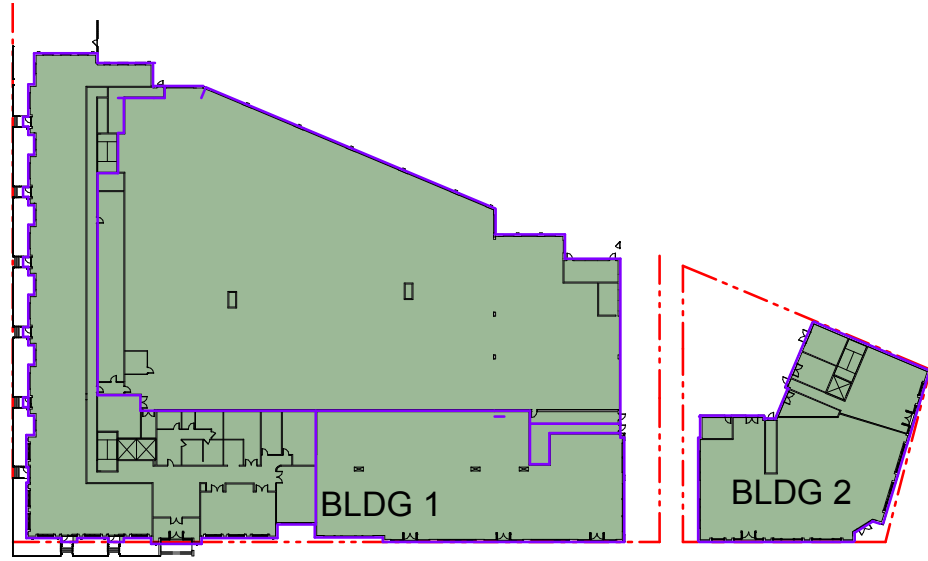


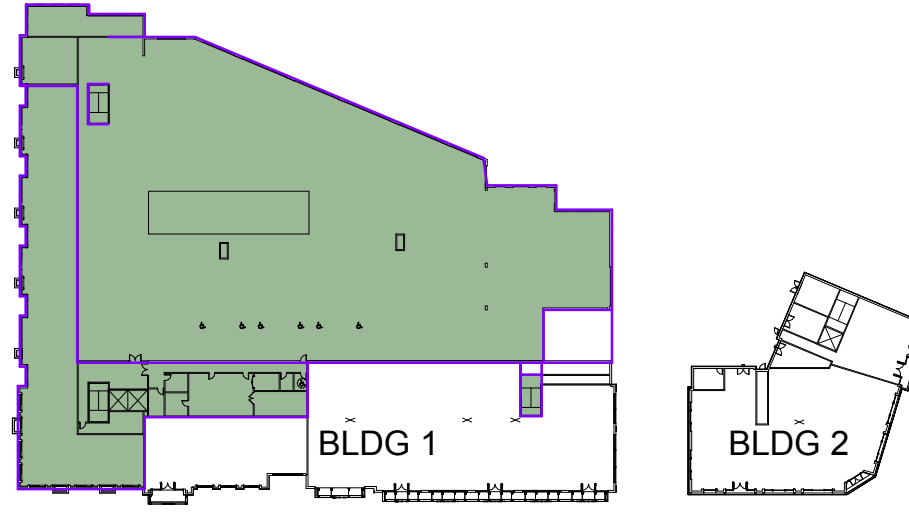
Deanwood Town Center - Building 1		Current Zoning: MU-3	Proposed Zoning: MU-4 PUD 02/20/18
Square: 5197	Lot: 64, 65 Lot Area:	71,891 sf	(1.65 acres)
Allowable	Allowable by Proposed Zoning (MU-4 PUD)	Provided	
FAR	3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD)	3.56 Total 0.14 Non-Res	9,900 gsf
		Gross Floor Area by Level	
		1st	61,800
		Mezzanine	47,500
		2nd	36,900
		3rd	36,900
		4th	36,900
		5th	36,000
		Total Building Area	256,000 gsf
Penthouse	FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1	0.00 10'-0", 1 story Provided as required	
Lot Occupancy	60% Byright, 75% - IZ 71,933 x .80 = 57,546 sf	51% 36,900 sf	
Building Height	65' PUD (50' - Byright)	65'	
		measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof	
	stories-no limit	5 stories	
Dwelling Units	NA	151 units	
Rear Yard	15 ft minimum;	<b>Relief requested for portion of rear yard less than 15'</b>	
Side Yard	None required; If provided 2 inches per foot of height not < 5 feet (Required: 2" x 65'-0" = 10'-10")	<b>Relief requested for portion of side yard less than 10'-10" on 51st St.</b> 17'-8" provided at public alley	
Open Court	Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4")	Provided as required	
Green Area Ratio (GAR)	Required GAR score: 0.30	Provided as required	
<b>Parking Requirement</b>			
Residential	0.33 space per D.U. in excess of 4 units 147 units / 3 = 49.0	49 Residential Spaces Required at .33 space per dwelling unit	
Retail	1.33 spaces per 1,000 sf in excess of 3,000 sf 6,900 x 1.33 = 9.2	10 Retail Spaces Required 59 Spaces Required per Subtitle C, 701.5	
	Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 59 x .5 = 30	30 Spaces Required Total per Subtitle C, 702 (c)(4) 143 Spaces Provided	
	Min. 50% of required to be full size 59 x .5 = 30	38% Compact Provided (88 full size, 55 compact)	
Bicycles	Long Term: 1 space per 3 DU (residential) (151/3= 51 required) 1 per each 10,000 sf (retail) (10,000 / 10,000 = 1 required)	Provided as required	
	Short Term: 1 space per 20 DU (residential) (151/20 = 8 required) 1 space per each 3,500 sf (retail) (10,000 / 3,500 = 3 required)	Provided as required	
<b>Loading</b>			
Residential	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	
Retail	1 loading berth @ 12' x 30' 1 platform @ 100 sf	1 loading berth @ 12' x 30' 1 platform @ 100 sf	
	Per Subtitle C 902.2 only 1 loading berth is required		

Deanwood Town Center - Building 2		Current Zoning: MU-3	Proposed Zoning: MU-4 PUD 02/20/18
Square: 5197	Lot: 1, 73 Lot Area:	13,619 sf	(0.31 acres)
Allowable	Allowable by Proposed Zoning (MU-4 PUD)	Provided	
FAR	3.6 PUD (2.5 By Right + 20%IZ + 20% PUD) 2.01 Maximum Non-Residential (1.5 By Right + 20%IZ + 20% PUD)	3.32 Total 0.44 Non-Res	6,000 gsf
		Gross Floor Area by Level	
		1st	9,100
		2nd	9,100
		3rd	9,100
		4th	9,100
		5th	8,800
		Total Building Area	45,200 gsf
Penthouse	FAR .4 max PUD - 12'-0", 1 story (18'-6" and 2 story allowed for PH mech) Setback: 1:1	0.00 10'-0", 1 story Provided as required	
Lot Occupancy	60% Byright, 75% - IZ 13,618 x .80 = 10,894 sf	67% 9,100 sf	
Building Height	65' PUD (50' - Byright)	63'	
		measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof	
	stories-no limit	5 stories	
Dwelling Units	NA	32 units	
Rear Yard	15 ft minimum;	Provided as required	
Side Yard	None required; If provided 2 inches per foot of height not < 5 feet (Required: 2" x 63'-0" = 10'-6")	<b>8' Provided - Relief Requested for Side Yard less than 10'-6"</b>	
Open Court	Not required, 4" per foot of height, 10ft minimum (Required 46' x 4" = 15'-4")	N/A	
Green Area Ratio (GAR)	Required GAR score: 0.30	Provided as required	
<b>Parking Requirement</b>			
Residential	0.33 space per D.U. 32 units / 3 = 10.7	11 Residential Spaces Required at .33 space per dwelling unit	
Retail	1.33 spaces per 1,000 sf 6,000 x 1.33 = 8.0	8 Retail Spaces Required 19 Spaces Required Total	
	Exemptions from Minimum Parking Requirements- 50% reduction in required parking is warranted as the Site is within 0.25 miles of a Priority Corridor Network Metrobus Route stop 19 x .5 = 9.5	10 Spaces Required Total per Subtitle C, 702 (c)(4) 3 Onsite Spaces Provided 7 Offsite Spaces Provided in garage of Bldg 1 per 701.8	
	Min. 50% of required to be full size 20 x .5 = 10	0% Compact Provided On site (3 Full size) 38% Compact Provided Offsite (88 full size, 55 compact)	
Bicycles	Long Term: 1 space per 3 DU (residential) (32/3= 11 required) 1 per each 10,000 sf (retail) (6,000 / 10,000 = 1 required)	Provided as required	
	Short Term: 1 space per 20 DU (residential) (32/20 = 2 required) 1 space per each 3,500 sf (retail) (6,000 / 3,500 = 2 required)	Provided as required	
<b>Loading</b>			
Residential	Less than 50 dwelling units, no loading required	N/A	
Retail	1 loading berth @ 12' x 30' 1 platform @ 100 sf	1 loading berth @ 12' x 30' 1 platform @ 100 sf	



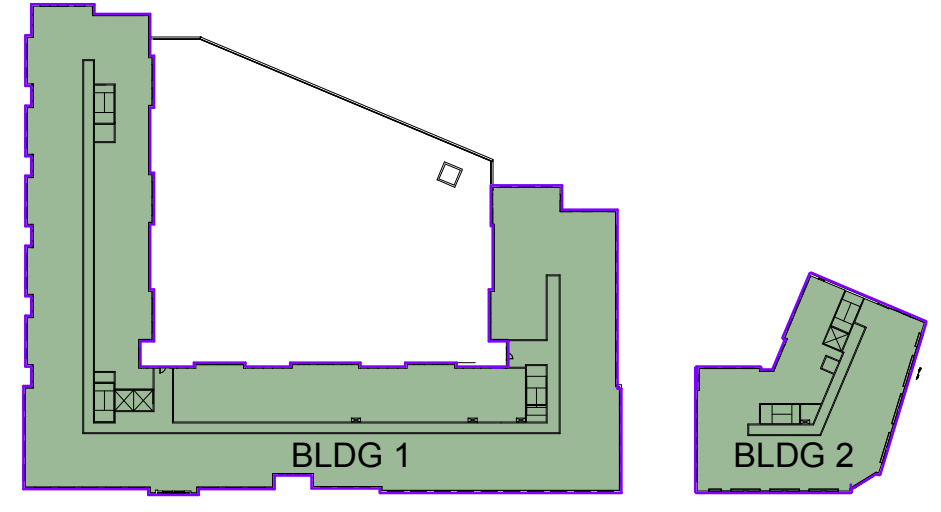
## GFA - 1st Floor

BLDG 1 - 61,800 GSF  
 BLDG 2 - 9,100 GSF



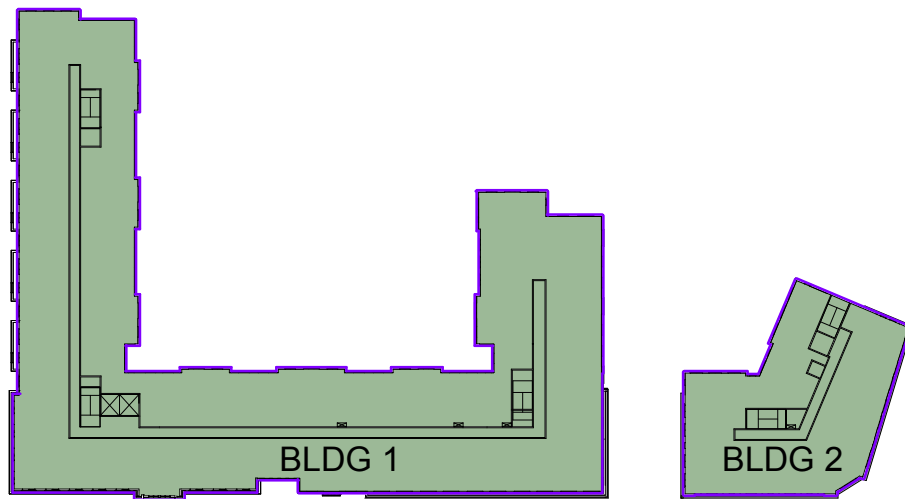
## GFA - Mezzanine

BLDG 1 - 47,500 GSF  
 BLDG 2 - 0 GSF



## GFA - 2nd - 4th Floor

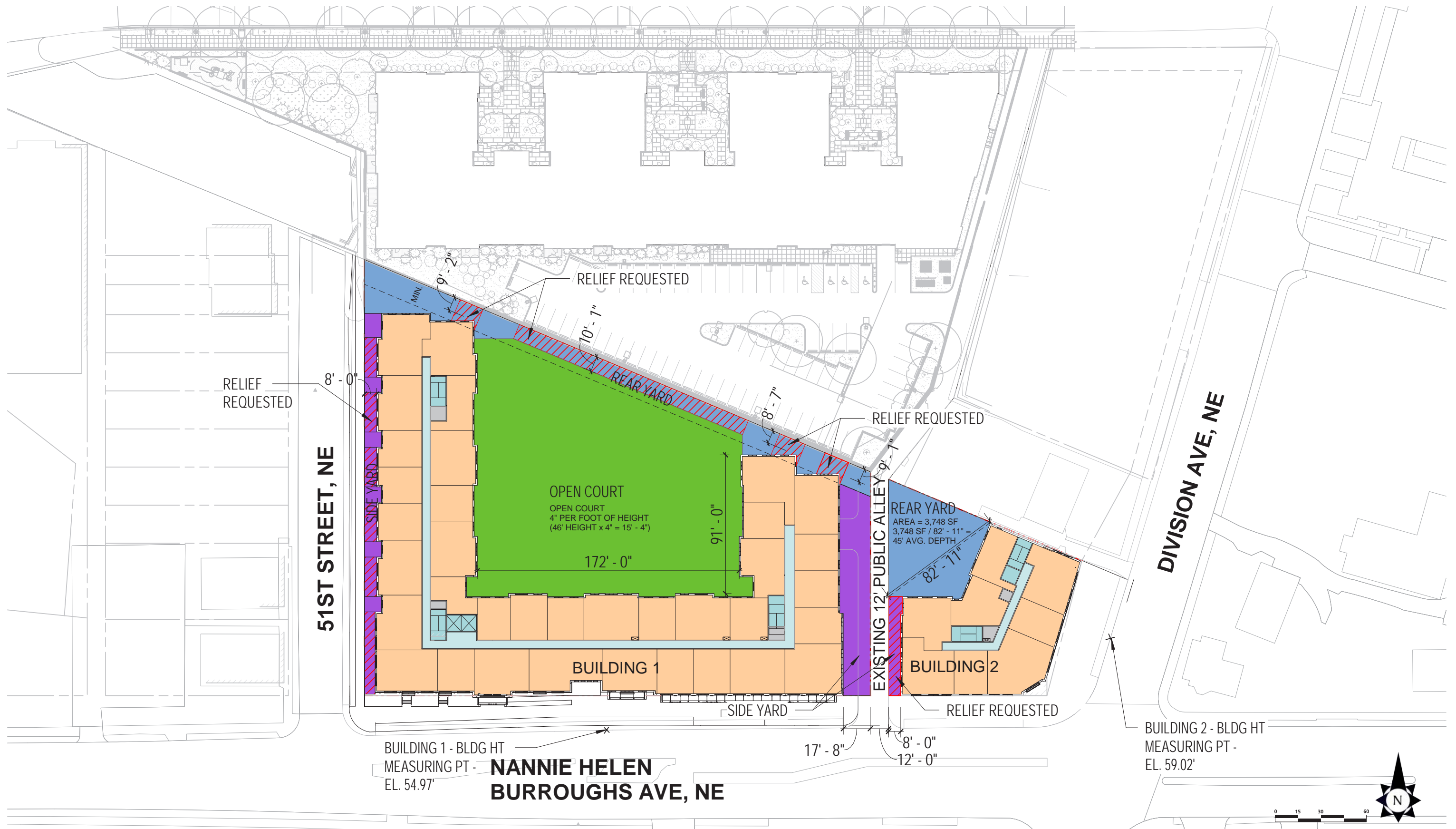
BLDG 1 - 36,900 GSF PER FLOOR X 3 FLOORS = 110,700 GSF  
 BLDG 2 - 9,100 GSF PER FLOOR X 3 FLOORS = 27,300 GSF

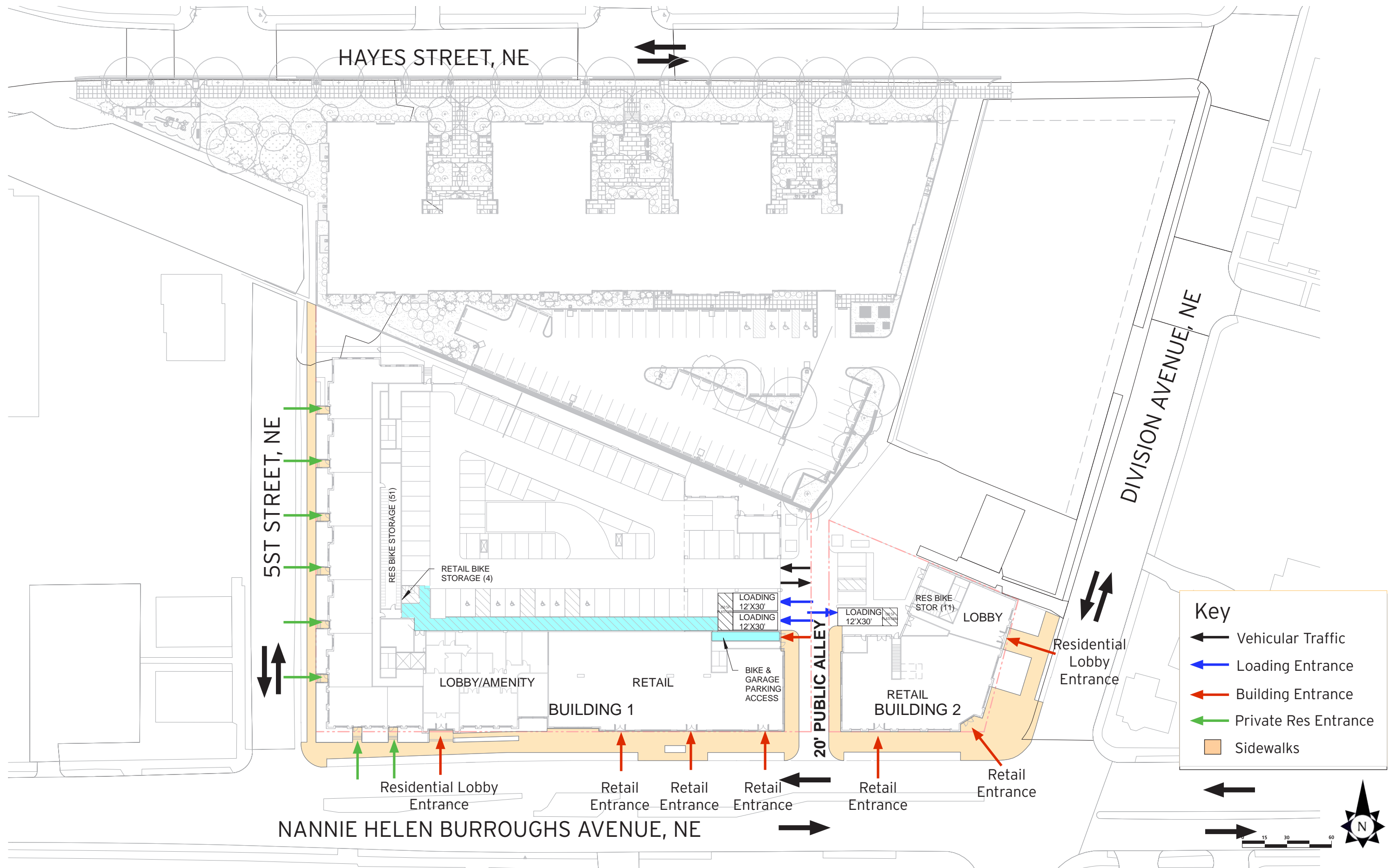


## GFA - 5th Floor

BLDG 1 - 36,000 GSF  
 BLDG 2 - 8,800 GSF

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### FLOOR AREA - BUILDING 1

Use	Area
Retail	9,900 SF
Covered Parking	71,200 SF
Residential	174,900 SF
<b>Total</b>	<b>256,000 SF</b>

### UNIT MIX - BUILDING 1

UNIT	UNIT COUNT	%
1 BR	72	48%
2 BR	47	31%
3 BR	24	16%
4 BR	6	4%
5 BR	2	1%
<b>Total</b>	<b>151</b>	

### FLOOR AREA - BUILDING 2

Use	Area
Retail	6,000 SF
Residential	39,200 SF
<b>Total</b>	<b>45,200 SF</b>

### UNIT MIX - BUILDING 2

UNIT	UNIT COUNT	%
1 BR	12	37.5%
2 BR	12	37.5%
3 BR	8	25%
<b>Total</b>	<b>32</b>	<b>-</b>

### FLOOR AREA - TOTAL COMBINED

Use	Area
Retail	15,900 SF
Covered Parking	71,200 SF
Residential	214,100 SF
<b>Total</b>	<b>301,200 SF</b>

### UNIT MIX - TOTAL COMBINED

UNIT	UNIT COUNT	%
1 BR	84	46%
2 BR	59	32%
3 BR	32	17%
4 BR	6	3%
5 BR	2	1%
<b>Total</b>	<b>183</b>	<b>-</b>

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	214,100/ 100%	183	Mixed			
Affordable Non-IZ**	21,410/ 10%	18	Up to 60% of MFI	Life of the Project	Rental	Exempt Affordable Units Pursuant to Sub. C, Sec. 1001.6
Affordable Non-IZ / Replacement Units	70,650/ 33%	61	Up to 60% of MFI		Rental	Subject to HAP Contract with DCHA***
Affordable Non-IZ	122,040/ 57%	104	Up to 60% of MFI	Life of the Project	Rental	
Market	21,410/ 10%	18	Market	Life of the Project	Rental	

\* Refers to the residential gross floor area, but the floor area may be adjusted to subtract the building core factor.

\*\* If the IZ exemption is denied, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.

\*\*\* These will be replacement units for the Lincoln Heights and Richardson Dwellings communities. The HAP contract will determine the actual number of replacement unit and the control period for those units.

### UNIT MIX - REPLACEMENT UNITS (AFFORDABLE/NON-IZ AT 30% AMI)

UNIT	UNIT COUNT
1 BR	12
2 BR	9
3 BR	32
4 BR	6
5 BR	2
<b>Total</b>	<b>61</b>

**Deanwood Town Center - Green Communities Checklist**

Optional Criteria

Green Communities Criteria				Project Implementation			
Max Pts.	Exp. Pts.	May be. Pts.	Criteria	N/A	Yes	May be	No
<b>1. Integrated Design Process</b>							
9	0		1.1c Designing for Project Performance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		1.2b Resident Health and Well-Being: Health Action Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	0		1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Location and Neighborhood Fabric</b>							
7	7		2.4 Compact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	0		2.7 Preservation of and Access to Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	10		2.8 Access to Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	0		2.9 Improving Connectivity to the Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	0		2.10 Passive Solar Heating / Cooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.11 Brownfield site or Adaptive Reuse Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.12 Access to Fresh, Local Foods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.13 LEED for Neighborhood Development Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.14 Local Economic Development and Community Wealth Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. Site Improvements</b>							
8		4	3.5b Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	4		3.6 Surface Water Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	0		3.7 Reducing Heat-Island Effect: Paving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Water Conservation</b>							
6		2	4.2 Advanced Water Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4		4	4.3 Leaks and Water Metering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		4.4 Efficient Plumbing Layout and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		4.5 Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		4.6 Access to Potable Water During Emergencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>5. Energy Efficiency</b>							
12	0		5.2a Additional Reductions in Energy Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		5.2b Advanced Certification: Nearing Net Zero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		5.7a Photovoltaic / Solar Hot Water Ready	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	0		5.7b Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8a Resilient Energy Systems: Floodproofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8b Resilient Energy Systems: Islandable Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. Materials</b>							
3		1	6.3 Recycled Content Material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4		1	6.4 Regional Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	0		6.5 Certified, Salvaged and Engineered Wood Products	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
6	0		6.7b Environmentally Preferable Flooring: Throughout Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		6.10 Asthmagen-Free materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5		5	6.11 Reduced Heat-Island Effect: Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	3		6.13 Recycling Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Healthy Living Environment</b>							
11	9		7.4 Elimination of Combustion Within the Conditioned Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	9		7.11a Beyond ADA: Universal Design (New Construction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9			7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10		10	7.13 Active Design: Staircases and Building Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	9		7.14 Interior and Outdoor Activity Spaces for Children and Adults	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	10		7.16 Smoke-Free Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Operations and Maintenance (all mandatory criteria)</b>							
11	0		8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>294</b>	<b>61</b>	<b>27</b>	<b>total</b>	<i>35 Points Minimum Required for Certification</i>			

Note: The Applicant will satisfy the point total necessary to be built in compliance with the 2015 Enterprise Green Communities Criteria for New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.

# Architecture Exhibits

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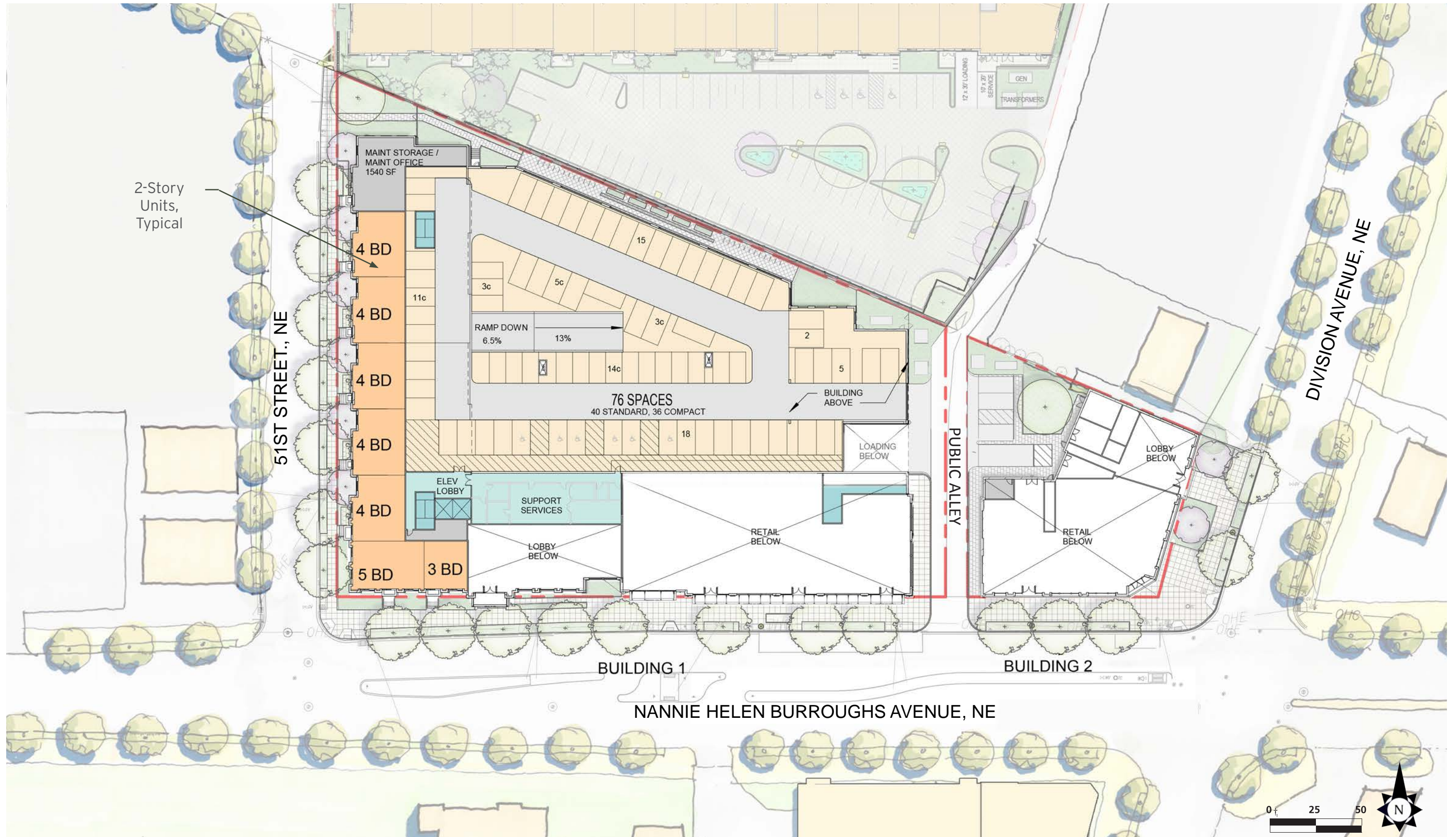




Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

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.





2-Story Units, Typical

51ST STREET, NE

DIVISION AVENUE, NE

PUBLIC ALLEY

NANNIE HELEN BURROUGHS AVENUE, NE

BUILDING 1

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 A05

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 A05

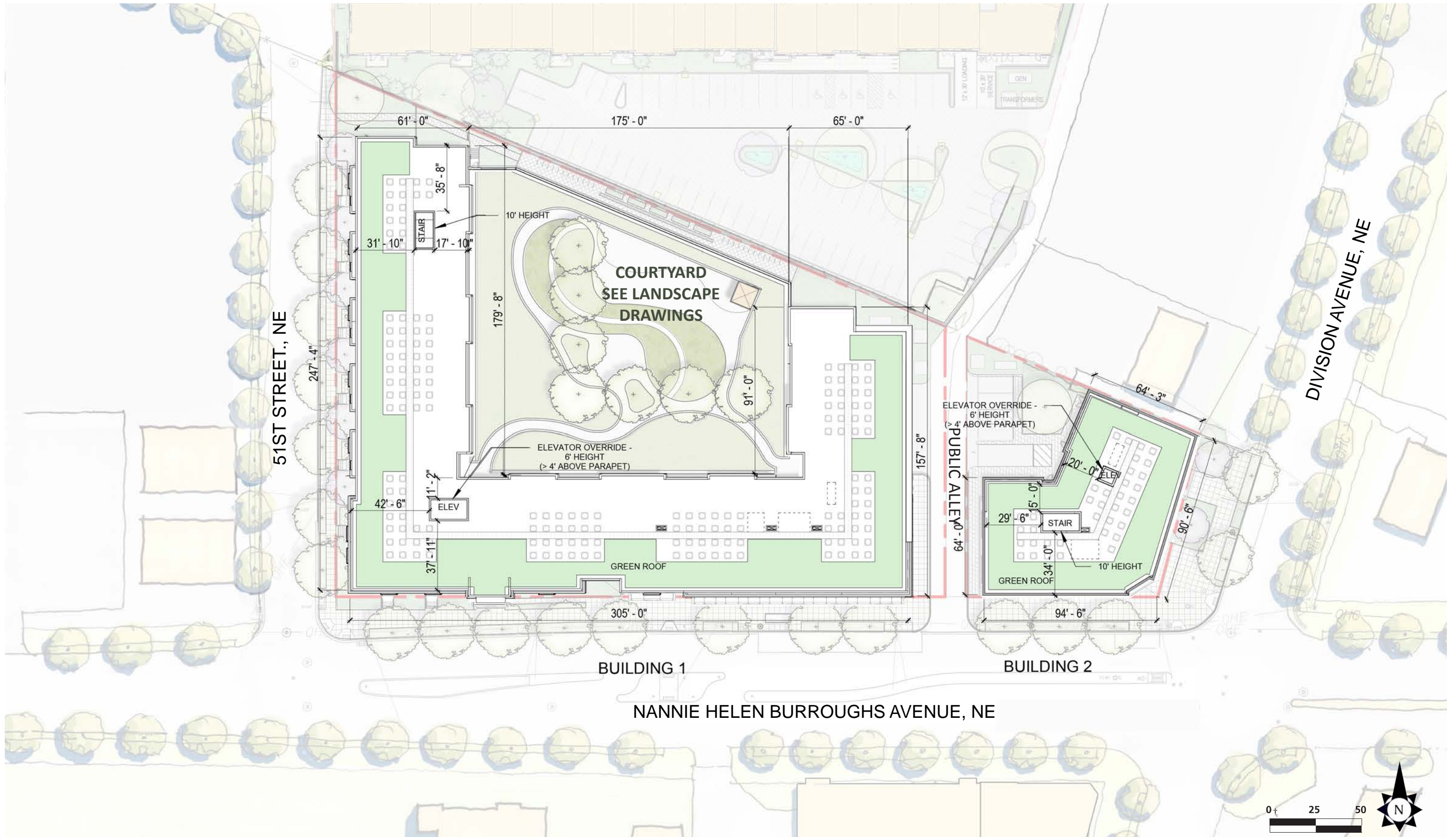




Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

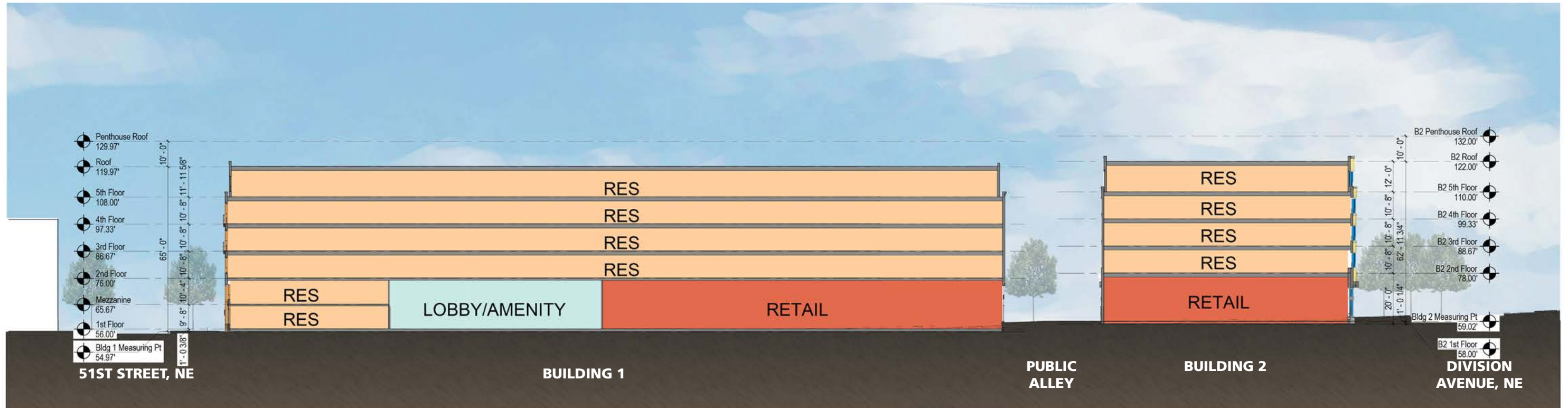
Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.



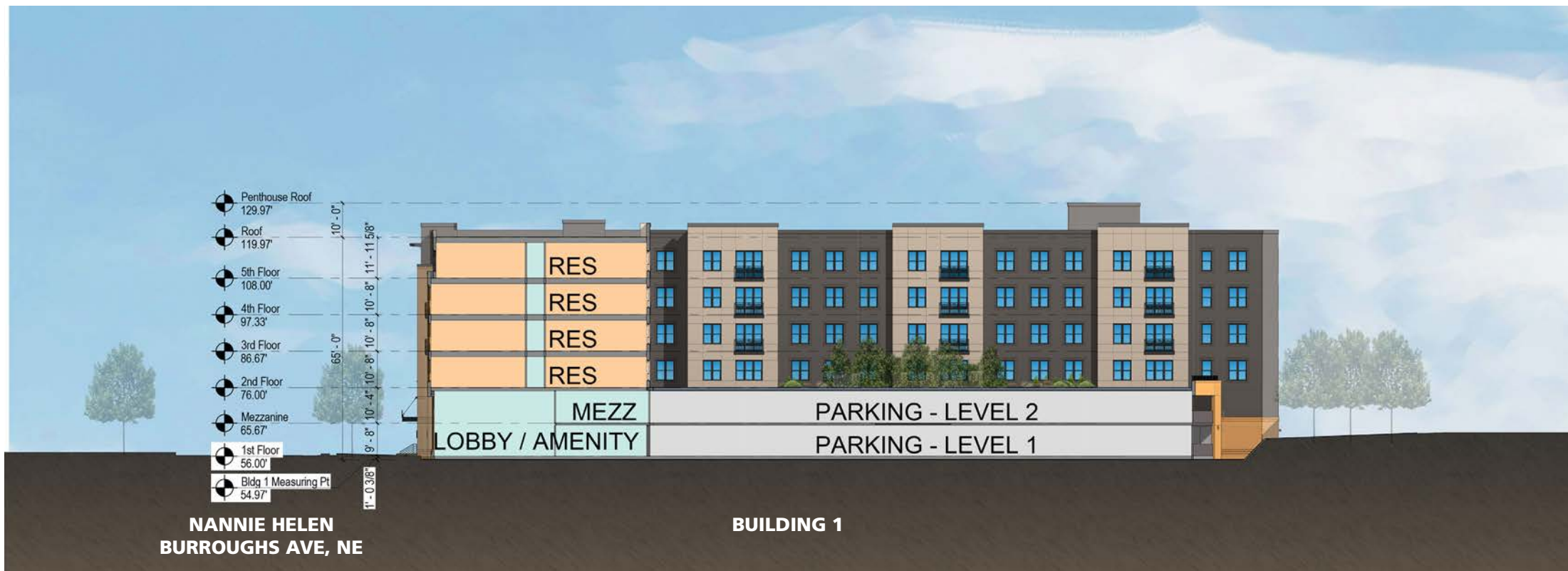


Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

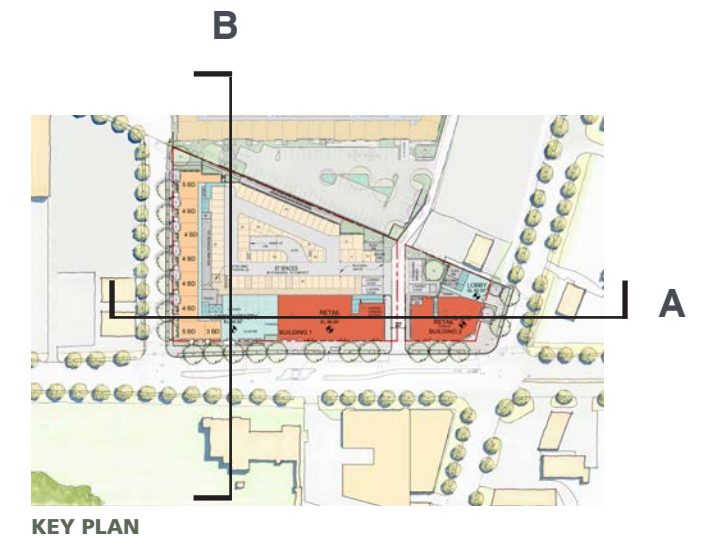




**A - East/West Section**



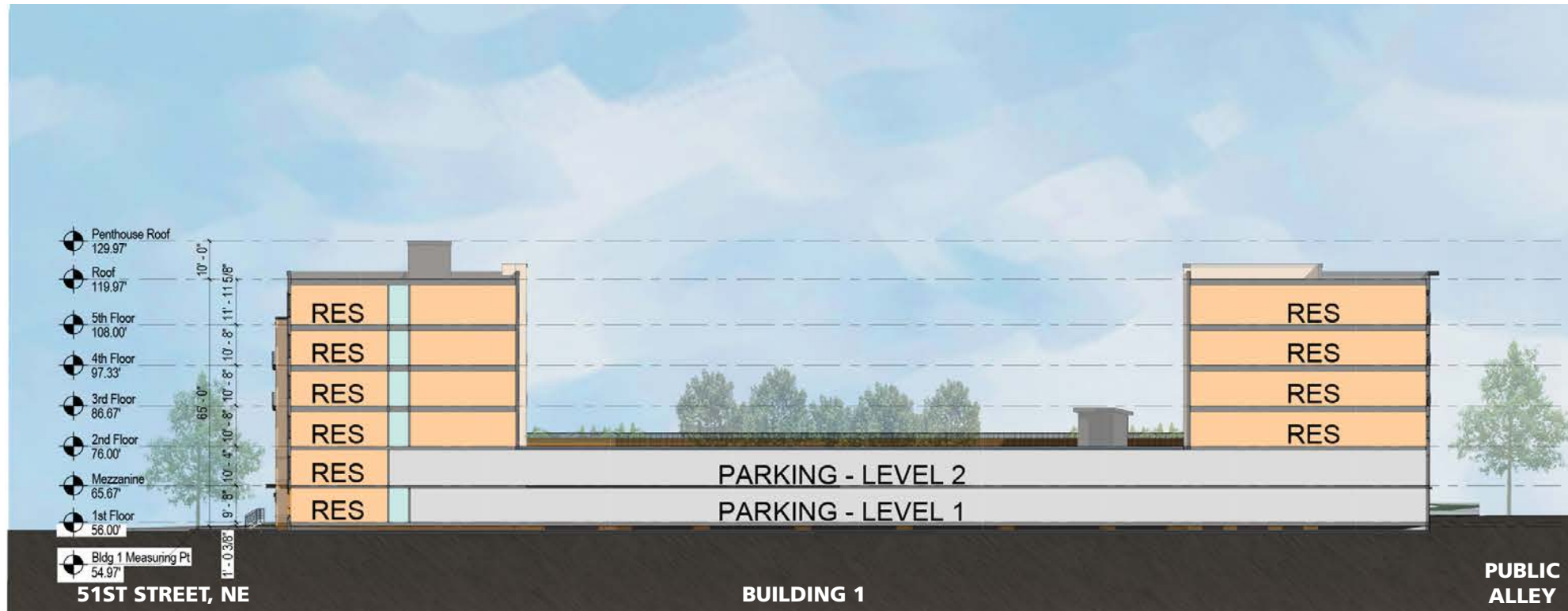
**B - North/South Section through Building 1 looking West**



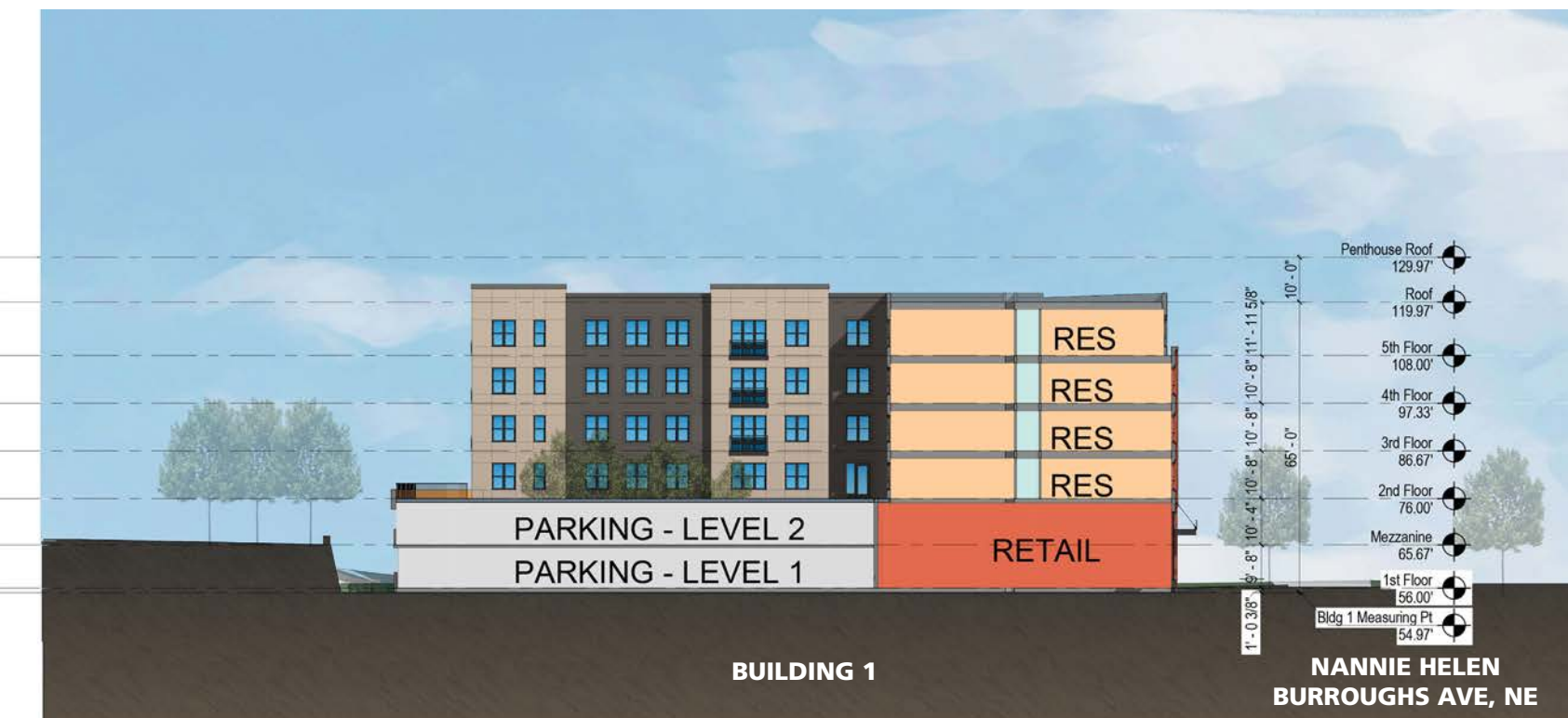
KEY PLAN



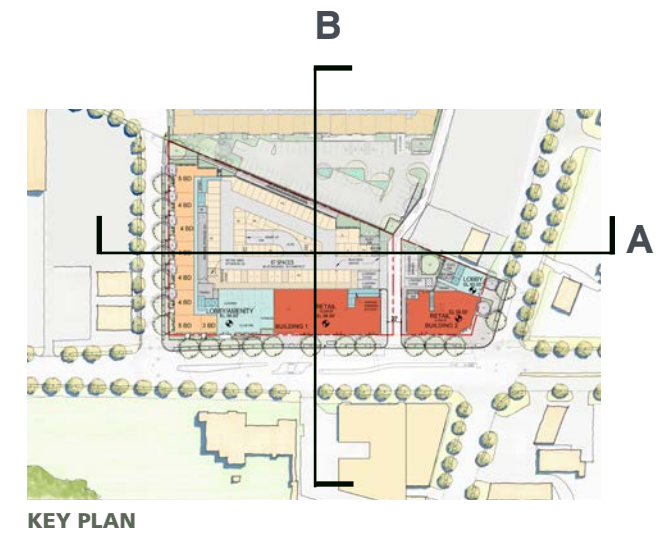




**A - East/West Section through Courtyard**



**B - North/South Section through Building 1 looking East**







**Restored Strand Theater and Strand Residences**



**Sargent Memorial Presbyterian Church**



**Dormitory Building at Nannie Helen Burroughs School**



**Minnesota Avenue Apartment Building**



**Foote Street Apartment Building**

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**THE WARRENTON GROUP**  
NHP FOUNDATION





**Progressive National Baptist Convention Site**



**The Nannie Helen at 4800**



**HD Woodson High School**



**The Residences at Hayes (Deanwood Hills)**

February 23, 2018

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**TORTI  
GALLAS  
URBAN**

**THE WARRENTON GROUP  
NHP FOUNDATION**





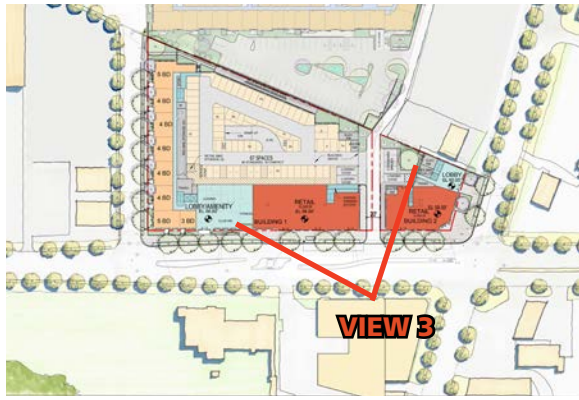




KEY PLAN







KEY PLAN







**KEY PLAN**

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THE WARRENTON GROUP  
NHP FOUNDATION

View 4 - Building 1 at Corner of Nannie Helen Burroughs Avenue and 51st Street, NE  
**DEANWOOD TOWN CENTER**