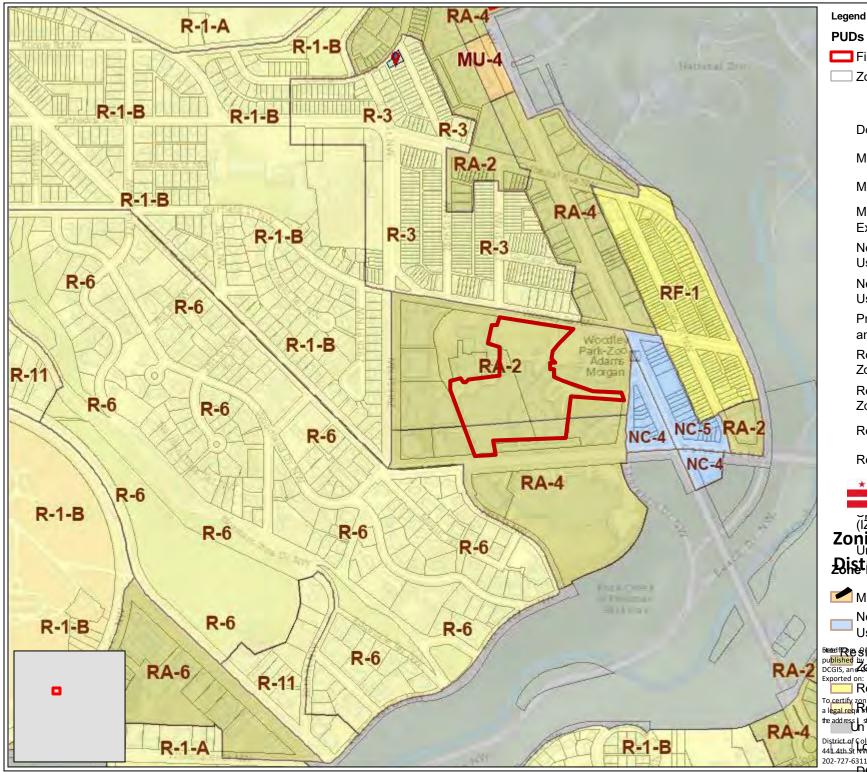
<u>Exhibit A</u>



### PUDs Final Zone District Tooltip Downtown Zone Mixed-Use Zone Mixed-Use Zone (IZ+) Mixed-Use Zone (IZ+ Exempt)

Neighborhood Mixed-Use Zone

Neighborhood Mixed-Use Zone (IZ+)

Production, Distribution, and Repair Zone

Residential Apartment Zone

Residential Apartment Zone (IZ+)

**Residential Flat Zone** 

**Residential Zone** 

terret and the second second

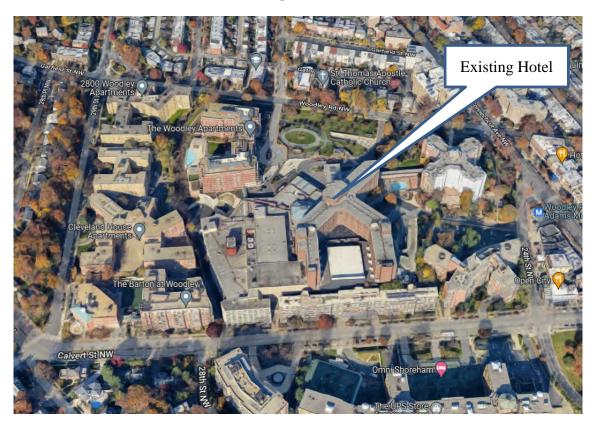
Mixe d-Use<sub>3</sub>Zone 750 Neighborhodd Mixed<sup>J</sup> Use Zone <sup>Feet</sup>

Beatrif Resider Apratian ent published by the District of Columbia Office of Zoning, DCGIS, and Contend of the Chief Technology Officer (OCTO) Exported on: 12/9/2022

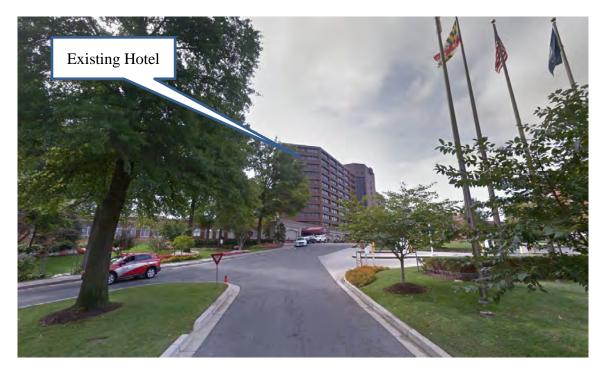
To certify zoning on any property in order to satisfy a legal regular satisfy

District of Columbia Office of Zoning, 44L 4th St MW. Suite 200 South, Washington, DC 20001 202-727-6311 | dcoz@dc.gov DC Boundary <u>Exhibit B</u>

### **Existing Conditions**



Aerial View



View from Woodley Road

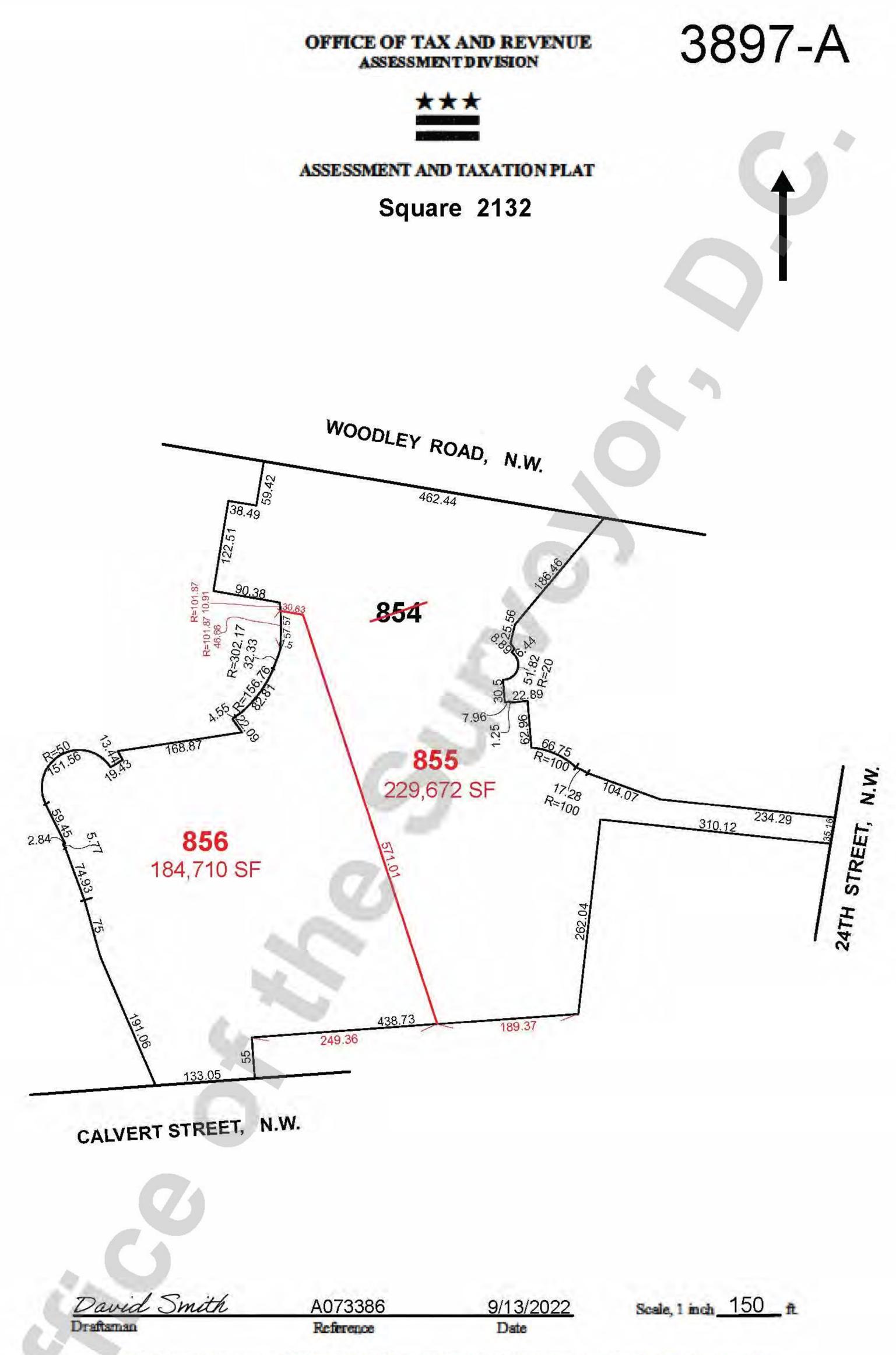
### **Existing Conditions**



View from 24th Street at Woodley Park-Zoo/Adams Morgan Metrorail Station

Exhibit C

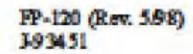
(Page 1 of 1)



The Office of Surveyor of the District of Columbia shall admit this plat to record under the provisions of

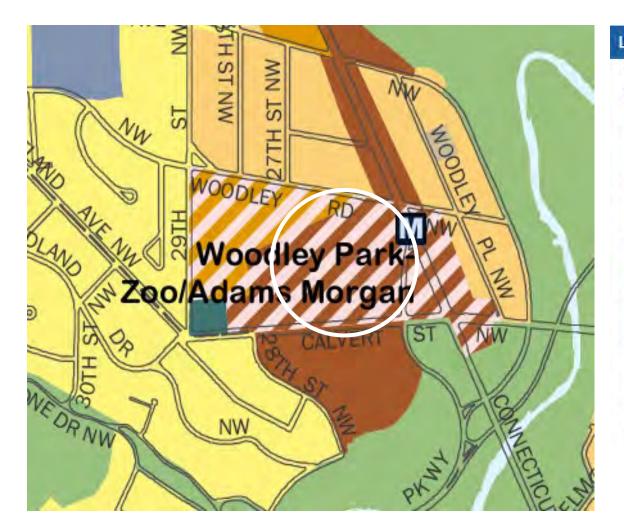
# Chapter 7 of Title 47, District of Columbia Code, Designation of Real Property for Assessment and Taxation, and for other purposes.

for Chief Assessor, Office of Tax and Revenue



<u>Exhibit D</u>

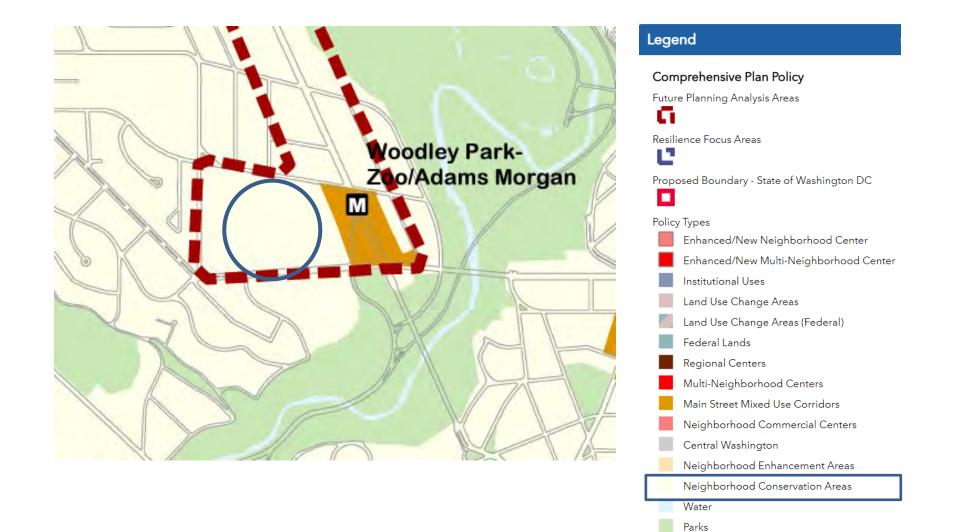
#### Future Land Use Map (FLUM) Designation





<u>Exhibit E</u>

#### **Generalized Policy Map (GPM) Designation**



<u>Exhibit F</u>



#### Project Team:

#### Civil

Vika Capitol, LLC 4910 Massachusetts Ave NW, Suite 16, Washington, DC 20016

#### **Vertical Transport** Lerch Bates 2448 Holly Avenue

Suite 301 Annapolis, MD 21401

#### Structural Mechanical/Plumbing SK&A SCAA Engineers, PLLC 1155 Connecticut Avenue NW, 5906 Wood Sorrels Ct. Suite 800 Burke, VA 22015 Washington, DC 20016

Geotechnical

Arlington, VA 22209

Langan

Suite 450

Dry Utilities Davis Utility Consulting, LLC 1300 Wilson Boulevard, 3975 Fair Ridge Drive Suite 125S Fairfax,VA 22033

#### Electrical Power Design, Inc 11600 Ninth Street North St. Petersburg, FL 33716

Interiors -**Building Segment A** Champalimaud Design 115 Broadway 2nd Floor, New York, NY 10006

Traffic Grove Slade 1140 Connecticut Ave NW Suite 600 Washington, DC 20036

Interiors -**Building Segment B** Rodrigo Vargas Design 7269 Melrose Ave, Los Angeles, CA 90046

Fitness Design Group 1730 Berkeley St, Santa Monica, CA 90404

Landscape

Parker Rodriguez

Suite 320

Fitness

101 N. Union Street

Alexandria, VA 22314

#### Land Use Holland & Knight 800 17th Street NW, Suite 1100 Washington DC 20006

Suite 320

**Code Consultant** Coffman Engineers, Inc. 8171 Maple Lawn Blvd, Fulton, MD 20759

Client:

CP VII Wardman 1-A, LLC 1330 Connecticut Ave NW, Suite 320 Washington, DC 20036

WARDMAN PARK

WASHINGTON, DC

#### Sustainability Meridian Consulting, LLC

12301 Old Columbia Pike, Suite 100A Silver Spring, MD 20904

# LARGE TRACT REVIEW

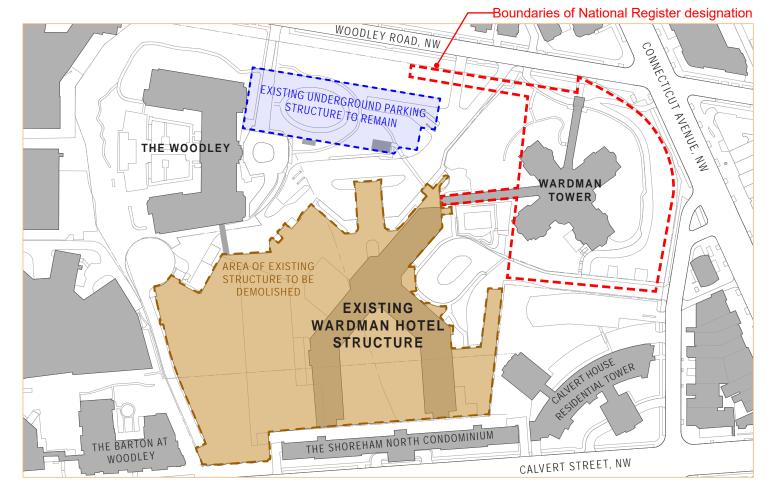
**DECEMBER 9, 2022** 

#### ARCHITECT

shalom baranes associates architects

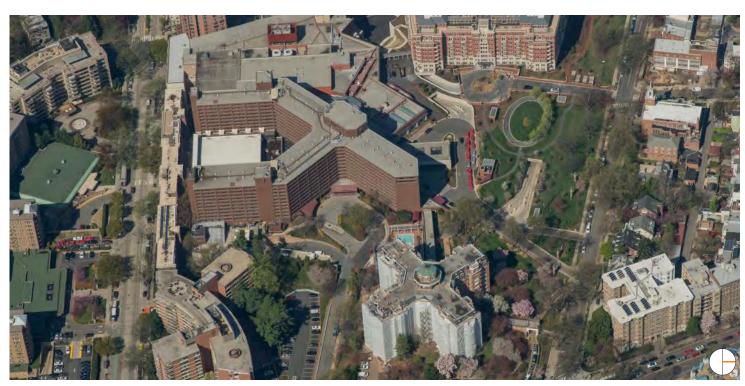
1010 Wisconsin Ave NW, Suite 900 Washington, DC 20007











VIEW LOOKING NORTH

LARGE TRACT REVIEW

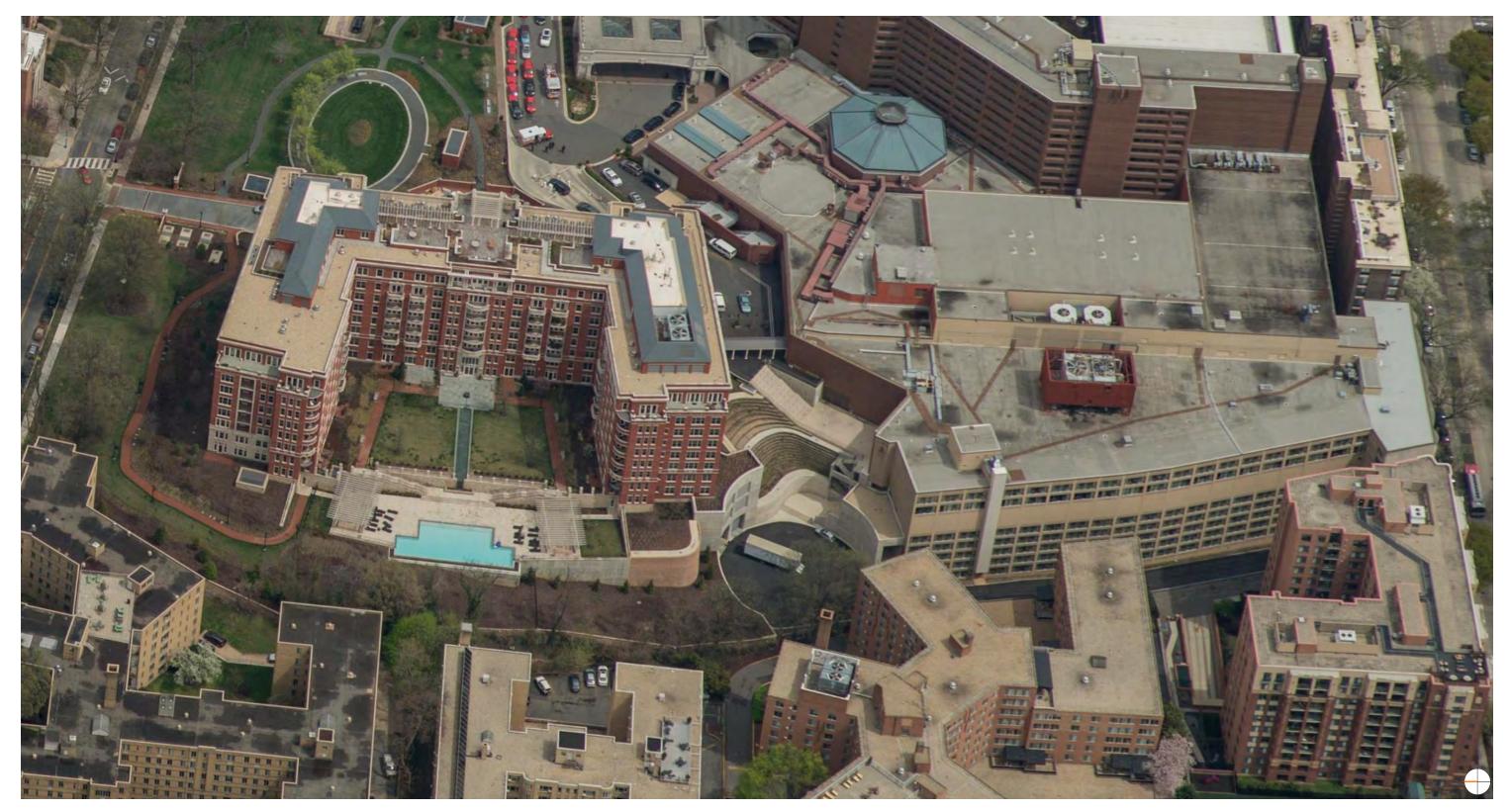
## WARDMAN PARK

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC

VIEW LOOKING SOUTH

#### VIEW LOOKING WEST

**SITE VIEWS - EXISTING** 02



WARDMAN PARK

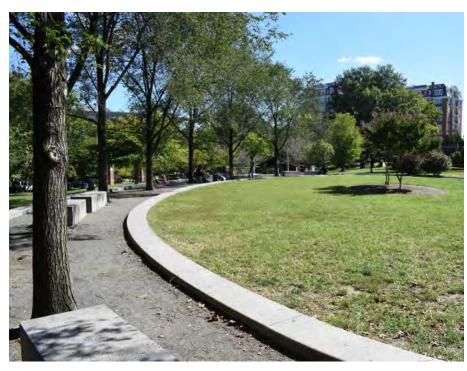
### LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC VIEW LOOKING EAST

SITE AERIAL- EXISTING 03



1. VIEW



**2.** VIEW







### WARDMAN PARK

LARGE TRACT REVIEW



3. VIEW

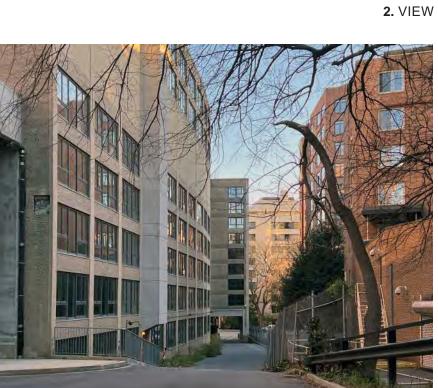


5. VIEW

#### SITE IMAGES- WOODLEY FRONTAGE 04







4. VIEW



1. VIEW



### WARDMAN PARK

## LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC



3. VIEW



5. VIEW

SITE IMAGES 05



### WARDMAN PARK

### LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC



#### **EXISTING GREENSWARD SITE PHOTOS** 06





EXISTING

#### VIEW ON 24TH STREET LOOKING WEST



WARDMAN PARK

### LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC PROPOSED

#### **PERSPECTIVE SITE VIEWS** 07



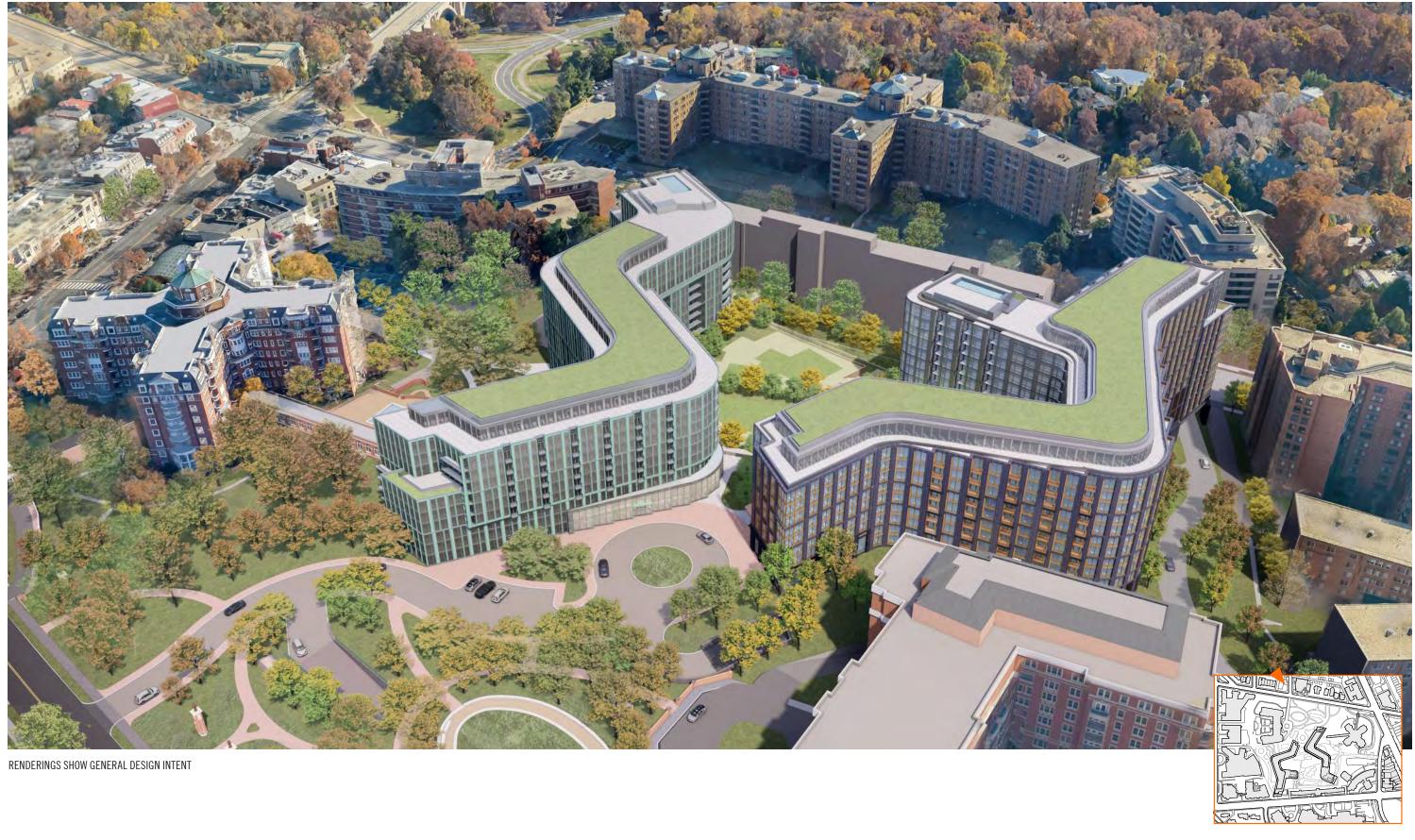
RENDERINGS SHOW GENERAL DESIGN INTENT

## WARDMAN PARK

## LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC

#### **GREENSWARD AERIAL RENDERING** 08





### LARGE TRACT REVIEW

#### **AERIAL VIEW SOUTHEAST - PROPOSED** 09

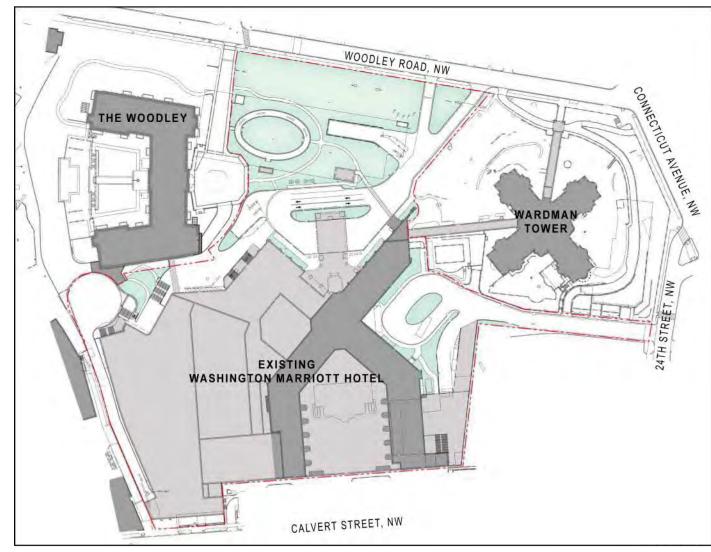


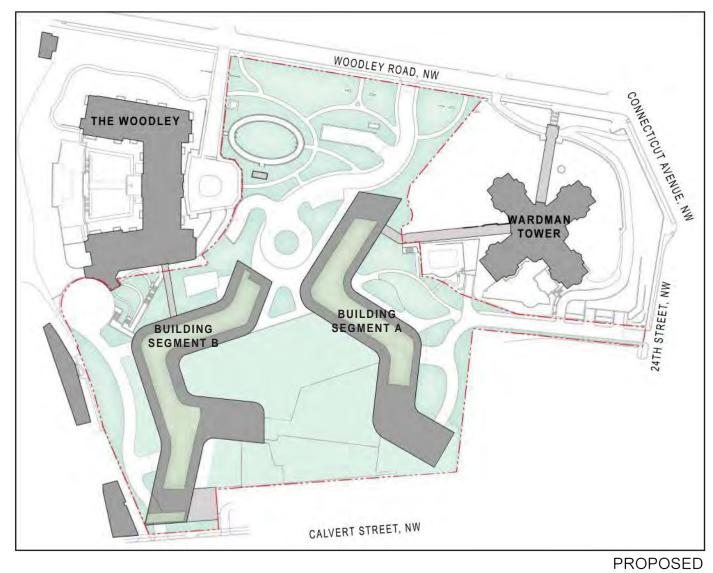
WARDMAN PARK

### LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC

#### **AERIAL VIEW NORTHWEST - PROPOSED** 10









### WARDMAN PARK

### LARGE TRACT REVIEW

#### LANDSCAPE GREEN AREA PLAN 11

SQUARE 2132, Record Lot 32, A&T Lot 854 (A	&B)			
	TOTAL	RA-2	RA-4	
Record Lot 32 Overall Info				
Land Area	702,294	619,723	82,571	
Permitted Density		1.8 FAR (2.16 w/ IZ)	3.5 FAR (4.2 w IZ)	
GFA Allowable - Full Lot	1,404,500	1,115,501	288,999	
Existing GFA				
Wardman Tower		173,925	0	-
Woodley West (The Woodley)		278,729	0	
Remaining Available GFA for Lots A&B	951,846	662,847	288,999	-
GFA Provided for A&T Lot 854 (A&B)	947,196	658,546	288,650	
MEASURING POINT:	196'-0"			
	Woodley Entrance Elevation			
ZONING REGULATION		RA-2 REQUIRED/ ALLOWED	RA-4 REQUIRED/ ALLOWED	PROVIDED
MAXIMUM BUILDING HEIGHT:		50' or up to 90' with 1:1 setback from lot lines (F-	90'	90'
		203.4)		90' Setbacks at property line within RA-2 zone
NUMBER OF BUILDINGS		1 (per C-302.4)	1 (per C-302.4)	1 (per 302.4)
GREEN AREA RATIO (GAR):		0.4	0.3	0.38 Weighted Avg. based on area of each zone.
MAXIMUM LOT OCCUPANCY:		60% (Table F-304.1)	75% (Table F-304.1)	RA-2 = 137,832/619,723 = 22.3%
			, o, o (Table 1 00 112)	RA-4 = 24,567/82,571 = 29.7%
REAR YARD MINIMUM:		Not required for through lot (C-317.3)	Not required for through lot (C-317.3)	Not required for through lot (C-317.3)
SIDE YARD MINIMUM:		Not required; if provided 4' min. (F-306b)	Not required; if provided 4' min. (F-306b)	
COURTS				
Closed:	Minimum Width	4 in./ft. of height of court; 15 ft. minimum	4 in./ft. of height of court; 15 ft. minimum	Not applicable
	Minimum Area	Twice the square of width of court dimension; 350	-	
	Winning Wed	sq. ft. min.	sq. ft. min.	
Open:	Minimum Width	4 in./ft. of height of court; 10 ft. minimum	4 in./ft. of height of court; 10 ft. minimum	Provided. See Court Diagram
ROOF STRUCTURES:				
ROOF STRUCTURES.	Number: 1 per core /per level	1 per core / per level	1 per core / per level	1 per core / per level
	Maximum Penthouse Height:	12' except 15' for mech penthouse	20'	15' RA-2 / 20' RA-4
	Maximum Penthouse Stories:	1; Second story permitted for penthouse	1 plus mezz; Second story permitted for penthouse	
		mechanical space	mechanical space	
	Setbacks:	Equal to height of roof structure from exterior walls or otherwise compliant with Section C-1502.1.	Equal to height of roof structure from exterior walls or otherwise compliant with Section C-1502.1.	5 Equal to height of roof structure from exterior walls or otherwise compliant with Section C-1502.1.
	Setback Exceptions	No setback at roof access stairs and elevators	No setback at roof access stairs and elevators	No or reduced setback at roof access stairs and elevators and elevator lobbies
		No guardrail setbacks in courts	No guardrail setbacks in courts	No guardrail setbacks in courts
LOADING	Residential over 50 units	1 Berth, 1 service space	1 Berth, 1 service space	2 berths in each service area for each tower
		Table C901.1	Table C901.1	4 total
	Minimum size	30' long, 12' wide, 14' clear with increased depth of 8'-4" for platform area C-905.5		All berths 12' wide, 38-'4" long to include platform at vehicle level.
WARDMAN PARK		LARGE TRAC	TREVIEW	ZONING SUMMARY 12

# meridian consulting llc

Wardman Park LEED-H Multifamily Midrise v4 10/20/2022

8.5 1	l.5 4	45.0	Total Project Score			Possible Points
	2				2	Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 8
, 	?	N	Internetive Durance	Y	?	N
		2	Integrative Process	4.0		5.0 Materials and Resources
				Y		Prereq, Certified Tropical Wood
5 0	).5	0	Location and Transportation	Y		Prereq, Durability Management
'			Prereq, Floodplain Avoidance			1 Credit, Durability Management Verification
		15	Credit, LEED for Neighborhood Development Location	2.0		3.0 Credit, Environmentally Preferable Products
;			Credit, Site Selection	2		1 Credit, Construction Waste Management, 10%-60% Reduction
3			Credit, Compact Development			
2			Credit, Community Resources	7.	0 1	10 Indoor Environmental Quality
5 0	).5		Credit, Access to Transit	Y		Prereq, Ventilation
				Y		Prereq, Combustion Venting
; (	0	4	Sustainable Sites	Y		Prereq, Garage Pollutant Protection
'			Prereq, Construction Activity Pollution Prevention	Y		Prereq, Radon-Resistant Construction
/			Prereg, No Invasive Plants	Y		Prereq, Air Filtering
		1	Credit, Heat Island Reduction, Option 1, Shading	Y		Prereg, Environmental Tobacco Smoke
L			Credit, Heat Island Reduction, Option 2, Non-Absorptive Materials	Y		Prereq, Compartmentalization
		3	Credit, Rainwater Management, Case 1, Low Impact Development Or,	1		2 Credit, Enhanced Ventilation
			Credit, Rainwater Management, Case 2, NPDES Projects			2 Credit, Contaminant Control
2		-	Credit, Non-Toxic Pest Control	1		2 Credit, Balancing of Heating & Cooling Distribution Systems
-				┛┠╴		3 Credit, Enhanced Compartmentalization
7 (	0	5	Water Efficiency	1	1	Credit, Combustion Venting
(	<u> </u>	<u> </u>	Prereq, Water Metering	1		Credit, Enhanced Garage Pollutant Protection
7		5	Credit, Total Water Use (Performance Path)	2	-	Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
			Credit, Indoor Water Use			1 Credit, Low Emitting Products, Composite Wood
			Credit, Outdoor Water Use, 60% Turf, 25% Native/Adaptive	1		Credit, No Environmental Tobacco Smoke
			Credit, Outdoor Water Use, 40% Turf, 50% Native/Adaptive			credit, No Environmental Tobacco Smoke
					0	4 Innovation
			Credit, Outdoor Water Use, 20% Turf, 75% Native/Adaptive		0	
		1	Credit, Outdoor Water Use, 5% Turf, 75% Native/Adaptive			Prereq, Preliminary Rating
						1 Credit, Innovation, Exemp. Perf., Community Resources (16-0.5 pts, 20-1 pt
4 (	0	13	Energy and Atmosphere	1		Credit, Innovation, Exemplary Performance, Compact Development
'			Prereq, Minimum Energy Performance - Whole Bldg Energy Simulation			1 Credit, Innovation,
'			Prereq, Minimum Energy Performance - Commissioning			1 Credit, Innovation
'			Prereq, Energy Metering			1 Credit, Innovation
'			Prereq, Education of the Tenant, Homeowner or Building Manager	1		Credit, LEED-H Accredited Professional
0		10	Credit, Annual Energy Use, 6%-51%			
		2	Credit, Efficient Hot Water Distribution System - Pipe Length or Volume	2	0	2 Regional Priority
		3	Credit, Efficient Hot Water Distribution System - Performance Test	1		Credit, Access to Transit
2			Credit, Efficient Hot Water Distribution System - Pipe Insulation	1		Credit, Community Resources
L			Credit, Advanced Utility Tracking - Electric and Water Metering			1 Credit, Construction Waste Management, 3 pts
L			Credit, Advanced Utility Tracking - Third Party Utility Reporting			1 Credit, Site Selection, 8 pts

NOTE: SCORECARD REFLECTS PRELIMINARY CONCEPTS ANTICIPATED IN CURRENT DESIGN AND IS SUBJECT TO MODIFICATION

WARDMAN PARK

### LARGE TRACT REVIEW

#### **LEED SCORECARD** 13



### WARDMAN PARK

### LARGE TRACT REVIEW

2650 WOODLEY RD NW WASHINGTON, DC DECEMBER 9, 2022 ©2022 Shalom Baranes Associates, PC

### LEGEND

- (1) THE ELLIPSE
- 2 ARRIVAL PLAZA
- 3 THE GREENSWARD
- (4) GARAGE ENTRY
- (5) LOADING/SERVICE ENT
- 6 AMENITY COURTYARD
- (7) LEVEL 3 TERRACE
- 8 LEVEL 6 TERRACE
- (9) PENTHOUSE TERRACE



**COMPOSITE LANDSCAPE PLAN** 14