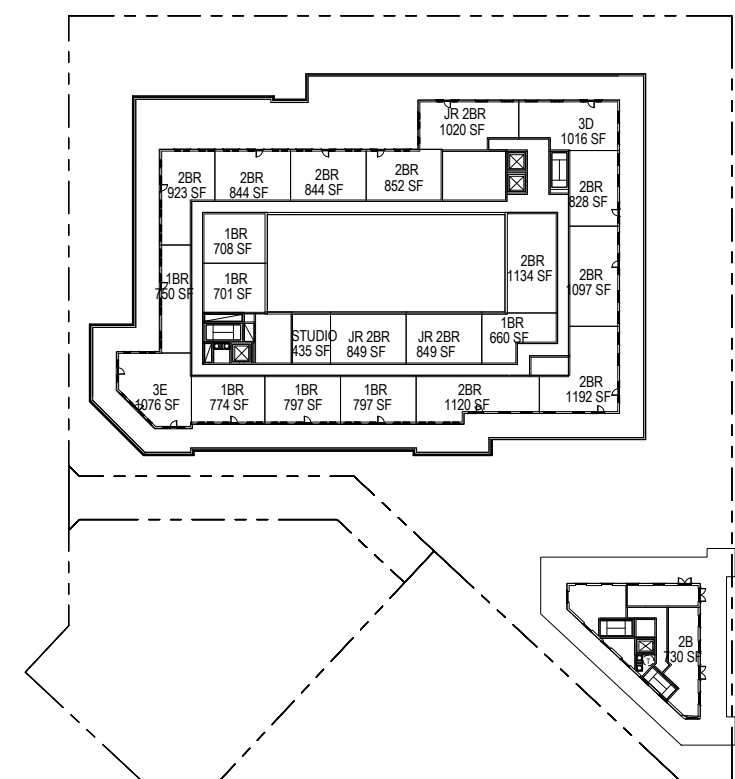
3rd Floor - IZ



4th Floor - IZ



5th Floor - IZ



Main Roof - IZ

Note IZ Unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix. Unit types are subject to the commitments for the type of residential units.

IZ Units at 60% MFI

IZ Units at 60% or 80% MFI*

IZ Units at 50% MFI



View from Southwest Proposed (Mass Ave)



View from Northwest - Proposed (North Side of Yuma Street)

 Proposed signage locations



North Elevation



West Elevation



Precedents: Balducci's Signage

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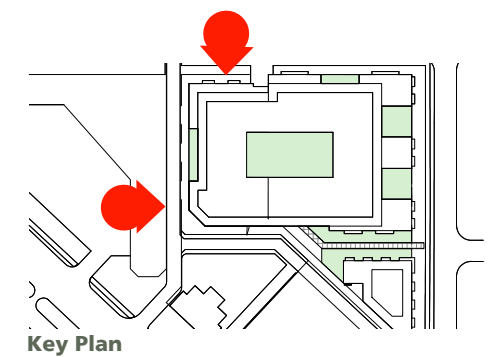


Retail Signage Areas

Signage Guidelines

- a. Signage shall be located in a manner that is consistent with that shown in the [approved plans], and not extend or be located in any manner above the ground floor; and
- b. Signage shall be compatible with and complement the building architecture and site, and be coordinated with the building façade system; and
- c. Signage shall consist of high-quality materials and detailing; and
- d. Signage shall not be digital or kinetic. Box signs and signs employing flickering, rotating, flashing or moving lights are also not permitted; and
- e. Signage lighting shall be self-illuminated or back-lit provided it does not negatively impact nearby residential uses. If external illumination is used, light fixtures must be complementary and integrated into the character and design of the building.

Proposed signage locations



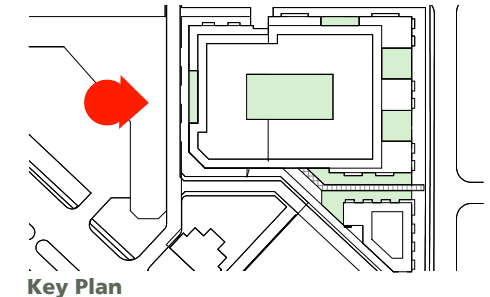
Key Plan



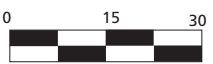
2/12/2018



ADDED WINDOWS



Key Plan

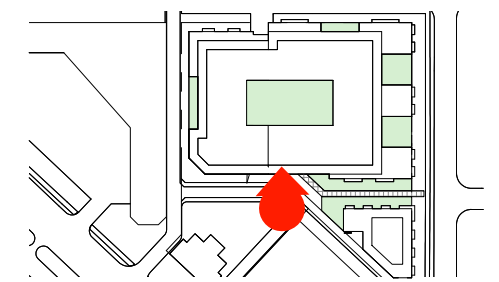


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Alley Openings: West Elevation



ADDED WINDOW



Key Plan



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Alley Openings: South Elevation





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Alley View

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View from Southwest - Existing (From Massachusetts Avenue)



iPhone 7 (Wide Angle/ 1.8 aperture lens)

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View from Southwest - Existing (From Massachusetts Avenue) Revit View Overlay

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View from Southwest - Proposed (From Massachusetts Avenue)



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View from Southwest - (From Massachusetts Avenue) Photo from CRD (Opposition)

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View from Southwest - Proposed (From Massachusetts Avenue) Zoomed



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View from Southwest - Proposed (From Massachusetts Avenue) Zoomed





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View from East - Existing (Windom Place NW)



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View from East - Proposed (Windom Place NW)

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View from East - Photo from CRD (Opposition)

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View from East - Proposed (Windom Place NW) Zoomed

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View from East - Proposed (Windom Place NW) Zoomed

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View from SouthEast - Proposed

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View from Northeast - Proposed (Yuma)

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View from North - Proposed (48th St.)

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View from Northwest - Proposed

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