



**TORTI
GALLAS
URBAN**

February 23, 2018

DEANWOOD TOWN CENTER

THIS PAGE INTENTIONALLY LEFT BLANK

SITE EXHIBITS

REGIONAL TRANSPORTATION ANALYSIS.....	G01
NEIGHBORHOOD AMENITIES DIAGRAM	G02
SITE AERIAL	G03
SITE & CONTEXT PHOTOS	G04
SITE & CONTEXT PHOTOS	G05
VICINITY MAP / COMPREHENSIVE PLAN	G06
ZONING MAP.....	G07
SITE PLAN IN CONTEXT	G08
ZONING ANALYSIS.....	G09
F.A.R. DIAGRAMS	G10
ZONING DIAGRAM	G11
CIRCULATION DIAGRAM.....	G12
PROGRAM / UNIT MIX.....	G13
GREEN COMMUNITIES CHECKLIST.....	G14

ARCHITECTURE EXHIBITS

GROUND FLOOR PLAN	A01
MEZZANINE FLOOR PLAN	A02
SECOND FLOOR PLAN	A03
TYPICAL (3RD-5TH) FLOOR PLAN	A04
ROOF PLAN.....	A05
BUILDING SECTIONS.....	A06
BUILDING SECTIONS.....	A07
CONTEXT IMAGES	A08
CONTEXT IMAGES	A09
VIEW 1 - AERIAL VIEW.....	A10
VIEW 2 - BUILDING 2	A11
VIEW 3 - BUILDING 1 EASTERN FACADE	A12
VIEW 4 - BUILDING 1 WESTERN FACADE	A13
SOUTH AND NORTH ELEVATIONS.....	A14
EAST ELEVATION - BUILDING 2.....	A15
SOUTH ELEVATION - BUILDING 2	A16
WEST AND NORTH ELEVATION - BUILDING 2.....	A17
SOUTH ELEVATION - BUILDING 1	A18
EAST ELEVATION - BUILDING 1	A19
SOUTH ELEVATION - BUILDING 1	A20
WEST ELEVATION - BUILDING 1.....	A21
NORTH ELEVATION - BUILDING 1	A22
NORTH ELEVATION - BUILDING 1	A23
ENLARGED SOUTH ELEVATION - BUILDING 2	A24
ENLARGED SOUTH ELEVATION - BUILDING 1.....	A25
ENLARGED SOUTH ELEVATION - BUILDING 1.....	A26
ENLARGED WEST ELEVATION - BUILDING 1	A27
ENLARGED NORTH ELEVATION - BUILDING 2	A28
ENLARGED NORTH ELEVATION - BUILDING 1.....	A29
SIGNAGE DIAGRAMS.....	A30

CIVIL EXHIBITS

EXISTING CONDITIONS	C01
SITE PLAN.....	C02
UTILITY PLAN.....	C03
SEDIMENTATION AND EROSION CONTROL PLAN	C04
STORMWATER MANAGEMENT.....	C05
SEDIMENTATION AND EROSION CONTROL DETAILS.....	C06
SITE DETAILS	C07
UTILITY DETAILS	C08

LANDSCAPE EXHIBITS

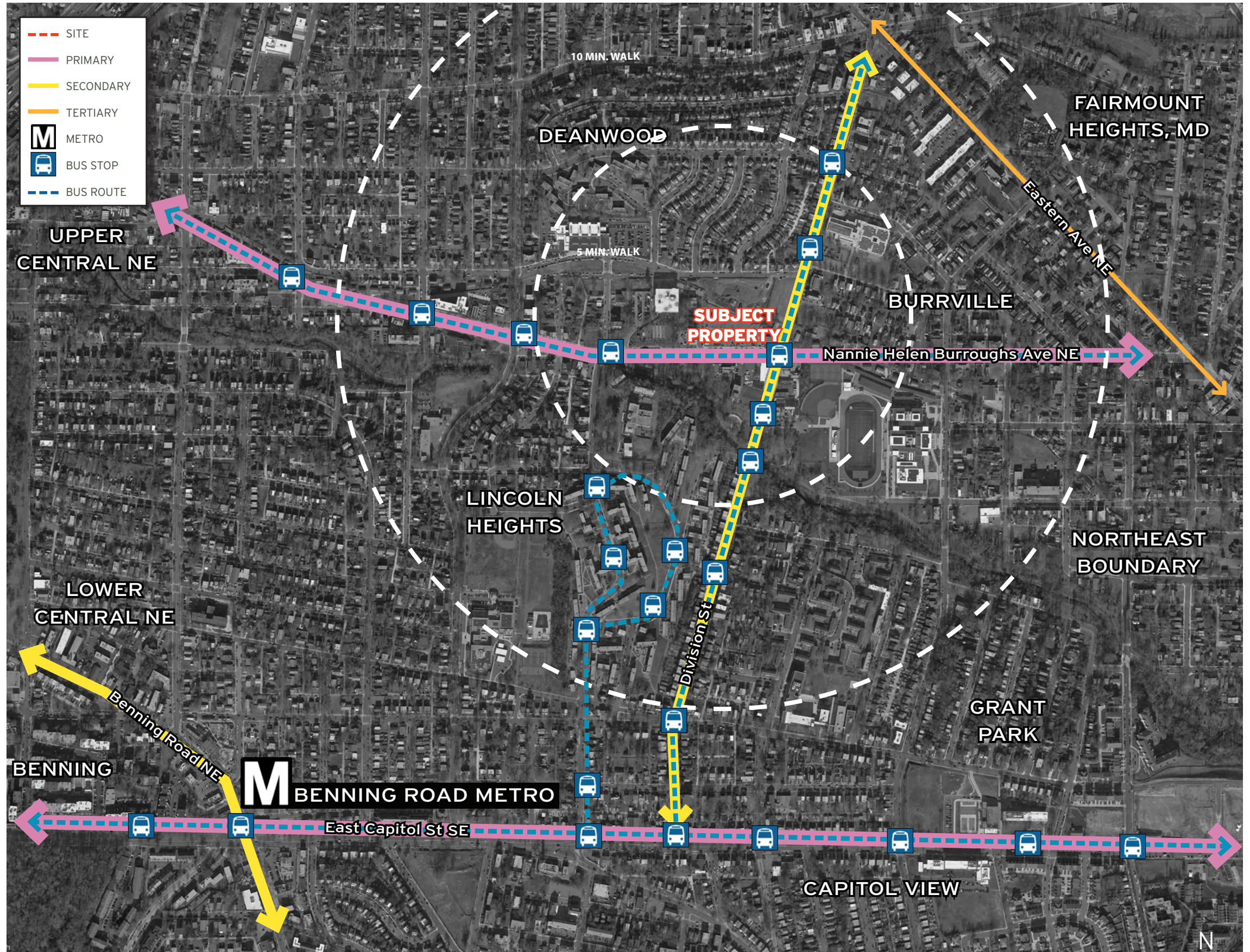
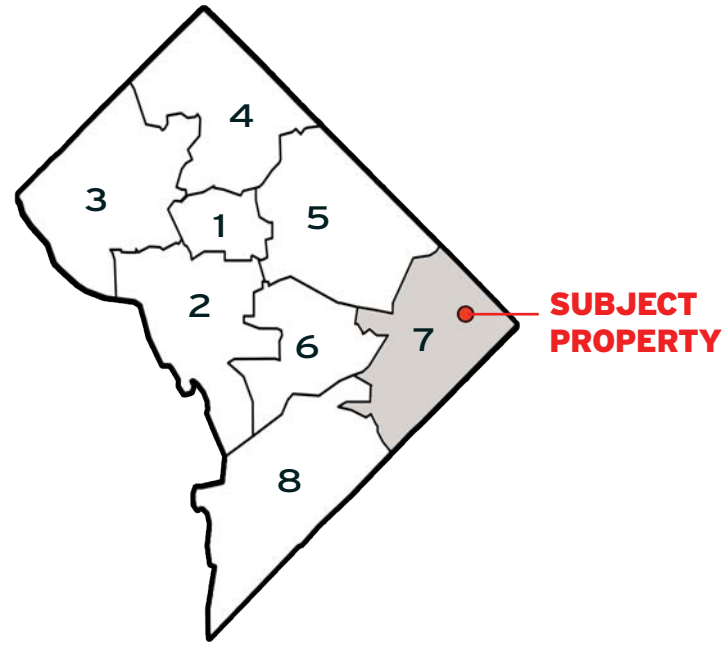
LANDSCAPE SITE PLAN.....	L01
STREETSCAPE PLAN - BUILDING 1.....	L02
COURTYARD ENLARGEMENT	L03
ROOF PLAN - BUILDING 1.....	L04
AT GRADE SECTIONS - BUILDING 1.....	L05
COURTYARD SECTIONS - BUILDING 1.....	L06
GREEN AREA RATIO PLAN - BUILDING 1.....	L07
GREEN AREA RATIO SCORESHEET - BLDG 1.....	L08
LANDSCAPE SITE PLAN - BUILDING 2.....	L09
SITE SECTIONS - BUILDING 2.....	L10
GREEN AREA RATIO - BUILDING 2	L11
GREEN AREA RATIO SCORESHEET - BLDG 2.....	L12
STREETSCAPE - PRECEDENT IMAGERY	L13
AMENITY SPACE - PRECEDENT IMAGERY.....	L14

ISSUED:

APPLICATION	10/2/17
PRE-HEARING SUBMISSION.....	12/22/17
PUBLIC HEARING SUBMISSION.....	02/23/18

THIS PAGE INTENTIONALLY LEFT BLANK

DC WARDS MAP





WHAT'S AROUND

Education Facilities

1. Nannie Helen Burroughs School
2. HD Woodson Senior H.S.
3. Kelly Miller Middle School
4. Burrville Elementary School
5. Aiton Elementary School
6. Drew Elementary School

Recreation Facilities

7. Kelly Miller Recreation Center
8. Watts Branch Recreation Center
9. Lederer Gardens

Housing Facilities

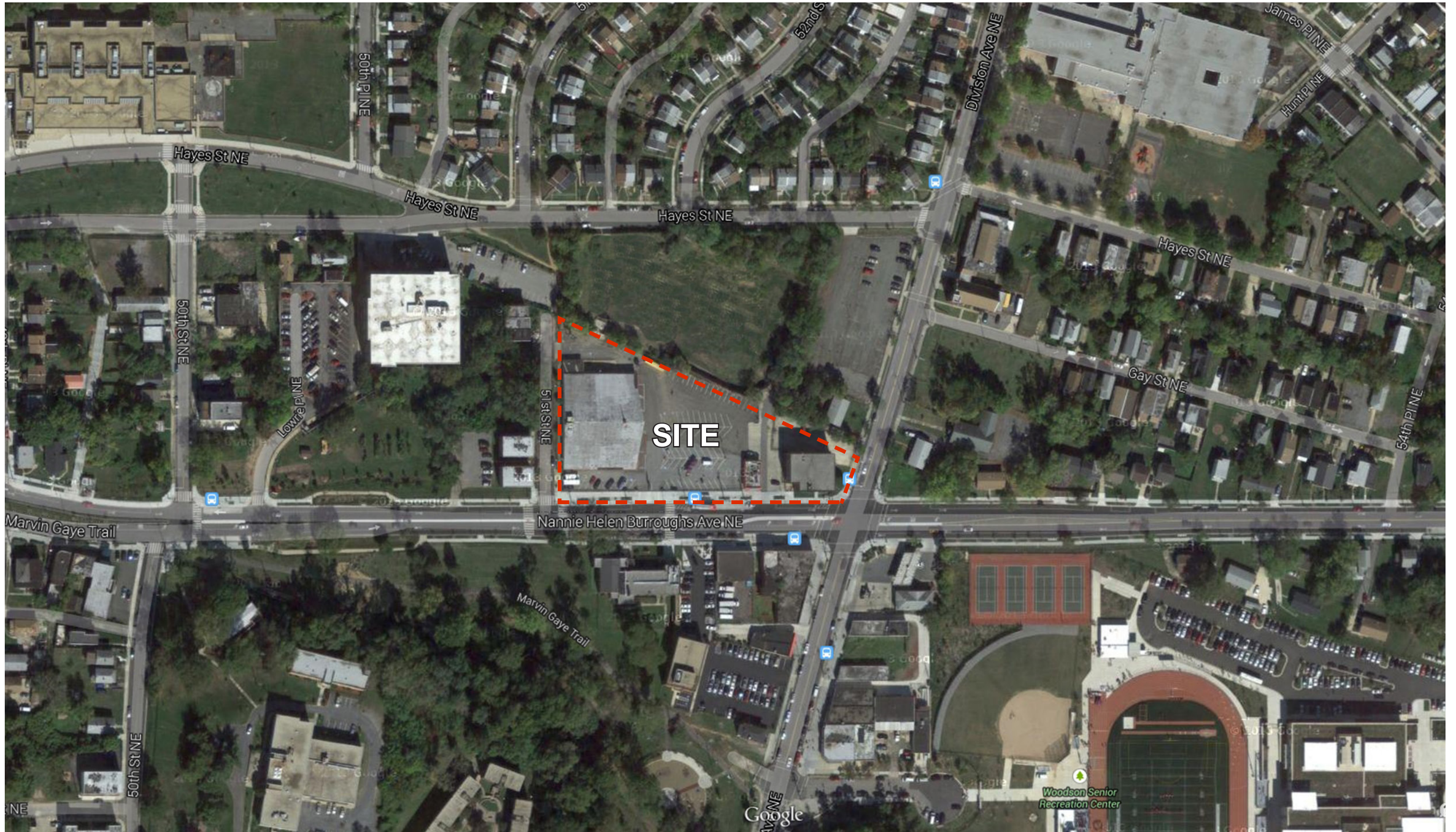
10. Richardson Dwellings
11. Lincoln Heights
12. Habitat for Humanity Townhomes

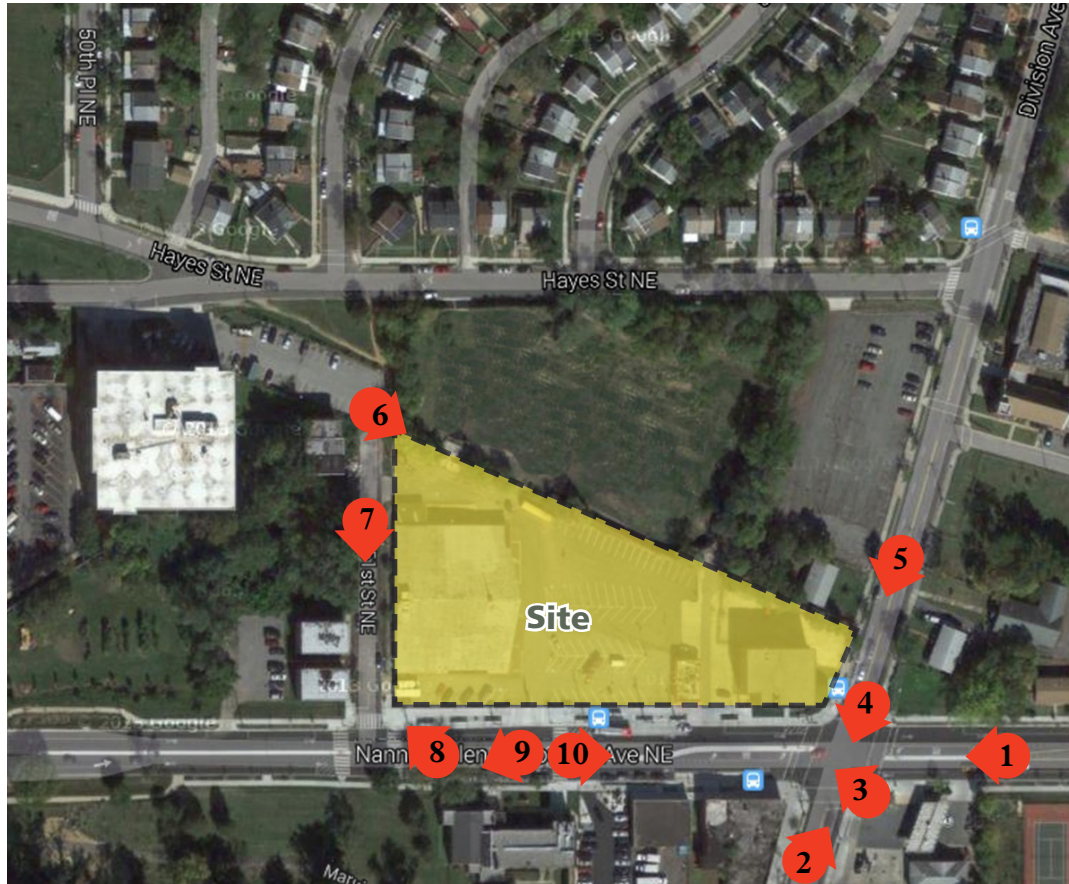
Public Facilities

13. Metropolitan Police Department

Local New Residential Development

14. The 4800 at Nannie Helen
15. Providence Place
16. The Residences at Hayes
17. The Strand Residences





1 View West towards site from Nannie Helen Burroughs Ave, NE



2 View West towards site from Division Ave, NE



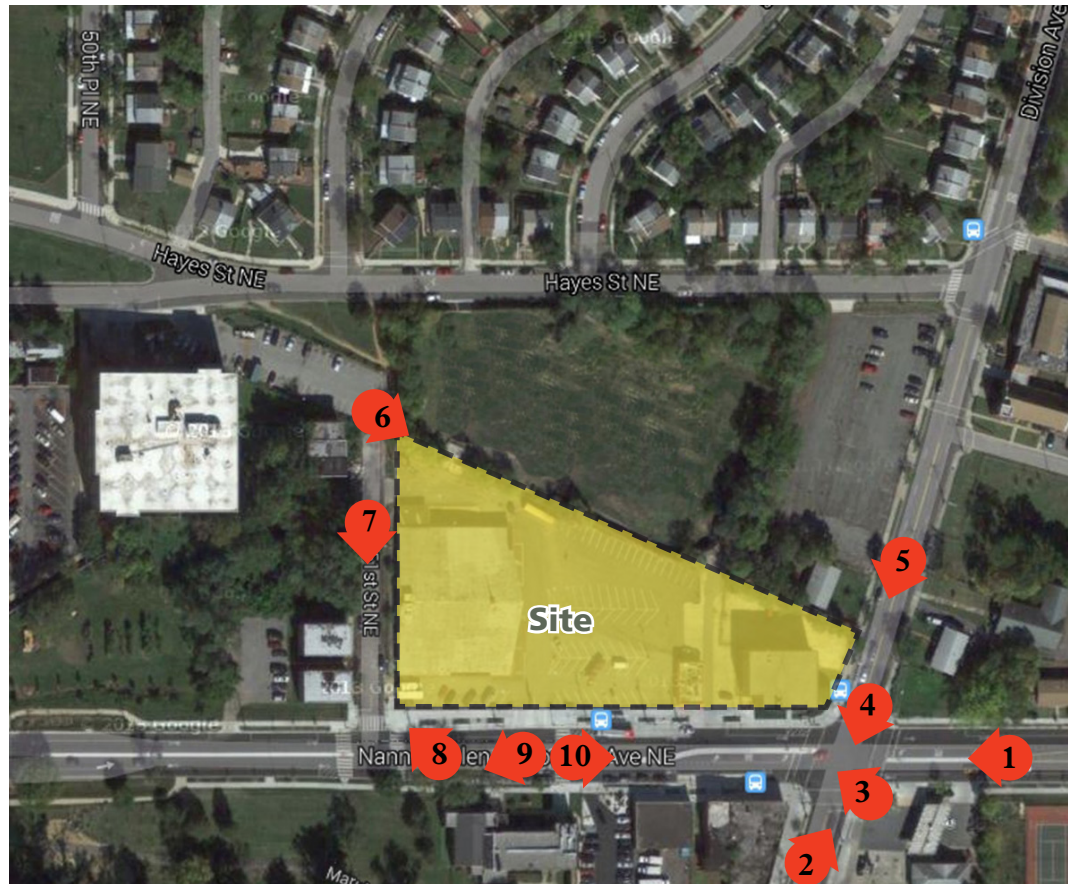
3 Northwest View onto Site

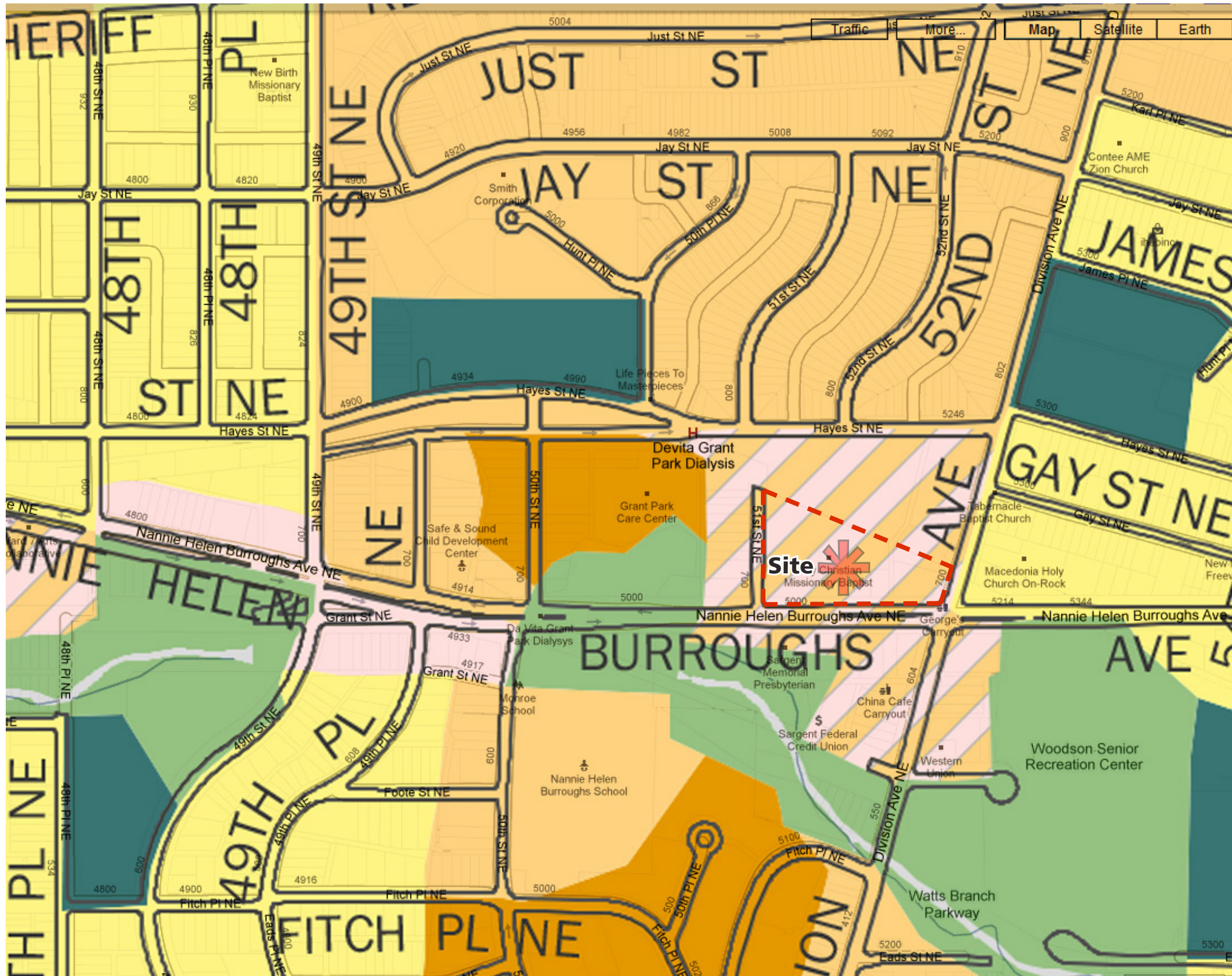


4 Southwest View across from Site



5 South view along Division Ave, NE





LEGEND

Residential Land Use Categories

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.



