

Exhibit K



WARDMAN PARK BUILDING A
 2660 Woodley Road, NW Washington, DC 20008

SITE UTILITIES
 12/08/2022

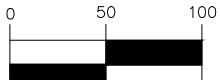




WARDMAN PARK BUILDING B
2601 Calvert Street, NW Washington, DC 20008



GRAPHIC SCALE
1 inch = 100 ft.



SITE UTILITIES
12/08/2022



Exhibit L

12.07.2022

Proposed Treatment of Natural Features

The existing mature trees on the site are being treated in accordance with general permitting standards and guidance from the DC Urban Forestry Administration. As part of the site redevelopment process, onsite mitigations will be addressed as part of the overall site development plans and tree preservation plans as applicable. Existing steep slopes are proposed to be mitigated with a series of onsite retaining walls and vegetative stabilization to ensure the site's runoff and any potential erosion is managed per the District's standard criteria. Site and surface runoff will be managed by a combination of bioretention facilities, green roofs, plantings, proposed inlets and storm infrastructure designed in accordance with the District Department of Energy & Environment's and Urban Forestry Administration's guidelines.

S:\0001-1000\0671C -Wardman Park Civil Eng\engineering\Submissions\2022-12-09 LTR Submission

Exhibit M



LEVEL 01

RESIDENTIAL WASTE MANAGEMENT AND SERVICE NARRATIVE

To meet City, County and State Requirements, trash will be separated into two streams: waste, and mixed recycling.

TRASH TRUCK ROUTING

Building staff will pull bins from the trash collection room to the staging area for servicing by the hauler.

STAGING AREA

The staging area is where the collection of all the containers will take place and where the hauler (front-load trash truck) will empty the bins on selected trash pick-up days and times. All staging areas will have a vertical clearance over 24'.

TRASH ROOMS

Trash must be moved regularly from each of the trash collection rooms to the designated trash areas. Each trash room will be conditioned and ventilation will be provided to control odors. Each trash room will be located in an area with direct access to the trash truck.

TOTAL RESIDENTIAL WASTE & RECYCLING VOLUMES BUILDING B NORTH CORE		
UNITS	WASTE CY PER WEEK	RECYCLE CY PER WEEK
263	(0.15 X 263 UNITS) = 39.5CY	(0.15 X 263 UNITS) = 39.5CY
TOTAL	39.5CY LOOSE	39.5CY LOOSE
TOTAL	9.9CY COMPACT	9.9CY COMPACT

TOTAL RESIDENTIAL WASTE & RECYCLING VOLUMES BUILDING B SOUTH CORE		
UNITS	WASTE CY PER WEEK	RECYCLE CY PER WEEK
315	(0.15 X 315 UNITS) = 47.3CY	(0.15 X 315 UNITS) = 47.3CY
TOTAL	47.3CY LOOSE	47.3CY LOOSE
TOTAL	11.8CY COMPACT	11.8CY COMPACT

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM BUILDING B NORTH CORE							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL PER WK
WASTE - 2CY FL COMPACT	2		1		2		5
RECYCLING - 2CY FL COMPACT	2		1		2		5

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM BUILDING B SOUTH CORE							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL PER WK
WASTE - 2CY FL COMPACT	2		2		2		6
RECYCLING - 2CY FL COMPACT	2		2		2		6

1010 WISCONSIN AVE. NW SUITE 800
WASHINGTON, DC 20007
TEL 202.342.2200
WWW.SCAENGINEERS.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
SK&A
1155 CONNECTICUT AVE NW, SUITE 800
WASHINGTON, DC 20004

MECHANICAL ENGINEER:
SCAA ENGINEERS, PLLC
5906 WOOD SORRELS CT.
BURKE, VA 22015

ELECTRICAL ENGINEER:
POWER DESIGN, INC.
11800 NINTH STREET NORTH
ST. PETERSBURG, FL 33716

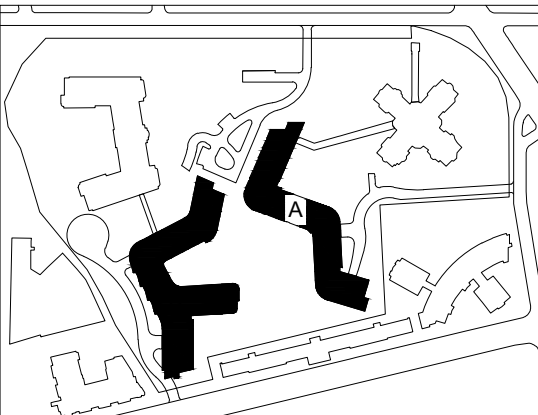
(SEE SCALE)

WARDMAN
PARK

2601 CALVERT ST NW,
WASHINGTON DC

OWNER:
CP VII WARDMAN 1-B, LLC
1330 CONNECTICUT AVE NW, SUITE 320
WASHINGTON DC 20004

KEY PLAN



SBA PROJECT NO:
31205

LEVEL 01
SITE PLAN

SCALE As indicated

ISSUED:
DATE DESCRIPTION
08.01.2022 50% DD
09.30.2022 100% DD
10.14.2022 FOR REFERENCE
11.11.2022 PROGRESS SET

REVISIONS:
DATE DESCRIPTION #

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SBA PROJECT NO: 31205

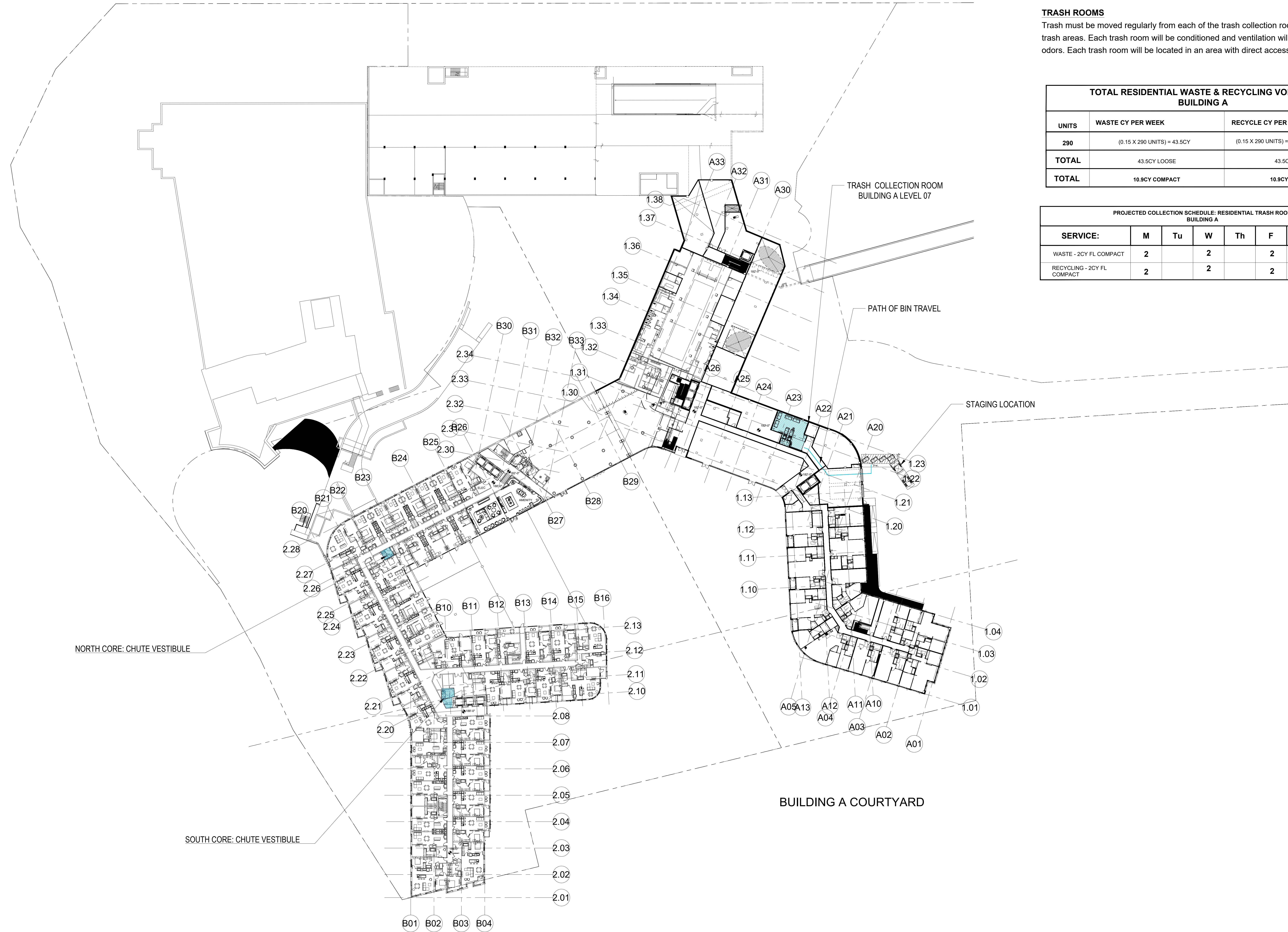
TR0.1

BUILDING B LEVEL 7 & BUILDING A COURTYARD

SCALE
1/32" = 1'-0"

1

PROGRESS DATE 11.11.2022



LEVEL 07

RESIDENTIAL WASTE MANAGEMENT AND SERVICE NARRATIVE

To meet City, County and State Requirements, trash will be separated into two streams: waste, and mixed recycling.

TRASH TRUCK ROUTING

Building staff will pull bins from the trash collection room to the staging area for servicing by the hauler.

STAGING AREA

The staging area is where the collection of all the containers will take place and where the hauler (front-load trash truck) will empty the bins on selected trash pick-up days and times. All staging areas will have a vertical clearance over 24'.

TRASH ROOMS

Trash must be moved regularly from each of the trash collection rooms to the designated trash areas. Each trash room will be conditioned and ventilation will be provided to control odors. Each trash room will be located in an area with direct access to the trash truck.

TOTAL RESIDENTIAL WASTE & RECYCLING VOLUMES BUILDING A		
UNITS	WASTE CY PER WEEK	RECYCLE CY PER WEEK
290	(0.15 X 290 UNITS) = 43.5CY	(0.15 X 290 UNITS) = 43.5CY
TOTAL	43.5CY LOOSE	43.5CY LOOSE
TOTAL	10.9CY COMPACT	10.9CY COMPACT

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM BUILDING A							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL PER WK
WASTE - 2CY FL COMPACT	2		2		2		6
RECYCLING - 2CY FL COMPACT	2		2		2		6



1010 WISCONSIN AVE. NW SUITE 800
WASHINGTON, DC 20007
TEL 202.342.2200
WWW.SBARANES.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
SK&A
1155 CONNECTICUT AVE NW, SUITE 800
WASHINGTON, DC 20016

MECHANICAL ENGINEER:
SCAA ENGINEERS, PLLC
5906 WOOD SORRELS CT.
BURKE, VA 22015

ELECTRICAL ENGINEER:
POWER DESIGN, INC
11600 NINTH STREET NORTH
ST. PETERSBURG, FL 33716

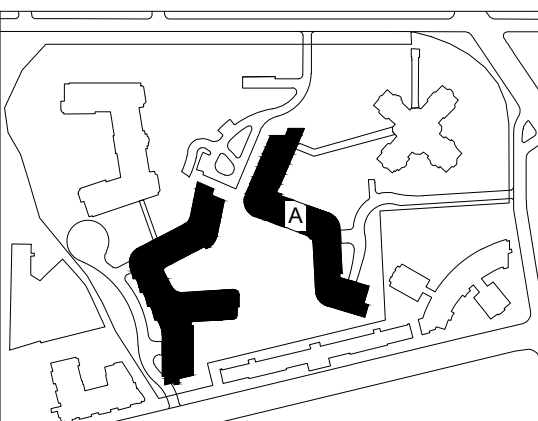
(SEE SCALE)

WARDMAN PARK

2601 CALVERT ST NW,
WASHINGTON DC

OWNER:
CP VII WARDMAN 1-B, LLC
1330 CONNECTICUT AVE NW, SUITE 320
WASHINGTON DC 20036

KEY PLAN



SBA PROJECT NO:
31205

LEVEL 07

SCALE As indicated

ISSUED:

DATE	DESCRIPTION
08.01.2022	50% DD
09.30.2022	100% DD
10.14.2022	FOR REFERENCE
11.11.2022	PROGRESS SET

REVISIONS:

DATE	DESCRIPTION	#
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SBA PROJECT NO: 31205

TR0.2

LEVEL 07

SCALE
1/32" = 1'-0"

1

PROGRESS DATE 11.11.2022

Exhibit N

December 7, 2022

Re: Wardman - Gallons per year calculations

	Building A	Building B
Units		
Studio	3	191
1 Bedroom	110	191
2 Bedroom	125	193
3 Bedroom	52	3
Total units	290	578

Residents Assumptions	Residents	GPD
Studio	1	100
1 Bedroom	2	150
2 Bedroom	3	200
3 Bedroom	4	250
Usage		
Average Gallons per Day	54,800	87,100
Gallons per YEAR	20,002,000	31,791,500

Exhibit O



Large Tract Review Certification Form
Part A: Developer's Application

1. Project Name	Wardman - Building Segment A & Building Segment B		
Developer	CP VII Wardman 1-A, LLC & CP VII Wardman 1-B, LLC		
Address	1330 Connecticut Ave NW, Suite 320		
City	Washington	State	DC Zip 20036
Phone	202.899.5521	Fax	
E-mail	mpean@carmelpartners.com		

If Developer does not own subject property, please provide the following information regarding the property owner:

Owner(s)			
Address			
City		State	Zip
Phone		Fax	
E-mail			

2. Property Address	2650 Woodley Rd NW & 2601 Calvert St. NW		
City	Washington	State	DC Zip 20008
Ward	3	ANC(s)	3C02 Square(s) 2132 Parcel/Lot No. (s) 0855 & 0856

3. Current Use(s): (place X where applicable)

Residential	<input type="checkbox"/>	Retail/Office	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Open Space/Undeveloped	<input type="checkbox"/>
Public/Institutional	<input type="checkbox"/>	Other	Hotel (vacant)				

*Maximum Height of Existing Improvement (ft.) 100 ft (11 stories)

*Total Gross Floor Area (GFA) of Existing Improvements (sq. ft.): 1,205,312 GFA

*If Property is Undeveloped or Cleared, Enter "N/A".

4.

Note: Refer to definition of GFA in
Section 199 of the D.C. Zoning
Regulations

Office of Planning Large Tract Review Certification Form Part A: Developer's Application (Contd.) 2

Current Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	RA-2	619,723	1.8	50' / 90' with setbacks
2.	RA-4	82,571	3.5	90'
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

5. Proposed Zoning: No changes

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	RA-2	619,723	1.8	50' / 90' with setbacks
2.	RA-4	82,571	3.5	90'
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

6. Estimated Project Completion Date (mo./yr.) Building Segment A - September 2025 & Building Segment B - March 2026

Type of Development (place X where applicable)

New ☒ Rehab/Historic Preservation ☐ Addition ☐

Existing Jobs Retained and/or New Jobs Created by Project:

Temporary/Construction 1,000 Permanent 29

7. Gross Floor Area (GFA) by Use:

	GFA (sq. ft.)
* Residential	947,196
Retail	0
Office	0
Hotel	0
Industrial	0
Other	
Total GFA	947,196

For Residential Space Only:

No. of Single-Family Units	
No. of Multi-Family Units:	868

Estimated Development Cost:	\$112,000,000 (estimated soft costs)
Land Cost	\$153,000,000 (estimated)
Construction Cost	\$391,000,000 (estimated)
Other Cost	
Total Project Cost	\$656,000,000 (estimated)

8. Public Contribution:

UDAG	N/A
EDA	N/A
D.C. Revenue Bonds	N/A
CDBG	N/A
Urban Renewal	N/A
HODAG	N/A
Other	N/A

9. Residential/Business Displacement Due to Project: *If not applicable or no displacement expected, enter "0"*

Number of Households Displaced | 0

Number of Businesses Displaced | 0

Authorized Signatures Date 12/9/2022

_____ Date _____

_____ Date _____

FOR OP USE ONLY – DO NOT WRITE BELOW LINE

Project No.

Date Received by OP / /

OP Recommendation
For (check one):

Approval ☐ Disapproval ☐

Date of Final Action / /

Exhibit P

CP VII Wardman 1-A, LLC
C/O Carmel Partners
1330 Connecticut Ave NW, Suite 320
Washington, DC 20036

December 13, 2022

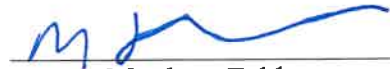
Ms. Jennifer Steingasser
District of Columbia Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

**Re: Authorization Letter
Large Tract Review Application
Square 2132, Part of Lot 32 (A&T Lot 855)**

Dear Ms. Steingasser:

As the sole owner of the property located at Square 2132, Part of Lot 32 (A&T Lot 855) (the "Property") this letter serves as authorization for the law firm of Holland & Knight LLP to represent CP VII Wardman, 1-A, LLC in all actions necessary with respect to the Large Tract Review application related to redevelopment of the Property.

Sincerely,



Matthew Feldman,
Executive Vice President

CP VII Wardman 1-B, LLC
C/O Carmel Partners
1330 Connecticut Ave NW, Suite 320
Washington, DC 20036

December 13, 2022

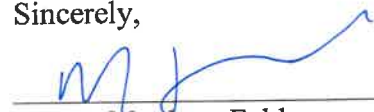
Ms. Jennifer Steingasser
District of Columbia Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

**Re: Authorization Letter
Large Tract Review Application
Square 2132, Part of Lot 32 (A&T Lot 856)**

Dear Ms. Steingasser:

As the sole owner of the property located at Square 2132, Part of Lot 32 (A&T Lot 856) (the "Property") this letter serves as authorization for the law firm of Holland & Knight LLP to represent CP VII Wardman, 1-B, LLC in all actions necessary with respect to the Large Tract Review application related to redevelopment of the Property.

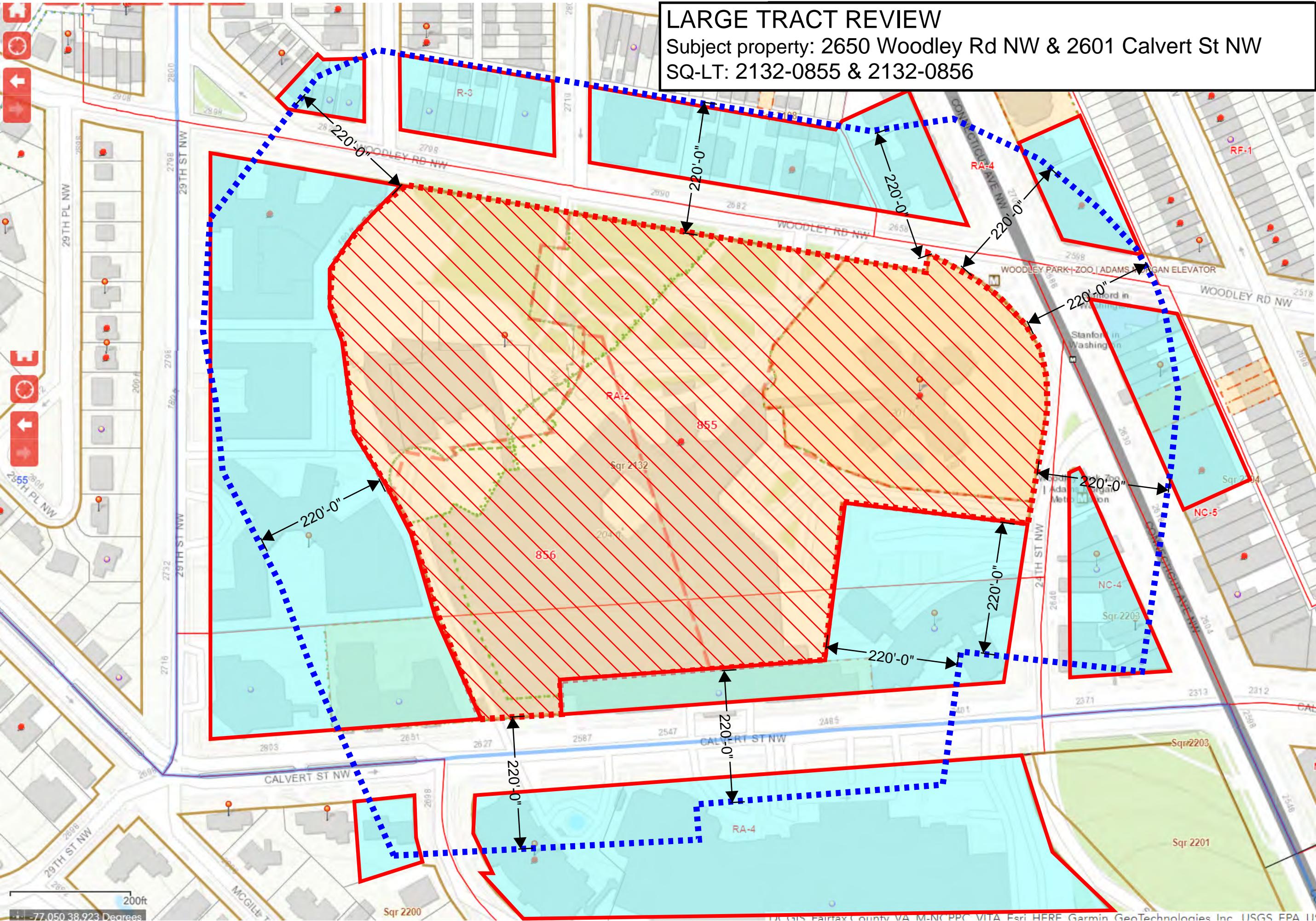
Sincerely,



Matthew Feldman,
Executive Vice President

Exhibit Q

LARGE TRACT REVIEW
Subject property: 2650 Woodley Rd NW & 2601 Calvert St NW
SQ-LT: 2132-0855 & 2132-0856



Issam Saliba
2800 CALVERT ST NW
WASHINGTON DC 20008

Shoreham West Cooperative Apartments
INC
2502 CALVERT ST NW
WASHINGTON DC 20008

2722 Connecticut Avenue LLC
2722 CONNECTICUT AVE NW
WASHINGTON DC 20008

Omni Shoreham Corporation
2500 CALVERT ST NW
WASHINGTON DC 20008

Washington Metropolitan Area Transit
Authority
2624 CONNECTICUT AVE NW
WASHINGTON DC 20008

2647 Woodley, LLC
2647 WOODLEY RD NW
WASHINGTON DC 20008

MRK Family LLC
2620 CONNECTICUT AVE NW
WASHINGTON DC 20008

2616 Connecticut Avenue, LLC
2618 CONNECTICUT AVE NW

Craig A. Gerson
2651 WOODLEY RD NW
WASHINGTON DC 20008

2616 Connecticut Avenue, LLC
2616 CONNECTICUT AVE NW

Spiegel Family Trust 1204
2607 24TH ST NW
WASHINGTON DC

Archdiocese of Washington
2657 WOODLEY RD NW
WASHINGTON DC 20008

2602 Connecticut Avenue Joint Venture
2331 CALVERT ST NW
WASHINGTON DC 20008

2614 Connecticut Avenue, LLC
2614 CONNECTICUT AVE NW

William W Baum
2665 WOODLEY RD NW
WASHINGTON DC 20008-4105

Taginya Family, LLC
2611 24TH ST NW # 202
WASHINGTON DC

Lenos, LLC
2600 CONNECTICUT AVE NW
WASHINGTON DC 20008

Frank Finamore
2703 WOODLEY RD NW
WASHINGTON DC 20008

MDP 2631 Connecticut Avenue, LLC
2633 CONNECTICUT AVE NW
WASHINGTON DC 20008

Condo Tower HOA
2647 CONNECTICUT AVENUE NW
WASHINGTON DC 20008

Kristen Schroeder
2707 WOODLEY RD NW
WASHINGTON DC 20008

2649 Connecticut Avenue, LLC
2649 CONNECTICUT AVE NW

GFM Investments, LLC
2651 CONNECTICUT AVE NW
WASHINGTON DC 20008

Rachel Sassoon
2711 WOODLEY RD NW
WASHINGTON DC 20008

AH 2653 Connecticut Avenue, LLC
2653 CONNECTICUT AVE NW
WASHINGTON DC 20008

Leland Stanford Junior University
2655 CONNECTICUT AVE NW
WASHINGTON DC 20008

Ryan H. Kagin
2700 28TH ST NW
WASHINGTON DC 20008

Leland Stanford Trustees
C/O Stanford Management Company
2661 CONNECTICUT AVE NW
WASHINGTON DC 20008

Woodley House Inc
2711 CONNECTICUT AVE NW
WASHINGTON DC 20008-5328

2700 Connecticut Avenue LLC
2700 CONNECTICUT AVE NW
WASHINGTON DC 20008

William F Carroll; Trustee
2649 WOODLEY RD NW
WASHINGTON DC 20008

Purvagna N Amin
2653 WOODLEY RD NW
WASHINGTON DC 20008

Estelle Cooke-Sampson
2659 WOODLEY RD NW
WASHINGTON DC 20008

The Aidan Montessori School
2700 27TH ST NW
WASHINGTON DC 20008

Catherine Sheehan
2705 WOODLEY RD NW
WASHINGTON DC 20008

David Weiner
2709 WOODLEY RD NW
WASHINGTON DC 20008

Adam Conner
2701 28TH ST NW
WASHINGTON DC 20008

Susan R. Kirsh; Trustee
2803 WOODLEY RD NW
WASHINGTON DC 20008

Maurice K Lethbridge; Trustee
2805 WOODLEY RD NW
WASHINGTON DC 20008

Jerry K. Hagstrom
2807 WOODLEY RD NW
WASHINGTON DC 20008

IMP Woodley LLC
C/O GID
125 High Street
27th Floor
Boston, MA 02110

IMP Woodley, LLC
C/O GID
2700 Woodley Road NW
Washington DC 20008

Wardman Tower Residential Condominium
C/O Theoharis Management, LLC
2120 16th Street NW
Suite 205
Washington DC 20008

Shoreham West Cooperative Apartments,
LLC
2700 Calvert Street NW
Washington DC 20008

Oyster Adams School
2801 Calvert Street NW
Washington DC 20002

Cleveland House Apartments
2727 29th Street NW
Washington DC 20008

2800 Woodley Apartments
2800 Woodley Road NW
Washington DC 20008

FHF I Woodley Park, LLC
C/O TA Realty
One Federal Street
Boston, MA 02110

FHF I Woodley Park, LLC
C/O TA Realty
2701 Calvert Street NW
Washington DC 20008

Shoreham North Condominium
2501 Calvert Street NW
Washington DC 20008

Calvert House Associates, LLC
2401 Calvert Street NW
Washington DC 20008

Aidan Montessori School
2700 27th Street NW
Washington DC 20008

Delano, LLC
Delano Apartments
2745 29th Street NW
Washington DC 20008