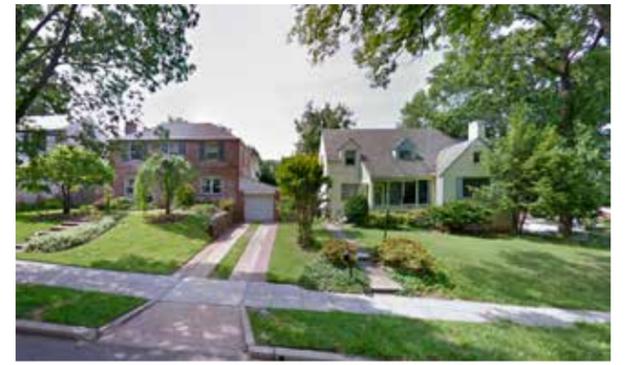
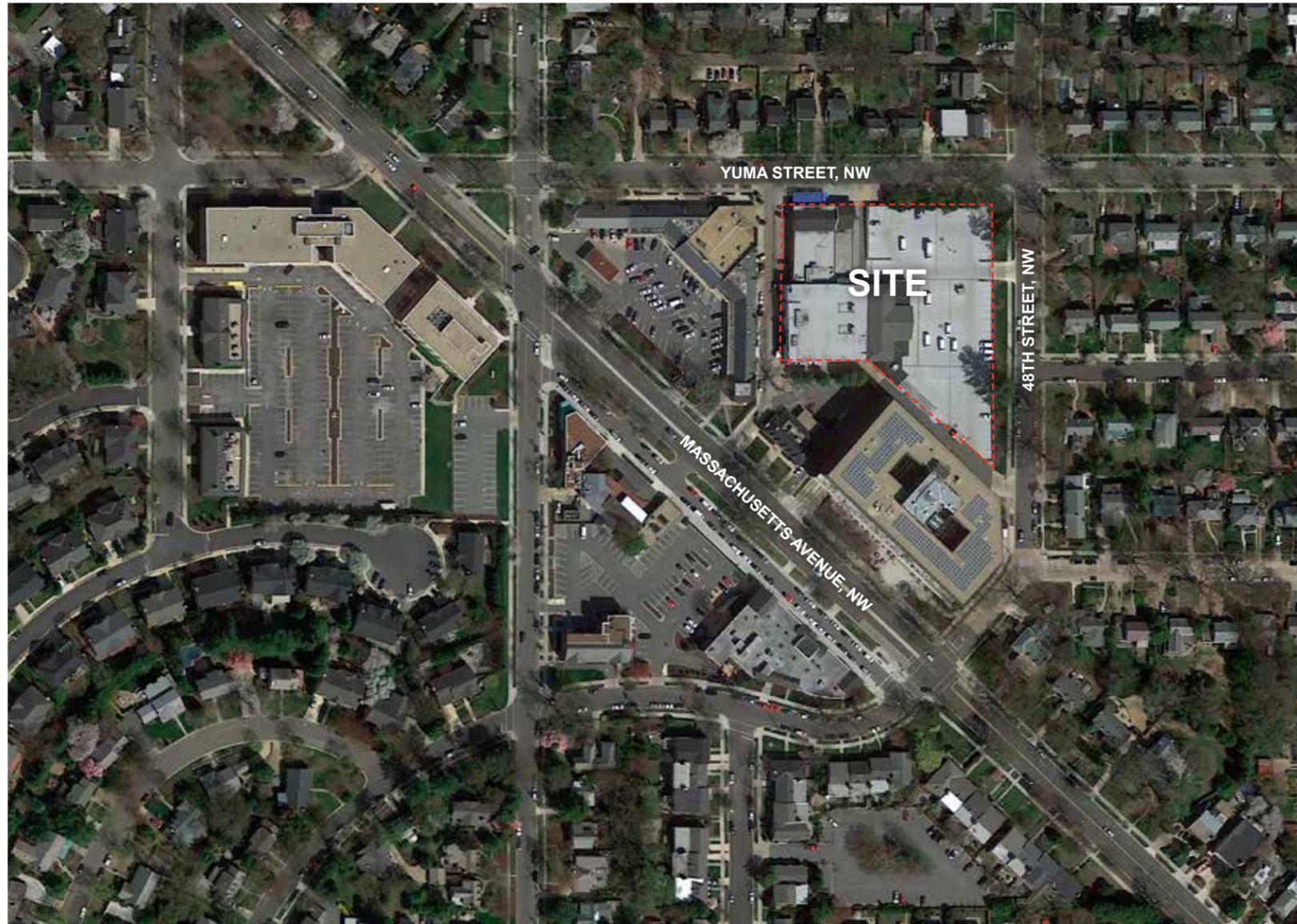




THE LADY BIRD

VALOR DEVELOPMENT
TORTI GALLAS URBAN
PARKER RODRIGUEZ
GOROVE SLADE
HOLLAND & KNIGHT

JULY 14, 2016



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EXISTING SITE/CONTEXT AERIAL AND PHOTOS



VALOR DEVELOPMENT
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THE LADY BIRD



LOT DIAGRAM



VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD

The Lady Bird		
Requirement	Allowed Matter of Right (MU-4)	Proposed (MU-4 Design Review)
FAR	3.0 (1.5 MAX NONRES) TOTAL All residential assumed	2.53 (0.4 NONRES) TOTAL (2.99 including AU Site/Bldg)
Commercial	No Full Service Grocery Store	Full Service Grocery Store
Penthouse FAR	0.4 31,849 sf	0.26 20,000 sf
Bay Area	4,000 sf	2,250 sf
Total Res. Area *	237,363 sf	277,250 sf
Number of Units	230 (Approx. 1000 gsf/unit)	230 (Approx. 1200 gsf/unit)
Lot Occupancy	75% allowed	68% (Res.)
Building Height	50'	50'
Street wall	No Setbacks	Gentle Setbacks

* Includes cellar, penthouse, and bay area dedicated to residential use.



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CONCEPTUAL SITE PLAN

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PERSPECTIVE VIEWS



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VIEW FROM EAST (WINDOM PLACE NW) - EXISTING



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VIEW FROM EAST (WINDOM PLACE NW) - MATTER OF RIGHT



VIEW FROM EAST (WINDOM PLACE NW) - PROPOSED



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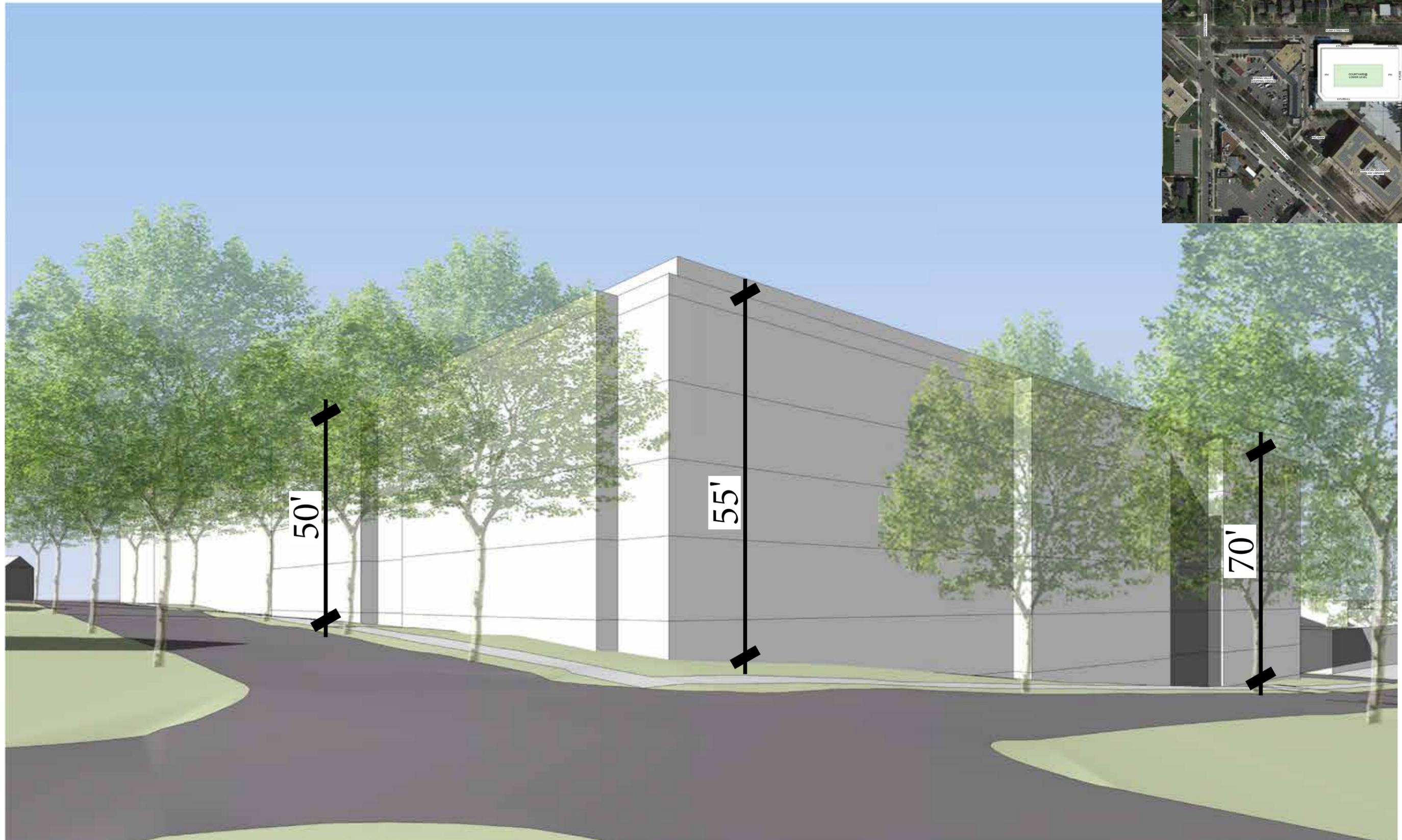
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VIEW FROM NORTHEAST (48TH AND YUMA STREET) - EXISTING



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VIEW FROM NORTHEAST (48TH AND YUMA STREET) - MATTER OF RIGHT



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VIEW FROM NORTHEAST (48TH AND YUMA STREET) - PROPOSED



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VIEW FROM NORTHWEST - NORTH SIDE OF YUMA STREET - EXISTING



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VIEW FROM NORTHWEST - NORTH SIDE OF YUMA STREET - MATTER OF RIGHT



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VIEW FROM NORTHWEST - NORTH SIDE OF YUMA STREET - PROPOSED



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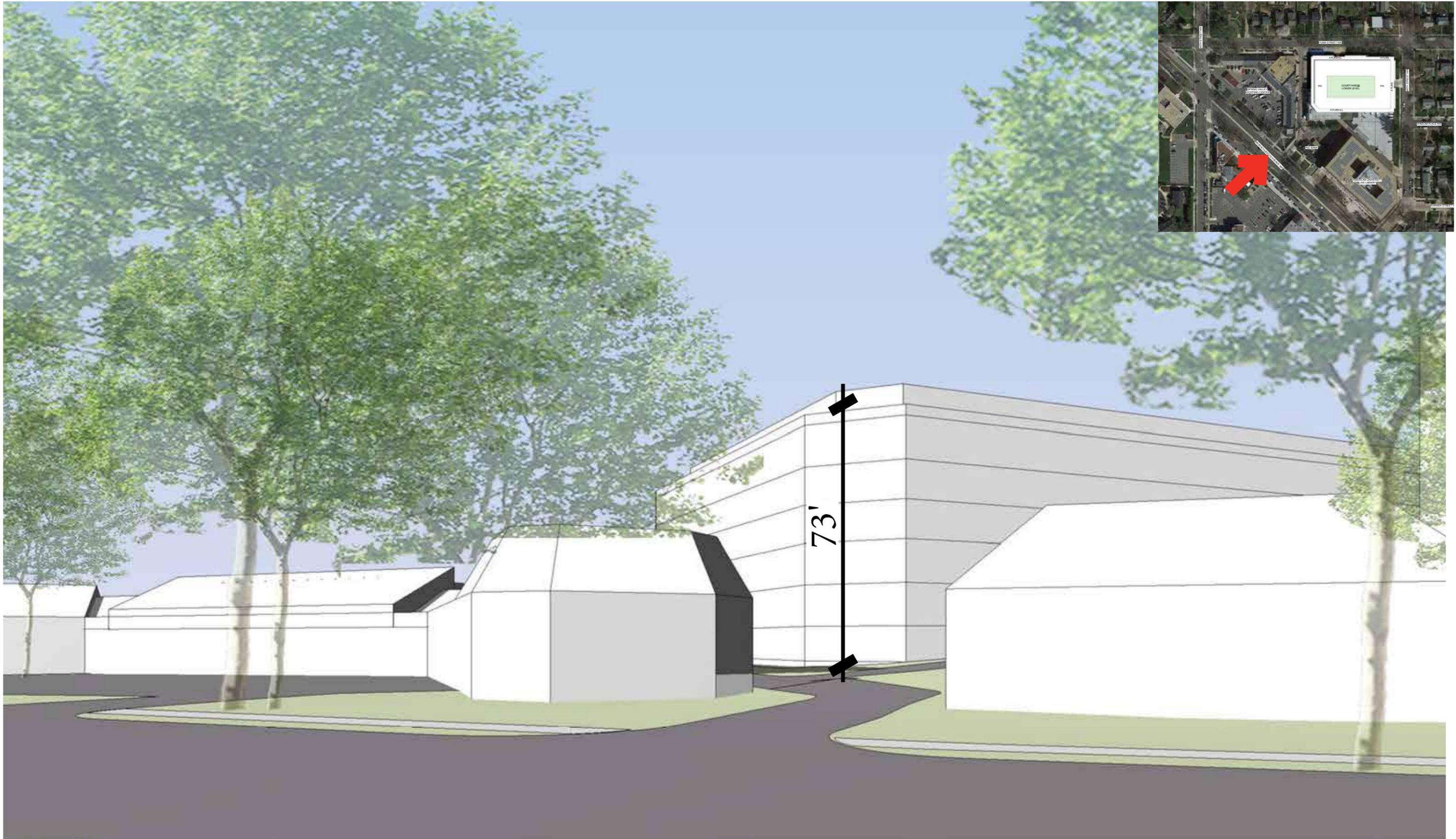
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VIEW FROM SOUTHWEST - FROM MASSACHUSETTS AVENUE - EXISTING



VALOR DEVELOPMENT
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THE LADY BIRD



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VIEW FROM SOUTHWEST - FROM MASSACHUSETTS AVENUE - MATTER OF RIGHT



VALOR DEVELOPMENT
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VIEW FROM SOUTHWEST - FROM MASSACHUSETTS AVENUE - PROPOSED



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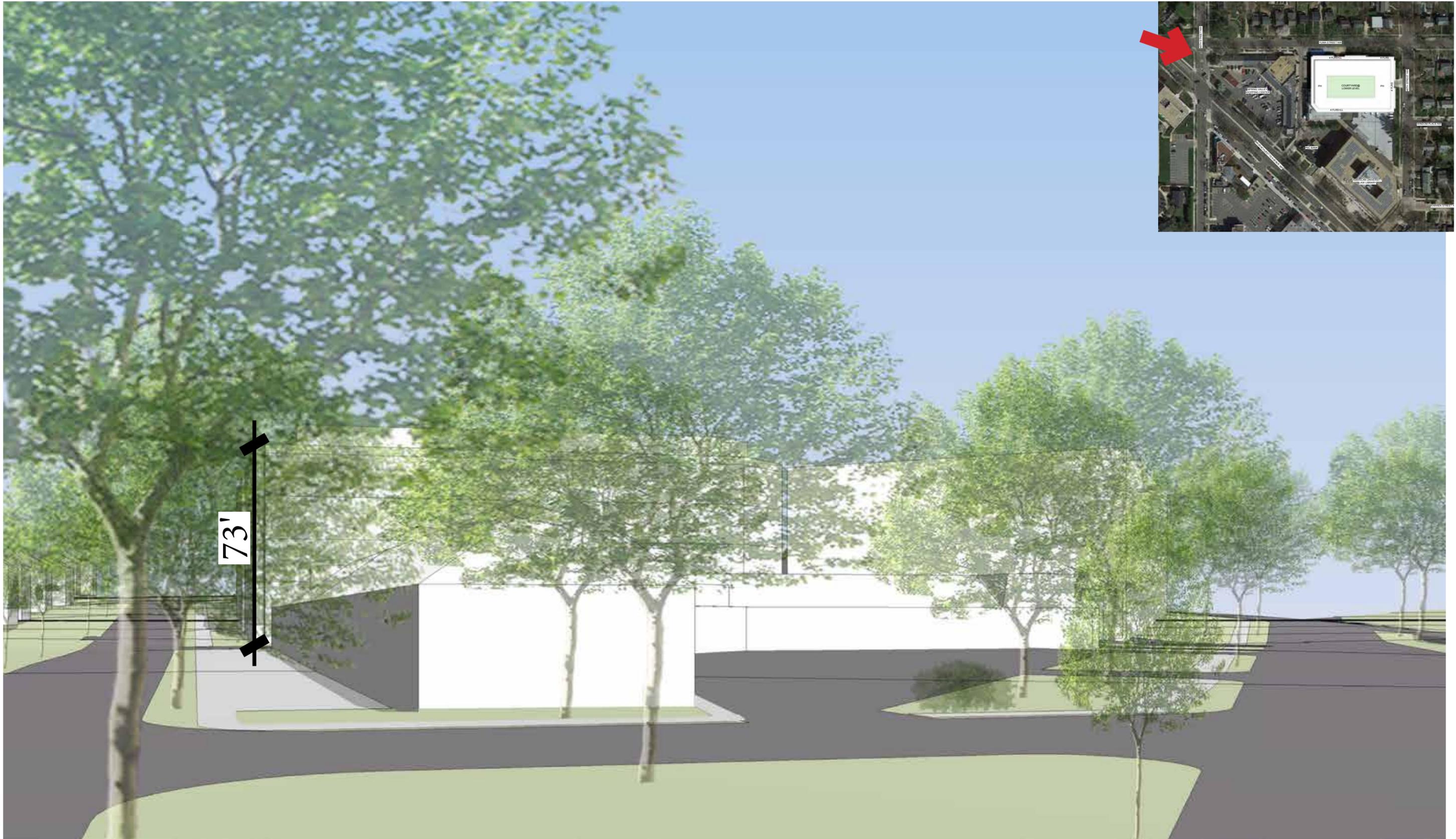
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VIEW FROM YUMA STREET AND MASSACHUSETTS AVENUE - EXISTING



VALOR DEVELOPMENT
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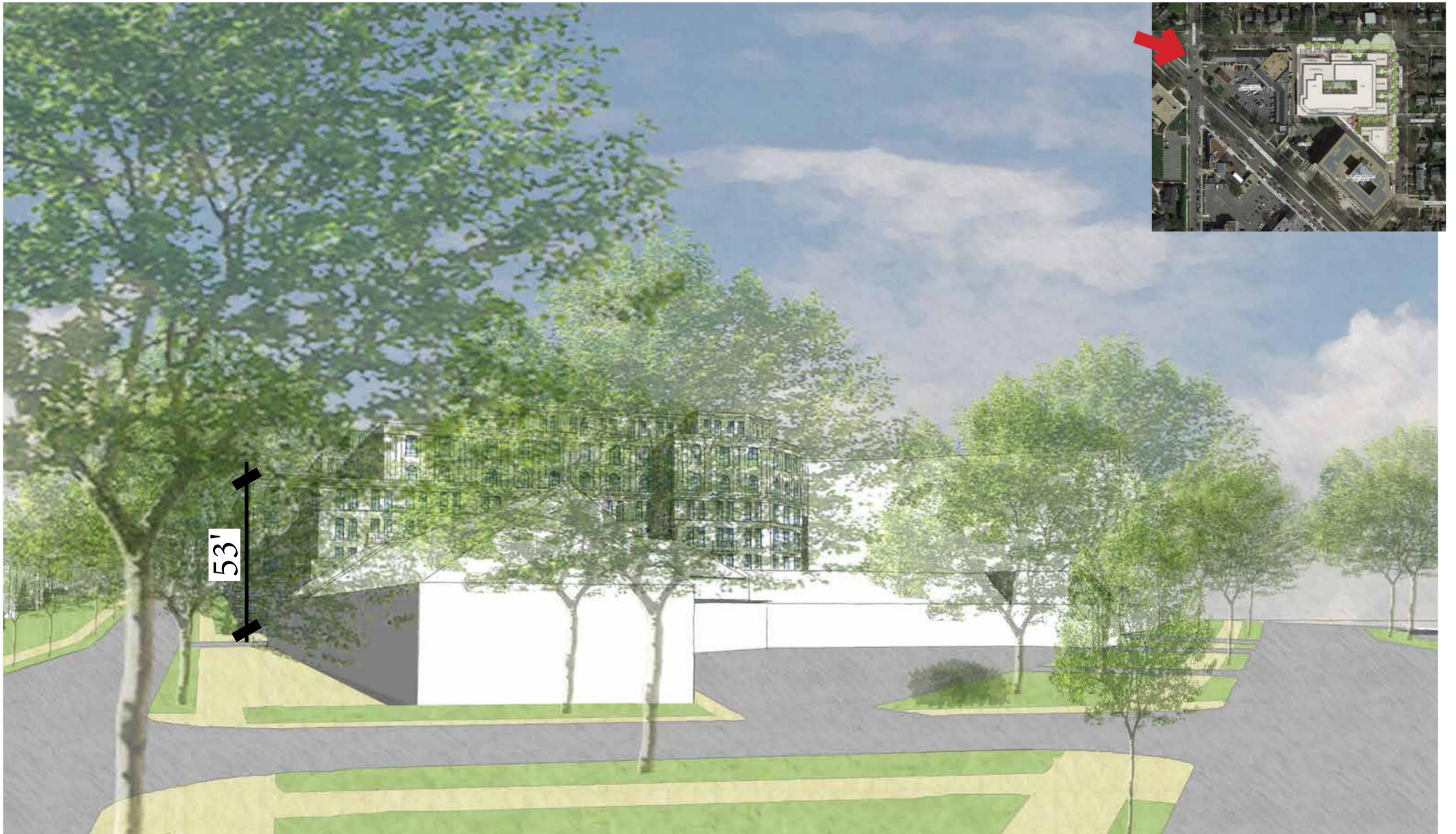
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VIEW FROM YUMA STREET AND MASSACHUSETTS AVENUE - MATTER OF RIGHT



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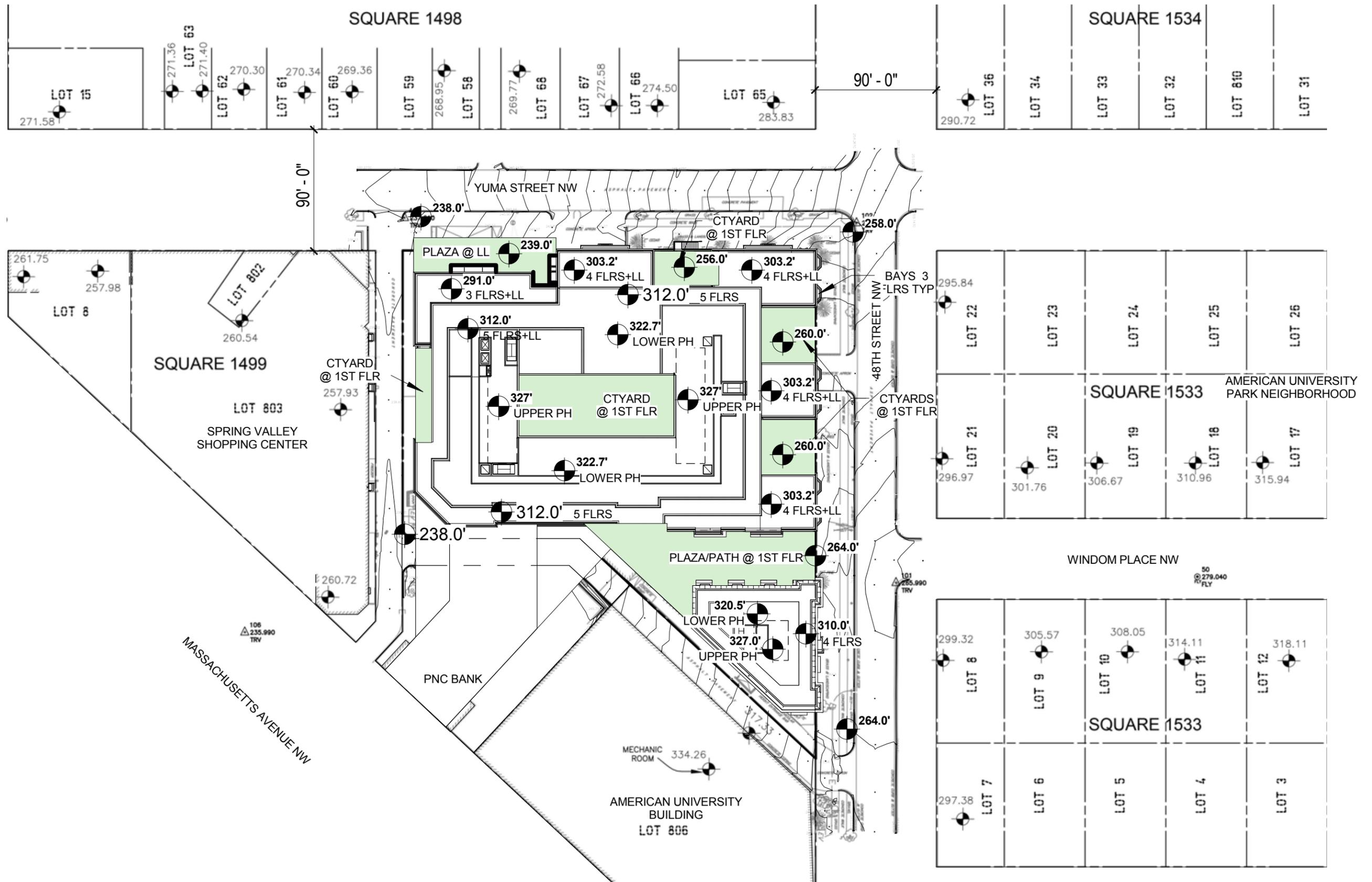
VIEW FROM YUMA STREET AND MASSACHUSETTS AVENUE - PROPOSED



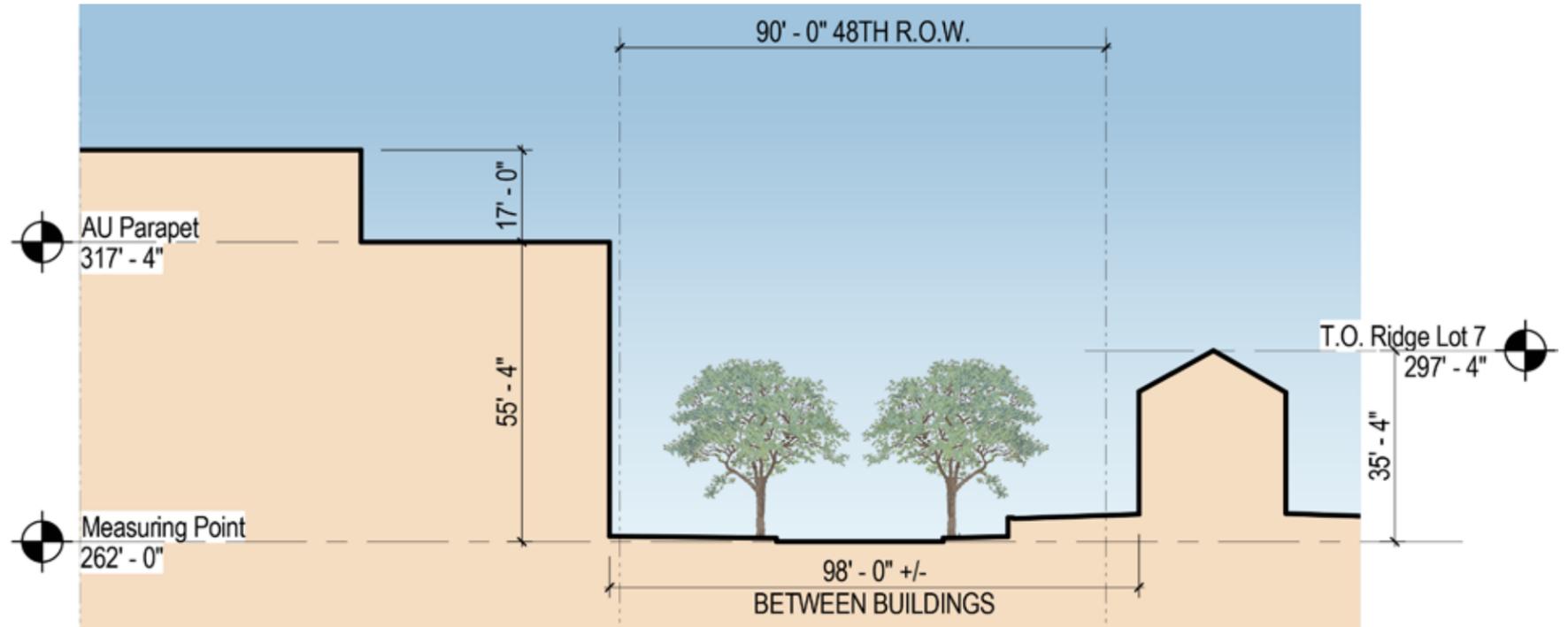
VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD

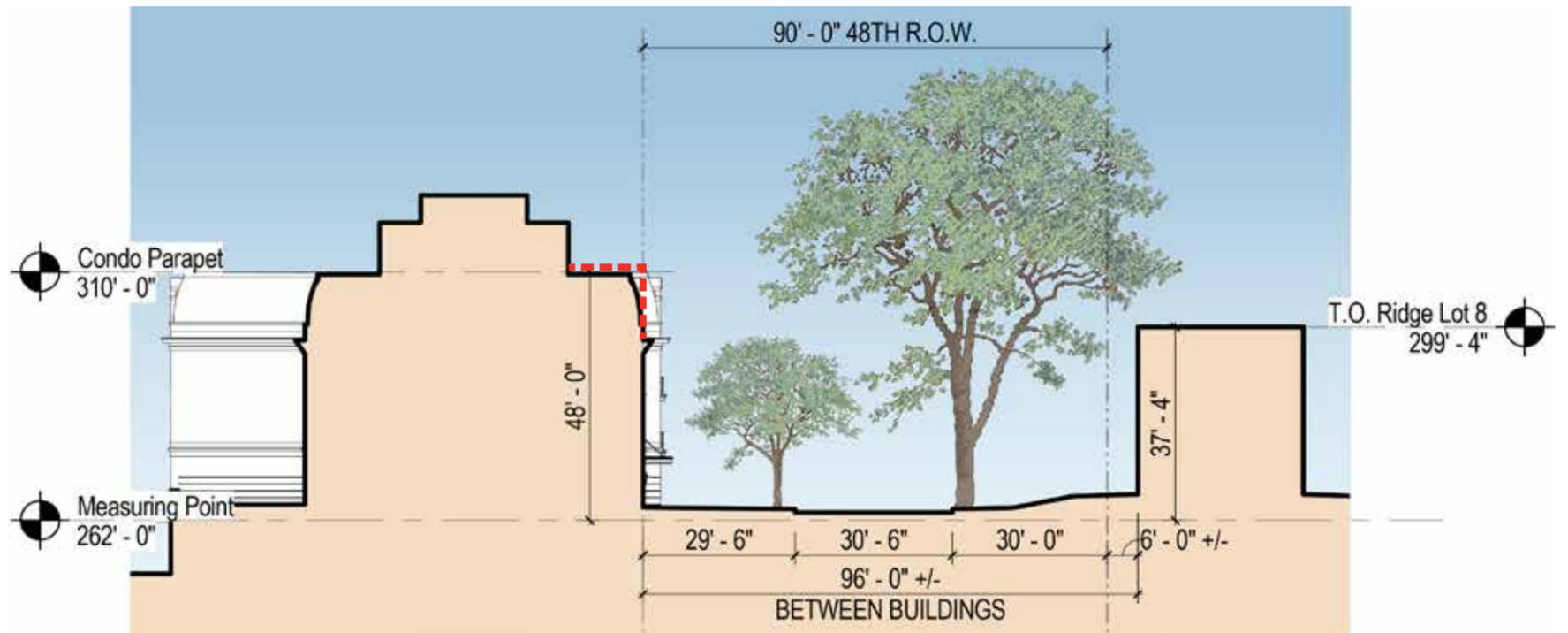
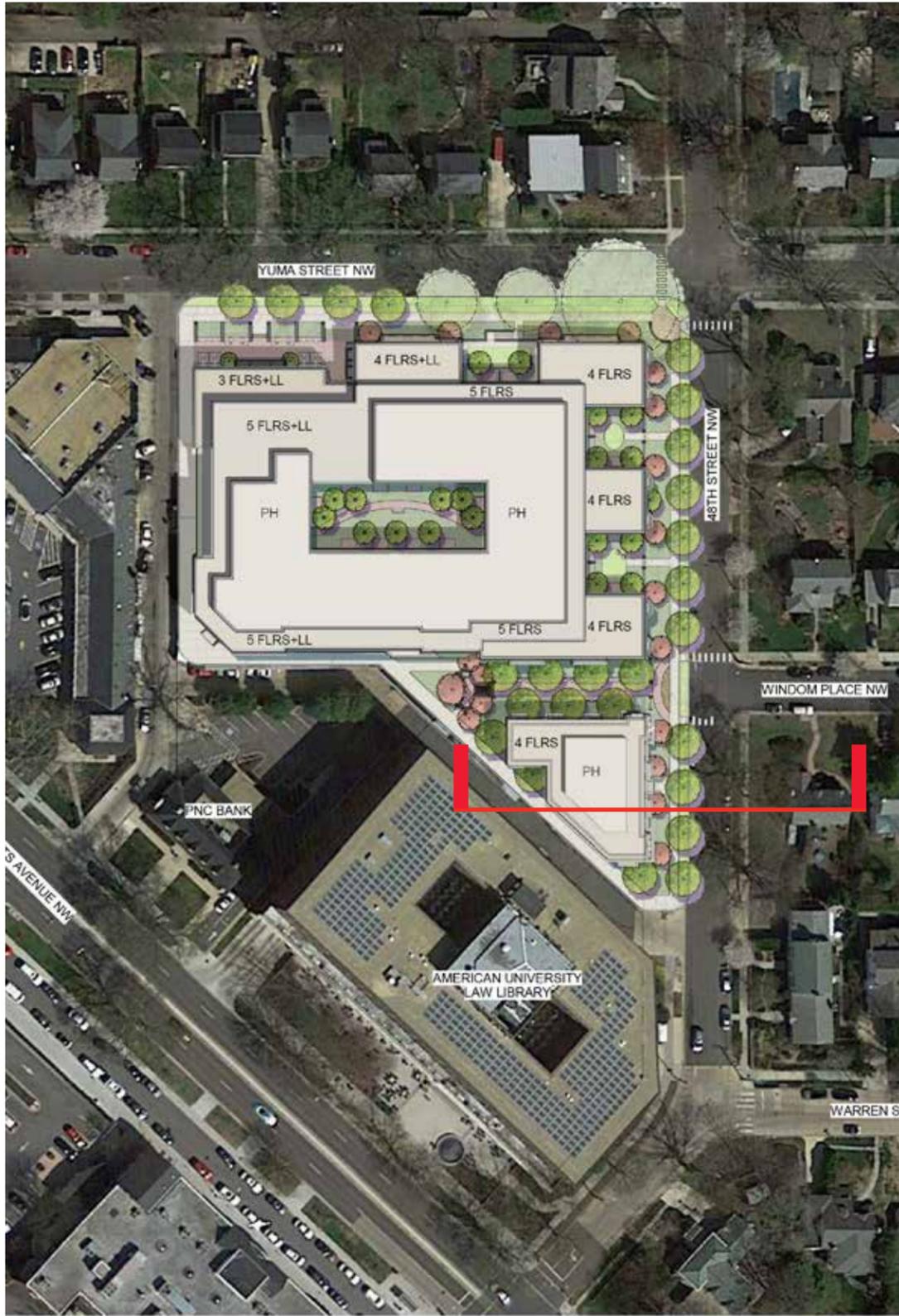
BUILDING HEIGHT



BUILDING HEIGHT PLAN

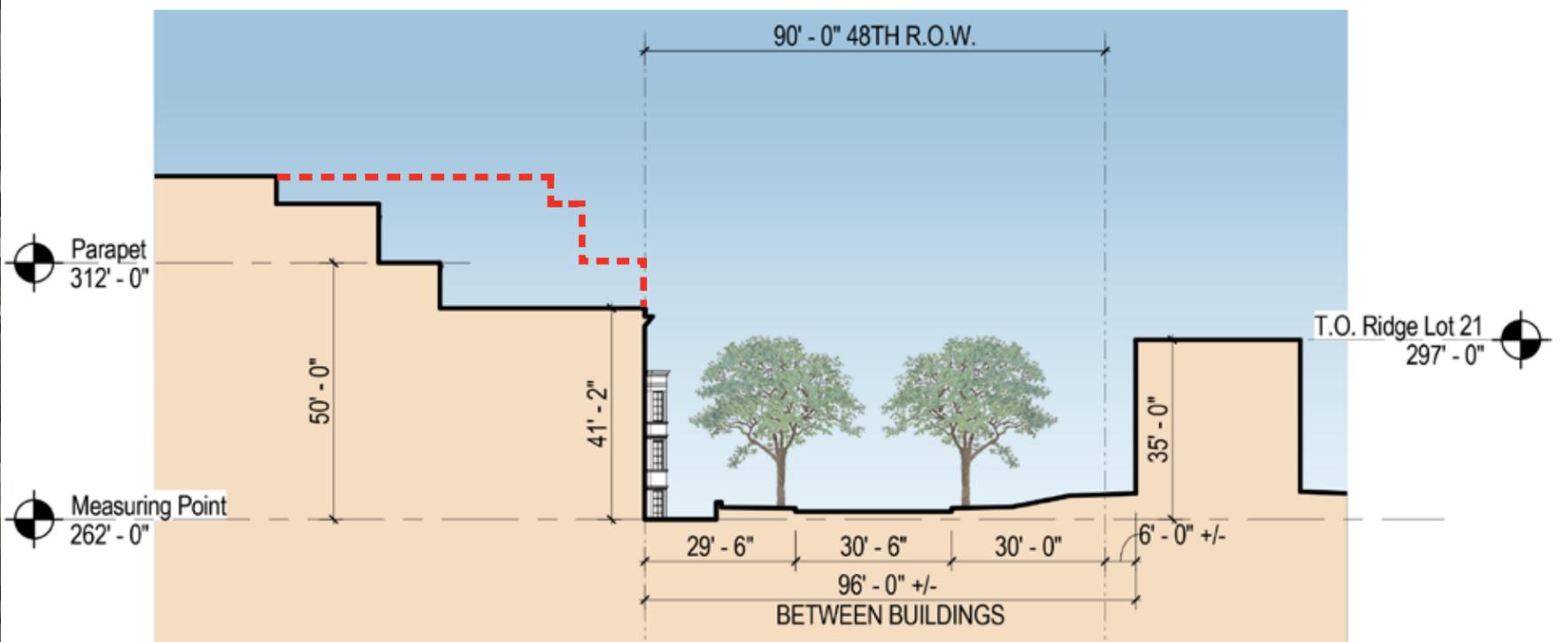
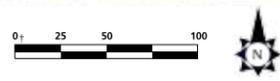
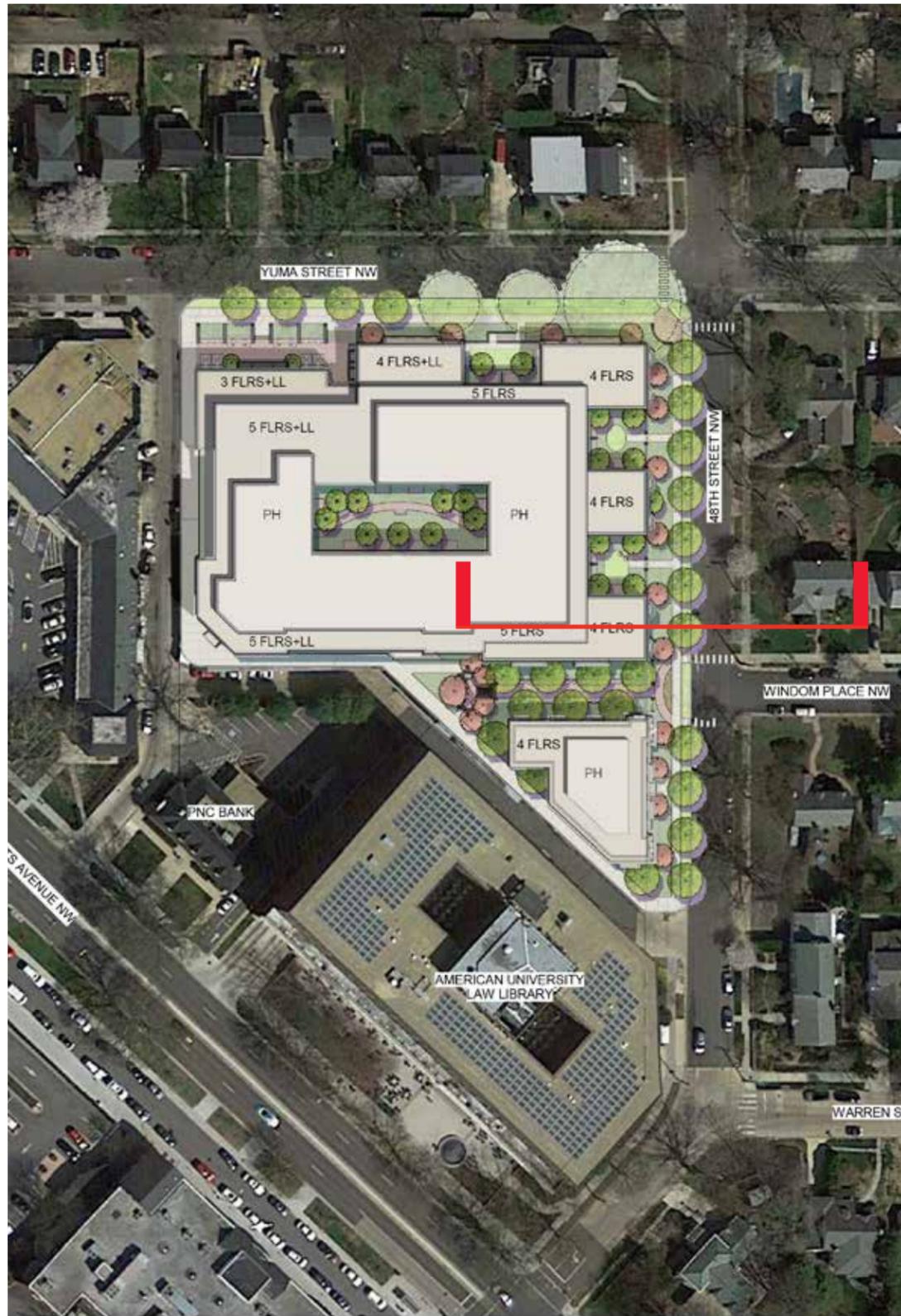


STREET SECTION 1 - ON 48TH STREET THROUGH EXISTING AU BUILDING



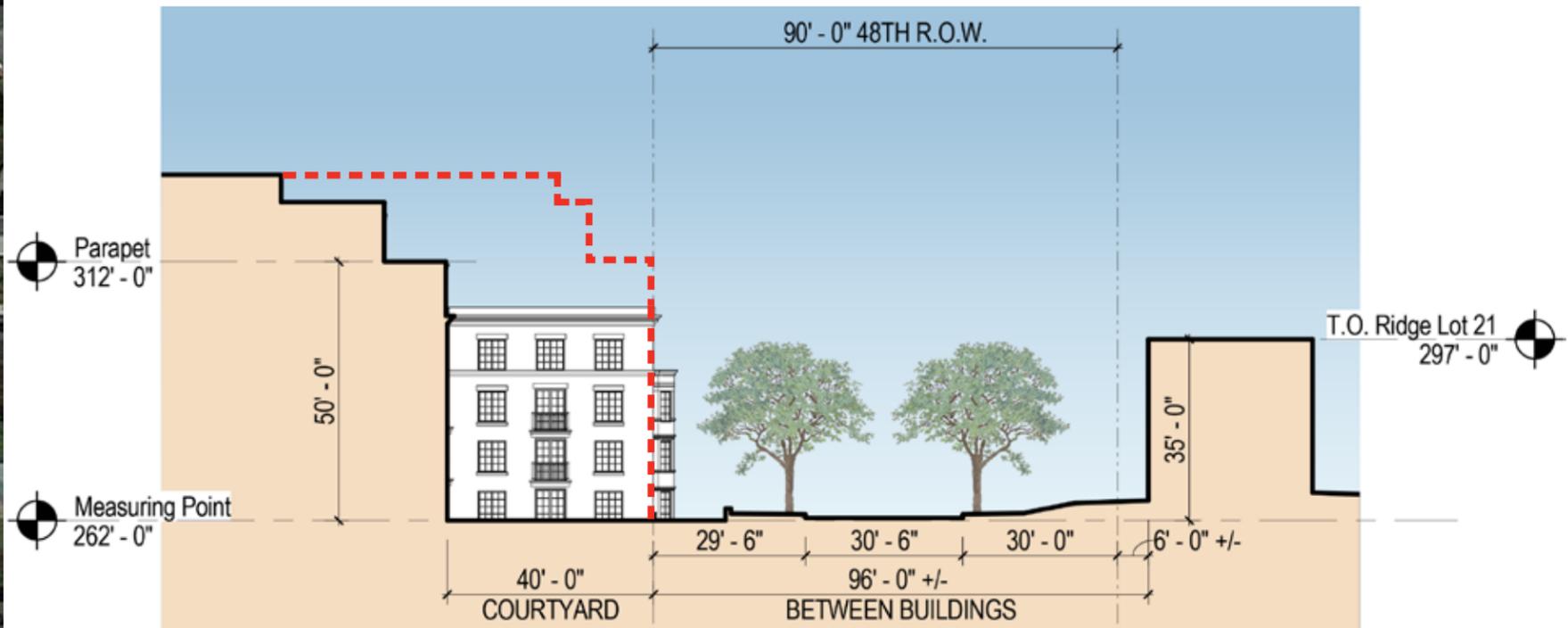
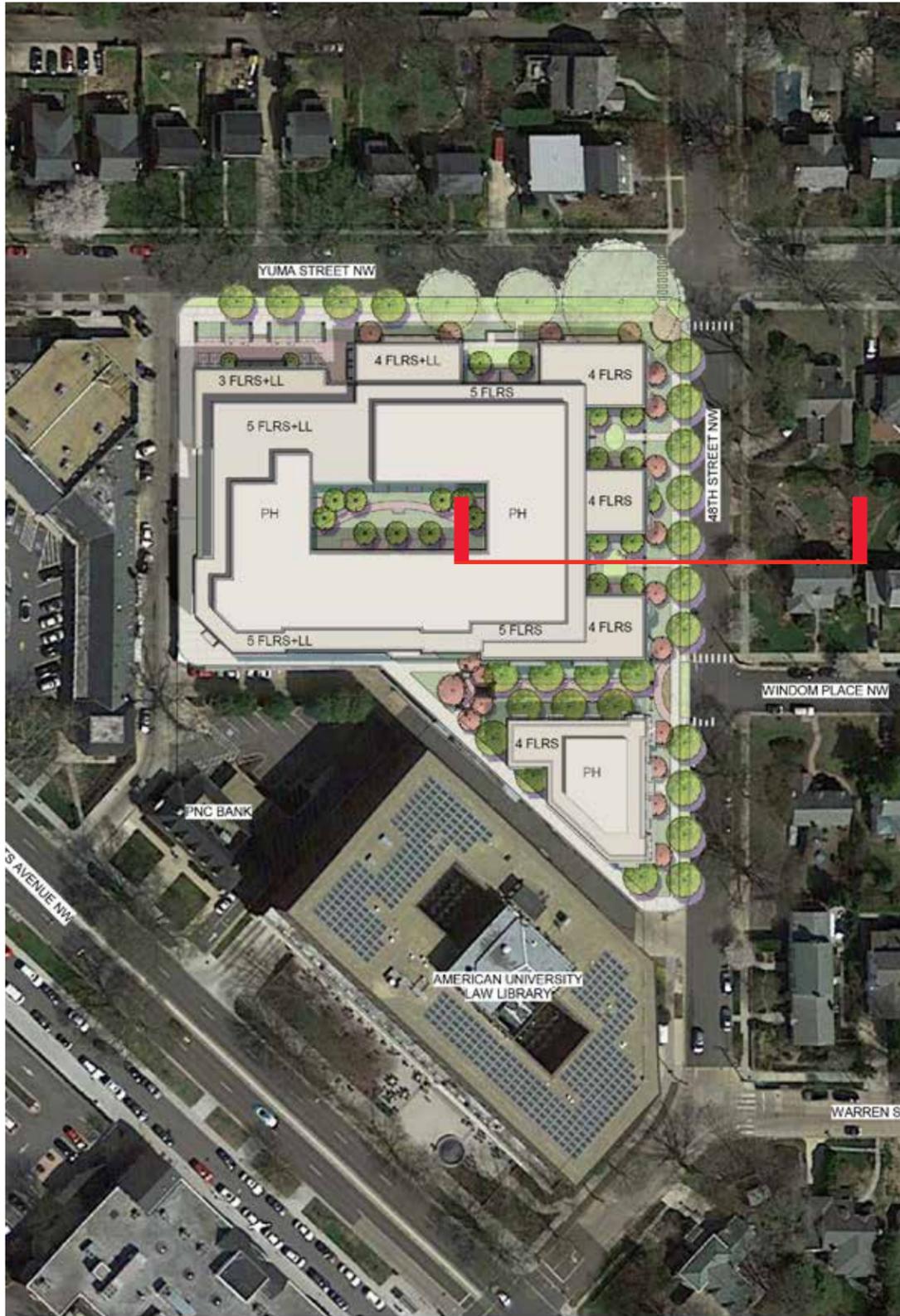
--- ALLOWED MATTER OF RIGHT

STREET SECTION 2 - ON 48TH STREET THROUGH CONDO BUILDING



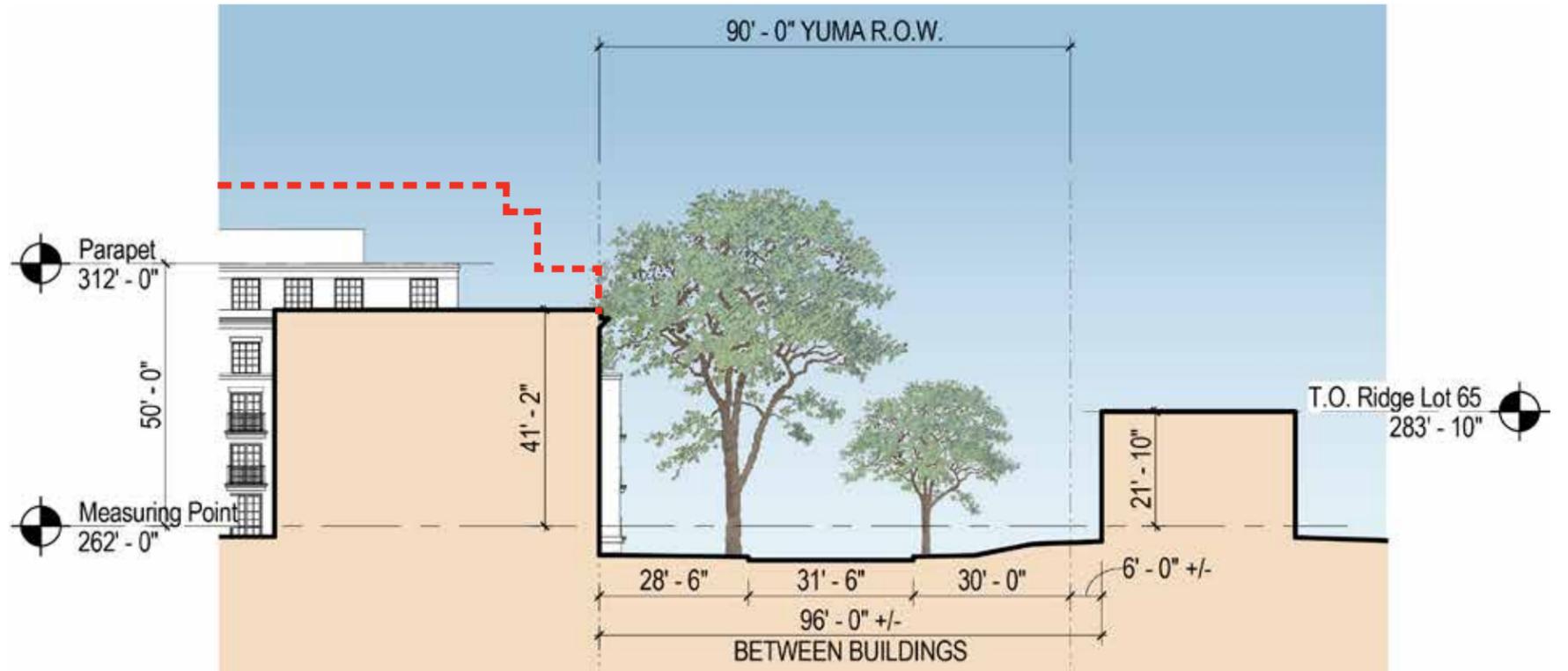
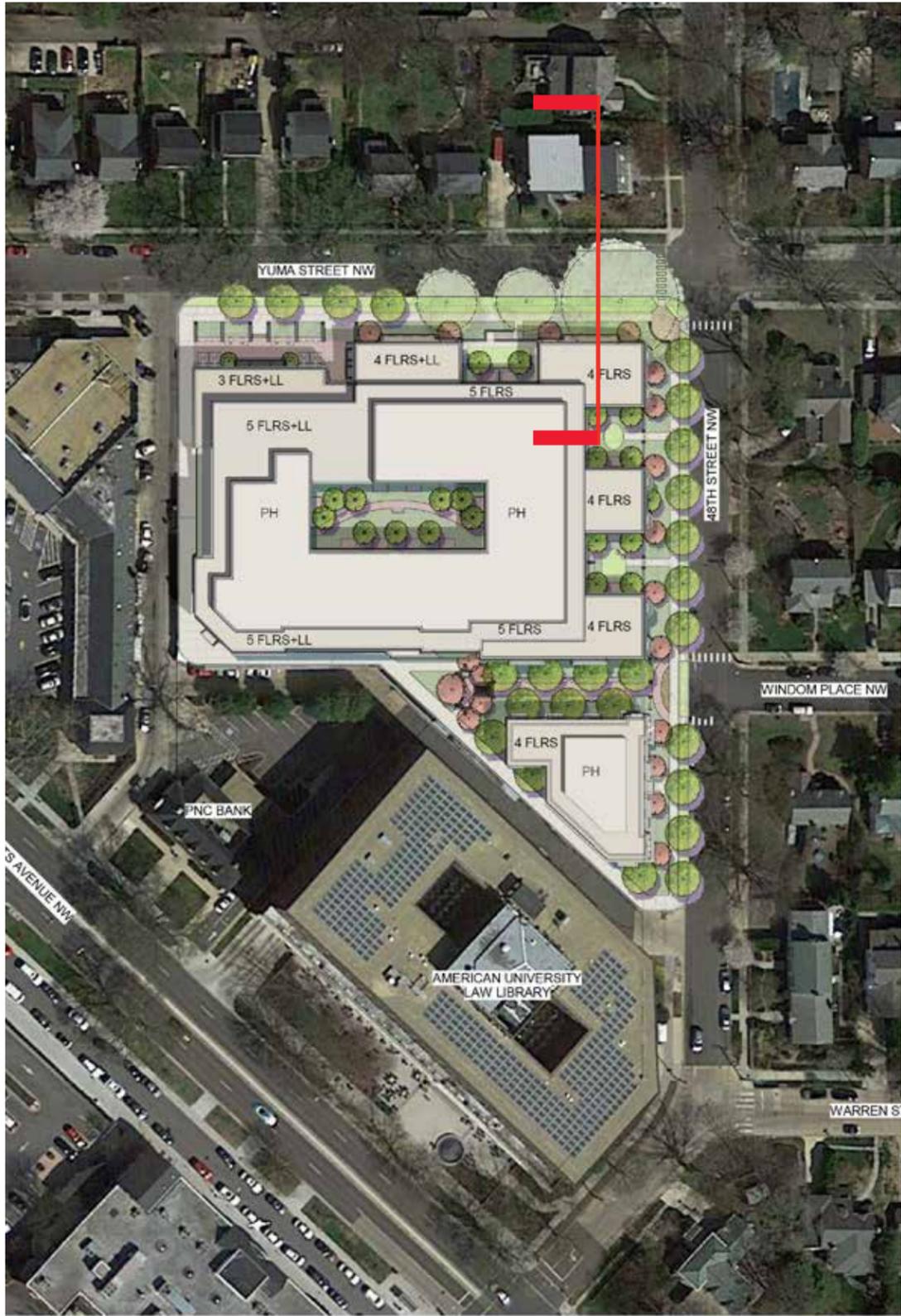
--- ALLOWED MATTER OF RIGHT

STREET SECTION 3 - ON 48TH STREET THROUGH APARTMENT BUILDING FINGER



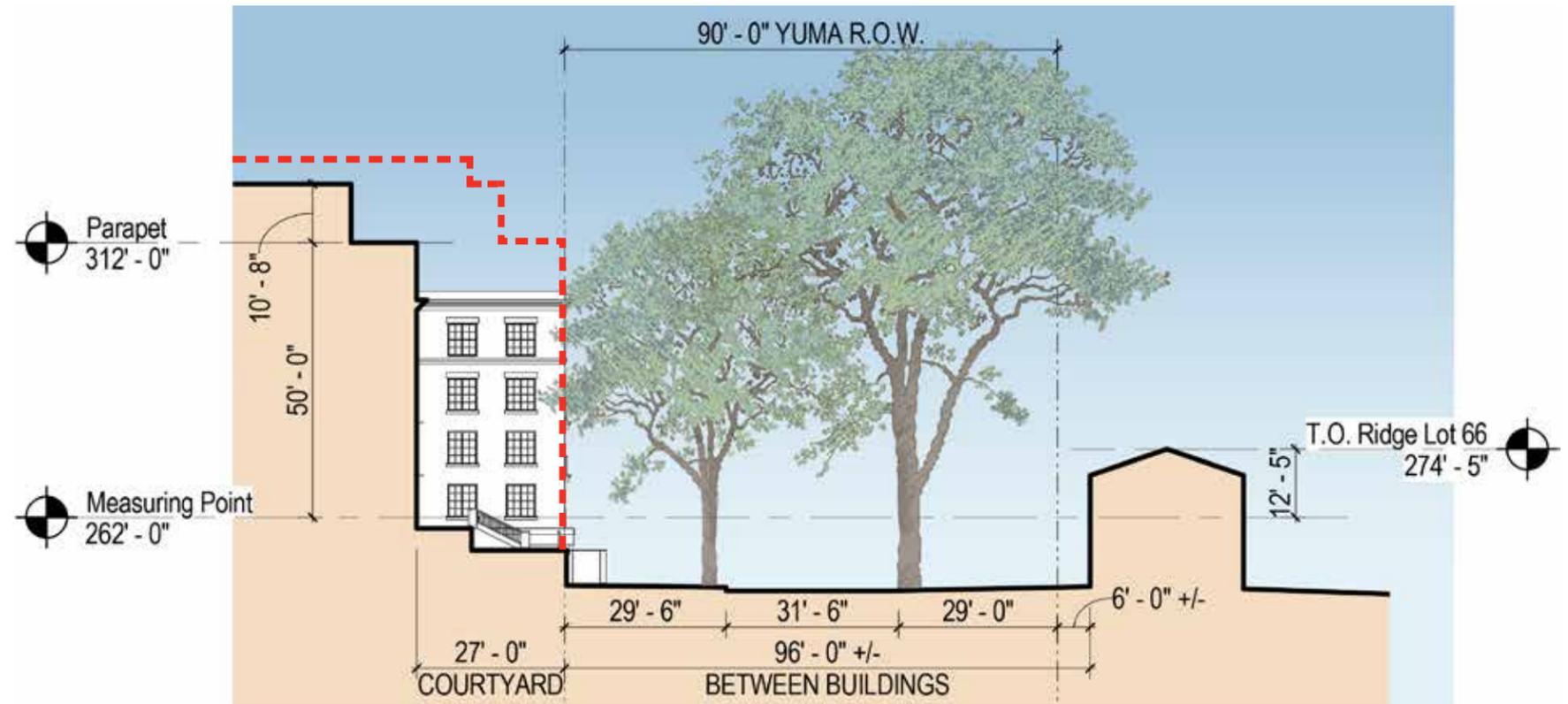
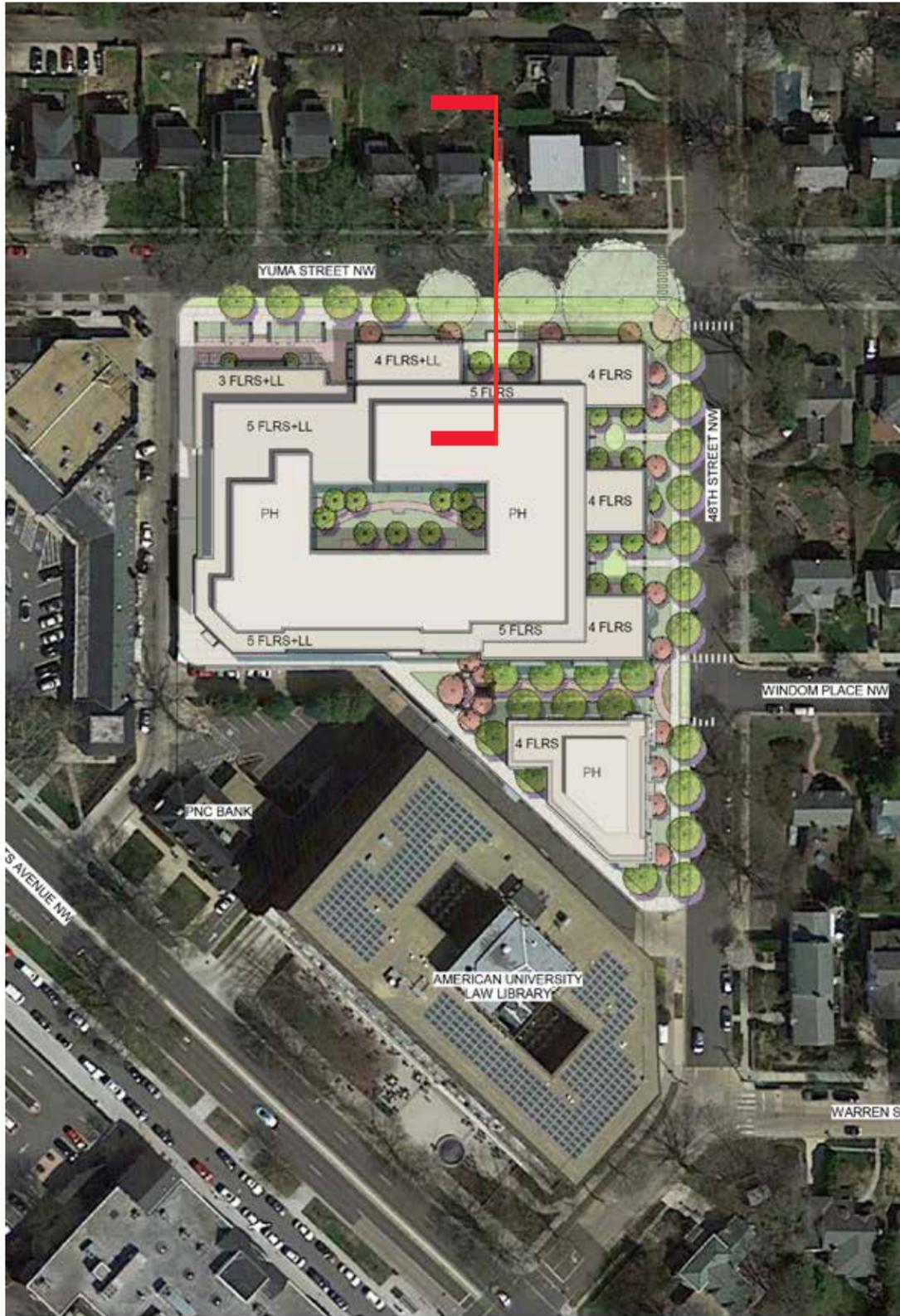
--- ALLOWED MATTER OF RIGHT

STREET SECTION 4 - ON 48TH STREET THROUGH APARTMENT COURTYARD



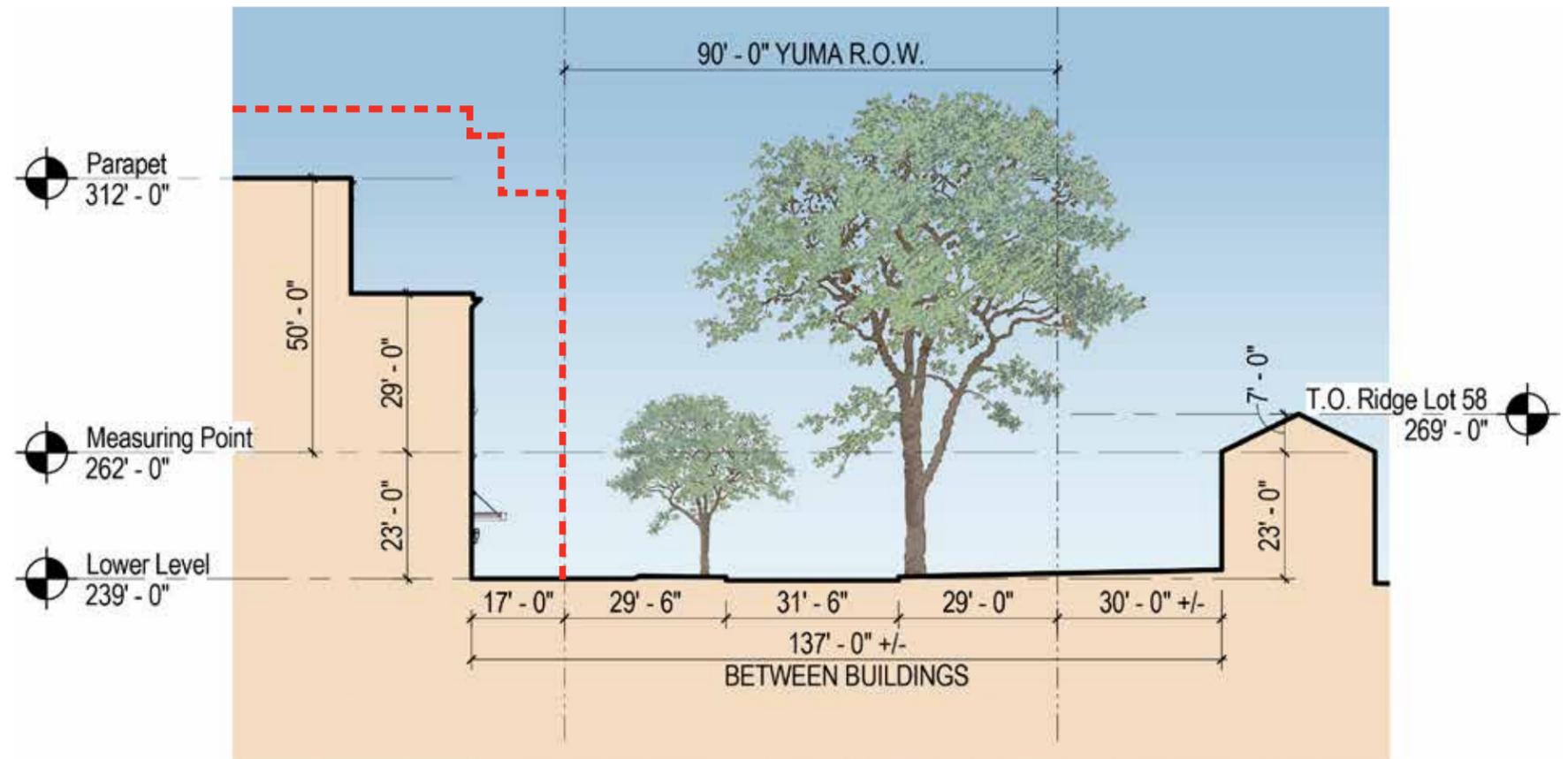
--- ALLOWED MATTER OF RIGHT

STREET SECTION 5 - ON YUMA STREET AT NE CORNER



--- ALLOWED MATTER OF RIGHT

STREET SECTION 6 - ON YUMA STREET THROUGH APARTMENT COURTYARD



--- ALLOWED MATTER OF RIGHT

STREET SECTION 7 - ON YUMA STREET AT NW CORNER

LANDSCAPE



NW PLAZA
4,270 SF

YUMA STREET NW

RETAIL

RESIDENTIAL

SPRING VALLEY
SHOPPING CENTER

ALLEY

TOTAL ENHANCED
LANDSCAPE AREA
25,550 SF

(DOES NOT INCLUDE
CLOSED COURT)

WINDOW WALK
7,210 SF

PNC BANK

RESIDENTIAL

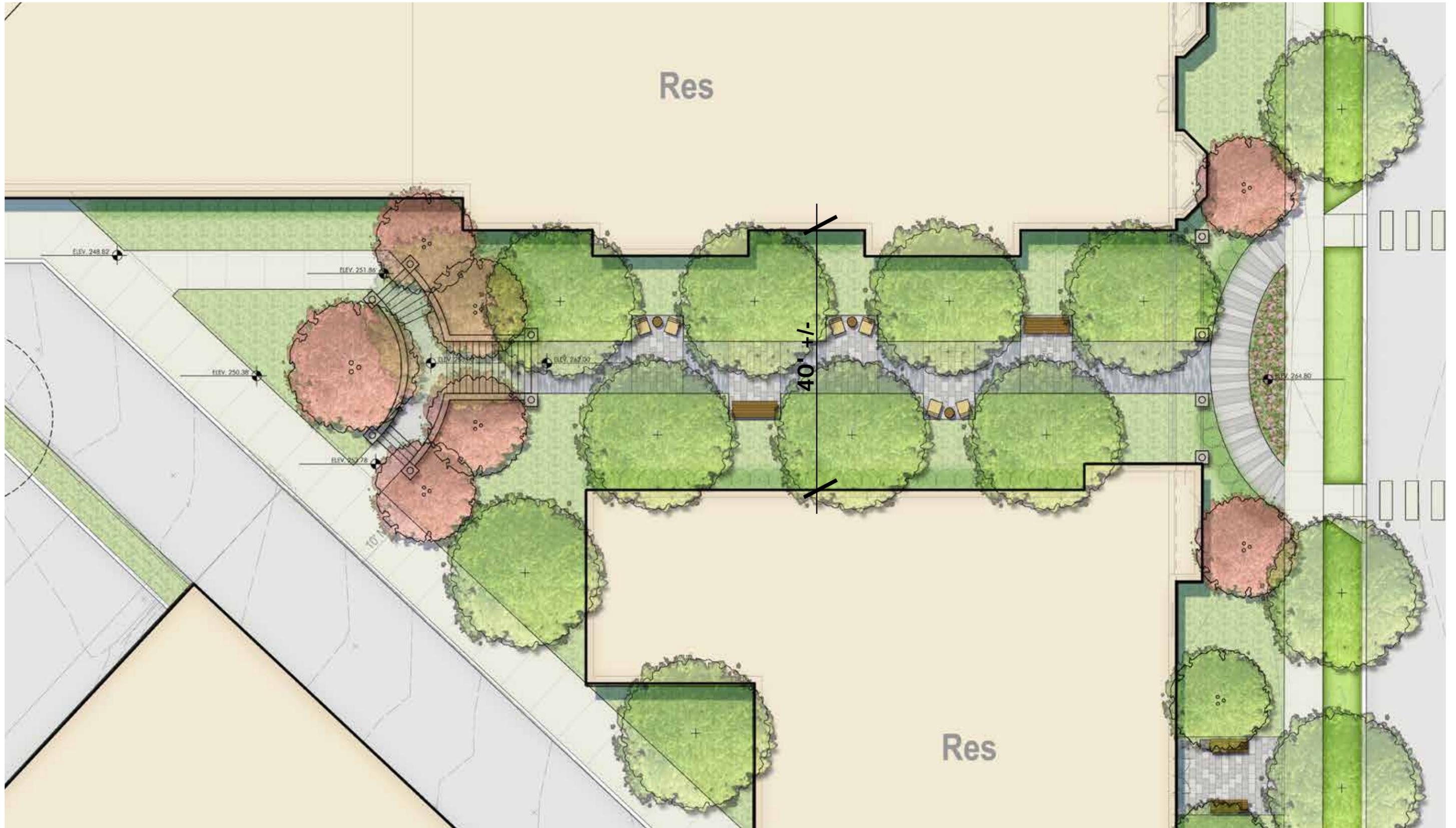
48TH STREET NW

AMERICAN UNIVERSITY
LAW LIBRARY

*Note: Areas measured
from building face to
back of sidewalk



CONCEPTUAL SITE PLAN



WINDOM PLACE PEDESTRIAN CONNECTION PLAN



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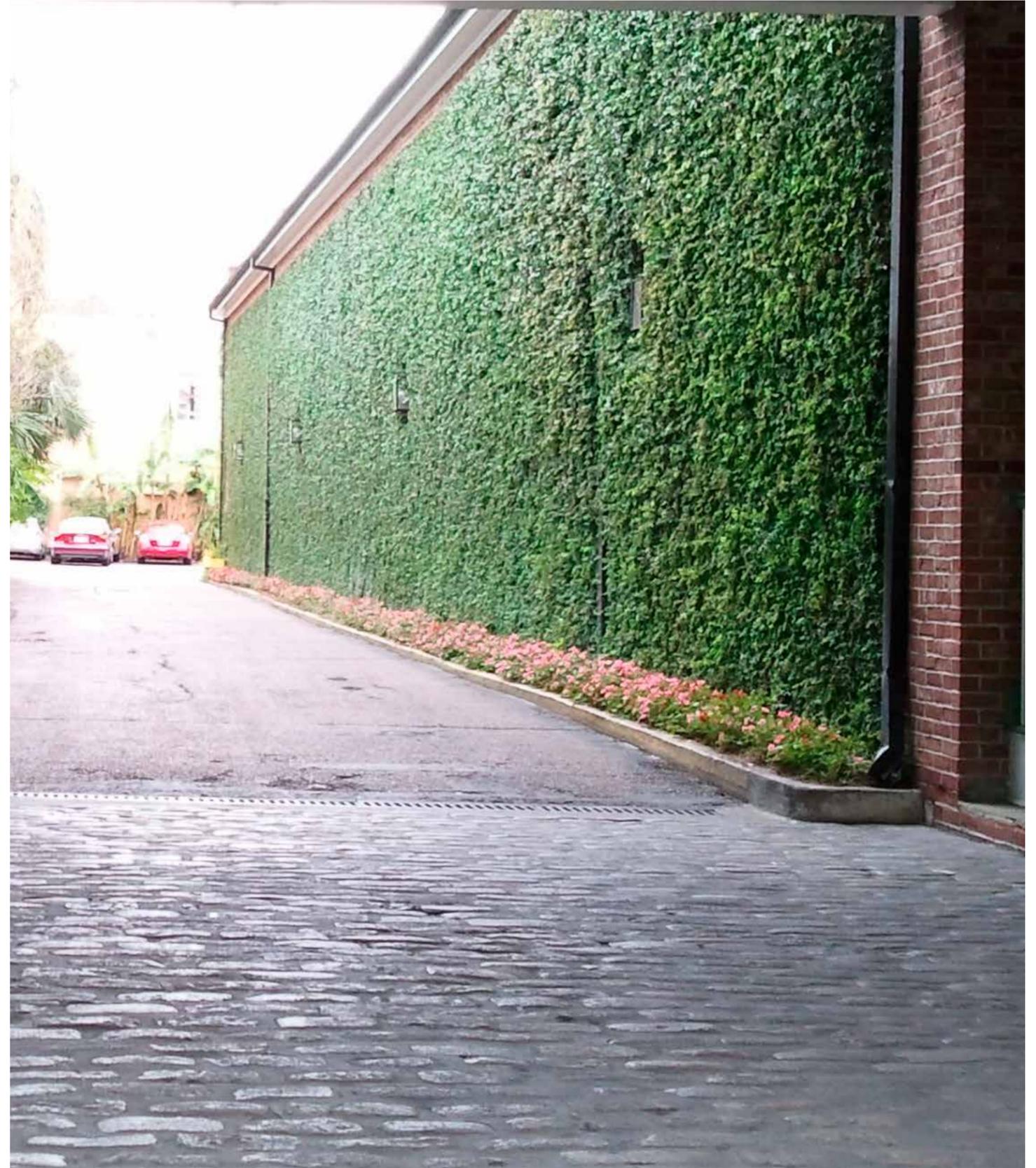
VIEW FROM EAST (WINDOM PLACE NW)



VALOR DEVELOPMENT
TORTI GALLAS URBAN

PARKER RODRIGUEZ, INC.
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THE LADY BIRD



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CONCEPTUAL ALLEY GREEN WALL

**TORTI
GALLAS
URBAN** VALOR DEVELOPMENT
TORTI GALLAS URBAN

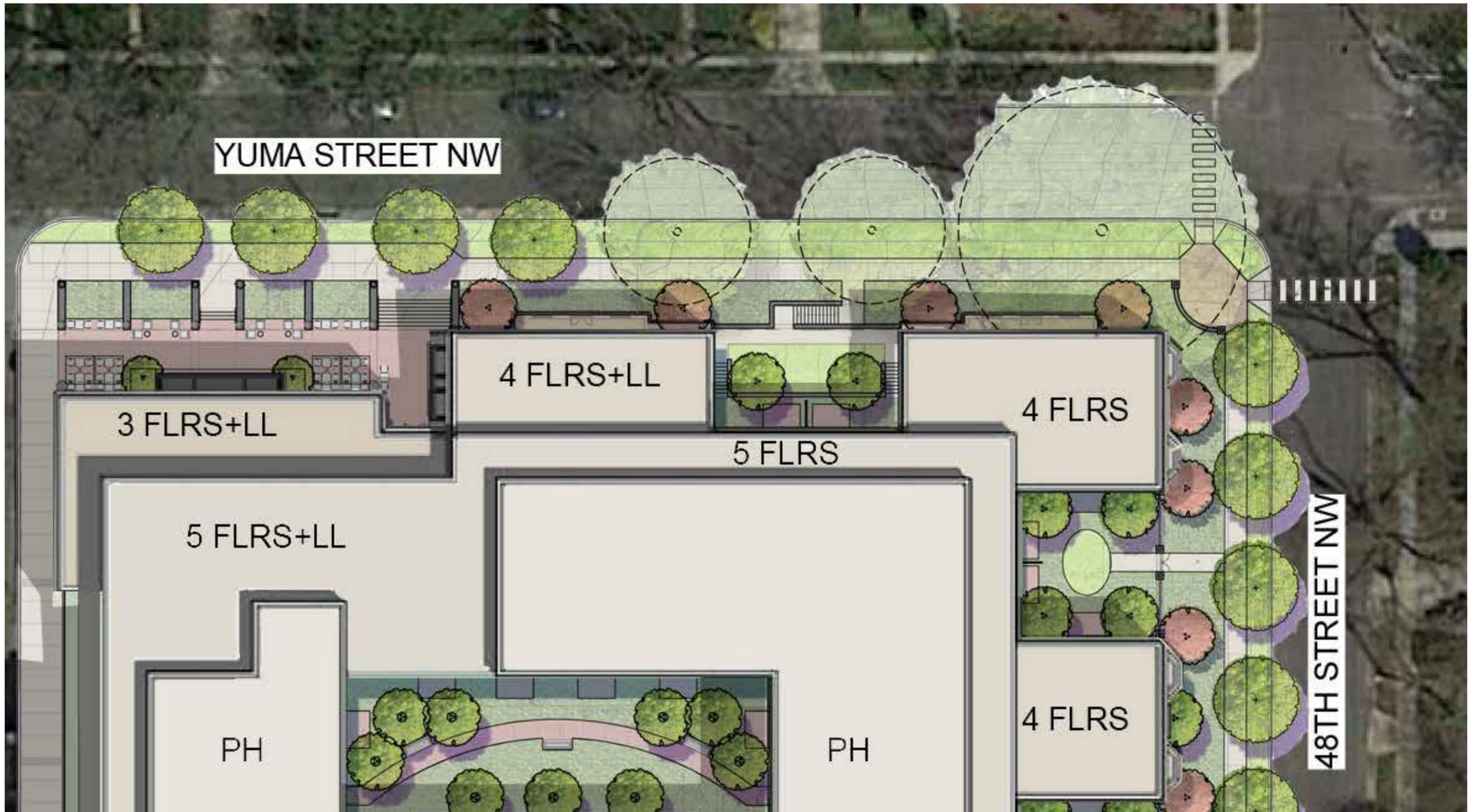
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CONCEPTUAL ALLEY DUMPSTER ENCLOSURES





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ENLARGED CONCEPTUAL SITE PLAN



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VIEW FROM NORTHWEST - NORTH SIDE OF YUMA STREET



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VIEW FROM NORTHWEST - PLAZA ON YUMA STREET



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THE LADY BIRD

TRAFFIC



4330 48th Street NW – The Lady Bird

Transportation Presentation



Site Location



4330 48th St NW – The Lady Bird

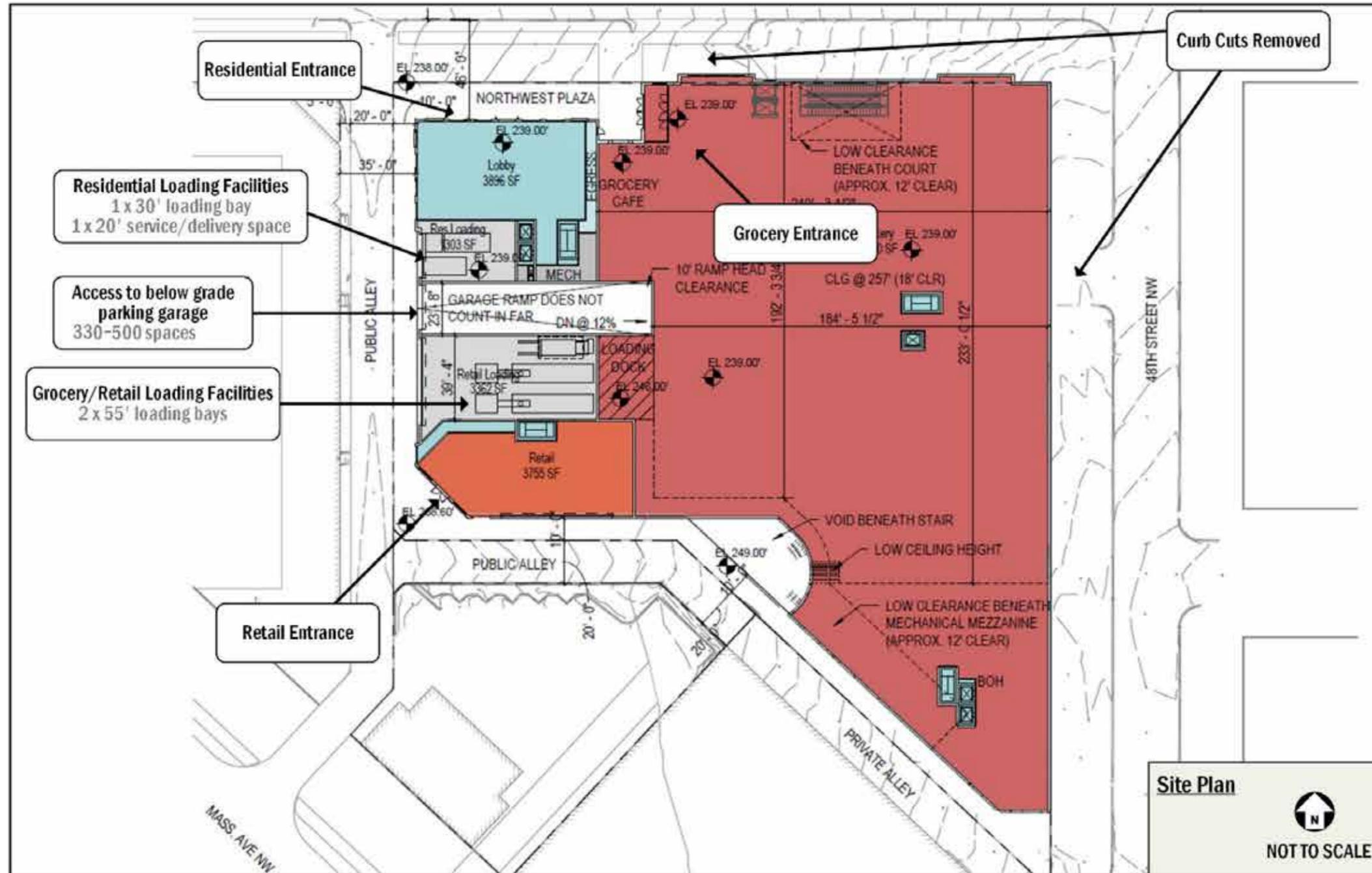
July 14, 2016

Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Nearby Tenleytown/AU Metrorail Station (0.9 miles away)
 - 3 Nearby Metrobus routes
 - Site has Walkscore of 78 “Very Walkable”
- Previously active grocery store in 2013: Fresh & Green, previously Superfresh
 - Nearby grocery stores include Tenleytown Whole Foods, Friendship Heights Whole Foods (MD), Sangamore Road Safeway (MD), Palisades Safeway, Cathedral Commons Giant, Friendship Heights Giant (MD)
- Development program of 230 apartment units and 60,000 sf of retail (grocery)



Proposed Site Plan

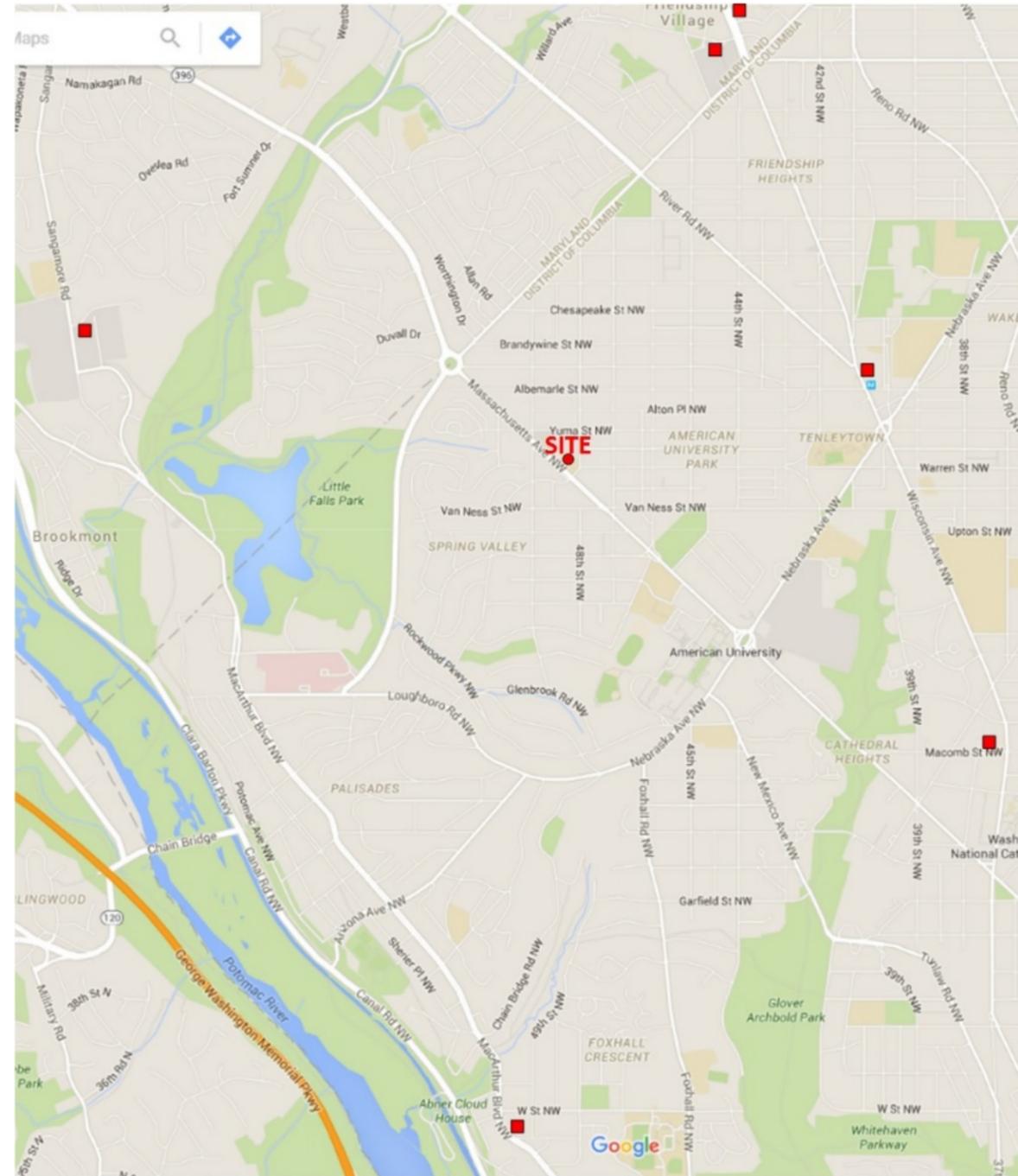


Project Transportation Principles

- Eliminate existing curb cuts along public streets – all alley access to parking and loading
- Improve pedestrian connections to and through the site, specifically within alley and across Massachusetts Avenue and the creation of Windom Walk
- Identify appropriate vehicular and truck routing and mitigation appropriately
- Provide parking exceeding zoning requirement and loading facilities on-site



Nearby Grocery Stores

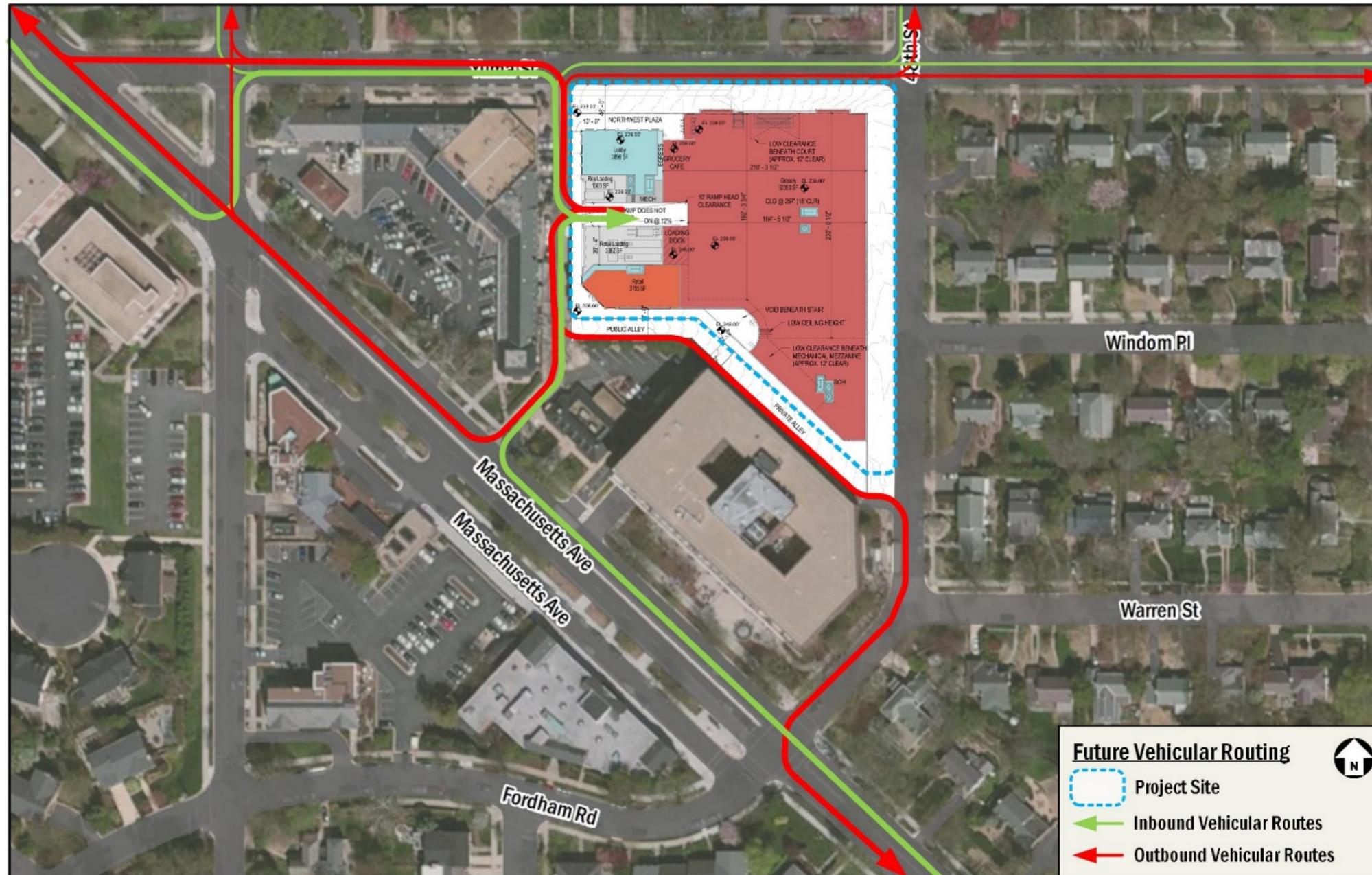


4330 48th St NW – The Lady Bird

July 14, 2016



Vehicular Access and Circulation



Transportation Scope

- Project Scoping with DDOT
- Traffic counts in Fall with AU and DC public schools in session
- Evaluation of impacts to determine mitigation
- Coordination with DDOT regarding Massachusetts Avenue mid-block crossing/alley access
- Commitment to Transportation Demand Management (TDM) Measures with DDOT

