



THE LADY BIRD

VALOR DEVELOPMENT
TORTI GALLAS URBAN

DRAFT

ISSUED:

APPLICATION	10/26/2016
PRE HEARING SUBMISSION	12/21/2017
POST HEARING SUBMISSION.....	2/12/2018
REVISED APPLICATION	10/16/2018

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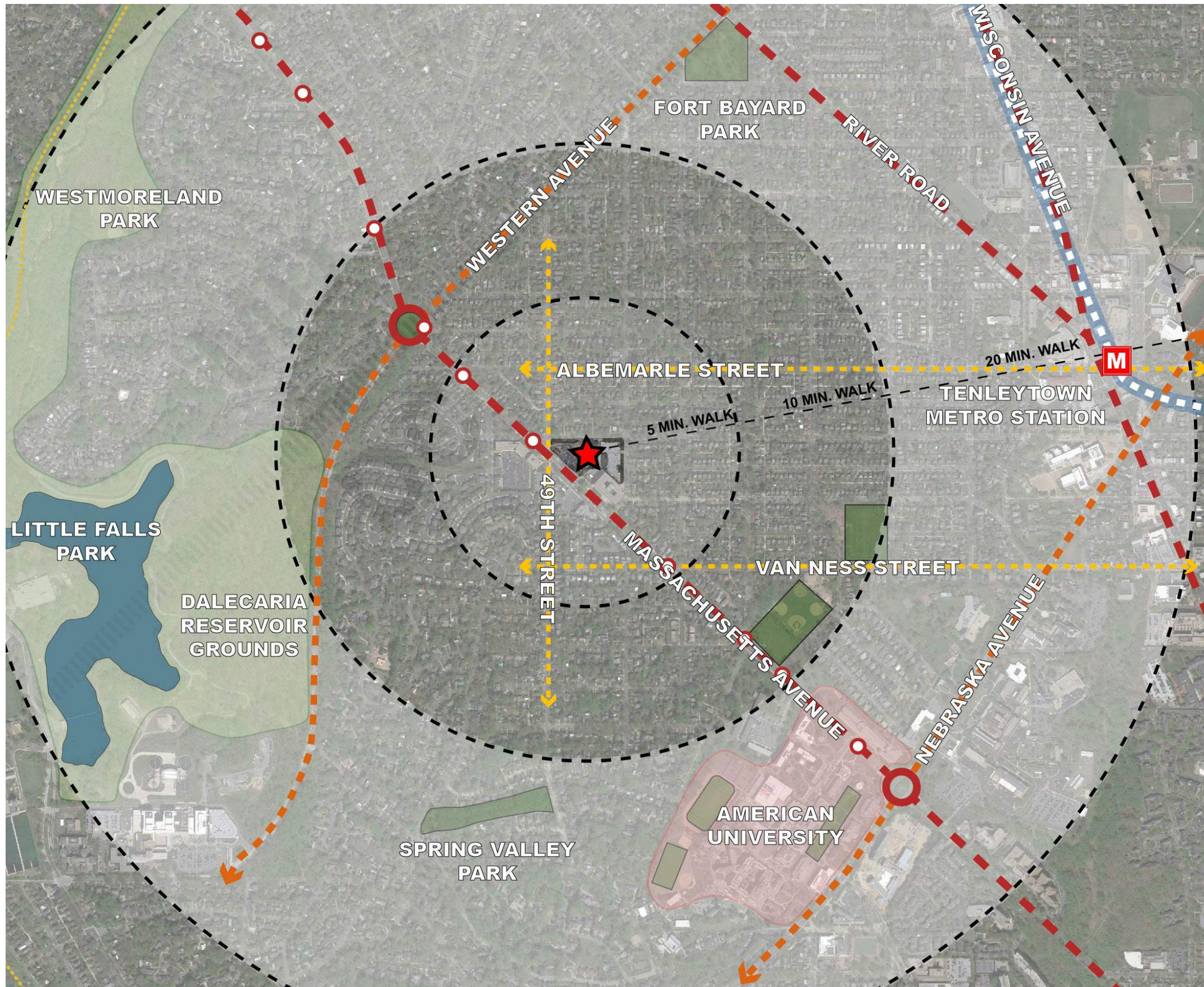
CIVIL EXHIBITS











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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



10/16/2018

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

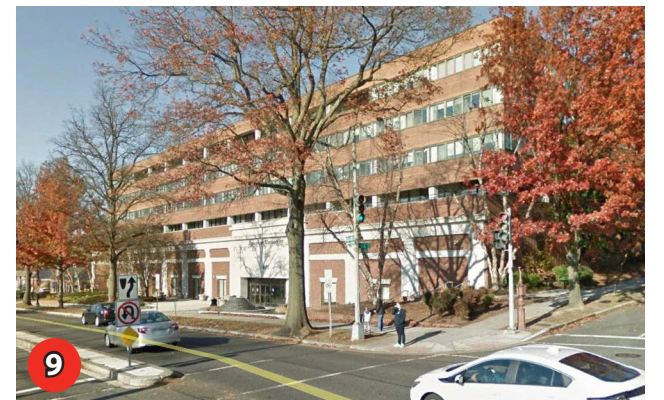
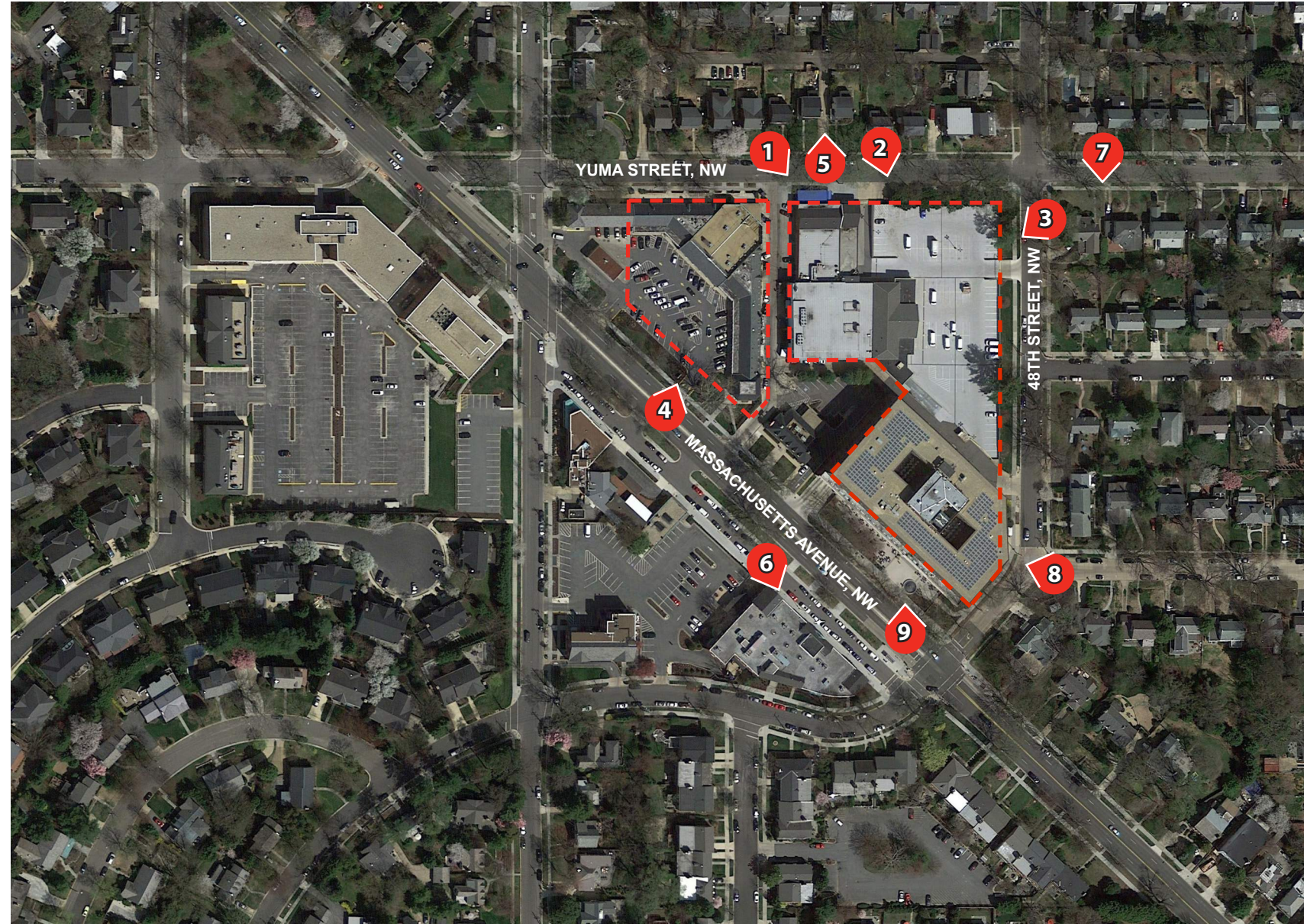
LOT 6

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



10/16/2018

G03

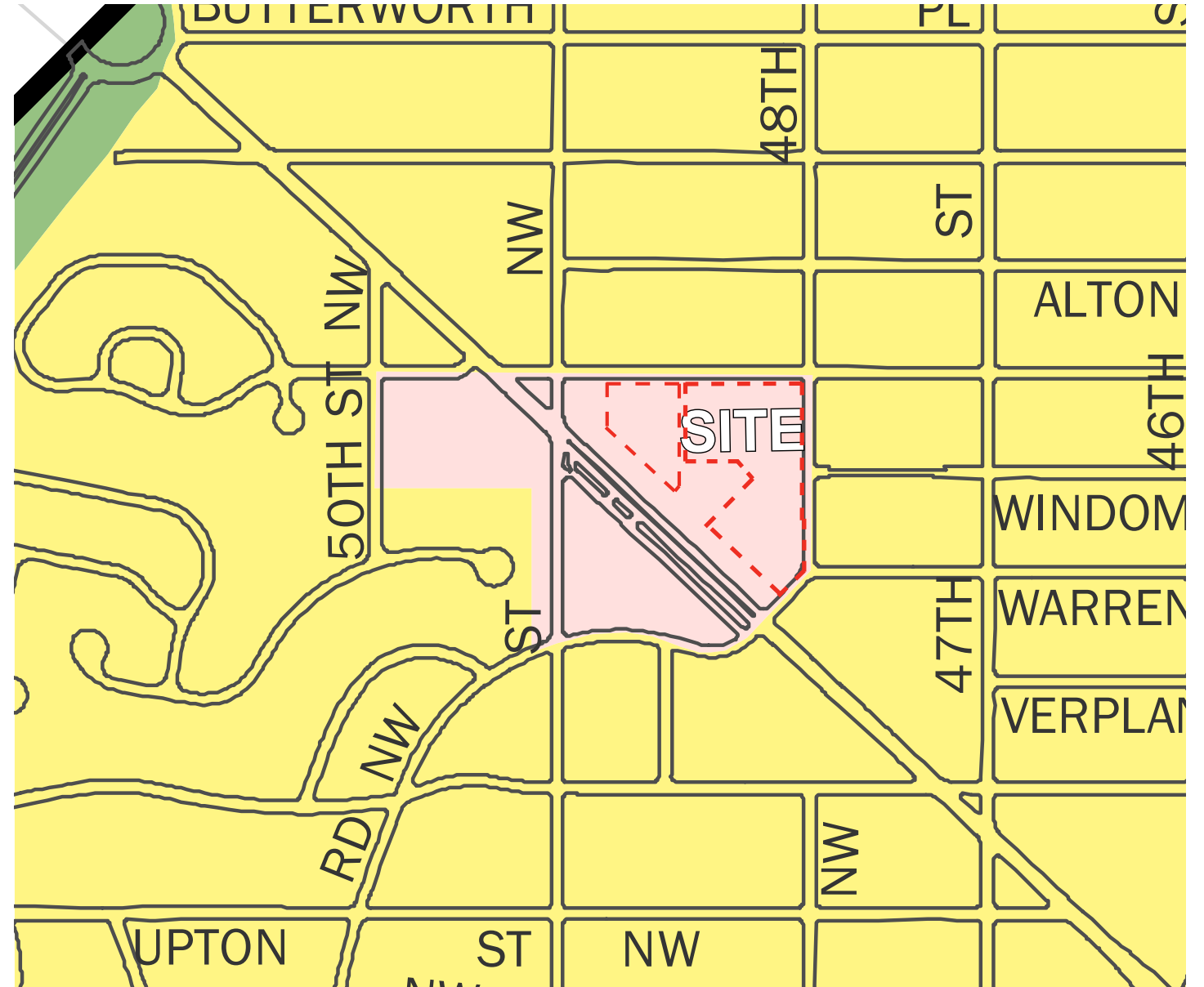


VALOR DEVELOPMENT
TORTI GALLAS URBAN

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

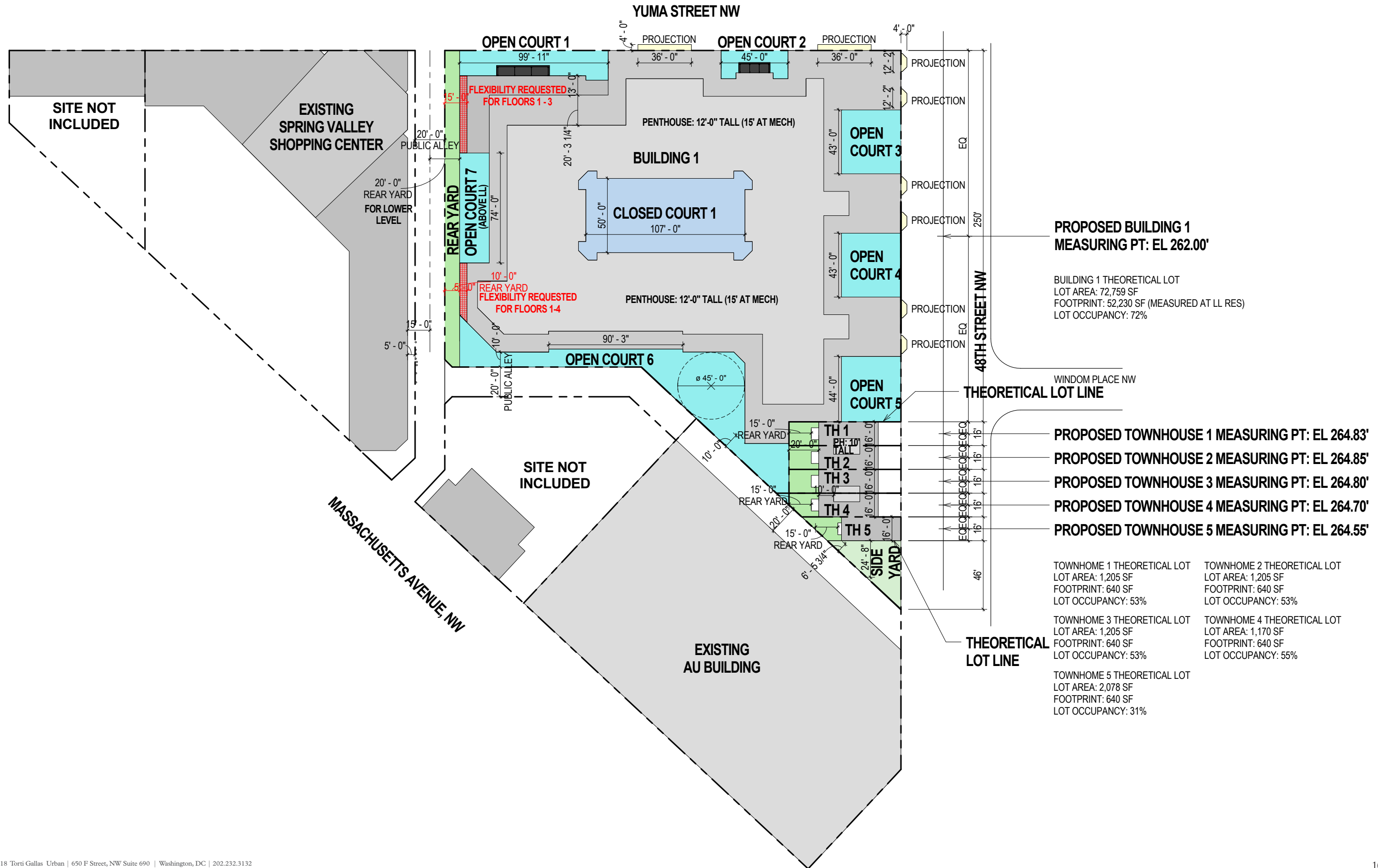
Project Site:	Lot #	Spring Valley Shopping Center (SVSC) Former AU Law Building Valor Lot	Existing GFA (nonresidential)	Land Area (sf)	Total Land Area (sf)
	Lot 802		16,922 sf	39,516	
	Lot 803		179,302 sf	41,650	
	Lot 806				
Lot 9	Lot 807	79,622	160,788		

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
Floor Area Ratio (FAR) / Gross Floor Area (GFA)	<p>FAR MOR: 2.5 (1.5 nonresidential max) IZ: 3.0 (1.5 nonresidential max)</p> <p>GFA MOR: 401,970 sf (241,182 sf nonresidential) IZ: 482,364 sf (241,182 sf nonresidential)</p>	<p>FAR 2.68 (1.35 nonresidential)</p> <p>GFA 430,853 sf (216,759 sf nonresidential)</p>
Inclusionary Zoning (IZ) Building: 10% of residential GFA or 75% of bonus density utilized Cellar: 10% of floor area devoted to dwelling units Projections: 10% of GFA floor area devoted to residential use Penthouse: 10% of GFA devoted to dwelling units	<p>21,706 sf 2,605 sf 172 sf 2,957 sf Total: 27,440 sf</p>	<p>21,706 sf 2,605 sf 172 sf 2,957 sf Total: 27,440 sf</p>
FAR (Penthouse)	0.4 (non-communal penthouse habitable space only)	0.38 (Lot 807 only)
Green Area Ratio (GAR)	0.3	0.3 (Lot 807 only)
Lot Occupancy	MOR: 60% (residential) / 100% (nonresidential) IZ: 75% (residential) / 100% (nonresidential)	<p>Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 72% Lot 807 (Townhouse 1): 53% Lot 807 (Townhouse 2): 53% Lot 807 (Townhouse 3): 53% Lot 807 (Townhouse 4): 55% Lot 807 (Townhouse 5): 31% Overall (Lots 9, 802, 803): 70%</p>
Building Height	50 ft	<p>Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): 43'-6" Lot 807 (Townhouse 1): 36'-8" Lot 807 (Townhouse 2): 36'-8" Lot 807 (Townhouse 3): 36'-9" Lot 807 (Townhouse 4): 36'-10" Lot 807 (Townhouse 5): 37'-0"</p>
Rear Yard	15 ft (min)	<p>Lots 802 & 803: Existing (No Change) Lot 807 (Building 1): 10'-0" (min) FLEXIBILITY REQUESTED Lot 807 (Townhouses 1-5): 15'-0"</p>
Side Yard None required. If provided: 2 inches / ft (6 ft min)	<p>Building 1: N/A Townhouses 1-4: N/A Townhouse 5: 6'-2"</p>	<p>Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Building 1: None Townhouses 1-4: None Townhouse 5: 6'-5 3/4"</p>

Requirement	Permitted / Required (MU-4)	Proposed (Project Site)
Court (Open) Width: 4 inches / ft (10 ft min)	Varies	<p>Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Townhouses 1-4): None Lot 807 (Townhouse 5): Provided as required</p>
Court (Closed) Width: 4 inches / ft (15 ft min) Area: Twice square of required width (350 sf min)	Varies	<p>Lots 802 & 803: Existing (No Change) Lot 806: Existing (No Change) Lot 807 (Building 1): Provided as required Lot 807 (Townhouses 1-5): None</p>

Tabulation of Penthouse, Parking, and Loading Data		
Requirement	Permitted / Required (MU-4)	Proposed (Lot 807 Only)
Penthouse (Height)	<p>Penthouse habitable space: 12'-0" (max)</p> <p>Penthouse mechanical space: 15'-0" (max)</p>	<p>Penthouse habitable space: 12'-0" (max)</p> <p>Penthouse mechanical space: 15'-0" (max)</p>
Penthouse (Setbacks)	1:1	Provided as required
Vehicle Parking Retail: 1.33 per 1,000 sf in excess of 3,000 sf Residential: 1 per 3 dwelling units in excess of 4 units	<p>Retail: 20 spaces Residential: 72 spaces Shared (with Lot 806): 236 spaces Total: 328 spaces</p>	<p>Retail: 62 spaces Residential: 72 spaces Shared (with Lot 806): 236 spaces Total: 370 spaces</p>
Bicycle Parking (short-term) Retail: 1 space for each 3,500 GFA Residential: 1 space for each 20 dwelling units	<p>Retail: 5 spaces Residential: 11 spaces Total: 16 spaces</p>	<p>Retail: 15 spaces Residential: 12 spaces Total: 27 spaces</p>
Bicycle Parking (long-term) Retail: 1 space for each 10,000 GFA Residential: 1 space for each 3 dwelling units	<p>Retail: 2 spaces Residential: 73 spaces Total: 75 spaces</p>	<p>Retail: 6 spaces Residential: 77 spaces Total: 83 spaces</p>
Loading Retail (5,000 - 20,000 GFA): 1 berth / 0 delivery space Residential (50+ units): 1 berth / 1 delivery space	<p>1 berth @ 30 ft min / 0 delivery space @ 20 ft 1 berth @ 30 ft min / 1 delivery space @ 20 ft Can be shared between residential and retail pursuant to Subtitle C, Section 902.1</p>	<p>Building 1 1 berths @ 55 ft / 1 delivery space @ 20 ft 1 berth @ 30 ft</p> <p>Townhouses N/A</p>

* All gross square footages are approximate

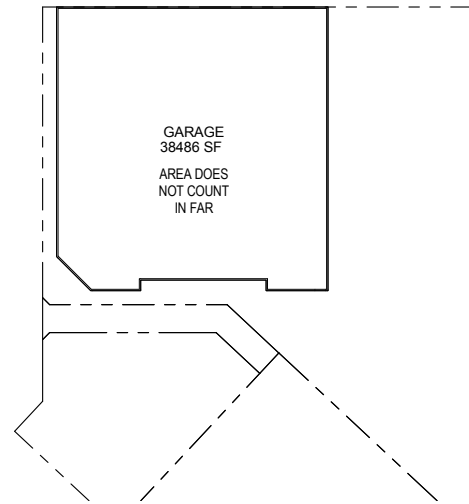


PROPOSED BUILDING 1
MEASURING PT: EL 262.00'

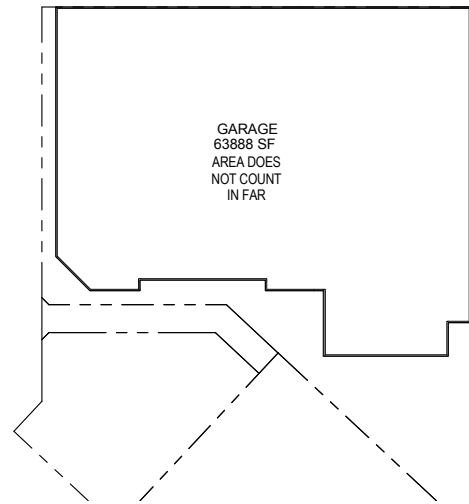
BUILDING 1 THEORETICAL LOT
 LOT AREA: 72,759 SF
 FOOTPRINT: 52,230 SF (MEASURED AT LL RES)
 LOT OCCUPANCY: 72%

- PROPOSED TOWNHOUSE 1 MEASURING PT: EL 264.83'**
- PROPOSED TOWNHOUSE 2 MEASURING PT: EL 264.85'**
- PROPOSED TOWNHOUSE 3 MEASURING PT: EL 264.80'**
- PROPOSED TOWNHOUSE 4 MEASURING PT: EL 264.70'**
- PROPOSED TOWNHOUSE 5 MEASURING PT: EL 264.55'**

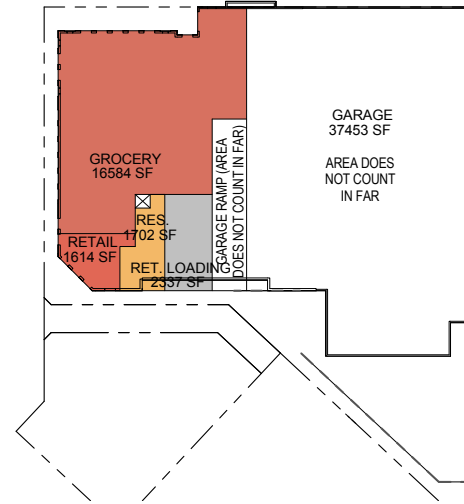
TOWNHOME 1 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%	TOWNHOME 2 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%
TOWNHOME 3 THEORETICAL LOT LOT AREA: 1,205 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 53%	TOWNHOME 4 THEORETICAL LOT LOT AREA: 1,170 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 55%
TOWNHOME 5 THEORETICAL LOT LOT AREA: 2,078 SF FOOTPRINT: 640 SF LOT OCCUPANCY: 31%	



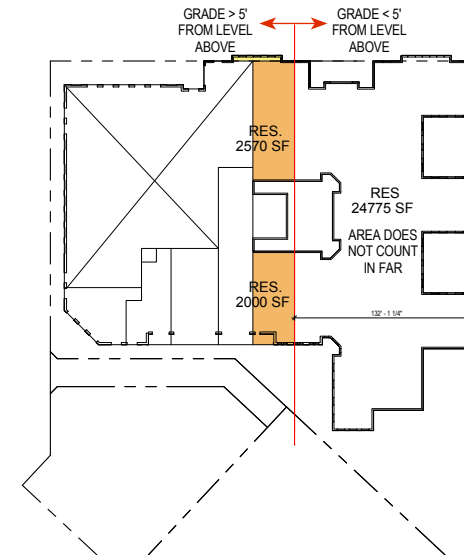
G3



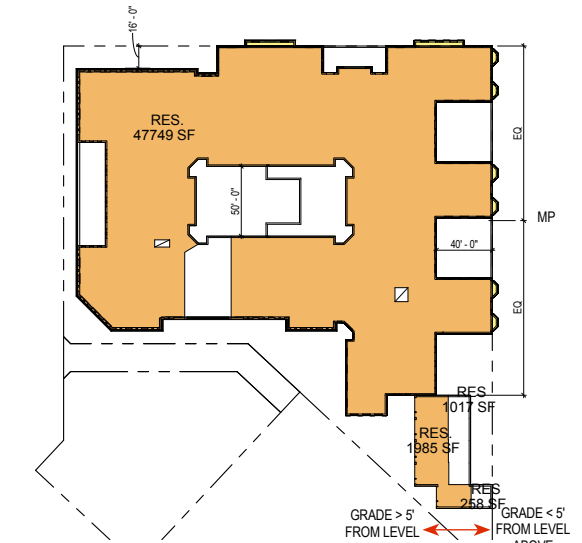
G2



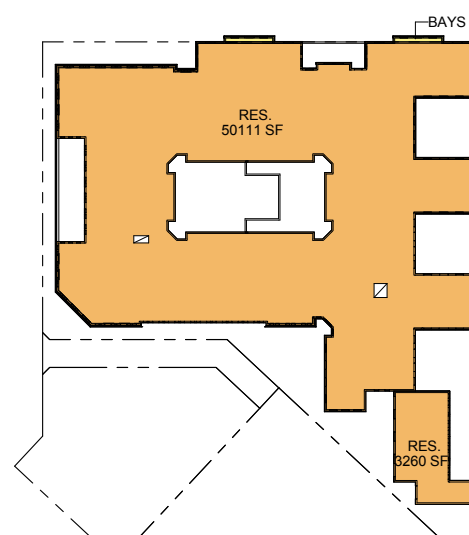
Lower Level



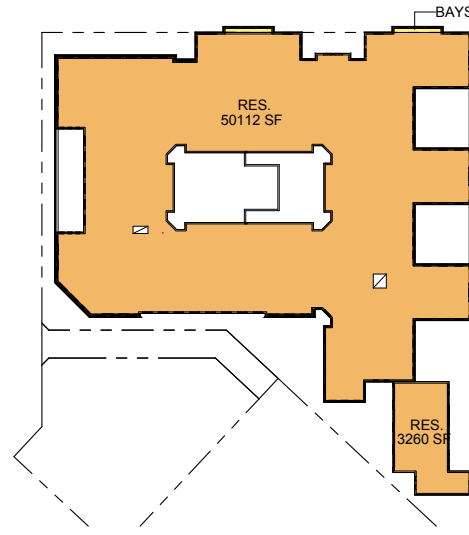
Lower Level Res



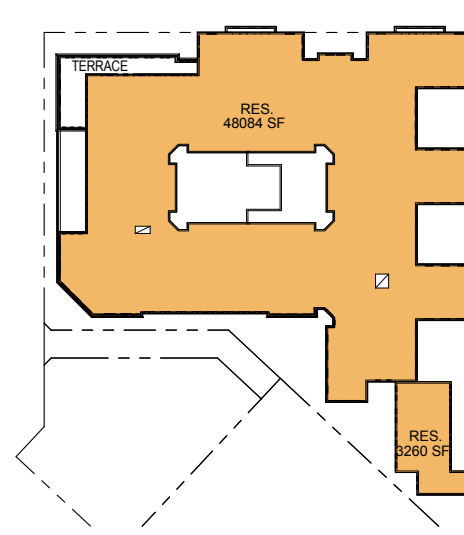
1st Floor



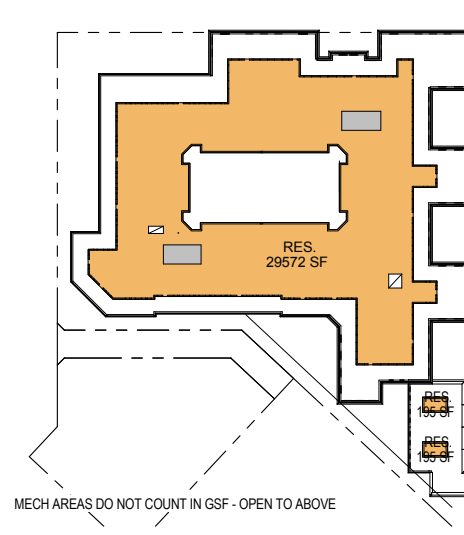
2nd Floor



3rd Floor

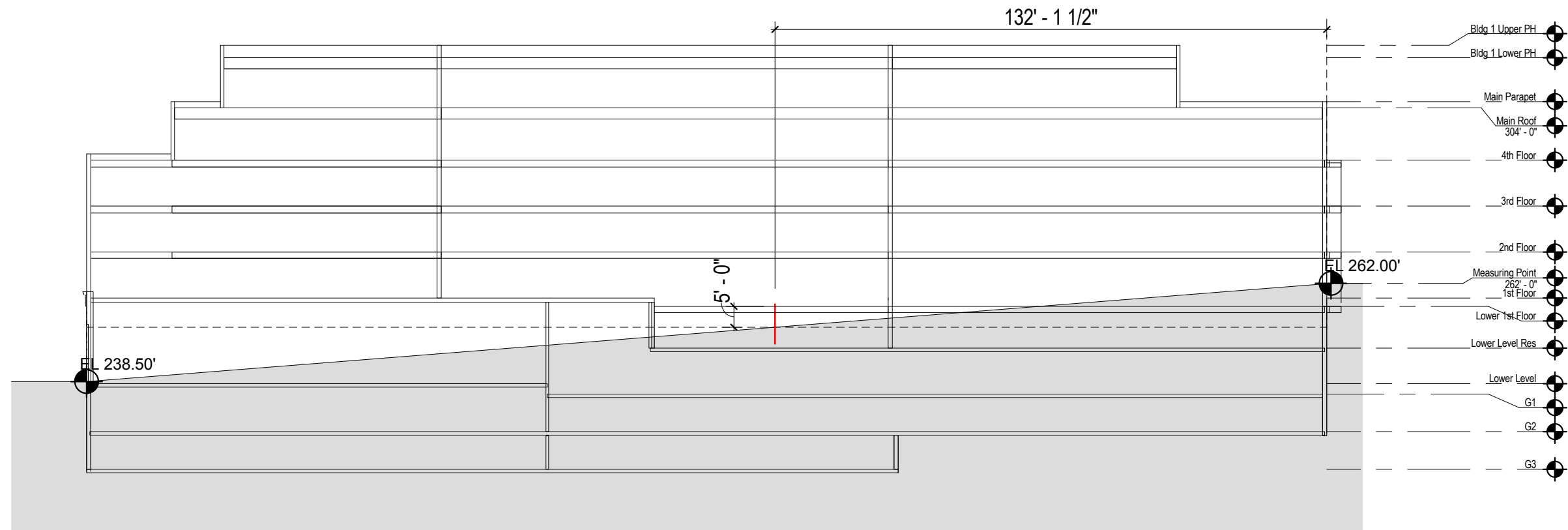


4th Floor

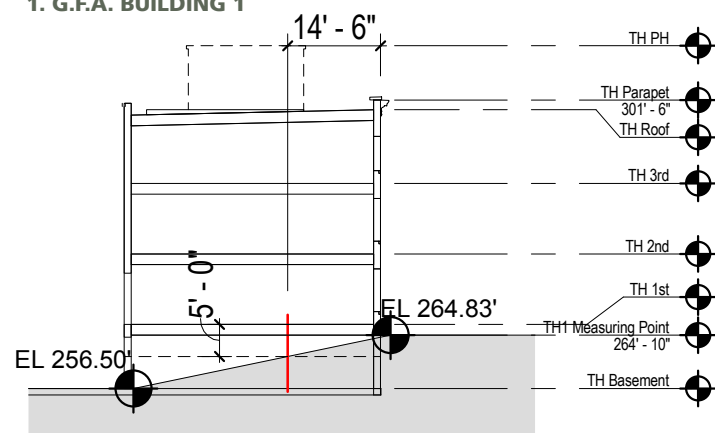


Penthouse

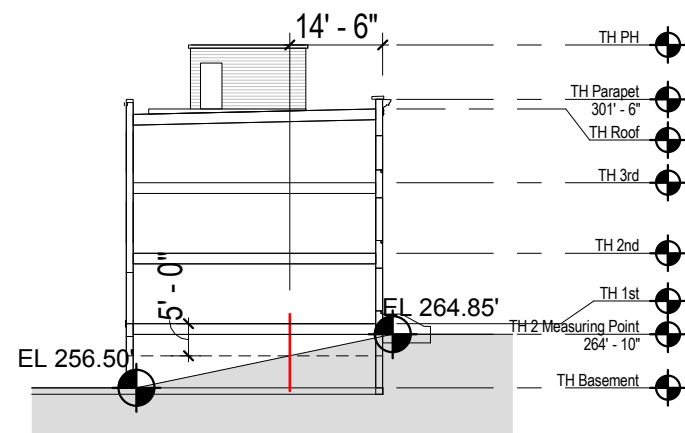
- RESIDENTIAL
- GROCERY
- RETAIL SPACE
- MECH / LOADING



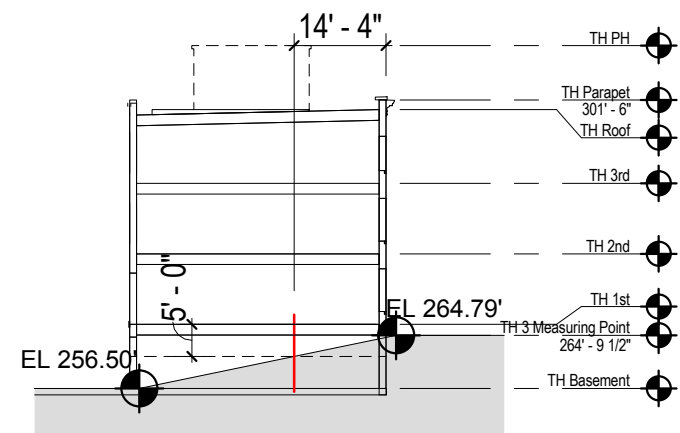
1. G.F.A. BUILDING 1



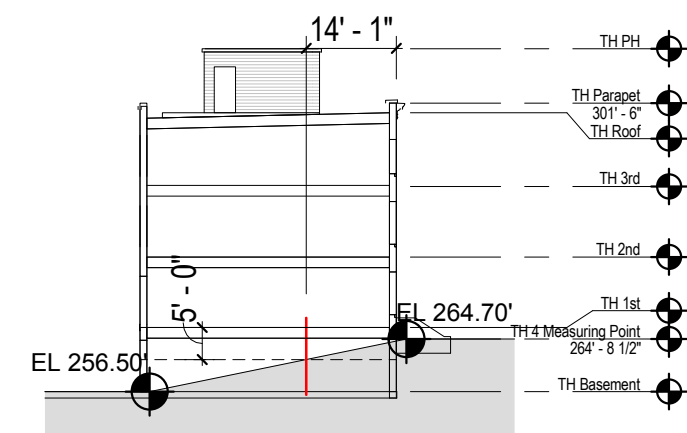
2. G.F.A. TOWNHOUSE 1



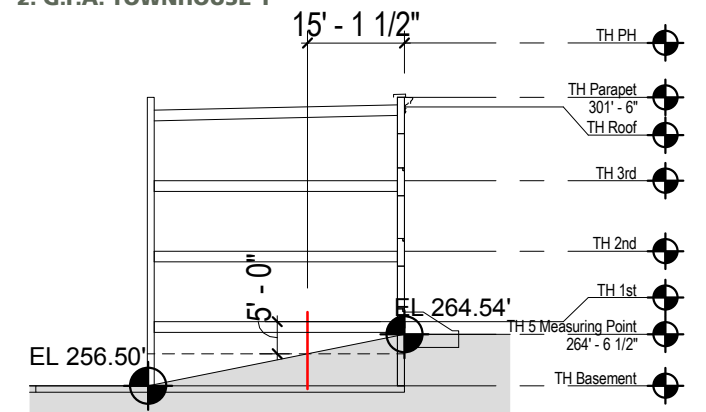
3. G.F.A. TOWNHOUSE 2



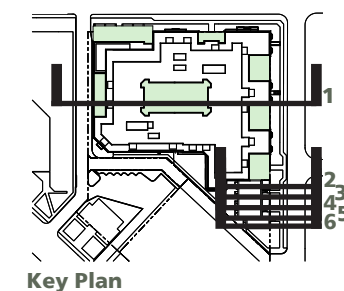
4. G.F.A. TOWNHOUSE 3



5. G.F.A. TOWNHOUSE 4



6. G.F.A. TOWNHOUSE 5



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Grade Plane Method Section

10/16/2018

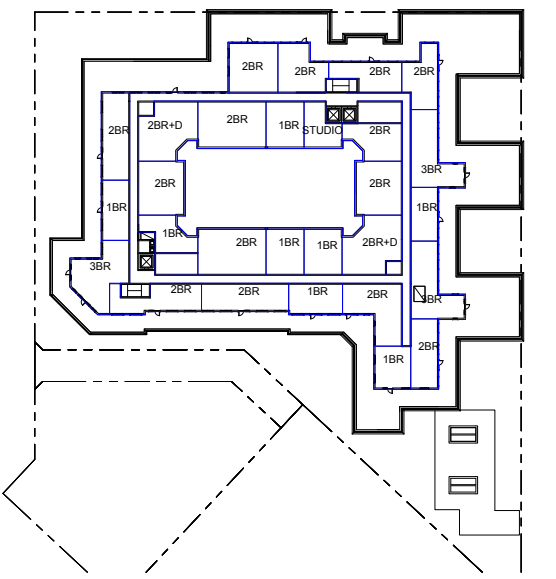
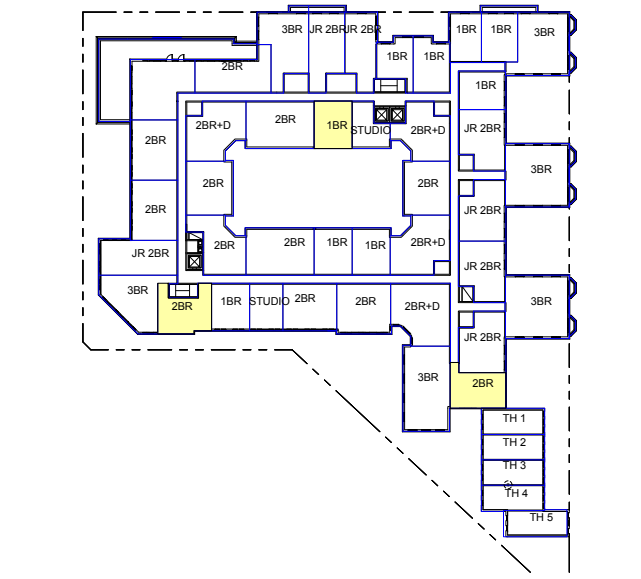
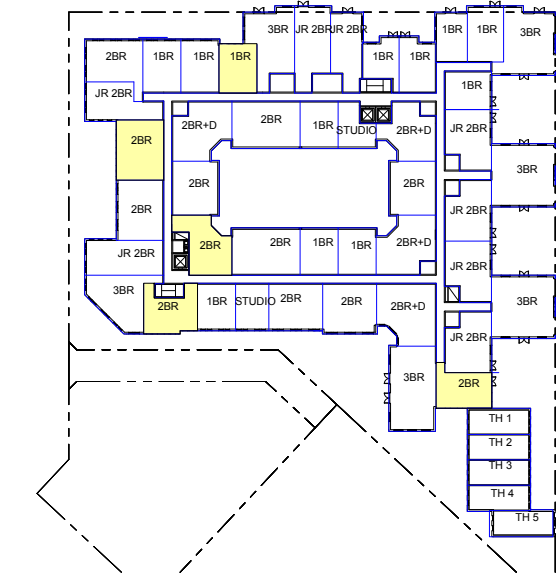
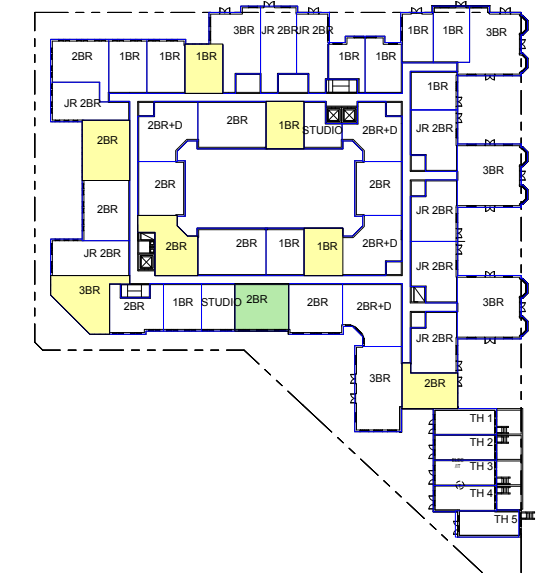
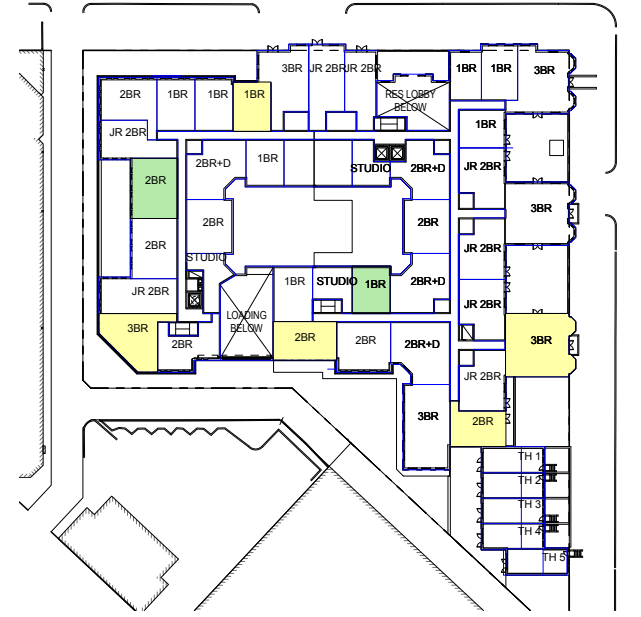
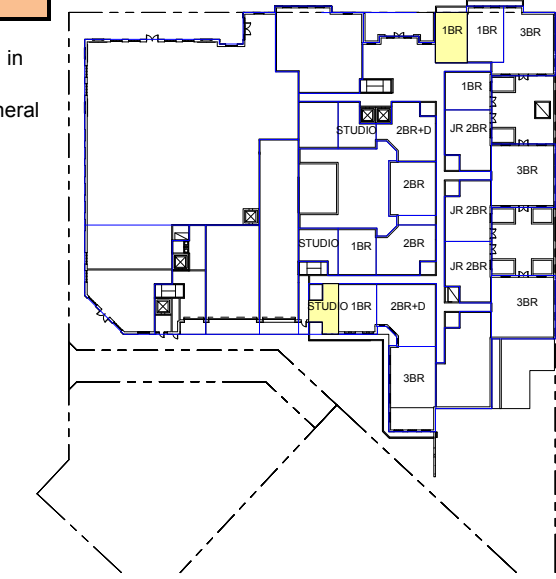
G08

Building IZ Required (60% MFI)			
	Residential GFA	10% of residential GFA	75% of bonus density
Building	214,094	21,409	21,706
Penthouse IZ Required (50% MFI)			
	PH GFA (non-communal habitable)	10% of non-communal habitable GFA	
Penthouse	29,572	2,957	
Cellar IZ Required			
	Dwelling unit floor area	10% of dwelling unit floor area	
Cellar	26,050	2,605	
Projections IZ Required			
	Residential Projection floor area	10% of Residential Projection floor area	
Projections	1,719	172	
Total IZ GSF		27,440	

Unit Type	Total		Market Rate		IZ Required		
	# of units	% of unit mix	# of units	% of unit mix	50% MFI	60% MFI NSF	% of unit mix
Studio	13	5.9%	12	6.3%	0	1	3.7%
1BR	55	40.6%	46	41.7%	1	8	33.3%
JR2 (1+D per IZ)	34		34		0	0	
2BR	61	37.0%	47	34.9%	2	12	51.9%
2BR+D	20		20		0	0	
3BR	36	16.4%	33	17.2%	0	3	11.1%
Total	219		192		3	24	

Notes:

1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
2. 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.



IZ Units at 60% MFI
 IZ Units at 50% MFI



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

Architecture Exhibits

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