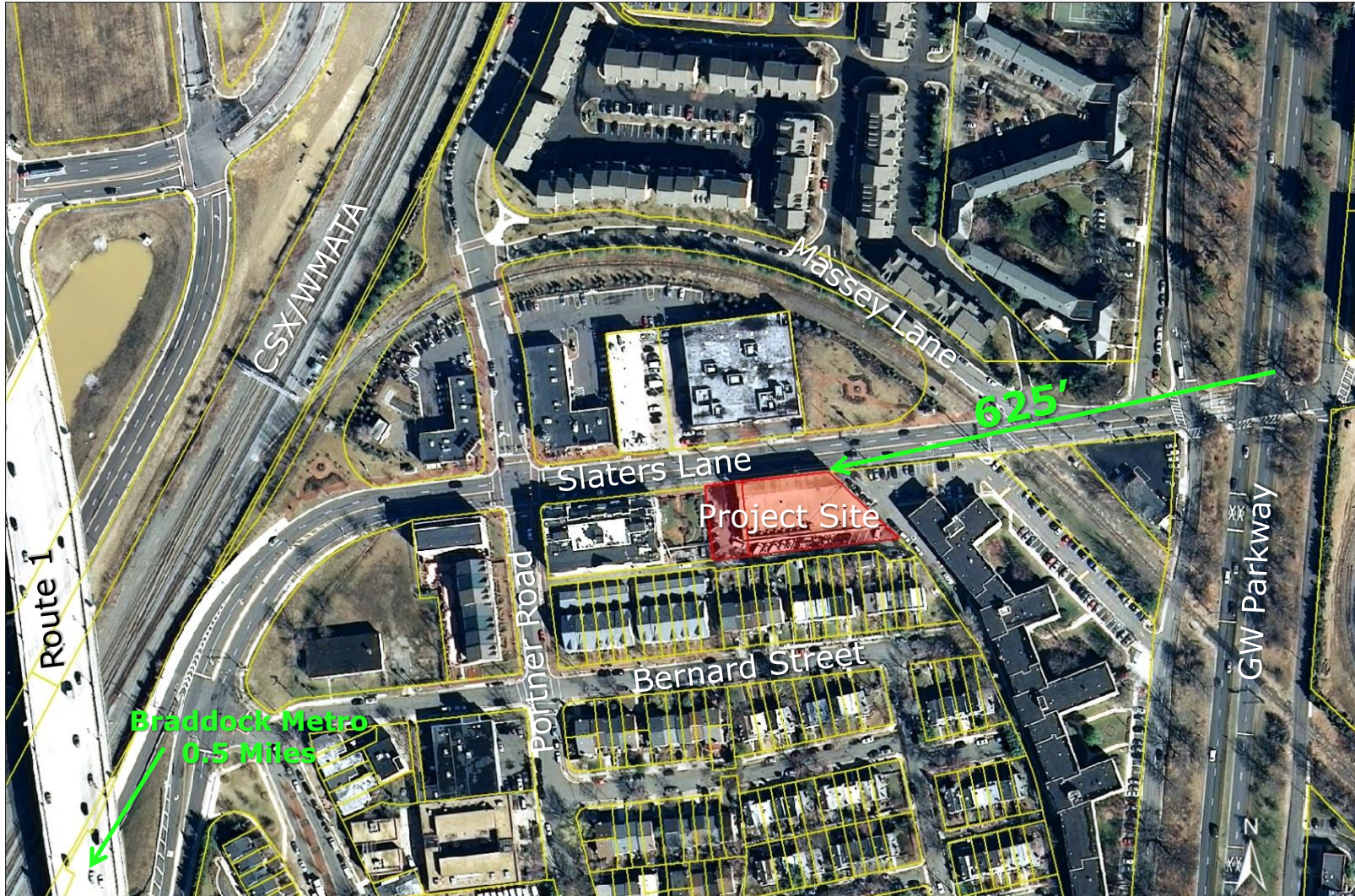


# Site Context





# View from GW Parkway SB (625 feet away)



# Existing Neighborhood





# Existing Neighborhood



# Existing Neighborhood





# Existing Neighborhood



# Existing Neighborhood





# Existing Neighborhood

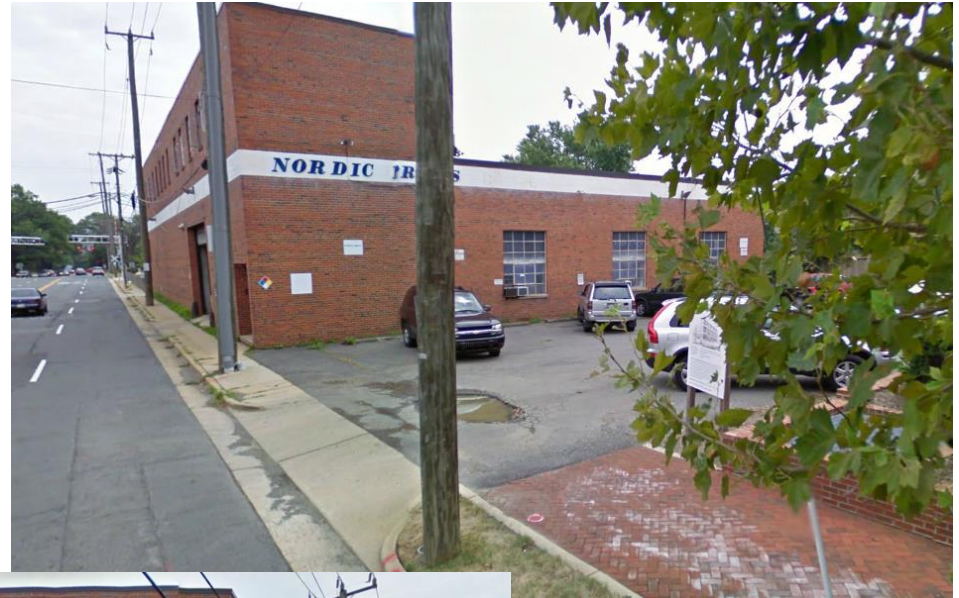




# Existing Neighborhood



# Existing Conditions





# Proposal



- Approximately 39,361 sq. ft. (excluding garage)
- 33 units – 2 Affordable
- Parking underground and in rear of site
- 39% open space
- Building Height (65 ft. request)
  - 47 ft tall along Slaters Lane and Alley
  - 58 ft tall at center setbacks – setbacks 9-32 ft
  - 63 ft tall corner features
- Equivalent to LEED Certification



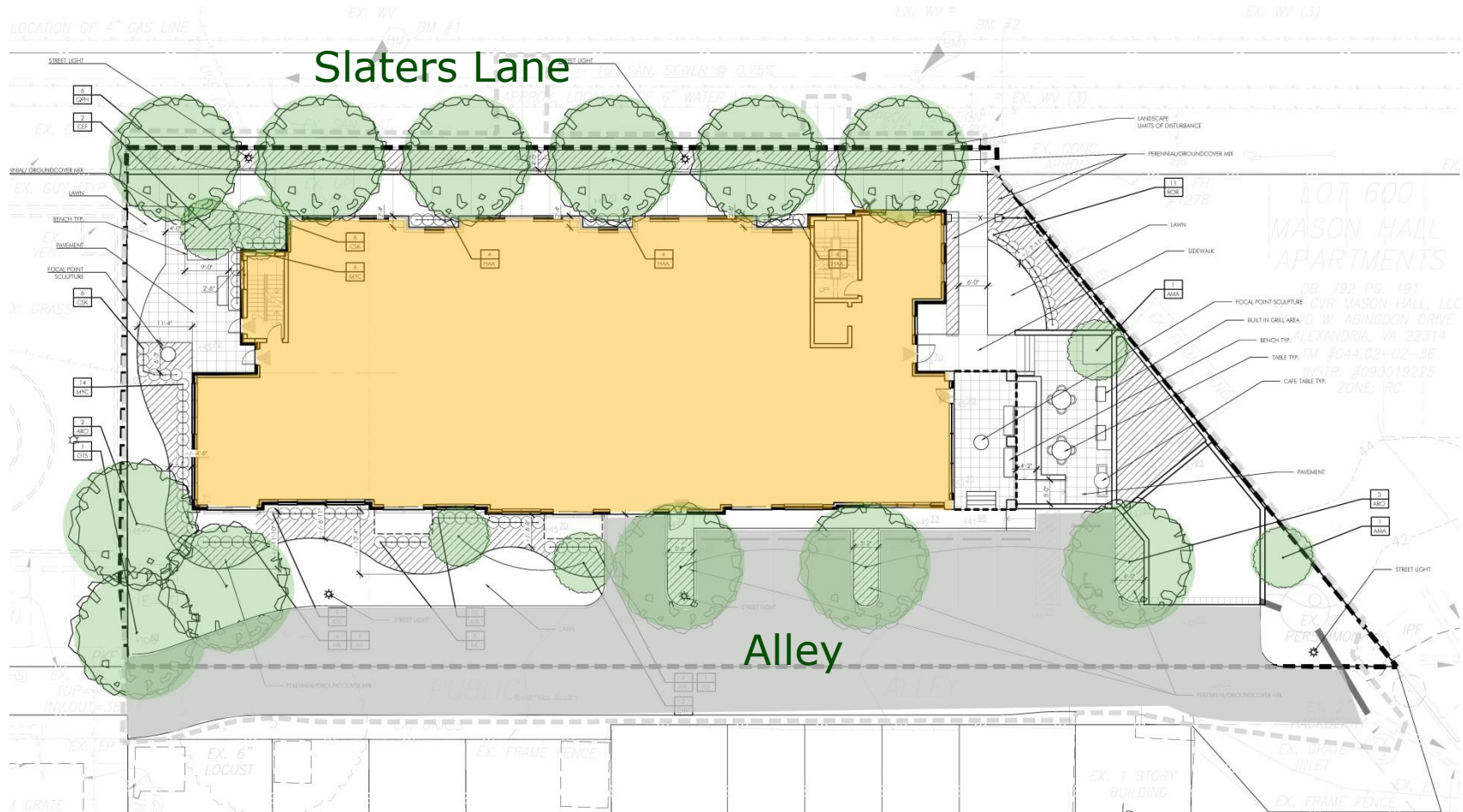
# Process and Community Outreach

- February 27, 2013 – Staff and NECA
- April 11, 2013 – Applicant and NECA
- May 21, 2013 – Applicant and NECA
- October 4, 2013 – Applicant, Staff, and Greater Neighborhood
- October 30, 2013 – Federation of Civic Associations
- Community Concerns Raised:
  - Affordable Housing
  - Alley Access
  - Building Height
  - Building Design





# Site Layout and Circulation



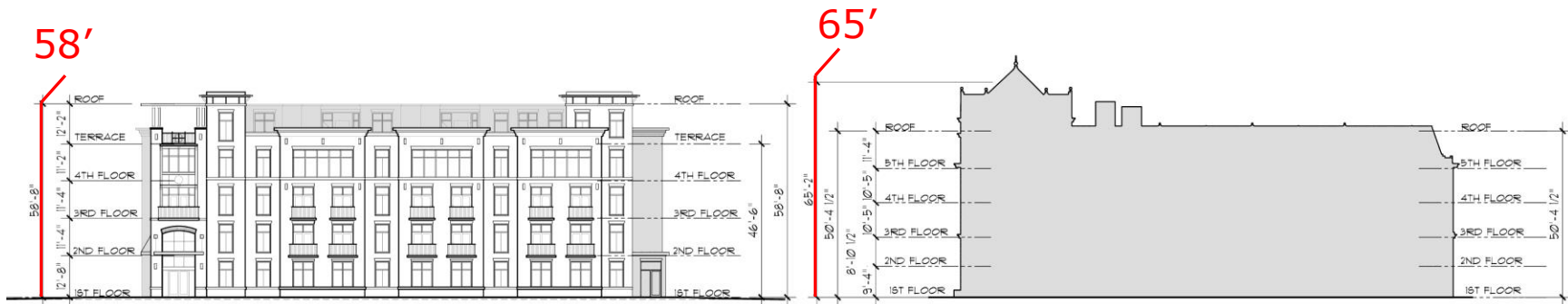


# Alley Access





# Height Comparisons



## Current Proposal

Five Stories

62 foot tall tower elements (top)

48-58 foot tall building

47-51 foot tall step backs

Requesting 65 foot height limit

## 2005 Approval

Five Stories (6 story tower)

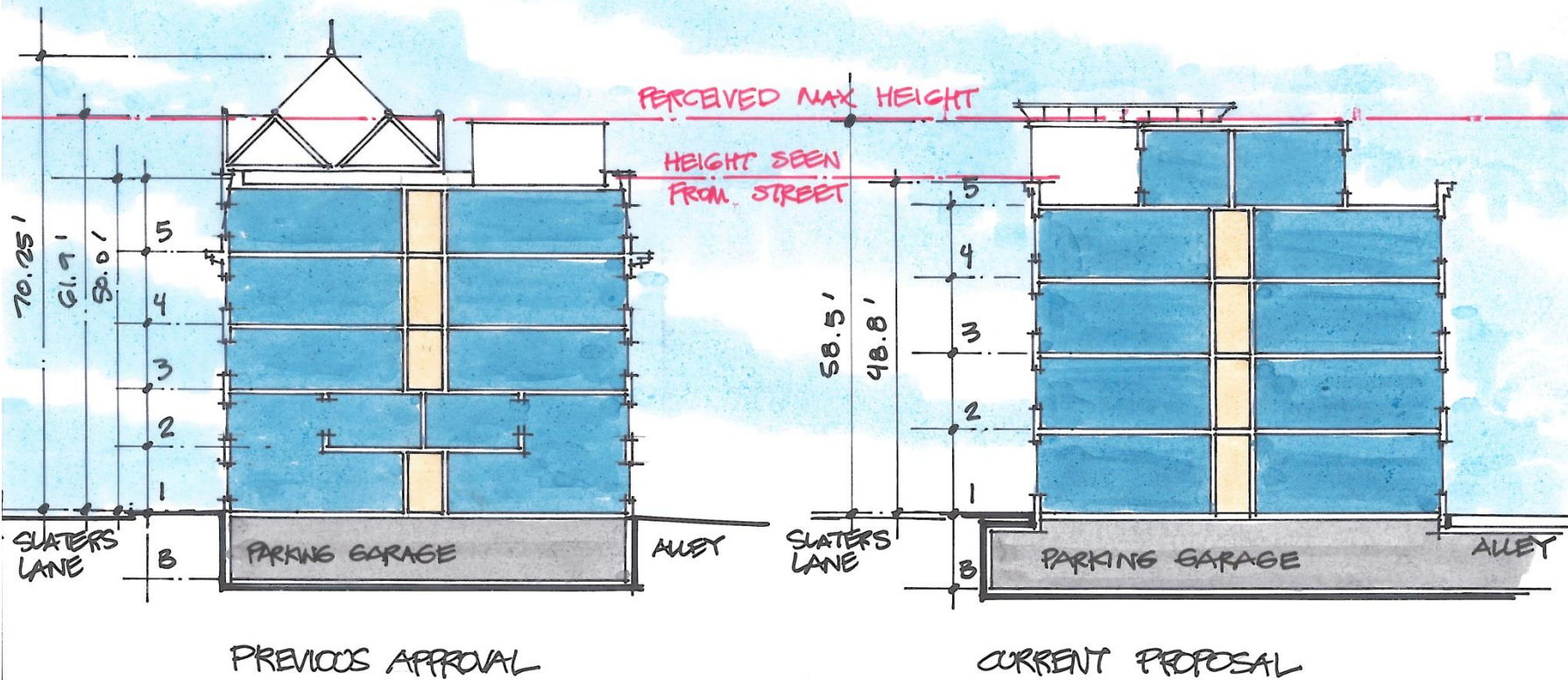
65 foot tall tower (midpoint)

50 foot tall building

No step backs

Approved for 65 foot height limit

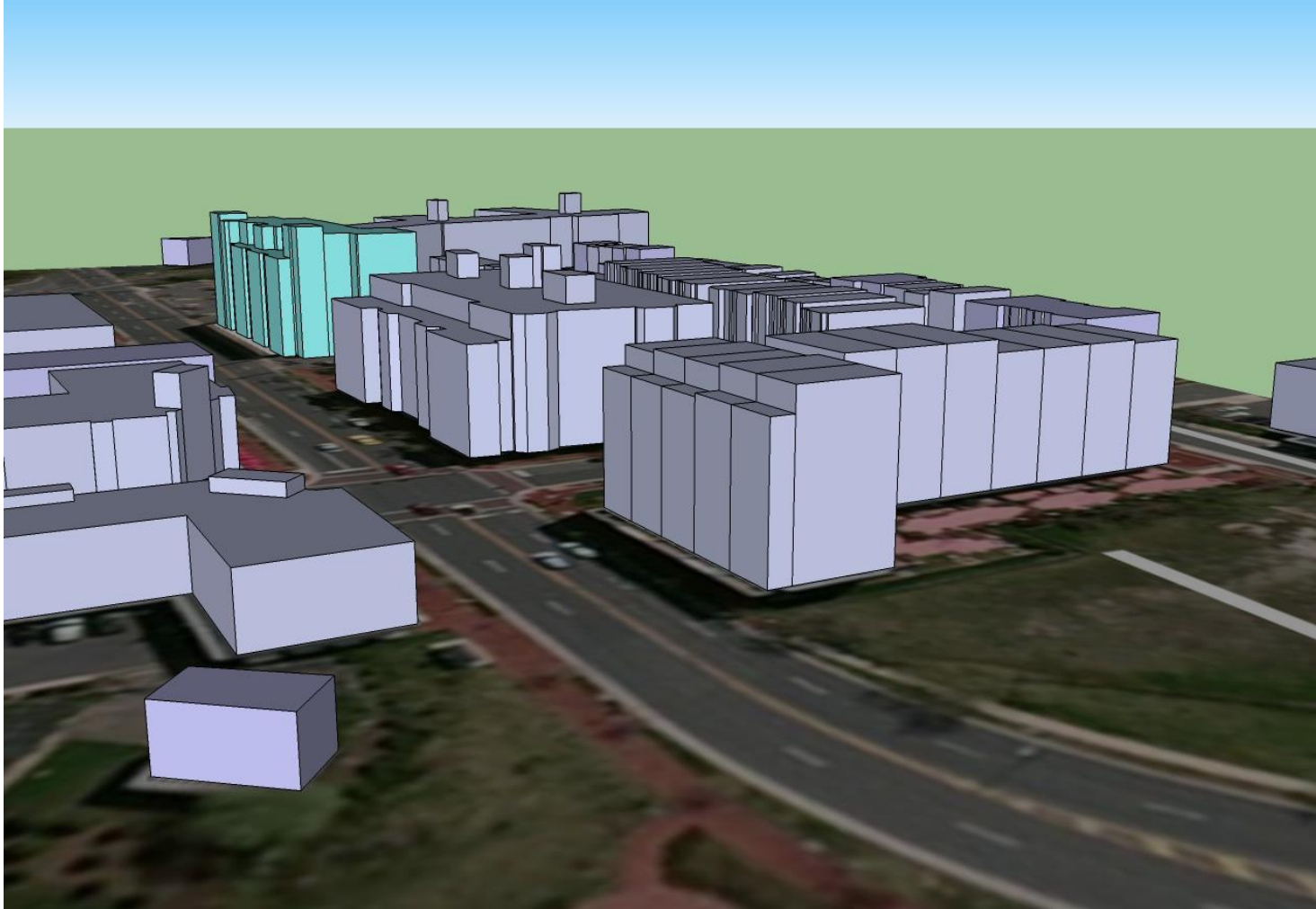
# Height Comparisons



North – South Section looking East



# Height Comparisons



# Building Design - Process



North Elevation from  
March 2012



Model - North  
Elevation April 2013



North Elevation from  
December 2012



North Elevation from  
May 2013



# Building Design





# Conclusion

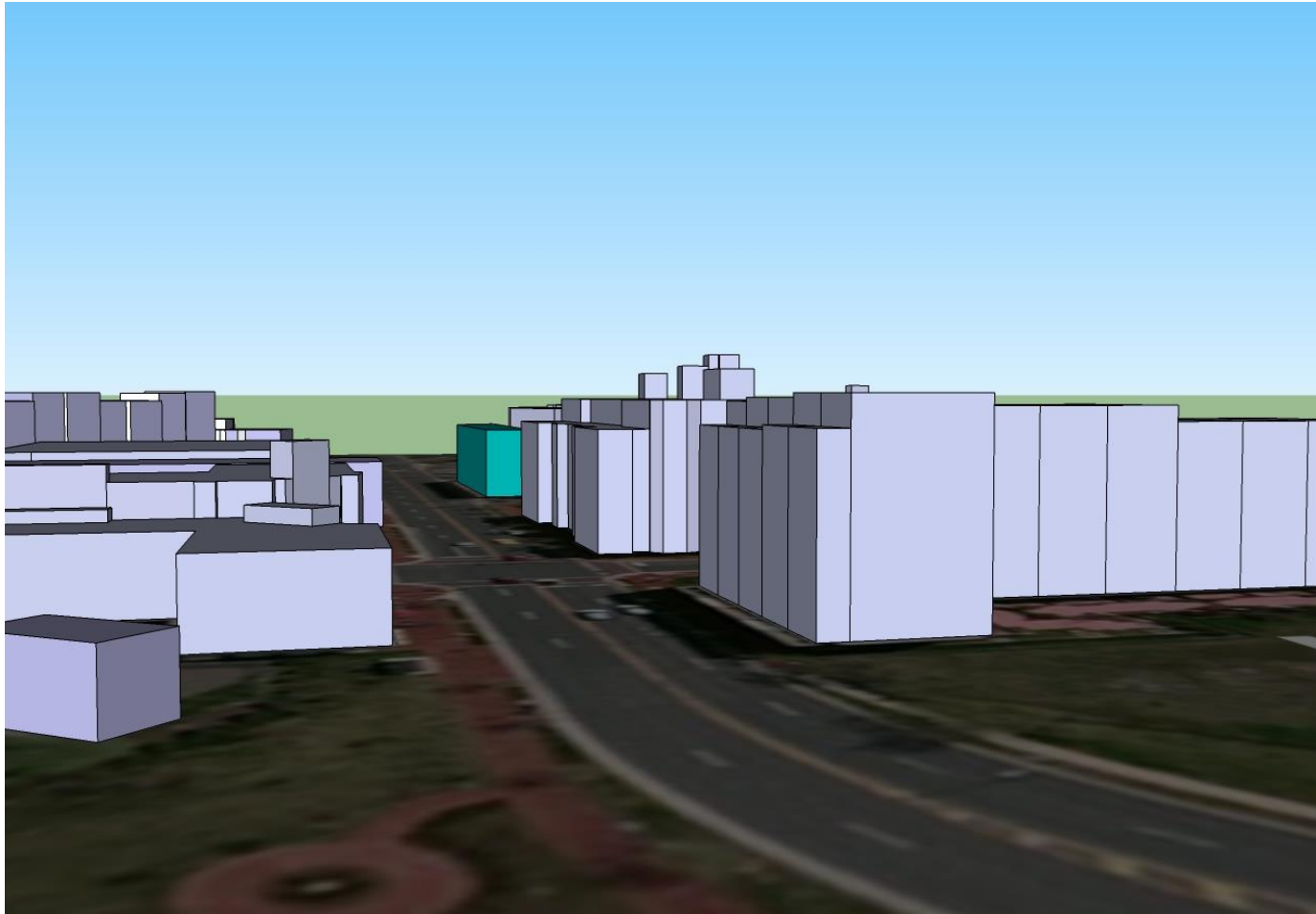




# Height Comparisons



# Height Comparisons

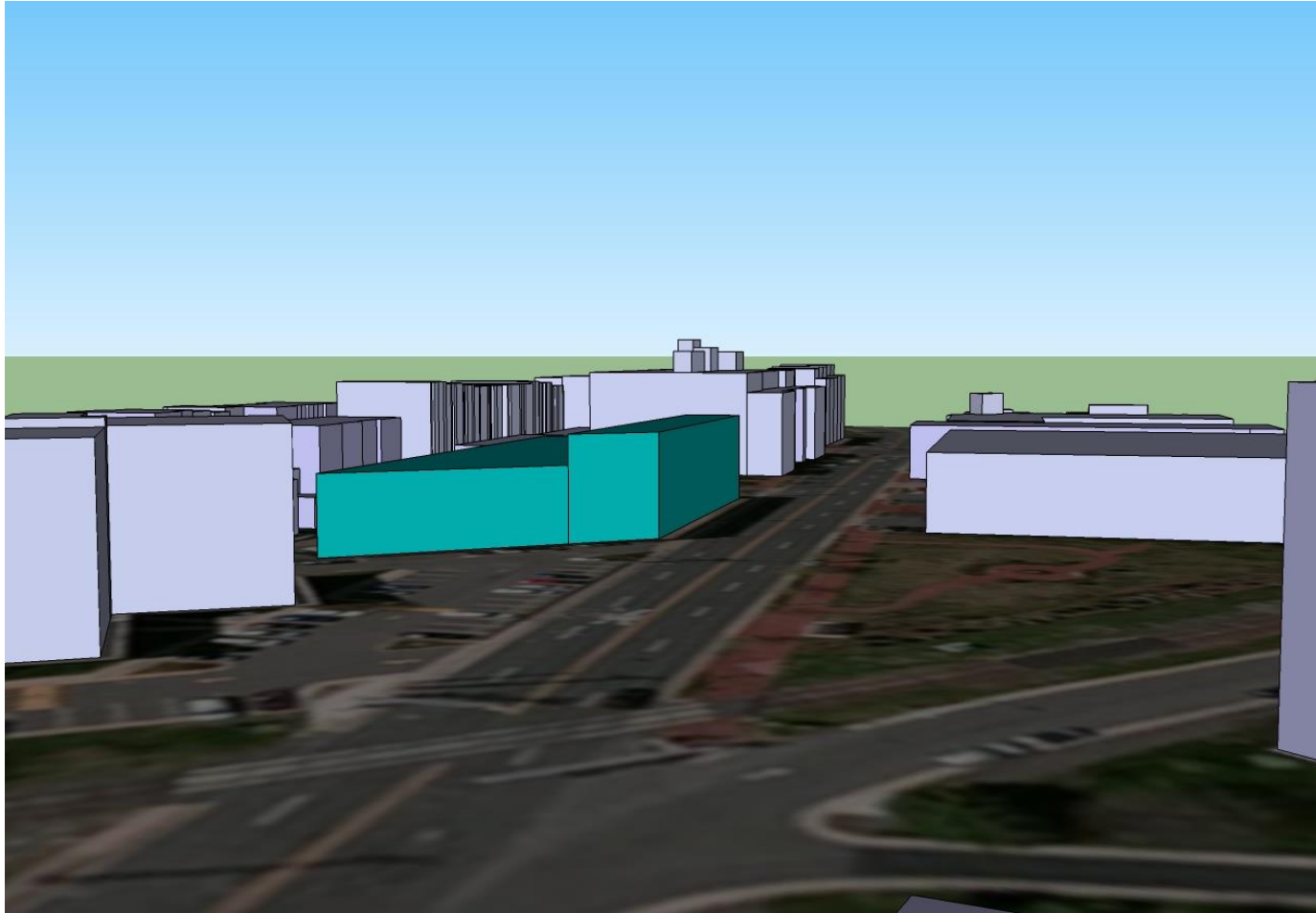




# Height Comparisons

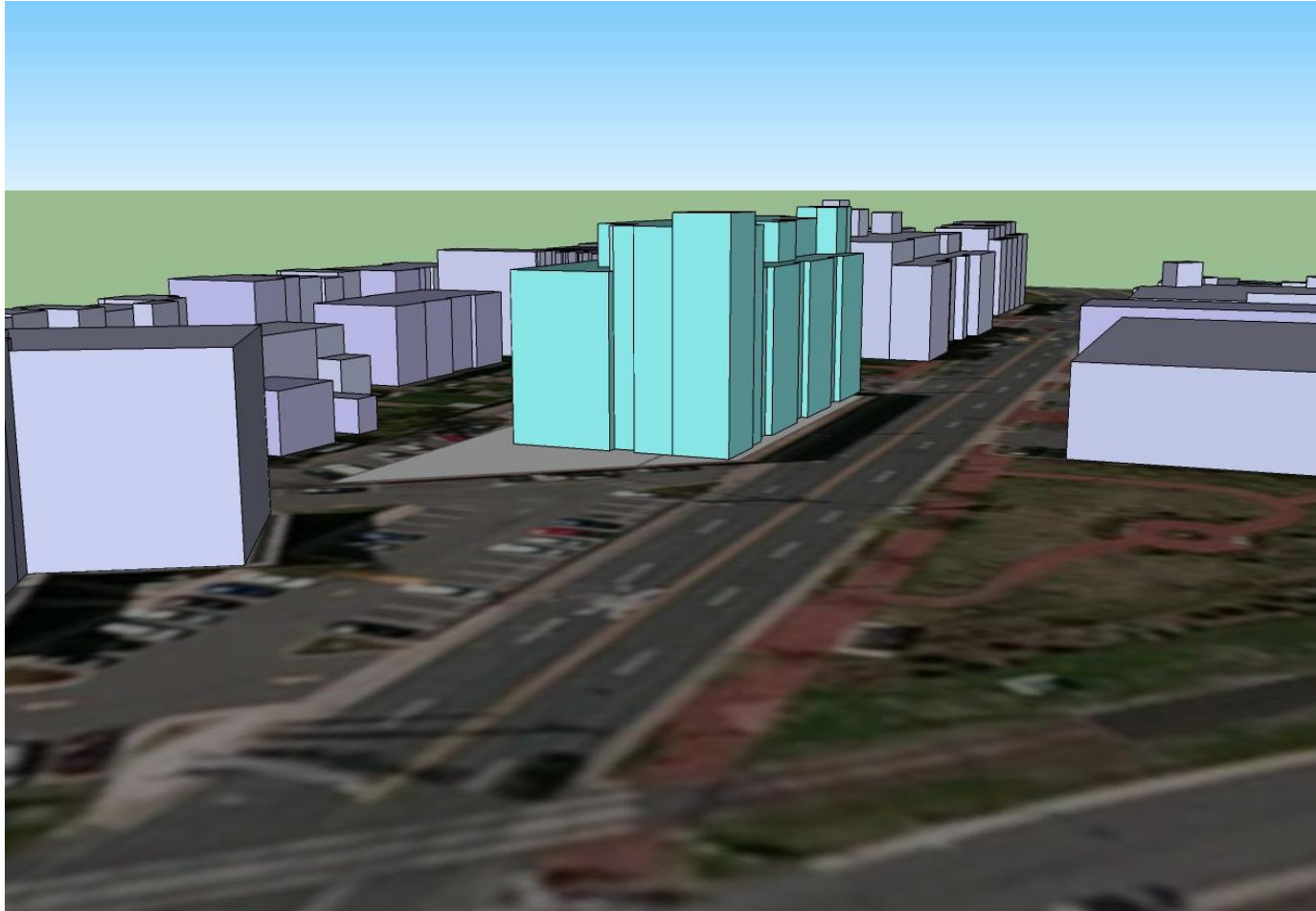


# Height Comparisons

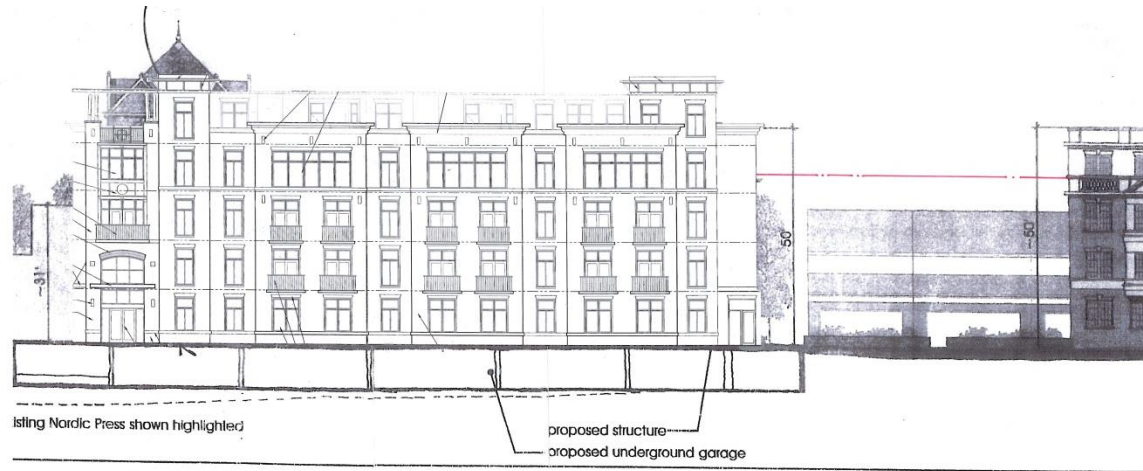
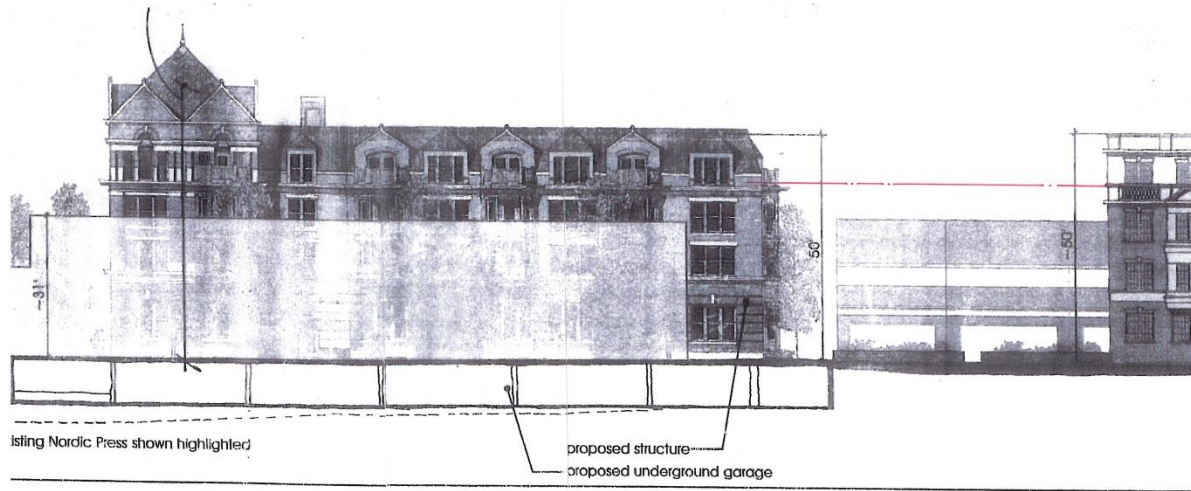




# Height Comparisons

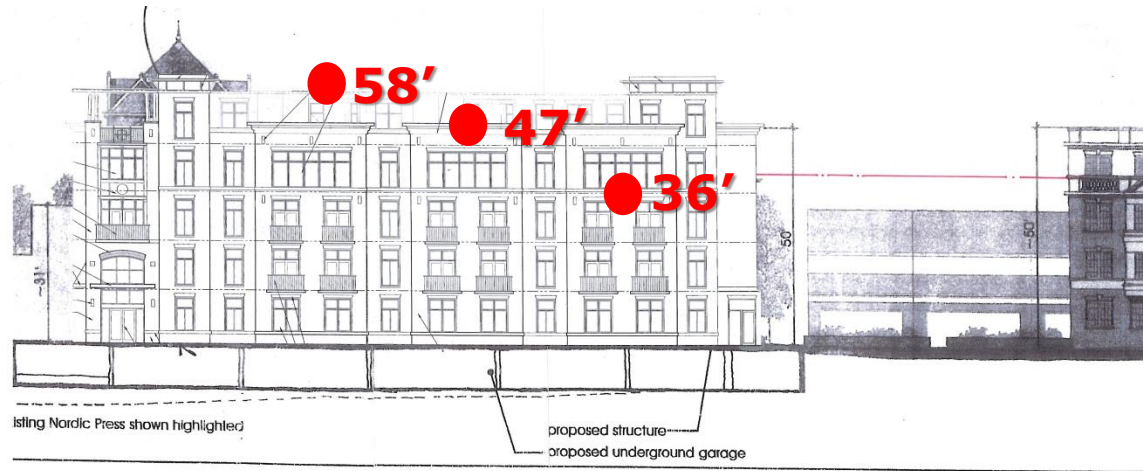
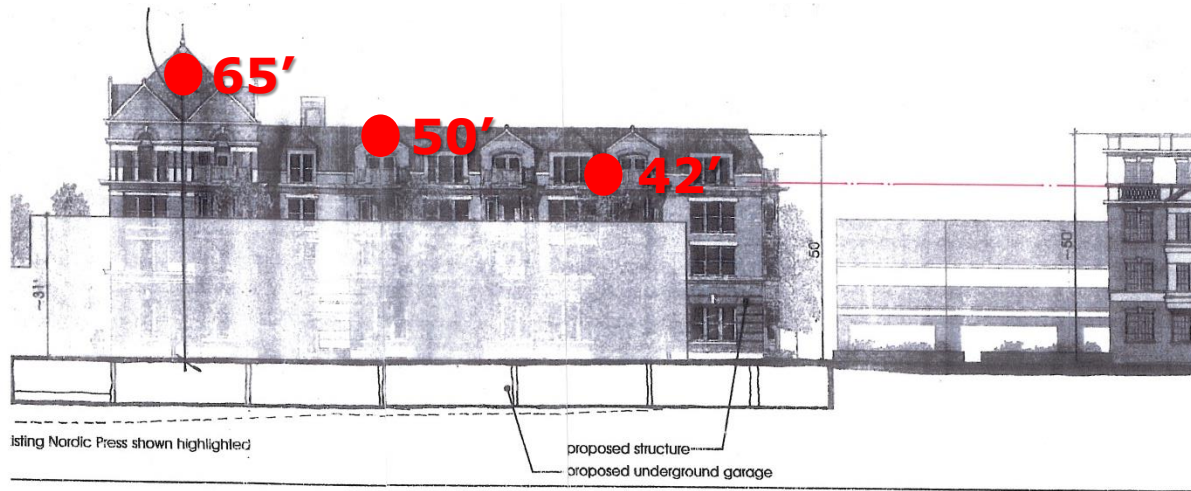


# Height Comparisons





# Height Comparisons



# Density Comparisons

Current Proposal	2005 Approval
39,361 GSF (5% increase)	37,473 GSF
33 Units (2 Affordable) (18% increase)	28 Units (0 Affordable)

