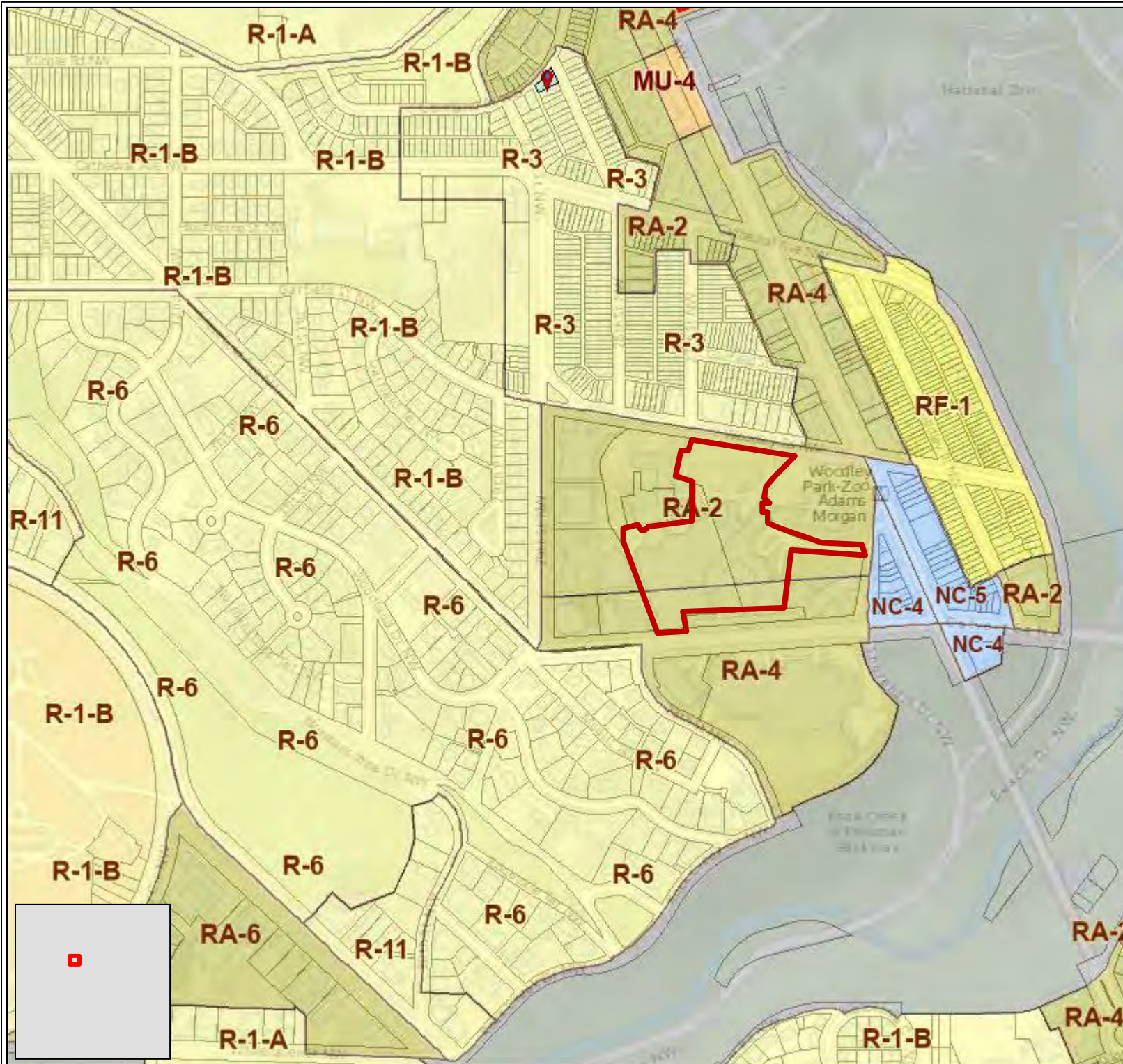


**Exhibit A**



## Legend

### 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

\*\*\* Purf DCOZ ne  
Special Purf DCOZ ne  
(IZ+)

## Zoning Map of the District of Columbia

Mixed-Use Zone 750

Neighborhood Mixed-Use Zone Feet

Residential Apartment Zone  
Published by the District of Columbia Office of Zoning, DCOZ, and the Chief Technology Officer (CTO) Exported on: 12/9/2022

Residential Flat Zone

To certify zoning on any property in order to satisfy a legal requirement, the District of Zoning at the address should be below

District of Columbia Office of Zoning, 441 4th St NW, Suite 200 South, Washington, DC 20001 202-727-6311 | dcoz@dc.gov

DC Boundary

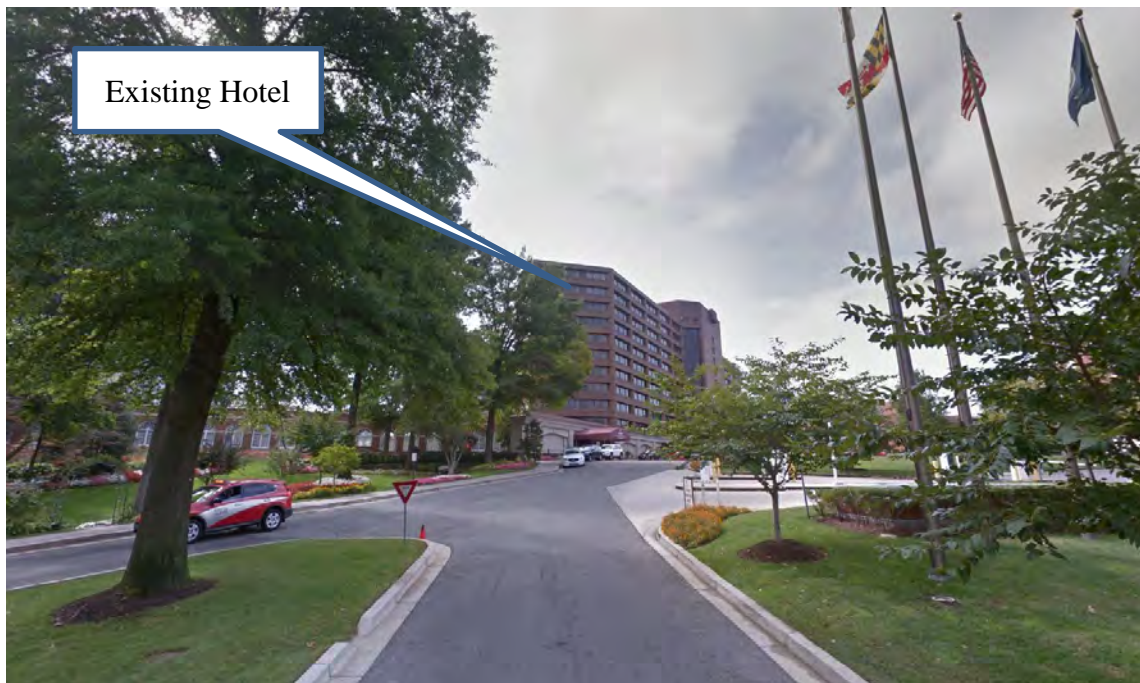
**Exhibit B**



## Existing Conditions



*Aerial View*



*View from Woodley Road*

## Existing Conditions



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

**Exhibit C**



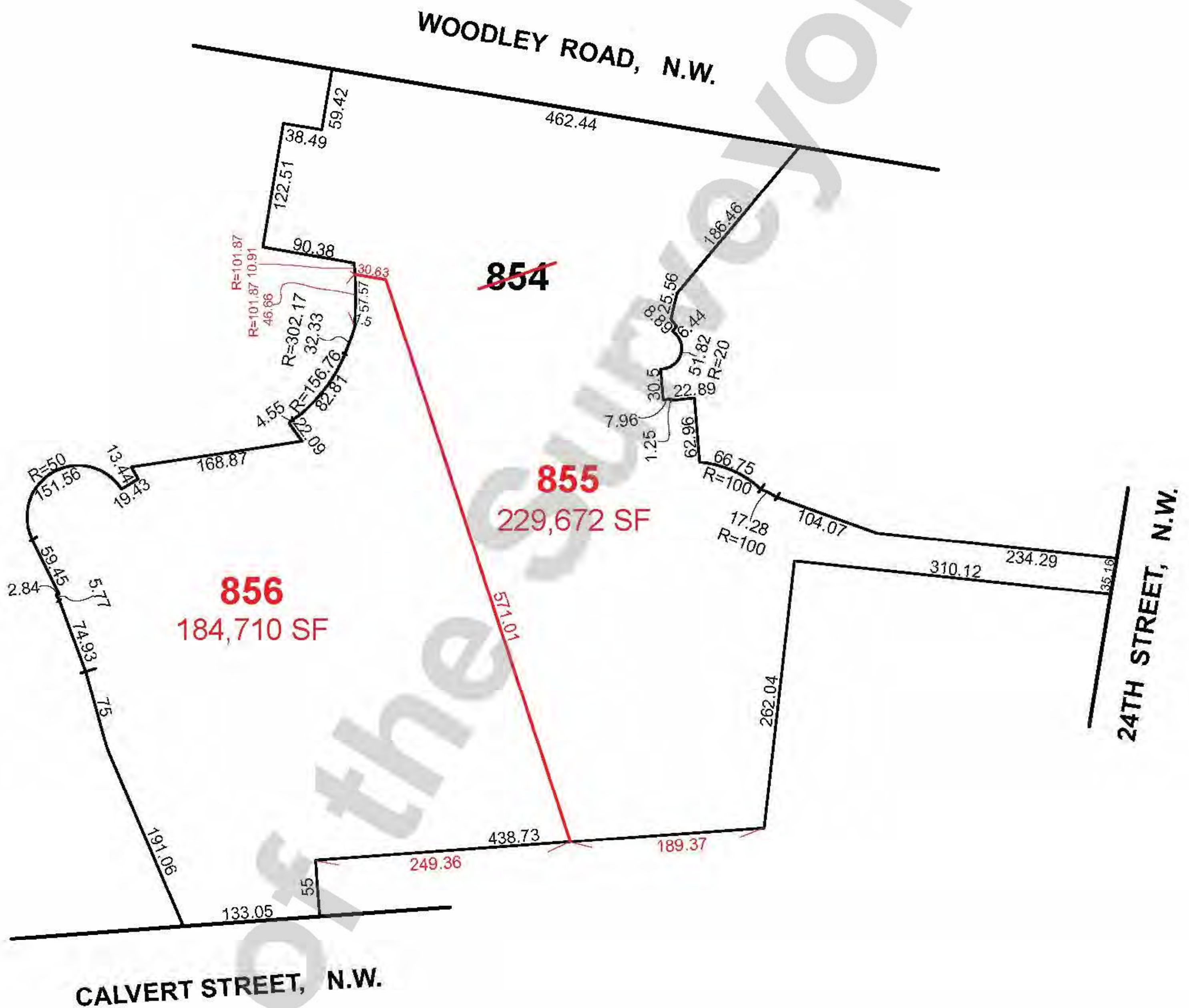
OFFICE OF TAX AND REVENUE  
ASSESSMENT DIVISION

3897-A



ASSESSMENT AND TAXATION PLAT

Square 2132



David Smith  
Draftsman

A073386  
Reference

9/13/2022  
Date

Scale, 1 inch 150 ft

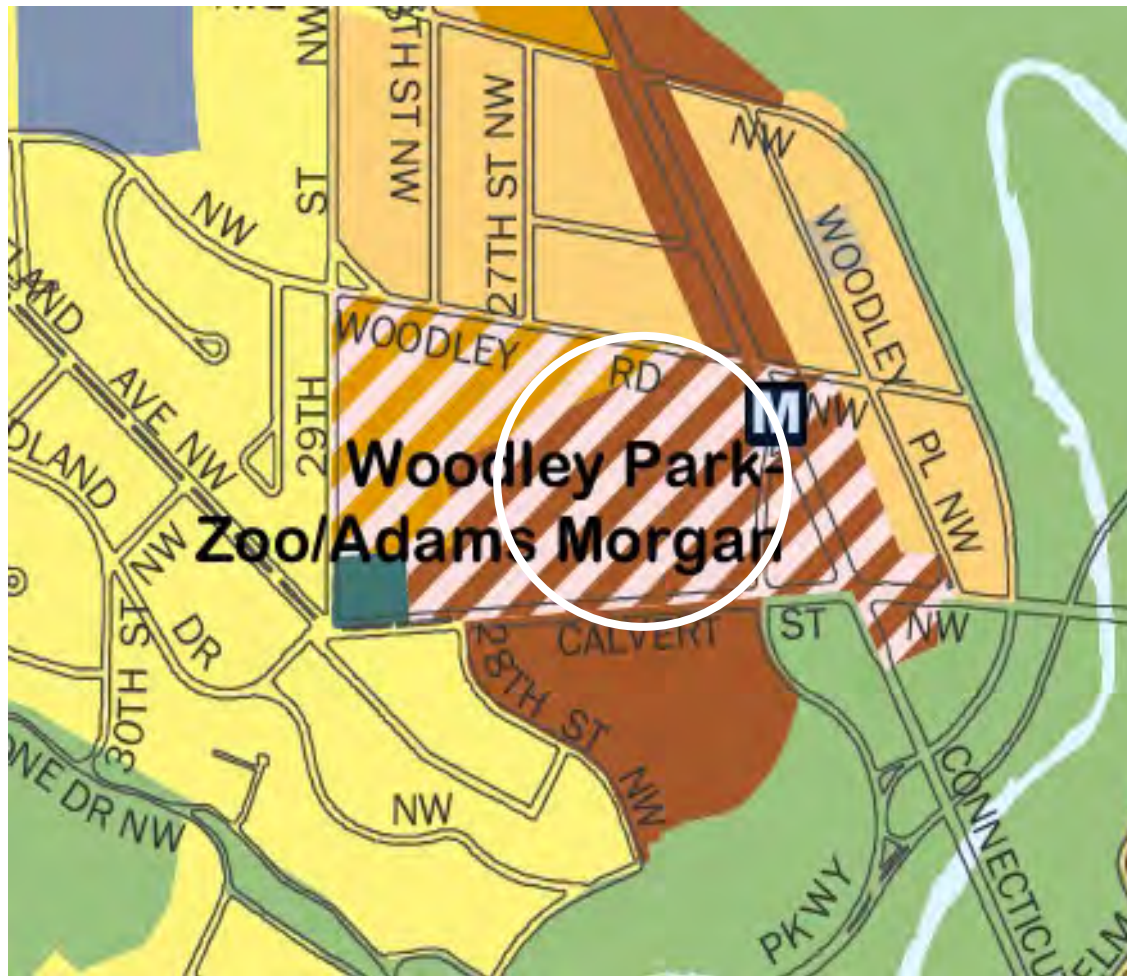
The Office of Surveyor of the District of Columbia shall admit this plat to record under the provisions of Chapter 7 of Title 47, District of Columbia Code, Designation of Real Property for Assessment and Taxation, and for other purposes.

Quincy Loney  
for Chief Assessor, Office of Tax and Revenue

**Exhibit D**



## Future Land Use Map (FLUM) Designation



### Legend

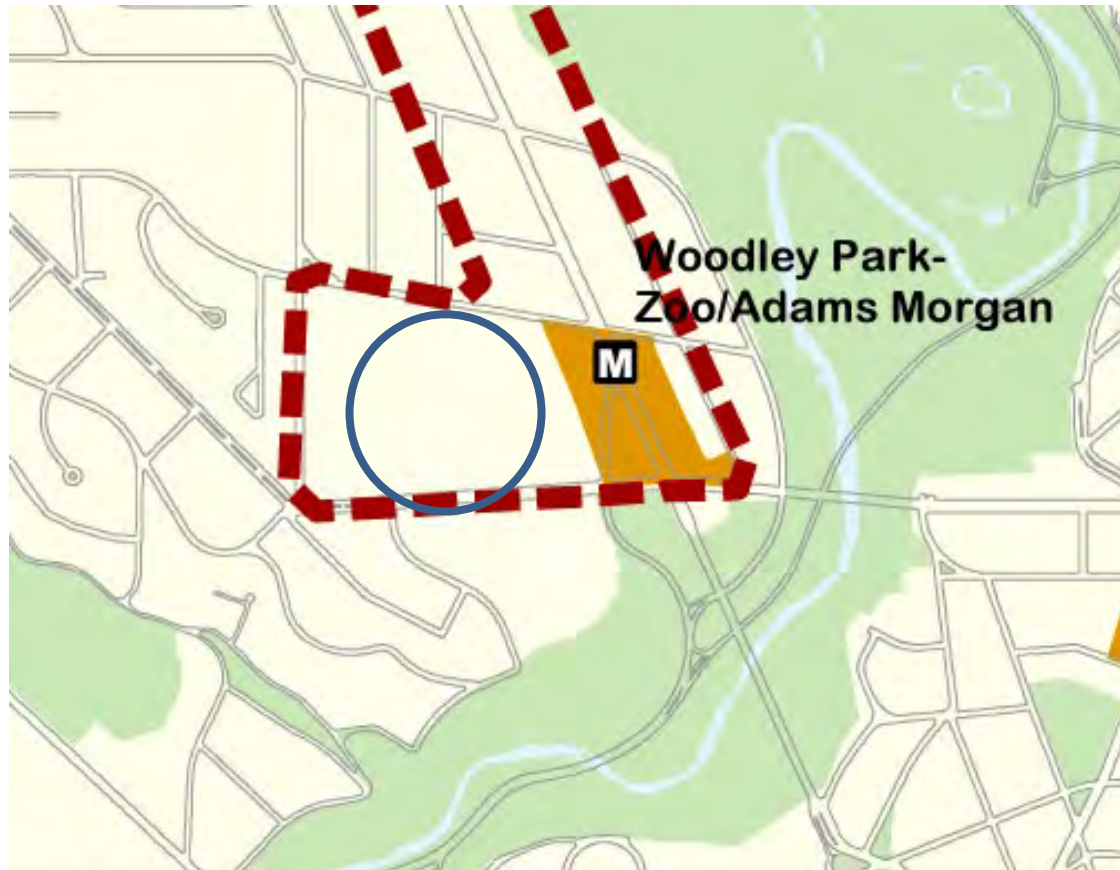
#### Comprehensive Plan Future Land Use

##### Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-Low Density (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production, Distribution and Repair (PDR)
- Water
- Mixed Uses

**Exhibit E**

## Generalized Policy Map (GPM) Designation



### Legend

#### Comprehensive Plan Policy

Future Planning Analysis Areas



Resilience Focus Areas



Proposed Boundary - State of Washington DC



#### Policy Types

- Enhanced/New Neighborhood Center
- Enhanced/New Multi-Neighborhood Center
- Institutional Uses
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Federal Lands
- Regional Centers
- Multi-Neighborhood Centers
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Central Washington
- Neighborhood Enhancement Areas
- Neighborhood Conservation Areas
- Water
- Parks



**Exhibit F**





Project Team:

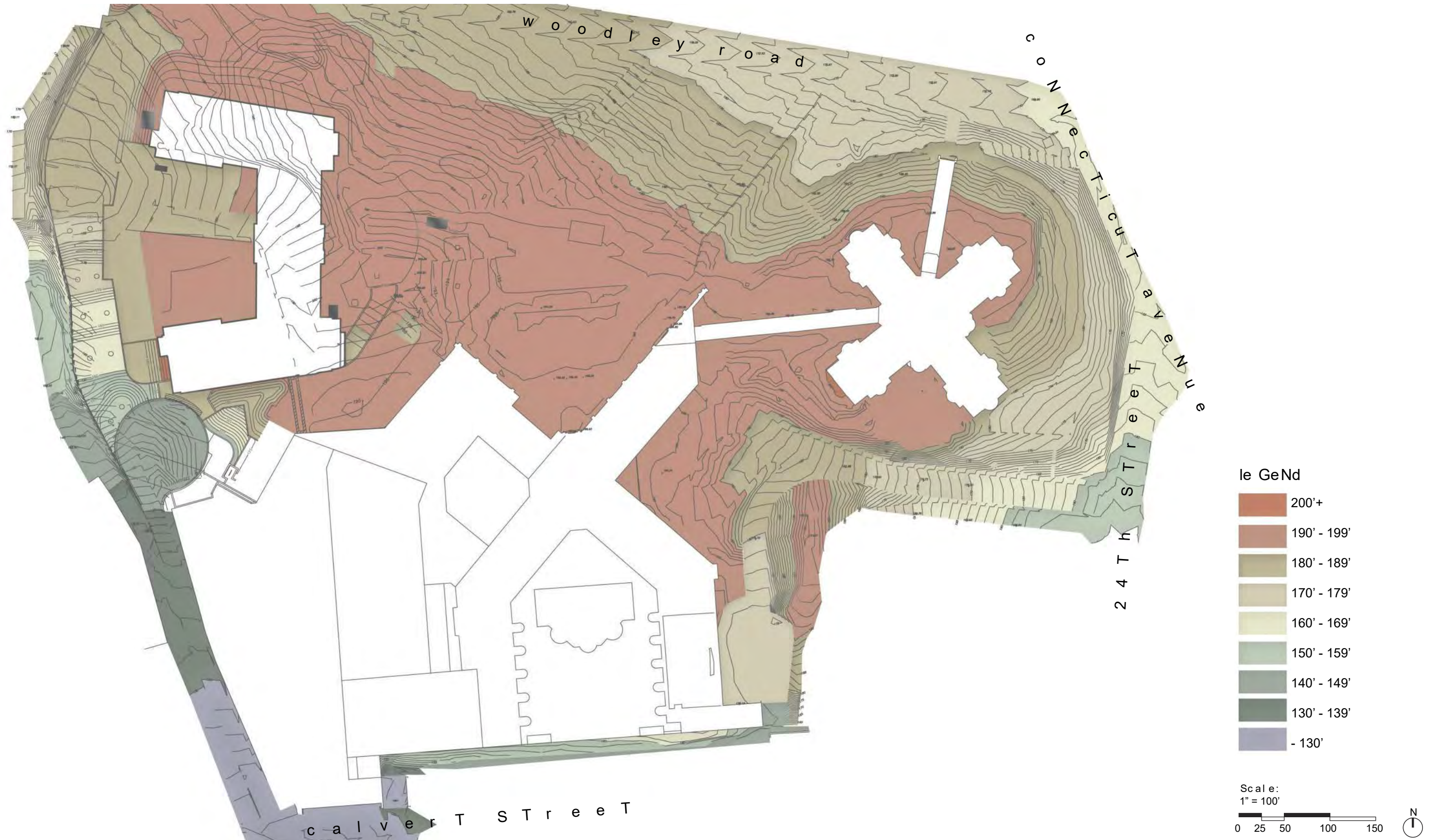
<b>Civil</b> Vika Capitol, LLC 4910 Massachusetts Ave NW, Suite 16, Washington, DC 20016	<b>Structural</b> SK&A 1155 Connecticut Avenue NW, Suite 800 Washington, DC 20016	<b>Mechanical/Plumbing</b> SCAA Engineers, PLLC 5906 Wood Sorrels Ct. Burke, VA 22015	<b>Electrical</b> Power Design, Inc 11600 Ninth Street North St. Petersburg, FL 33716	<b>Traffic</b> Grove Slade 1140 Connecticut Ave NW Suite 600 Washington, DC 20036	<b>Landscape</b> Parker Rodriguez 101 N. Union Street Suite 320 Alexandria, VA 22314	<b>Land Use</b> Holland & Knight 800 17th Street NW, Suite 1100 Washington DC 20006	<b>Code Consultant</b> Coffman Engineers, Inc. 8171 Maple Lawn Blvd, Suite 320 Fulton, MD 20759	<b>Sustainability</b> Meridian Consulting, LLC 12301 Old Columbia Pike, Suite 100A Silver Spring, MD 20904
<b>Vertical Transport</b> Lerch Bates 2448 Holly Avenue Suite 301 Annapolis, MD 21401	<b>Geotechnical</b> Langan 1300 Wilson Boulevard, Suite 450 Arlington, VA 22209	<b>Dry Utilities</b> Davis Utility Consulting, LLC 3975 Fair Ridge Drive Suite 125S Fairfax,VA 22033	<b>Interiors - Building Segment A</b> Champalimaud Design 115 Broadway 2nd Floor, New York, NY 10006	<b>Interiors - Building Segment B</b> Rodrigo Vargas Design 7269 Melrose Ave, Los Angeles, CA 90046	<b>Fitness</b> Fitness Design Group 1730 Berkeley St, Santa Monica, CA 90404			

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

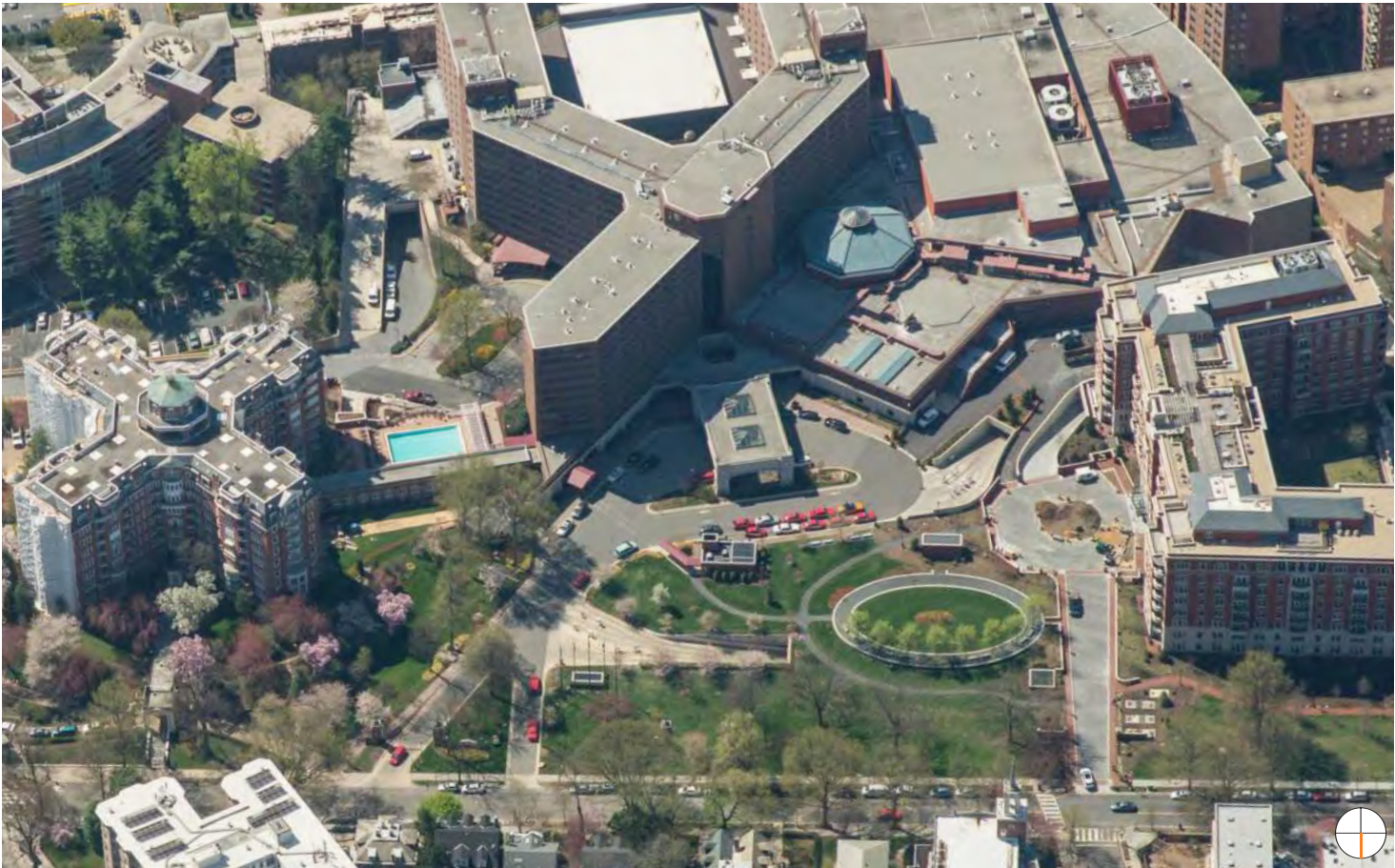
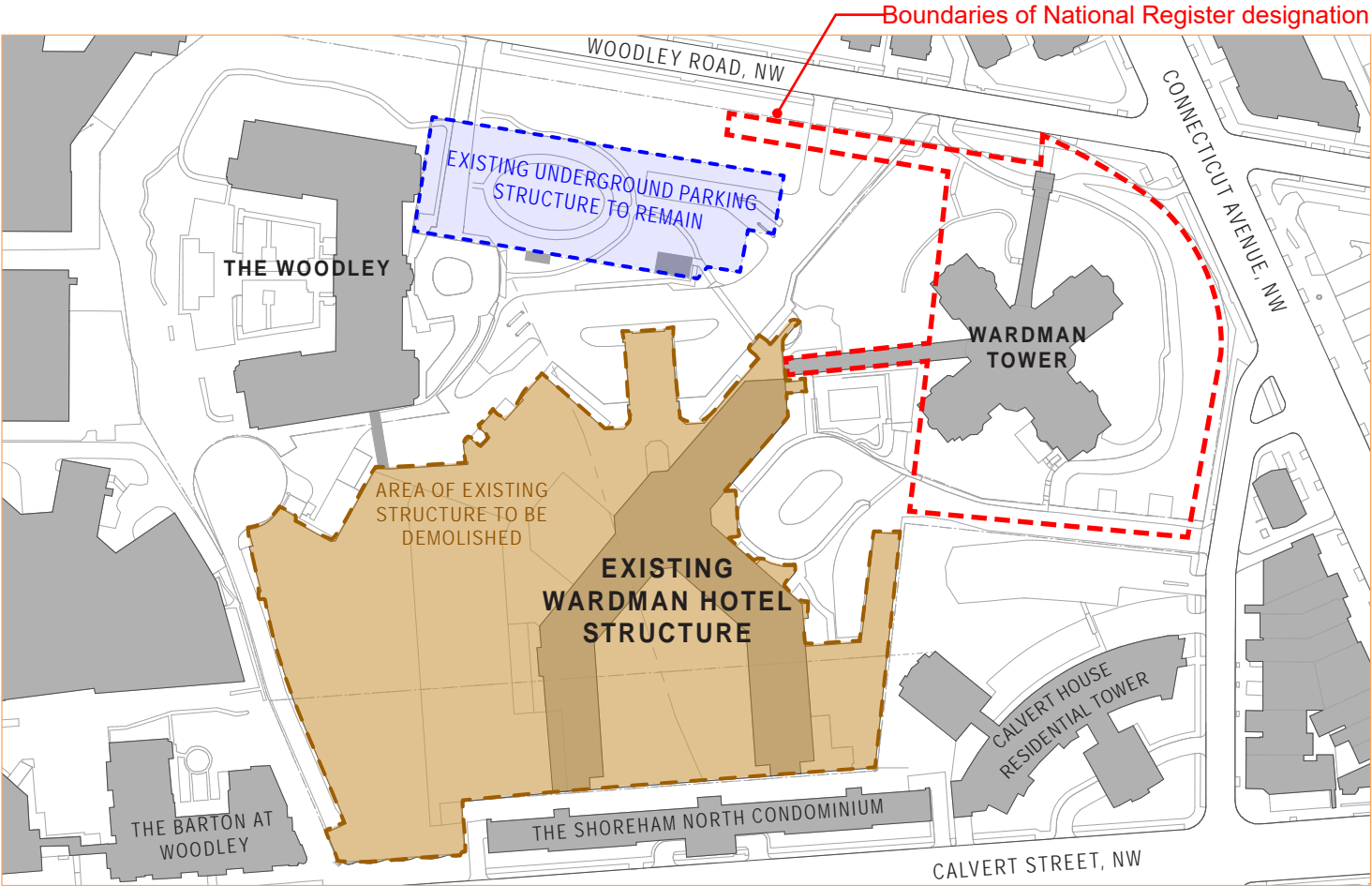
WARDMAN PARK  
WASHINGTON, DC

ARCHITECT  
shalom baranes associates architects  
1010 Wisconsin Ave NW, Suite 900  
Washington, DC 20007









VIEW LOOKING SOUTH



VIEW LOOKING NORTH



VIEW LOOKING WEST





VIEW LOOKING EAST





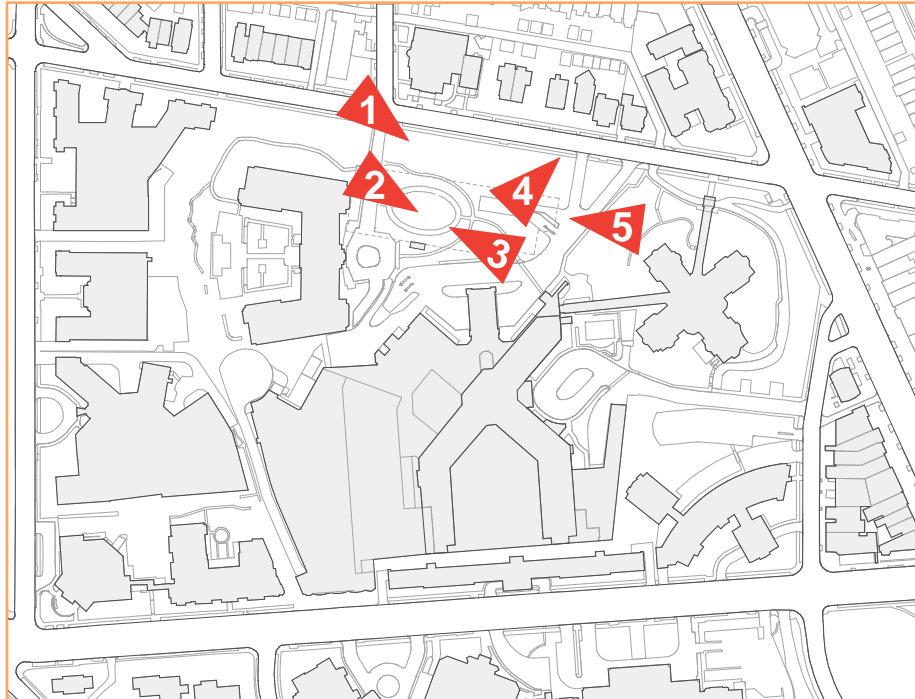
1. VIEW



2. VIEW



3. VIEW



4. VIEW



5. VIEW





1. VIEW



2. VIEW



3. VIEW

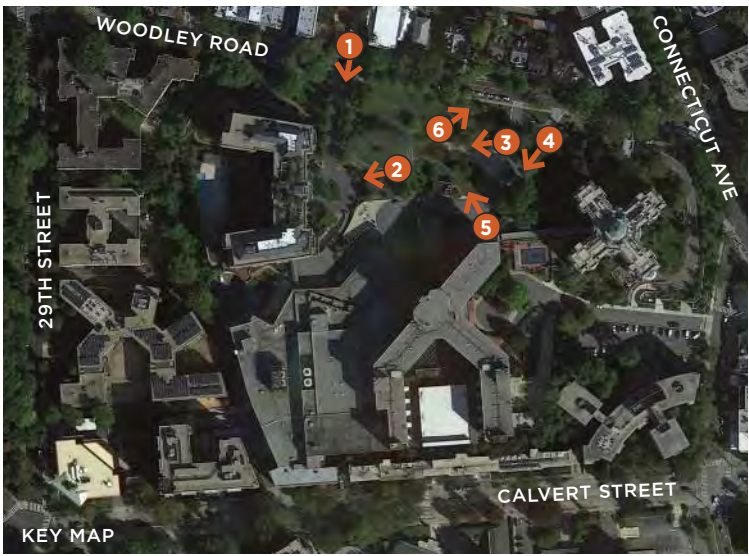


4. VIEW



5. VIEW









EXISTING



PROPOSED

VIEW ON 24TH STREET LOOKING WEST







RENDERINGS SHOW GENERAL DESIGN INTENT





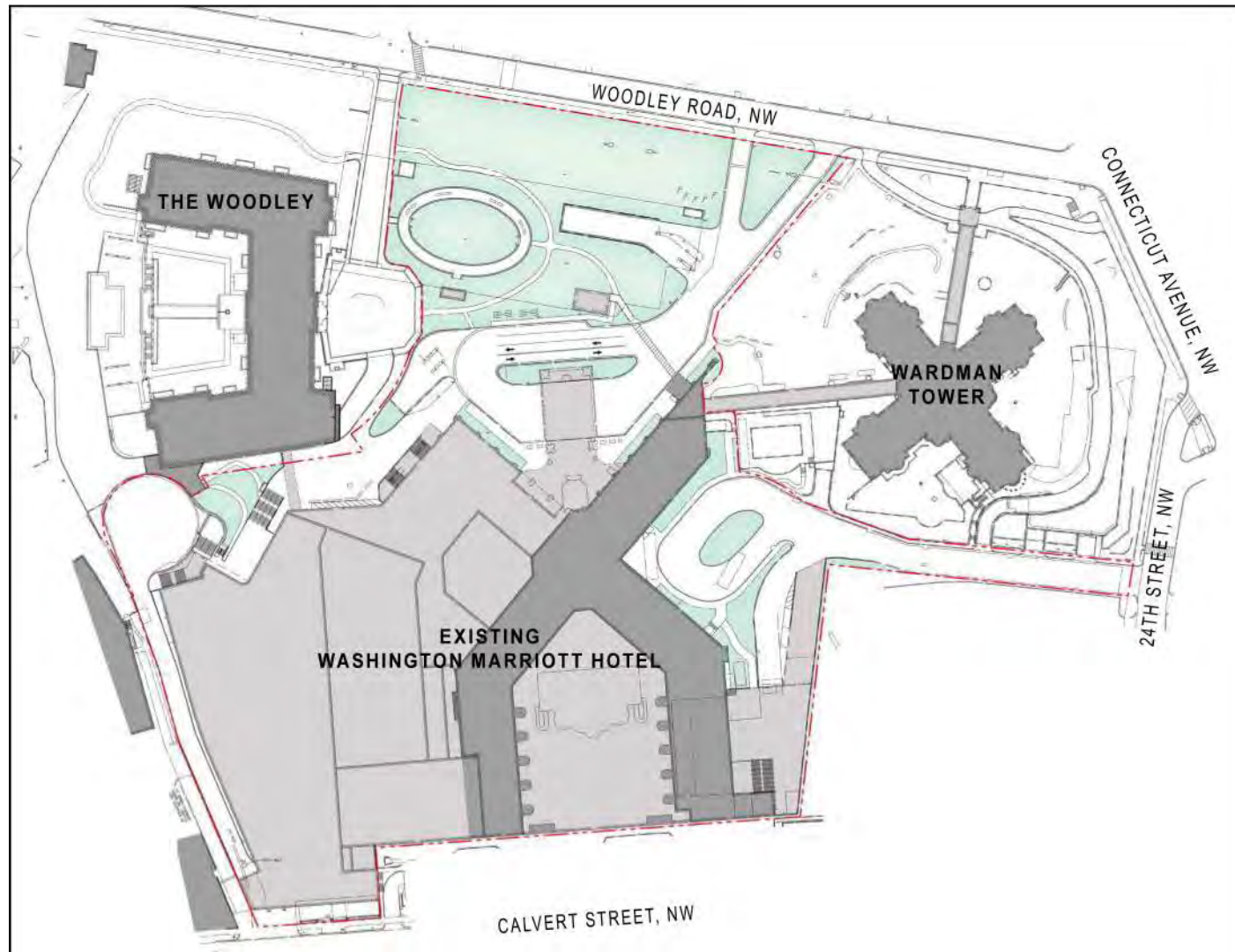
RENDERINGS SHOW GENERAL DESIGN INTENT



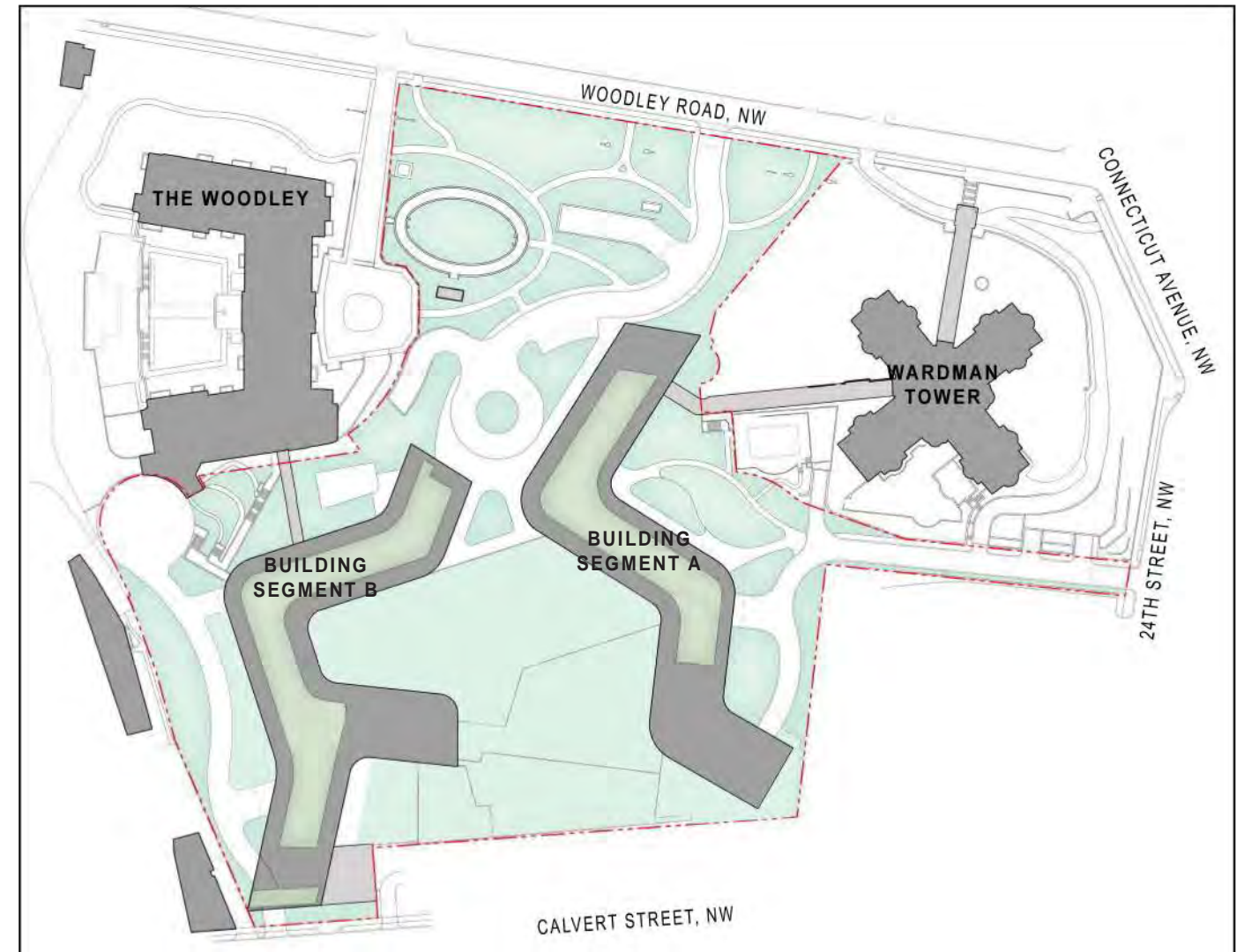


RENDERINGS SHOW GENERAL DESIGN INTENT





EXISTING



PROPOSED

KEY

- AT GRADE PERVIOUS AREA
- GREEN ROOF AREA
- BUILDING BASE
- BUILDING TOWER
- BOUNDARY LINE

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-203.4)	90'	90'
				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% 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 sq. ft. min.	Twice the square of width of court dimension; 350 sq. ft. min.	Not applicable
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:				
	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 mechanical space	1 plus mezz; Second story permitted for penthouse mechanical space	1; Second story permitted for penthouse 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.	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 Table C901.1	1 Berth, 1 service space Table C901.1	2 berths in each service area for each tower 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**  
**LEED-H Multifamily Midrise v4**  
**10/20/2022**

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





- 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

SCALE:  
1" = 100'

0 25 50 100 150

N