FEASIBILITY STUDY

6530 NEW HAMPSHIRE AVE
TAKOMA PARK, MD 20912

Phase 1 Feasibility Study & Master Plan
06.03.2013

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

PHASE 1 FEASIBILITY STUDY & MASTER PLAN OF:

6530 New Hampshire Avenue Property

6530 New Hampshire Avenue, Takoma Park, MD 20912

DIRECTORY

CLIENT

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CONTENTS

SECTION 1 - EXECUTIVE SUMMARY

1 - Overview & Purpose

This report is a first phase feasibility analysis for renovating the existing structure located at 6530 New Hampshire Avenue, Takoma Park, MD into an "incubator" office building. The goals of the report include testing the architectural viability of the existing building configuration / condition for new office use and testing the financial viability of such a project.

2 - Methodology

The design team began the process by executing a visual inspection of the property, making note of the building condition, and taking detailed measurements which were compared to Owner-provided plans (See Section 2). Concurrent to this work, the design team and Owner explored programmatic precedents for the proposed building use and visited with Montgomery County staff who operate the Rockville Innovation Center - a successful office incubator (See Section 3).

The ideas gathered through research and discussion of incubator spaces was then implemented into a "test fit" design for the building. Various other functional and aesthetic upgrades to the building are suggested (See Section 4). Additionally, the design team proposed a path to achieve LEED Silver Certification (See Section 5).

Finally, various cost factors and assumptions were tested through a Pro-Forma financial model (See Section 6).

3 - Conclusions

The existing building can be renovated into a multi-tenant office building with office suites of varying size and configuration. While the existing building does not maximum the potential buildable area of the site as allowed by zoning, the configuration lends itself to office suites. The existing structure has value and reuse is environmentally responsible.

Section 6 summarizes the financial aspects of this project. The return on investment, or net present value, is dependent on several factors and assumptions. This initial analysis indicates that the project is financially viable and warrants further investigation and/or next level analysis based on the Client's financial and philosophical project goals.

SECTION 2 - EXISTING CONDITIONS

1 - Introduction

The following section includes information regarding the existing condition, size and configuration of the structure and site. The current 3 story building, constructed in 1960, has been shuttered and in non-occupied status for several years. It comprises approximately 18,481 GSF. Prior to being vacated the building was used as office space. Generally, the site grounds and structure are in a state of neglect. The building style is nondescript and does not adhere to historical precedents. As such, it is representative of architectural design of the period.

As part of this Phase 1 analysis, detailed visual observations of the building exterior and interior were conducted. Observed conditions were compared against Owner-provided exiting plans and adjustments to those plans made as required to provide accurate plan representation of the structure.

No engineering analysis of structural conditions or MEP systems was performed. It is recommended that consulting engineers be included in the next phase of development should the Client determine the project feasible.

Refer to Appendix A for existing conditions photographs.

2- Site Conditions

The existing site comprises three assembled parcels with a total area of 29,519 SF. The building occupies the center Parcel (see included site plan) and parking is provided through a cross easement agreement with the adjacent two parcels. The site is bounded by New Hampshire Avenue on the Southeast frontage and Sligo Mill Road on the Northwest frontage. The remaining two property edges abut existing commercial properties. There are two curb cuts serving the site on New Hampshire Avenue and one at Sligo Mill Road.

Parking & Paving:

Unmarked paved areas constitute the majority of the site area at all sides of the building except for the area immediately in front of the building at New Hampshire Avenue. The paving surface consists of asphalt / blacktop. The paved surface exhibited extensive cracking and uneven settlement at the South and North sides of the site. Vegetation is growing within these cracks. The parking surface at the North side of the side appeared to be in good condition and functional. The majority of paved areas are not bounded by curbs. The remainder of edges are bounded by a combination of concrete or asphalt curb.

The concrete pedestrian sidewalk adjacent to New Hampshire Avenue appeared new and in good condition. A concrete access ramp with guardrails allows wheelchair access at the Ground Floor Level. The ramp configuration is not ADA compliant. The main entry at the mezzanine level is served by a concrete sidewalk linking the main entry with the sidewalk along New Hampshire Avenue. The concrete of the main entry steps exhibited extensive deterioration. This entry is not an accessible entrance for persons confined to wheelchairs.

Site Drainage:

Site drainage is achieved by sheet flow across the paved surfaces towards Sligo Mill Road. No drainage or retention structures were observed. It appeared that most of the drainage from the

impervious surfaces drains off-site. Internal roof drains were observed on the building.

Site Lighting:
No free-standing light poles serve the parking areas. All site lighting is achieved through the use of building mounted luminaires. These fixtures are functionally obsolete and replacement is recommended in coordination with a new site lighting following contemporary best practices.

Landscaping / Green Space: All porous or green areas adjacent to the building or surrounding the paved parking areas consists of unmanaged ground cover (weeds / grass). The small strip of green area adjacent to Sligo Mill Road contains small growth vegetation. There are no site trees or other landscaping of any kind.

3 - Exterior Building Conditions

Building Exterior:
The building exterior consists of three primary cladding systems / materials. The base of the building is clad in rectangular black granite panels over a concrete block and brick back-up wall. Several of the panels were missing at the rear of the building. No water proofing was observed on the block back-up wall. No internal flashing or air cavity was observed between the granite panels and back-up wall.

The main surface of the envelope consists of traditional lath and stucco system with gridded trim reveals / expansion joints as indicated on the exterior elevations. Several of the metal trim reveals were missing and all appeared to need replacement. The stucco appeared structurally sound. However, several cracks were observed that need repair. The stucco surface exhibited various localized damage and had significant staining. No internal flashing or wall drainage system was observed.

The glazing system consists of an aluminum curtain wall system with operable sliding panels at the floor levels. The glazing appeared to be single layer and the frames were not thermally broken. The sliding panels at the floor level present a significant safety hazard to building occupants as no fall protection devices were installed. It is recommended that the glazing system be replaced in its entirety.

No access to the roof was granted during the site investigation so direct observations could not be made as to the condition of the surface. However, several puddles were observed at the third floor level which indicated that localized repairs are likely required. Further, several sections of metal coping at the parapets are missing which may also be allowing moisture to enter the building envelope. It is likely that roof replacement will be necessary so that water tightness can be assured and energy efficiency compliance improved.

4 - Interior Building Conditions

Interior Layout:
The building consists of three levels, the lowest of which is partially below grade at the New Hampshire Avenue Facade and at grade at the rear. A small mezzanine level exists at the main

entry. The building is organized around a three story atrium space which contains the only stair serving each floor. There is no elevator and the building generally is not accessible except for the lowest level. The lowest level is served by a loading dock / bay with an exterior ramp.

Interior Walls & Finishes:
With the exception of the atrium space, all interior finishes have been removed or destroyed on all levels. Some gypsum wall board remains installed at the perimeter walls, but most has been removed. No ceiling or floor coverings remaining. All interior walls, including former restroom walls, have been removed. Piles of demolition debris remain. No insulation was observed in any parts of the shell.

The atrium space remains intact, although in need of cosmetic repair. The stair treads and landings have a blue terrazzo finish and the walls consist of painted gypsum board or plaster finish.

Structural:
No detailed structural engineering analysis was performed as part of this study. However, visual observations indicated that the structure is stable. No major cracking or settlement of the structure was evident. The structure consists of steel columns and beams with open web steel floor and roof joists. Elevated floors consist of reinforced concrete slabs of varying thicknesses. The Ground Floor consisted of slab on grade construction. Several holes were observed in the slabs and it appeared that some embedded electrical conduit existed. The exterior walls were framed with steel studs embedded directly with the exterior stucco cladding.

It is recommended that a Phase 2 analysis include structural analysis of the building to verify that it has capacity to meet code requirements associated with modern office buildings or other uses as proposed.

Mechanical:
No mechanical systems are present in the building.

Electrical:
No functioning electrical systems or lighting fixtures are present in the building. It appears that previous demolition included removal of the majority of wiring, fixtures and devices. It also appears that all electrical distribution equipment immediately following the service entrance has been dismantled at the electrical room. The building is served by an underground electrical feed from New Hampshire Avenue. An underground electrical vault is located in the front yard space.

Plumbing:
The plumbing system has been substantially removed and damaged. While parts of the water distribution and sanitary drainage system remain, it is doubtful if any of it is salvageable. No restrooms remain in the building. The roof is served by internal storm drains. The cast iron piping to these drains remains intact and requires testing to verify functionality. No overflow drains were observed.

The building is served with a natural gas feed, although no meters are present. It is not recommended that existing gas lines be reused unless thoroughly tested.

Fire & Life-Safety Systems:

No functioning fire alarm or detection system is present. Several existing devices were observed. It is recommended that all devices and wiring be replaced with a contemporary system. No sprinkler system or fire line is present.

5 - Regulatory and Code Considerations

Montgomery County currently follows the 2012 International Building Code (IBC), the Maryland Building Rehabilitation Code, other 2012 International Code (I-Code) volumes, and The 2008 National Electric Code (NEC) subject to any changes, deletions and/or additional to the I-Codes or the NEC as set forth by Montgomery County & the State of Maryland.

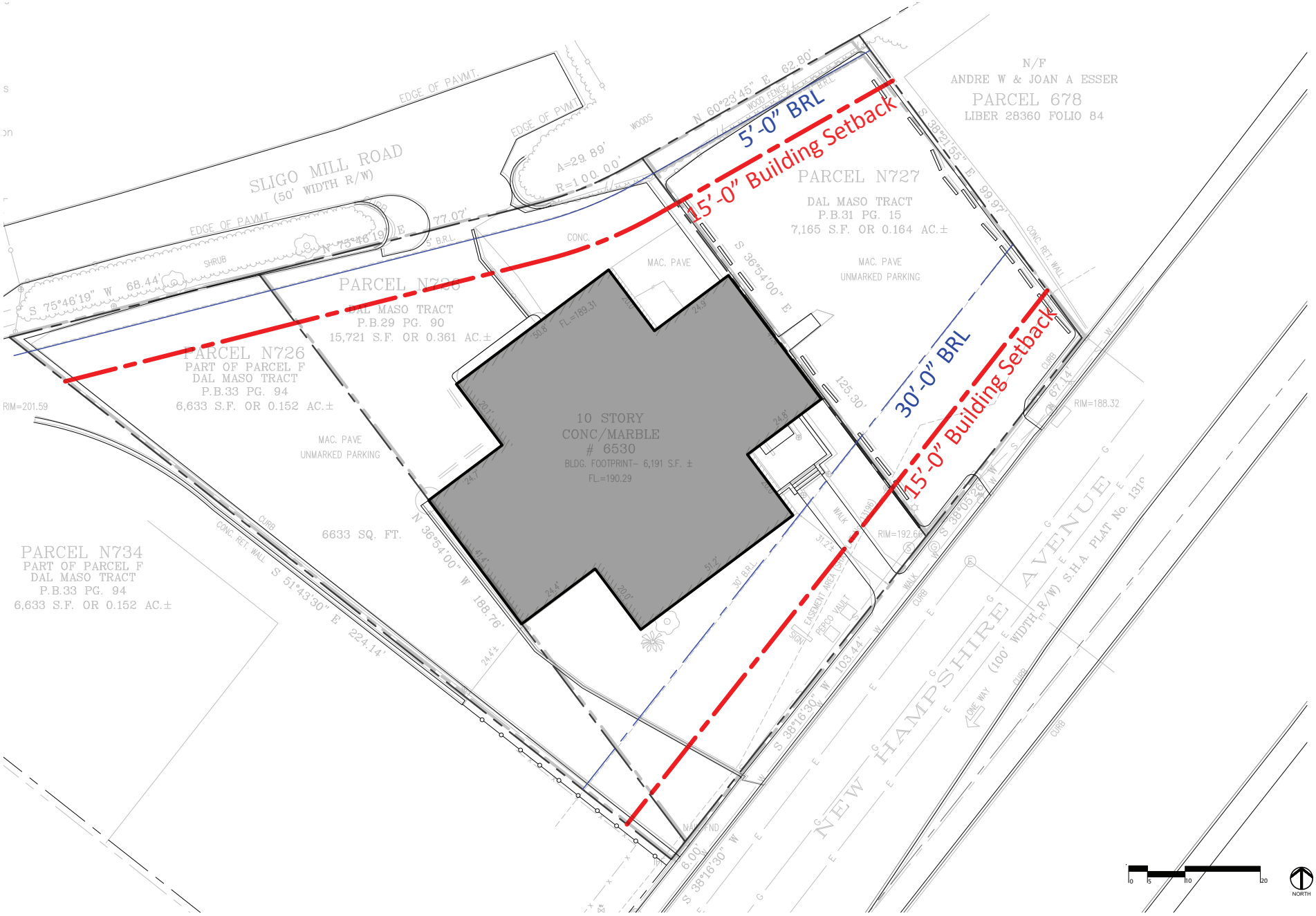
Regarding building codes and regulations, the scope of this report does not constitute an exhaustive analysis of the various potential code deficiencies or potential upgrades that may be required of the base building for renewed use as office space. The intent is to identify the major elements of design that have potential to affect the interior layout and life safety of occupants. Further analysis will be required once the feasibility of the project is determined based on the included concept plans.

Zoning District, Regulations:

The subject property is currently zoned as O-M (moderate-intensity office buildings outside of Central Business Districts) and subject to Sec. 59-C-4.31 of the Montgomery County Zoning Ordinance. It is intended that the O-M zone be located in areas where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. This zone is not intended for use in areas which are predominantly one-family residential in character.

Refer to following pages for development standards associated with this zone and building data summary. Refer to Appendix B for Parking and other Zoning Diagrams.

At the time of this report's publication, the County is in the process of revising the zoning designation for this site. The proposed zoning is likely to increase flexibility and allowed density on the property. This change is likely to take effect in the later half of 2014.



Zoning Setback Diagram

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013

ZONING DATA

DISTRICT: (59-C-4.310)	O-M Commercial / Moderate Density
OVERLAY:	Takoma Park / East Silver Spring Commercial Revitalization Overlay
LOT COVERAGE: (59-C-4.311)	• Not more than 60 percent of the lot area shall be covered by buildings and accessory structures. • At least 10 percent of the lot area shall be devoted to green area.
MAXIMUM BUILDING HEIGHT: (59-C-4.311)	No building shall exceed 5 stories or 60 feet in height at any point. Coverage may be permitted to increase to 75 percent and height to 7 stories, but not more than 72 feet if the following conditions are met: • The lot has an area of at least one-half acre. • At least 80 percent of the additional floor area is used for off-street parking. • At least 15 percent of the lot area is devoted to green area.
FLOOR AREA: (59-C-4.312)	The gross floor area of buildings shall not exceed FAR 1.5.
SET-BACKS: (59-C-4.313)	• From any street right-of-way as shown on a master plan-15 feet. • From any other lot line, if the building has windows or apertures providing light, access or ventilation to a space intended to be occupied for commercial or residential purposes that faces that lot line-One foot for each 3 feet of building height.
PARKING: (59-E-3.2)	2.4 spaces per 1,000 Gross Square Feet*

BUILDING DATA - EXISTING

SITE AREA:	29,519 Square Feet (SF)	
BUILDING AREAS:		
Ground Floor:	6,151 GSF*	
Second Floor:	6,179 GSF*	
Third Floor:	6,151 GSF*	
TOTAL:	18,481 GSF*	
FAR:	0.626	
BUILDING HEIGHT:	3 Story / 38’-7” FT +/-	
LOT COVERAGE**:	6,179 SF	(20.9%)
IMPERVIOUS AREA:	17,310 SF	(58.6%)
GREEN AREA:	6,030 SF	(20.4%)
PARKING:	37 (unmarked)	
OCCUPANCY TYPE:	‘B’ - Business (Office)	

*Gross Square Feet (GSF): The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating 2 buildings. The term “gross floor area” shall include basements, elevator shafts and stairwells at each story, floor space used for mechanical equipment penthouses, attic space, interior balconies and mezzanines.

**Lot Coverage Area: The area of a lot that is occupied by the main and accessory buildings, including covered decks, porches, and steps.

Other Regulations:

Exemptions from First American Title Insurance Company Commitment No. 201007008, Dated June 15, 2010 Schedule B, Section 2

- Exception 8 - Five foot (5’) and Thirty foot (30’) Building Restriction Lines (BRL.) as shown on Plats recorded in Plat Book WWW 29 at Plat 90, Plat Book WWW 31 at Plat 15 and Plat Book WWW 33 at Plat 90.
- Exception 9 - Minimum Building Restriction Lines as per Owner’s Dedication on Plat recorded in Plat Book WWW 29 at Plat 90.

5 - Regulatory and Code Considerations (Continued)

Accessibility (ADA):
The existing building does not provide elevator access to the building. ADA access is provided at the ground floor level only via a non-compliant ramp at the parking area. ADA compliance requires installation of a new elevator to provide equal access to all three levels of the building.

Means of Egress:
The Existing Building Code provides guidance as to the extent of required renovations that are triggered to components of existing buildings (that do not comply with current codes) when other parts of the building are renovated. Ultimately, it is the decision of the reviewing jurisdiction or code official who determines how much additional renovation is required to provide the appropriate level of life-safety. Important considerations include whether or not the use of the space has changed, the intended use of the space and the associated occupant loads and scope of renovation work. Given the full extent of the renovation work required to make the building functional as an office building, it is likely that full compliance with the 2012 IBC will be required.

Currently, the structure contains only one egress stair located in the atrium. This stair is unprotected in that it is not located within a fire-rated enclosure. Renovation work must include installation of two egress stairs so that each level of the building has two means of egress.

Restrooms:
No restroom or plumbing facilities currently exist. New restrooms and janitor's closet will be required with sufficient capacity to serve the occupant load.

Structural:
The existing building structure will need to be analyzed by a structural engineer to confirm that existing floors have structural capacity to support the dead and live loads associated with the proposed use.

Fire Alarm & Fire Sprinklers:
New fire alarm and sprinkler system will be required.

Refer to following pages for site vicinity map, existing site plan, existing floor plans and existing exterior elevation drawings. Refer to Appendix A for existing conditions photographs.

Vicinity Map

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6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013

www.bing.com/maps/

North East View

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South East View

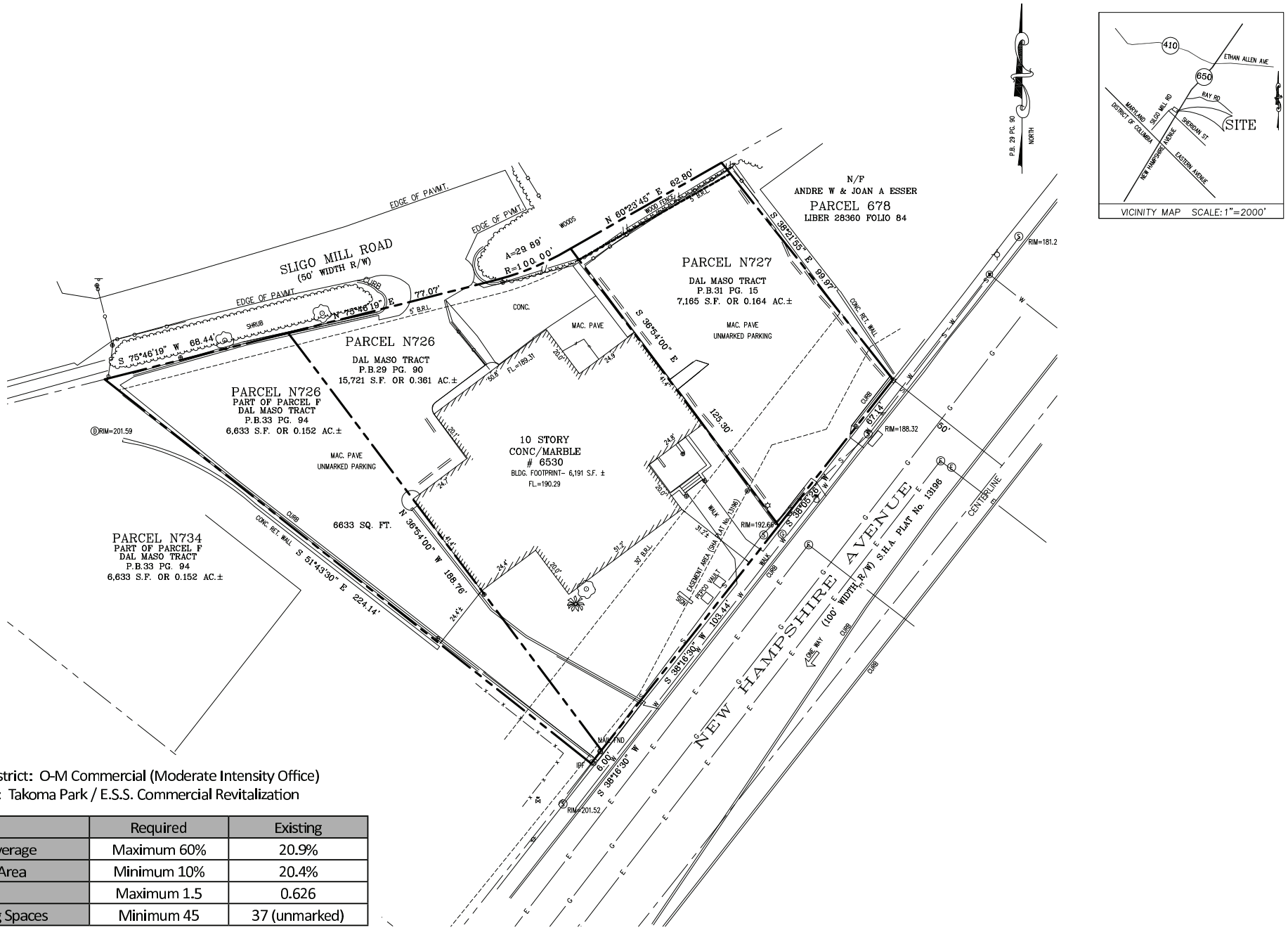
South West View

www.bing.com/maps/

North West View

www.bing.com/maps/

Existing Building - Aerial Views



Zone District: O-M Commercial (Moderate Intensity Office)
Overlay: Takoma Park / E.S.S. Commercial Revitalization

	Required	Existing
Lot Coverage	Maximum 60%	20.9%
Green Area	Minimum 10%	20.4%
FAR	Maximum 1.5	0.626
Parking Spaces	Minimum 45	37 (unmarked)

LANDIS ARCHITECTS BUILDERS

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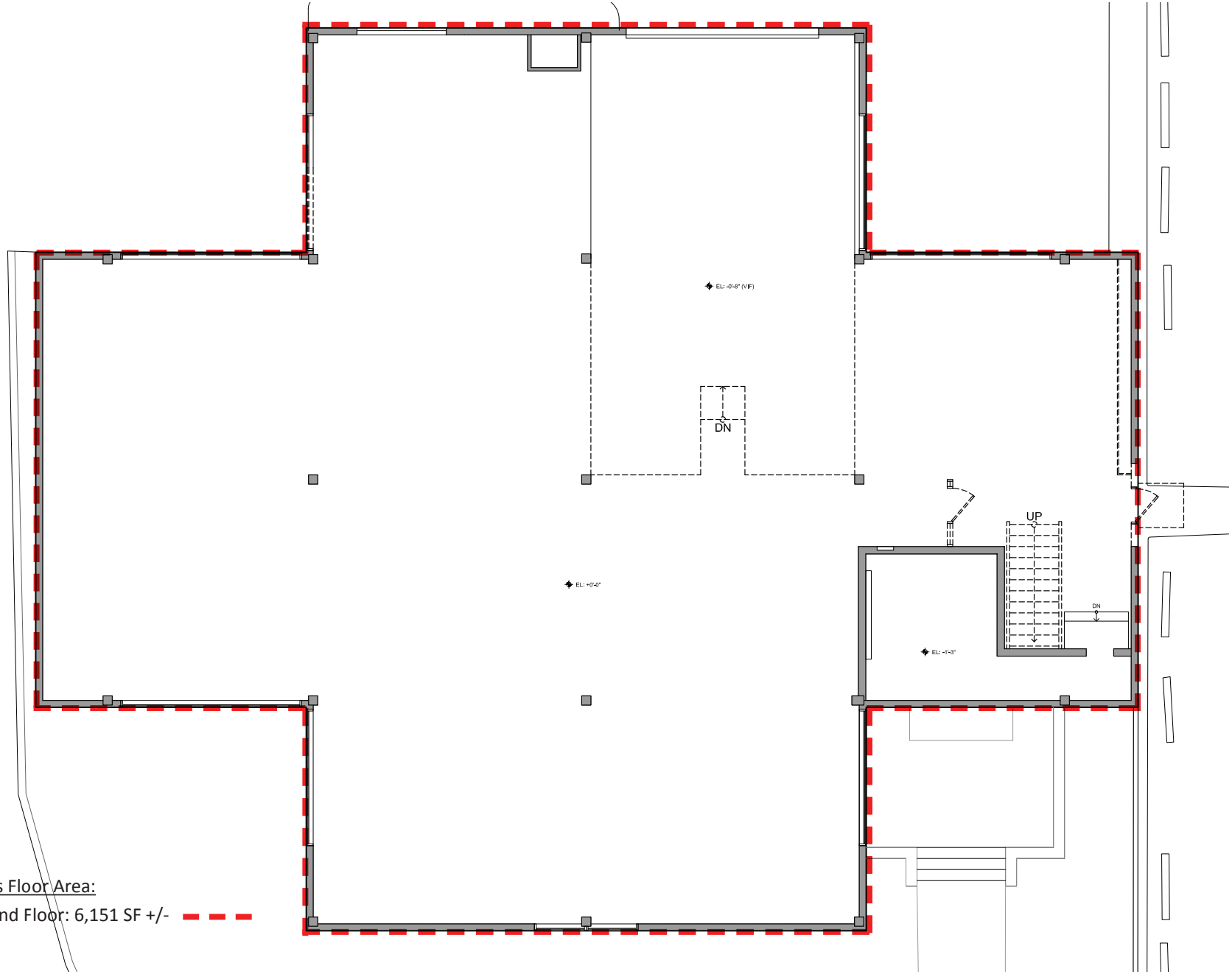
6530 New Hampshire Avenue
Takoma Park, Maryland

Existing Site Plan

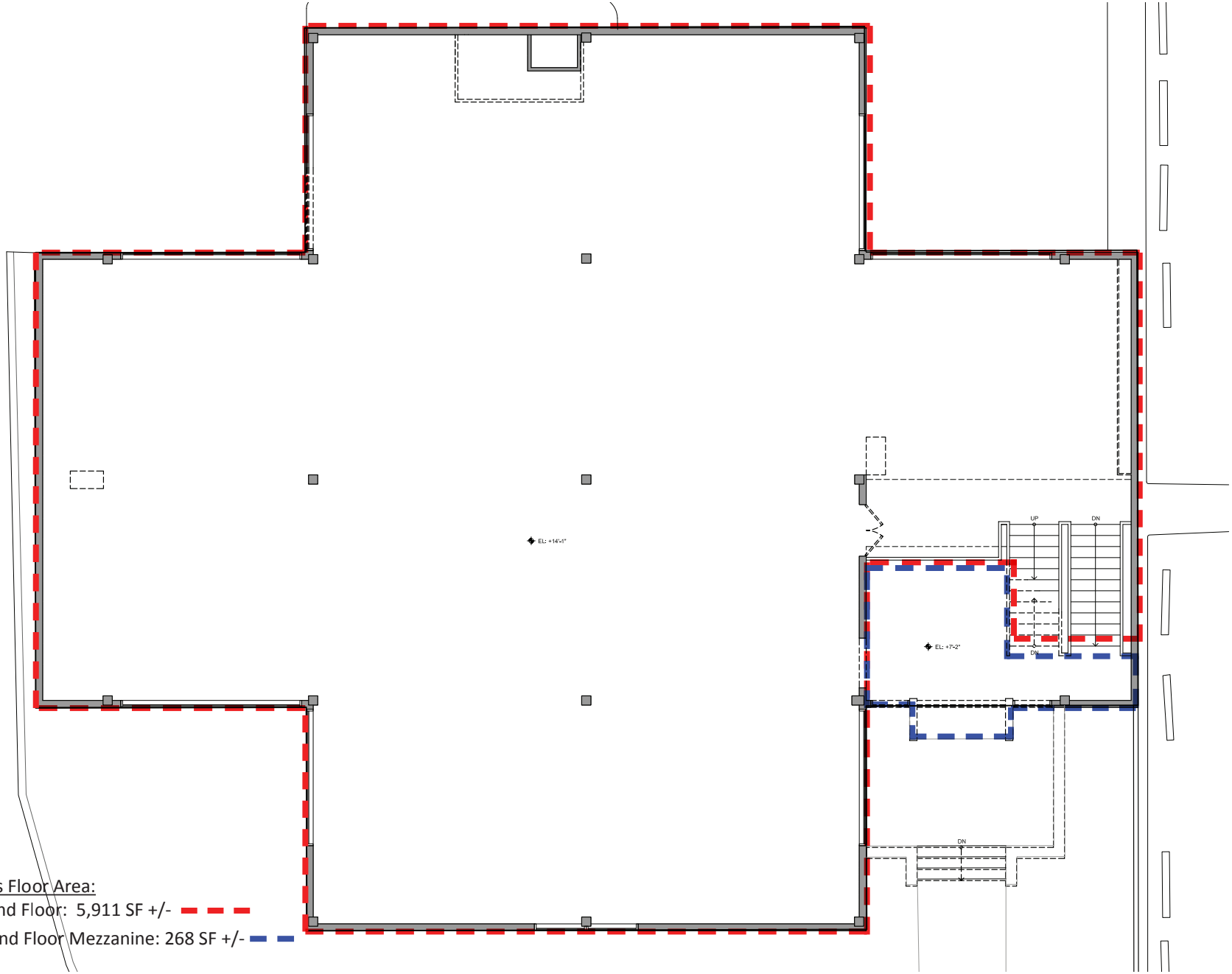
06.03.2013



Gross Floor Area:

Ground Floor: 6,151 SF +/-

Existing Ground Floor



Gross Floor Area:
Second Floor: 5,911 SF +/-
Ground Floor Mezzanine: 268 SF +/-

Existing Second Floor

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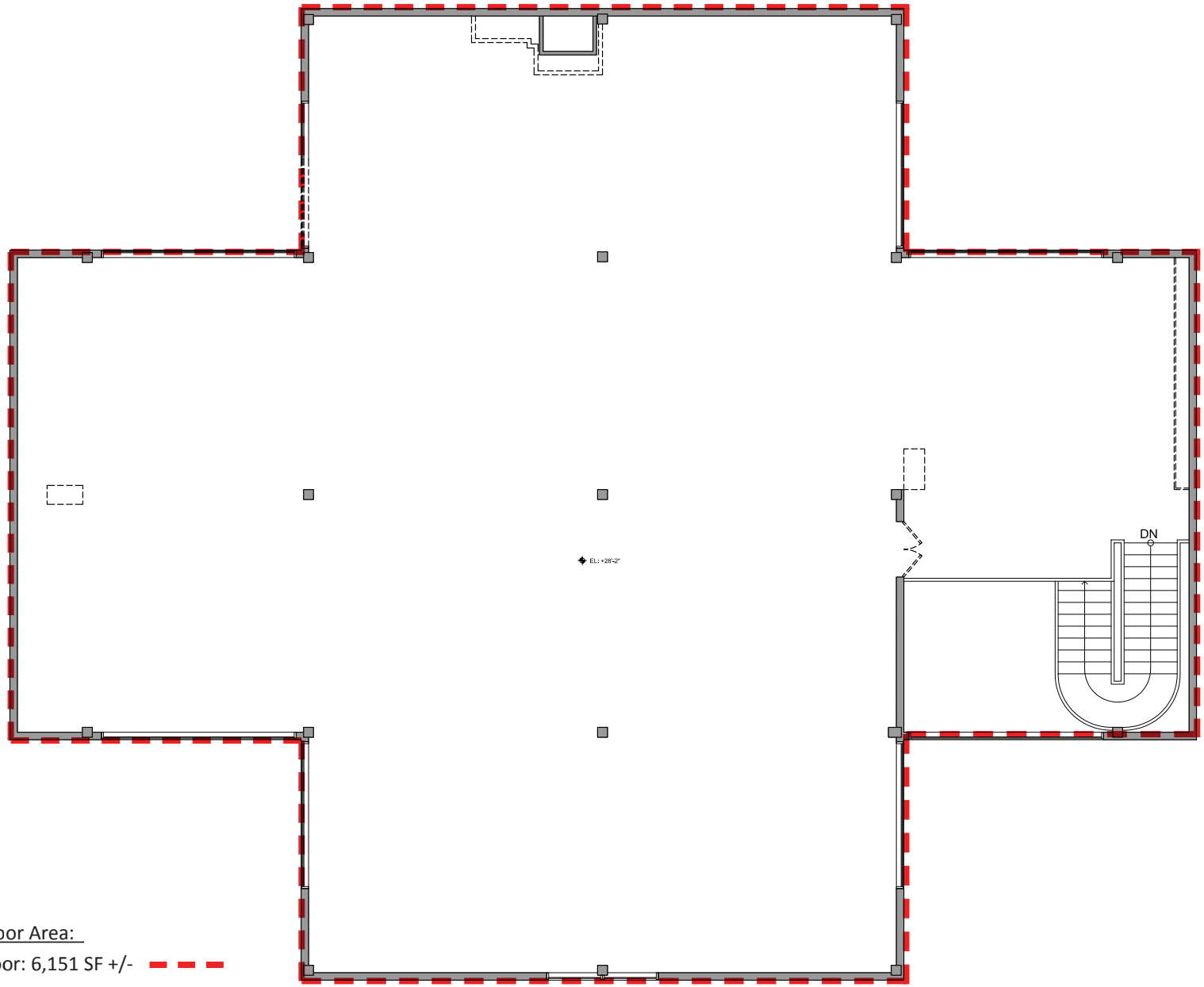
Takoma Park, Maryland

06.03.2013



Gross Floor Area:

Third Floor: 6,151 SF +/-

NORTH

0 2 4 8

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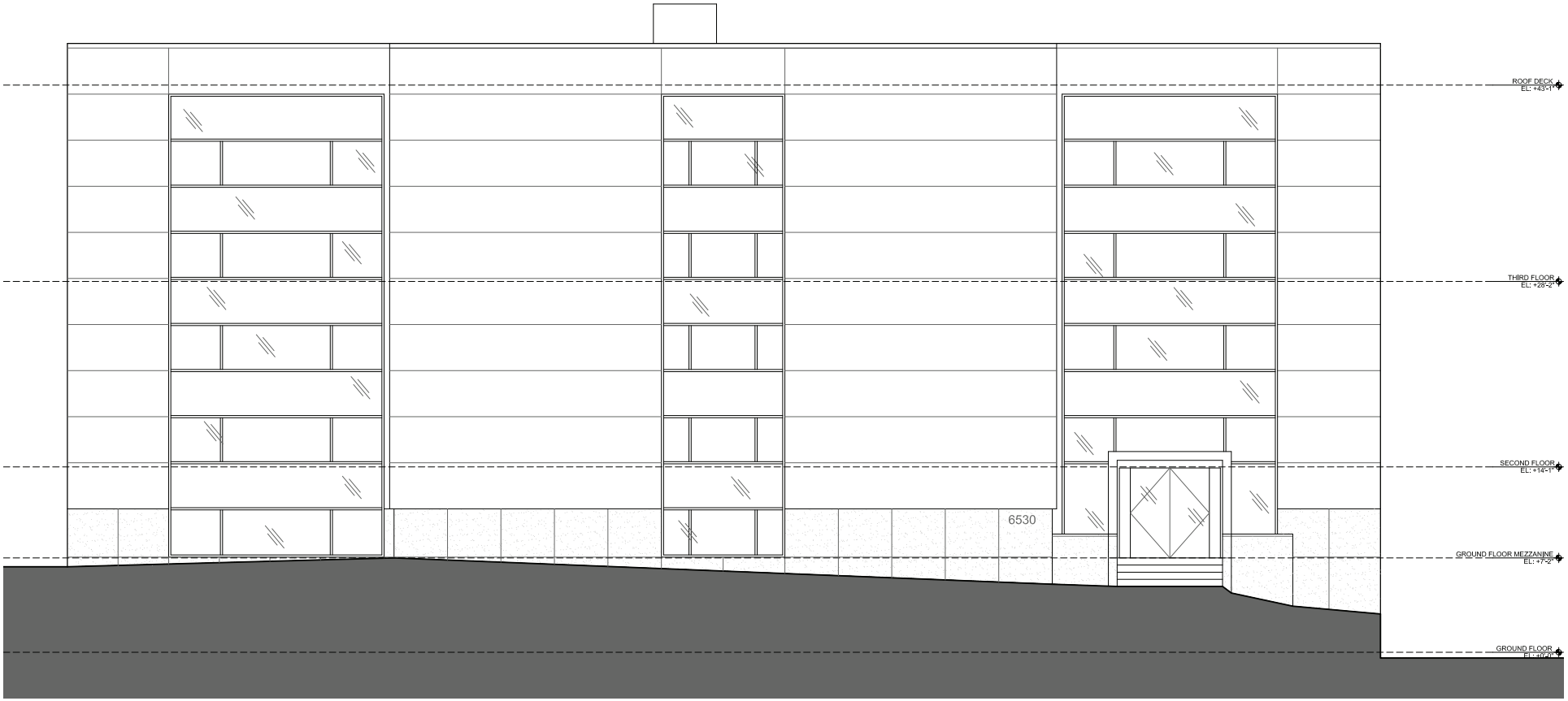
6530 New Hampshire Avenue
Takoma Park, Maryland

Existing Third Floor

06.03.2013



LANDIS ARCHITECTS BUILDERS

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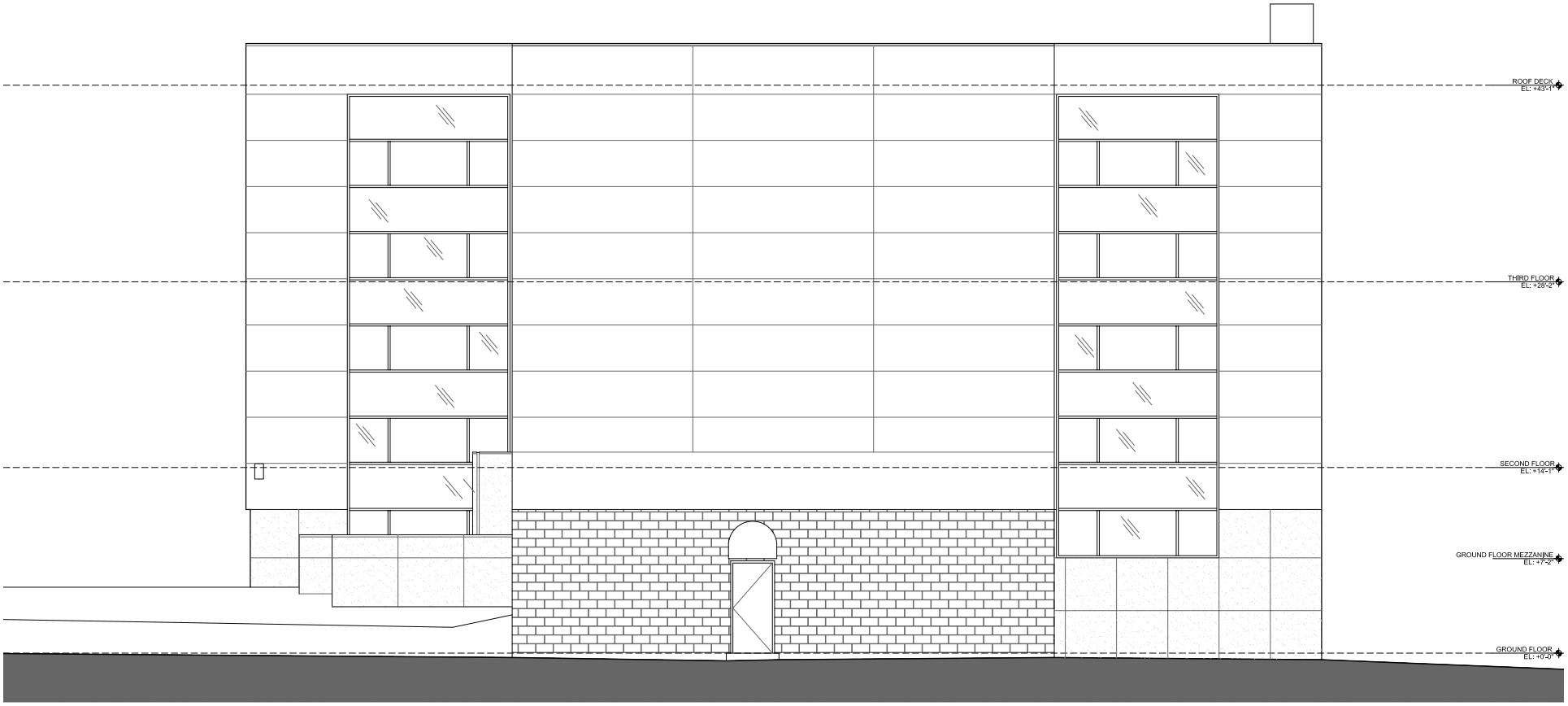
6530 New Hampshire Avenue
Takoma Park, Maryland

New Hampshire Ave / Front Elevation - Existing

06.03.2013



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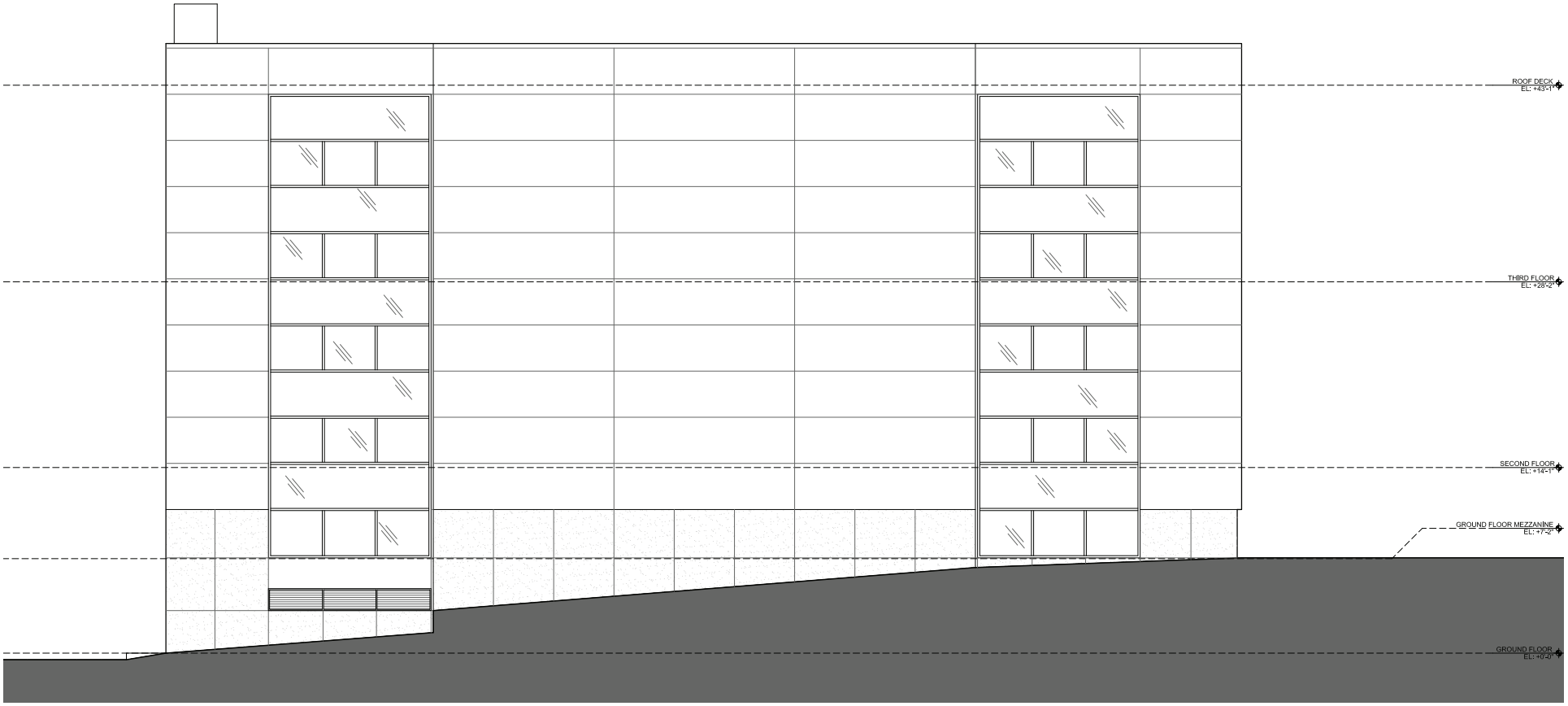
6530 New Hampshire Avenue
Takoma Park, Maryland

Northeast Side Elevation - Existing

06.03.2013



LANDIS ARCHITECTS BUILDERS

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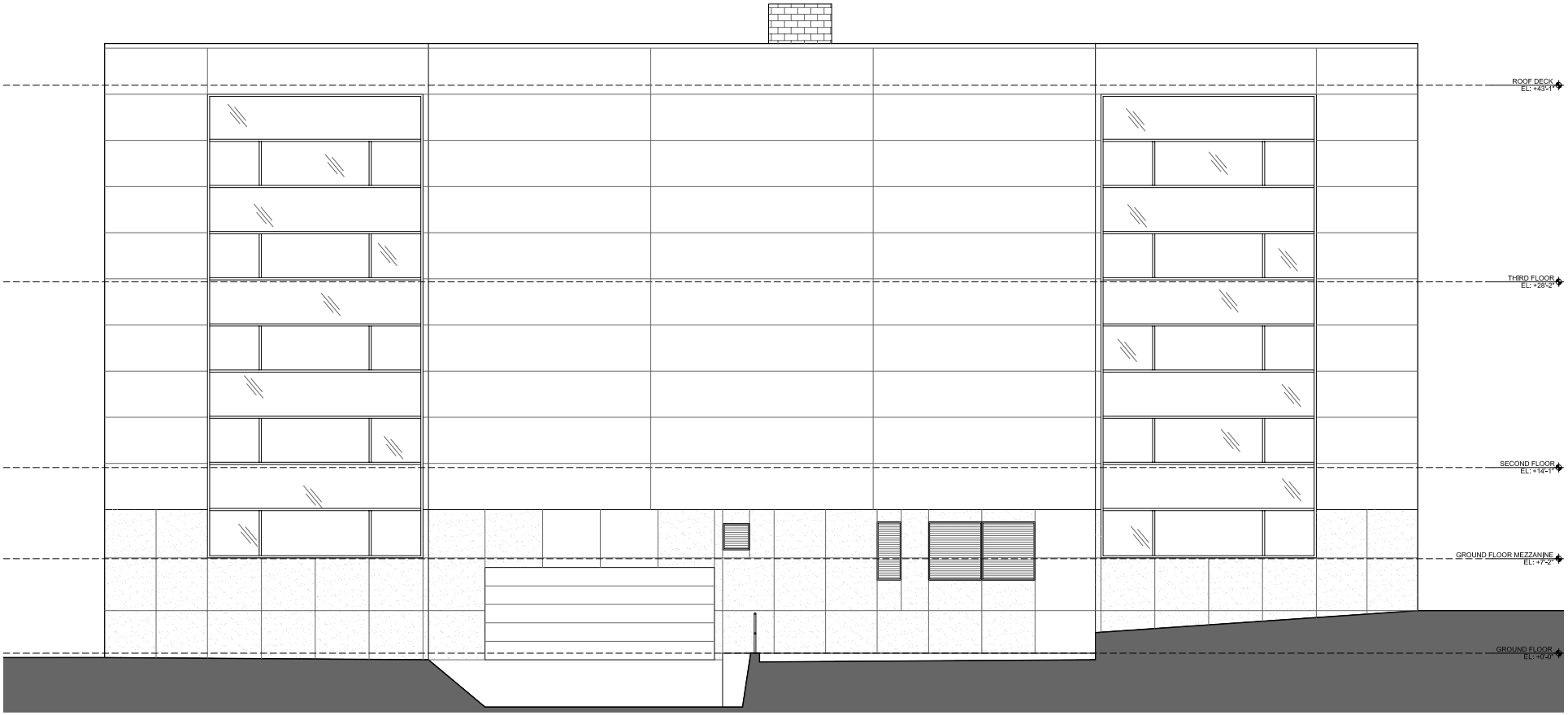
6530 New Hampshire Avenue
Takoma Park, Maryland

Southwest Side Elevation - Existing

06.03.2013



0 2 4 8

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Rear Elevation - Existing

06.03.2013

SECTION 3 - PROGRAM

1 - Program: Incubator Office Space

This study tests the feasibility of renovating the subject property into "incubator" type office space. If feasible, this type of use can dually serve the mission of the Client and of the City of Takoma Park. The concept designs in the following two sections show possible design options for this use. As proposed, this office building would serve as an independently operated addition to the County's existing network of incubator office spaces; most notably The Montgomery County Business Innovation Network which is a network of five business incubators throughout the County (each with a different focus).

The program for this building is based on three floors of executive suites and open work areas. The size, configuration and number of executive office suites versus the amount of open work area can be modified from what is proposed herein. The important concept to bring forth is that the building and floor layouts need to remain flexible so that the building can adapt to the changing needs of small business over time. Further, communal / shared spaces such as conference/meeting rooms, pantry, assembly, restrooms, and copy rooms are arranged to support the office areas and encourage interaction among building tenants.

A common theme in business incubator buildings is this communal collaborative space. The incubator is not just an office space, but an education and business development *program*, where tenants are supported and given resources to build, with the intent to eventually move beyond the provided office and grow in the community, stimulating job growth and revenue for the supporting county.

The benefits of an incubator to the surrounding community are:

- Creation of jobs, wealth and added tax revenues to the local economy.
- Diversification of the local and regional economy.
- Providing educational opportunities to business start-ups, strengthen local businesses, and encourage community building.

The benefits of an incubator to the participants:

- An affordable space and shared expenses (equipment, training, rent, utilities, maintenance etc.).
- Networking and collaboration among fellow incubator entrepreneurs who share common values and goals.
- Marketing assistance/guidance.
- Advice from incubator staff, if staff is provided.
- Access to business services, seminars, training and education from outside experts.

The concept of business incubators is not a new strategy, but a proven successful tool for business development both domestic and international. The National Business Incubator Association estimates that, while four out of five new businesses fail within the first five years, 80 percent of those firms cultivated in an incubator remain in business. Of additional note is the following:

- Most North American business incubators (about 93 percent) are nonprofit organizations focused on economic development. About 7 percent of North American incubators are for-profit entities, usually set up to obtain returns on shareholders investments.
- 54 percent are “mixed-use,” assisting a range of early-stage companies.
- 37 percent focus on technology businesses.
- About 6 percent focus on service businesses, serve niche markets or assist other types of businesses.
- 3 percent serve manufacturing firms.
- About 47 percent of business incubators operate in urban areas, 28 percent operate in rural areas and about 25 percent operate in suburban areas.

Source for above data : 2012 State of the Business Incubation Industry

Refer to Appendix C for Office Incubator Precedents & Examples.

SECTION 4 - CONCEPT DESIGN

The following section includes a proposed conceptual test fit design for the building and existing site. The following illustrations include an existing site plan, proposed site plan, proposed exterior design (renderings) and proposed floor plan layouts for each floor with color coded program.

1 - Proposed Design Concept; Site & Building Exterior

Design Summary / Objectives - Site:

The site design is based around the minimum number of parking spaces required for the building use. The proposed parking layout brings the existing parking layout more into compliance with contemporary standards. Planted green spaces at the perimeter of the parking areas create a vegetated buffer to surrounding properties and allows trees to be planted which will shade the parking areas. A mixture of perpendicular and parallel parking spaces were used to achieve the minimum required parking space with maximum efficiency. Two ADA compliant parking spots are located closest to the accessible entry at the Ground Floor. In total, the proposed site design allows for increased parking capacity, decreased impervious area and increased green area over the current site layout.

The building has two main entries. First, there is a main entry at the Ground Floor which has a direct connection with the parking area at the northern end of the site. The lobby at this entry has direct access to the elevator. The second entry is the "formal" entry which faces New Hampshire Avenue and has a direct connection to the pedestrian way. Patio area is provided at this entry area to allow for outdoor rest space. At this level one enters directly into the proposed two story atrium which connects the upper two levels of the building. Adjacent to this entry is a bike rack area.

At the rear of the building, the existing loading bay has been filled to be level with grade and to allow cars to move around the building. The existing garage door opening has been retained and acts as a service door into a trash/waste room for the building. The site benefits from this as trash storage is concealed. Exterior egress stairs have been added on the west side of the site, at the inside corner of the building, to meet egress requirements. A walk off pad is provided at the base of these stairs.

Design Summary / Objectives - Building Exterior:

The intent for the building exterior is to preserve as much of the existing building shell as possible. This is sustainable and saves construction cost. Further, the architectural form lends itself to a modern upgrade. The architectural intent is to modernize the building with a clean aesthetic, but stay true to the formal design attributes of the original.

To do this, it is proposed that the granite base and stucco system remain in place and be repaired. A new elastomeric finish on the stucco system can help weatherize the finish, brighten the color and repair existing hairline cracking. The existing curtain wall system should be replaced in totality. The proposed system emphasizes the horizontal nature of the structure and incorporates an accent metal panel which ties the various openings together (datum). This metal panel material is further used at the lower entry wall. The metal panel is an economical solution and gives a slightly modern/industrial feel to the building - implying the "industrial" nature of the business building going on inside. See the following pages for existing vs. proposed building data.

Refer to Appendix A for Existing Conditions Photographs.
Refer to Appendix B for Planning / Zoning Diagrams.

ZONING DATA

DISTRICT: (59-C-4.310)	O-M Commercial / Moderate Density
OVERLAY:	Takoma Park / East Silver Spring Commercial Revitalization Overlay
LOT COVERAGE: (59-C-4.311)	• Not more than 60 percent of the lot area shall be covered by buildings and accessory structures. • At least 10 percent of the lot area shall be devoted to green area.
MAXIMUM BUILDING HEIGHT: (59-C-4.311)	No building shall exceed 5 stories or 60 feet in height at any point. Coverage may be permitted to increase to 75 percent and height to 7 stories, but not more than 72 feet if the following conditions are met: • The lot has an area of at least one-half acre. • At least 80 percent of the additional floor area is used for off-street parking. • At least 15 percent of the lot area is devoted to green area.
FLOOR AREA: (59-C-4.312)	The gross floor area of buildings shall not exceed FAR 1.5.
SET-BACKS: (59-C-4.313)	• From any street right-of-way as shown on a master plan-15 feet. • From any other lot line, if the building has windows or apertures providing light, access or ventilation to a space intended to be occupied for commercial or residential purposes that faces that lot line-One foot for each 3 feet of building height.
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OCCUPANCY TYPE:	‘B’ - Business (Office)	

*Gross Square Feet (GSF): The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating 2 buildings. The term “gross floor area” shall include basements, elevator shafts and stairwells at each story, floor space used for mechanical equipment penthouses, attic space, interior balconies and mezzanines.

**Lot Coverage Area: The area of a lot that is occupied by the main and accessory buildings, including covered decks, porches, and steps.

Other Regulations:

Exemptions from First American Title Insurance Company Commitment No. 201007008, Dated June 15, 2010 Schedule B, Section 2

- Exception 8 - Five foot (5’) and Thirty foot (30’) Building Restriction Lines (BRL.) as shown on Plats recorded in Plat Book WWW 29 at Plat 90, Plat Book WWW 31 at Plat 15 and Plat Book WWW 33 at Plat 90.
- Exception 9 - Minimum Building Restriction Lines as per Owner’s Dedication on Plat recorded in Plat Book WWW 29 at Plat 90.

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Site Plan - Existing

06.03.2013

ZONING DATA

DISTRICT: (59-C-4.310)	O-M Commercial / Moderate Density
OVERLAY:	Takoma Park / East Silver Spring Commercial Revitalization Overlay
LOT COVERAGE: (59-C-4.311)	• Not more than 60 percent of the lot area shall be covered by buildings and accessory structures. • At least 10 percent of the lot area shall be devoted to green area.
MAXIMUM BUILDING HEIGHT: (59-C-4.311)	No building shall exceed 5 stories or 60 feet in height at any point. Coverage may be permitted to increase to 75 percent and height to 7 stories, but not more than 72 feet if the following conditions are met: • The lot has an area of at least one-half acre. • At least 80 percent of the additional floor area is used for off-street parking. • At least 15 percent of the lot area is devoted to green area.
FLOOR AREA: (59-C-4.312)	The gross floor area of buildings shall not exceed FAR 1.5.
SET-BACKS: (59-C-4.313)	• From any street right-of-way as shown on a master plan-15 feet. • From any other lot line, if the building has windows or apertures providing light, access or ventilation to a space intended to be occupied for commercial or residential purposes that faces that lot line-One foot for each 3 feet of building height.
PARKING: (59-E-3.2)	2.4 spaces per 1,000 Gross Square Feet*

BUILDING DATA - PROPOSED

SITE AREA:	29,519 Square Feet (SF)	
BUILDING AREAS:		
Ground Floor:	6,151 GSF*	
Second Floor:	6,359 GSF*	
Third Floor:	6,151 GSF*	
TOTAL:	18,661 GSF*	
FAR:	0.632	
BUILDING HEIGHT:	3 Story / 38’-7” +/-	
LOT COVERAGE**:	6,359 SF	(21.5%)
IMPERVIOUS AREA:	16,055 SF	(54.4%)
GREEN AREA:	7,105 SF	(24.1%)
PARKING:	45	
OCCUPANCY TYPE:	‘B’ - Business (Office)	
OCCUPANCY LOAD:	187 Persons (100 SF/Occ)	

*Gross Square Feet (GSF): The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating 2 buildings. The term “gross floor area” shall include basements, elevator shafts and stairwells at each story, floor space used for mechanical equipment penthouses, attic space, interior balconies and mezzanines.

**Lot Coverage Area: The area of a lot that is occupied by the main and accessory buildings, including covered decks, porches, and steps.

Other Regulations:

Exceptions from First American Title Insurance Company Commitment No. 201007008, Dated June 15, 2010 Schedule B, Section 2

- Exception 8 - Five foot (5’) and Thirty foot (30’) Building Restriction Lines (BRL.) as shown on Plats recorded in Plat Book WWW 29 at Plat 90, Plat Book WWW 31 at Plat 15 and Plat Book WWW 33 at Plat 90.
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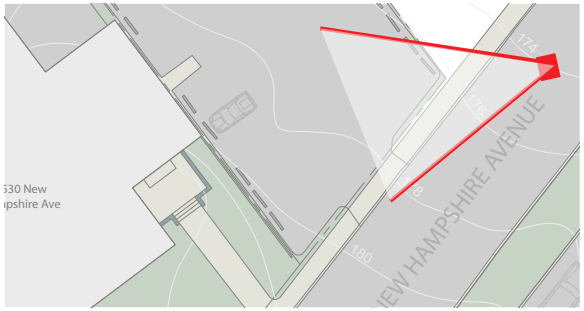
LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Site Plan - Proposed

06.03.2013



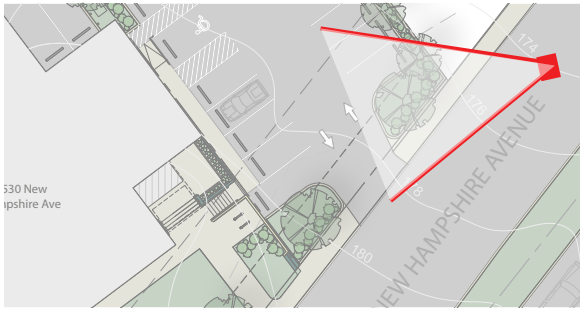
New Hampshire Ave View (Southbound) - Existing

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



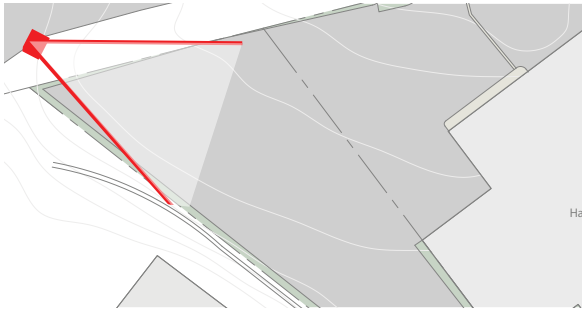
New Hampshire Ave View (Southbound) - Proposed

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

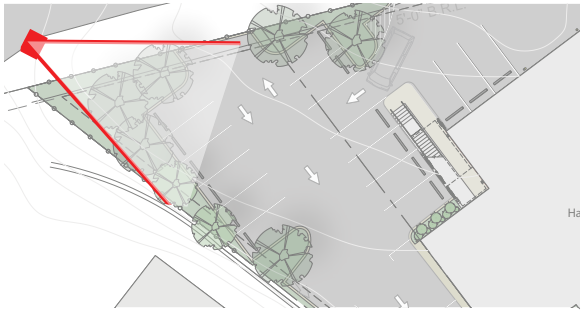
6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



Rear Facade View - Existing

06.03.2013



Rear Facade View - Proposed

06.03.2013

New Hampshire Ave View (Northbound) - Existing

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

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New Hampshire Ave View (Northbound) - Proposed

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6530 New Hampshire Avenue
Takoma Park, Maryland

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6530 New Hampshire Avenue
Takoma Park, Maryland

Main Entry at New Hampshire Ave - Existing

06.03.2013

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6530 New Hampshire Avenue
Takoma Park, Maryland

Main Entry at New Hampshire Ave - Proposed

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LANDIS ARCHITECTS BUILDERS

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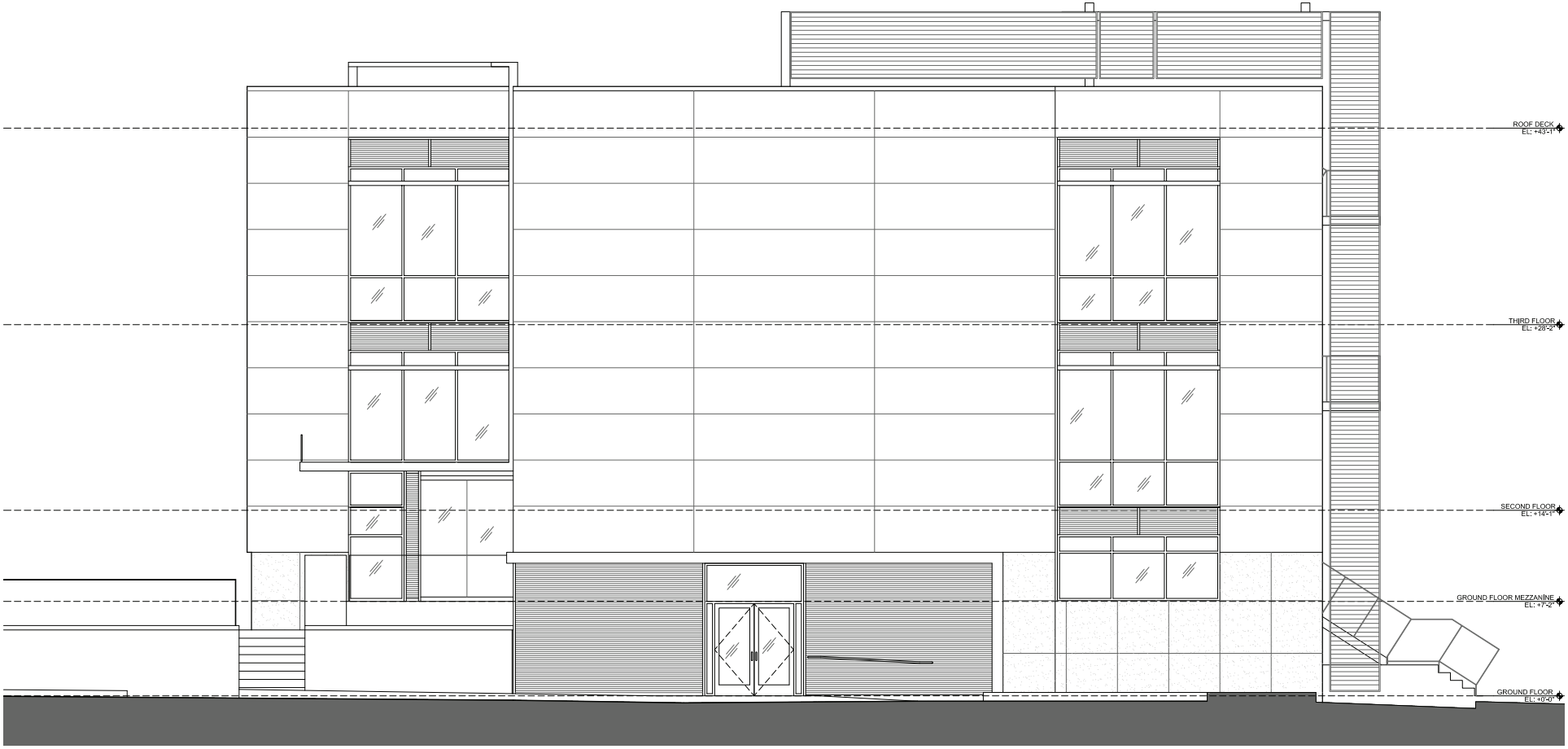
6530 New Hampshire Avenue
Takoma Park, Maryland

New Hampshire Ave / Front Elevation - Proposed

06.03.2013



LANDIS ARCHITECTS BUILDERS

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6530 New Hampshire Avenue
Takoma Park, Maryland

Northeast Side Elevation - Proposed

06.03.2013

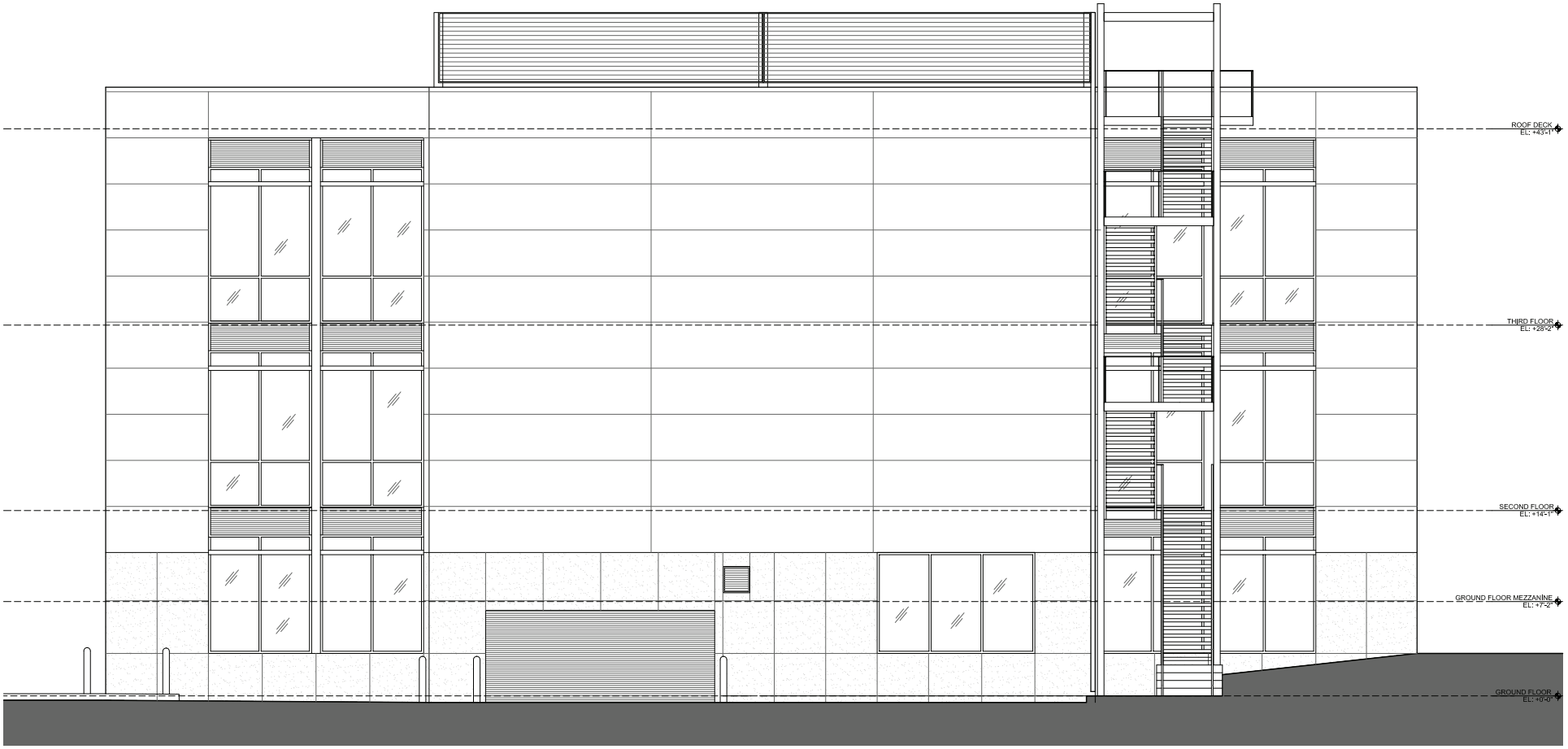
LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Southwest Side Elevation - Proposed

06.03.2013



LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Rear Elevation - Proposed

06.03.2013

2 - Proposed Building Interior Layout

The following section includes proposed base building floor plans at each level of the building and options for office suites vs. open work space layouts. Generally, the suite schemes can be interchanged between levels with the number and size of the suites flexible.

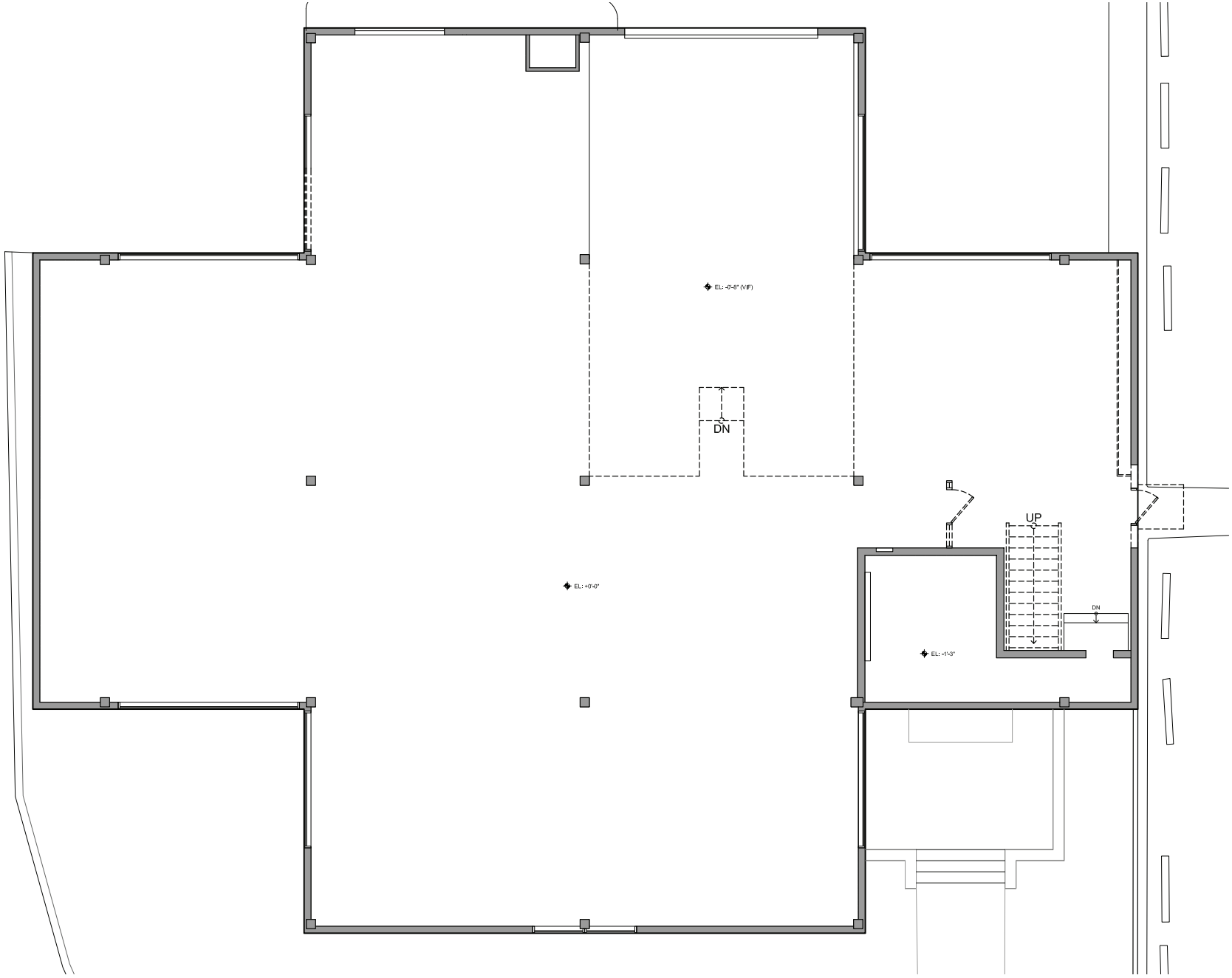
Design Summary / Objectives:

The arrangement of interior spaces was set in a way to promote community and collaboration between the building tenants. Public functions are arranged at the intersection of horizontal and vertical transportation in the building, specifically, the atrium space. At the atrium, building occupants can access the open stair, elevator and building entrances. It is here where spaces for chance encounters can occur.

Four major base building components have been added to the building. First, an elevator was located at the main Ground Floor entry. This elevator makes all levels accessible. Second and thirdly, two code compliant egress stairs have been remotely located. These stairs provide two separate means of egress from each level of the building - an important code and safety requirement. Lastly, restroom facilities have been consolidated to the center of the second floor. Locating all of the restroom facilities here serves two purposes. First, consolidating the restrooms as one larger unit on one floor versus six smaller restrooms on all floors saves significant floor space and construction cost. Second, their location in the core of the building will serve to activate the atrium space with traffic and increase the amount of interaction between occupants.

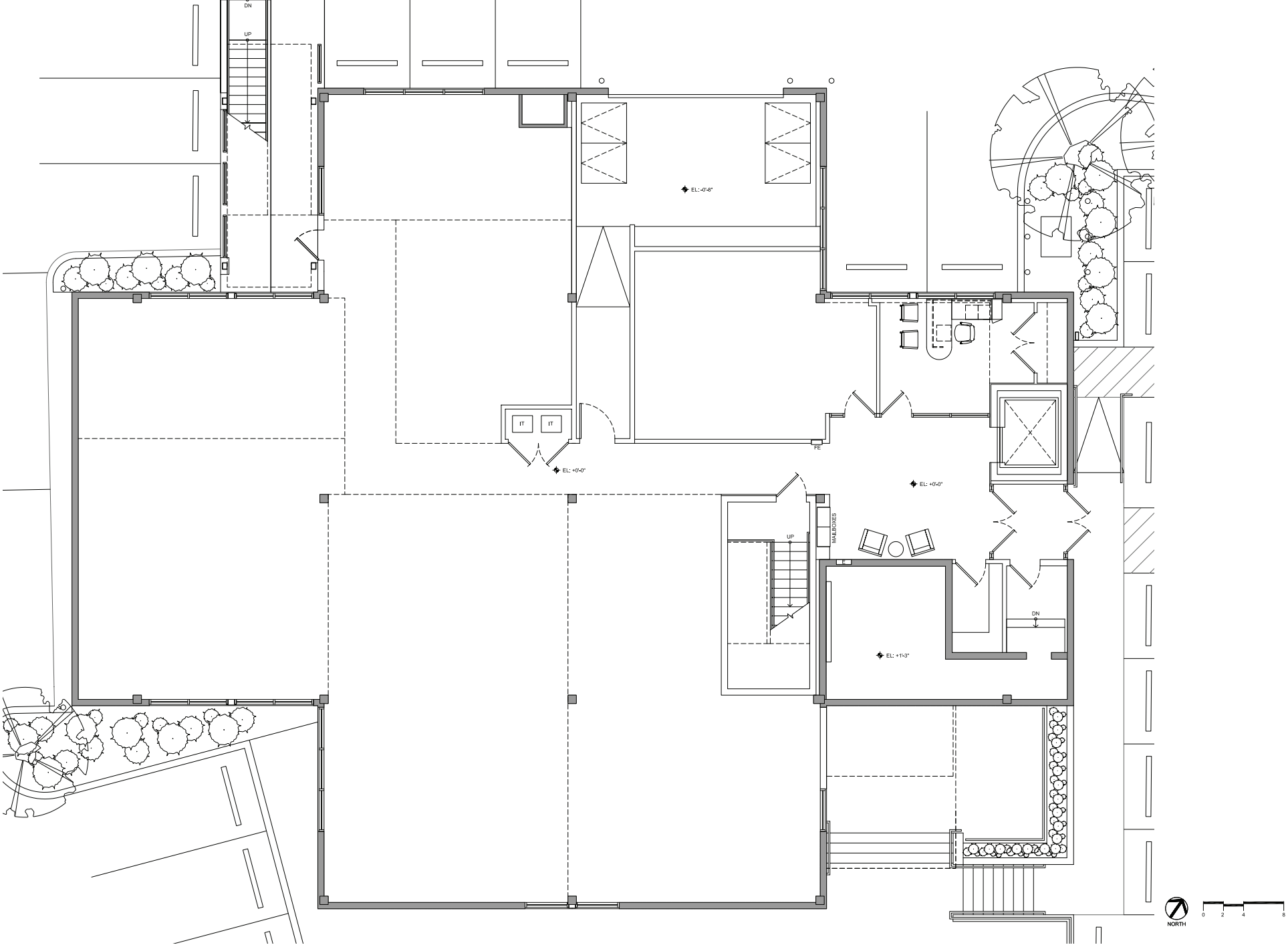
The Ground Floor Level contains several essential building areas including building entry with mailboxes, trash/maintenance room, building manager's office and the Utility Room. The Second Floor, directly accessible from the entry mezzanine, contains the Pantry / Flex space room, an open space for small meetings, copier room and restrooms. The third floor level has open space for a small meeting in the atrium as well as a generous 10 to 12 person conference room with spectacular views to the exterior. All levels have ventilated data closets for secure storage of tenant's IT equipment.

The new exterior open stair at the rear of the building provides direct access to the roof for service and maintenance. A screened area is provided on the roof for mechanical equipment.



Ground Floor Plan - Existing

06.03.2013



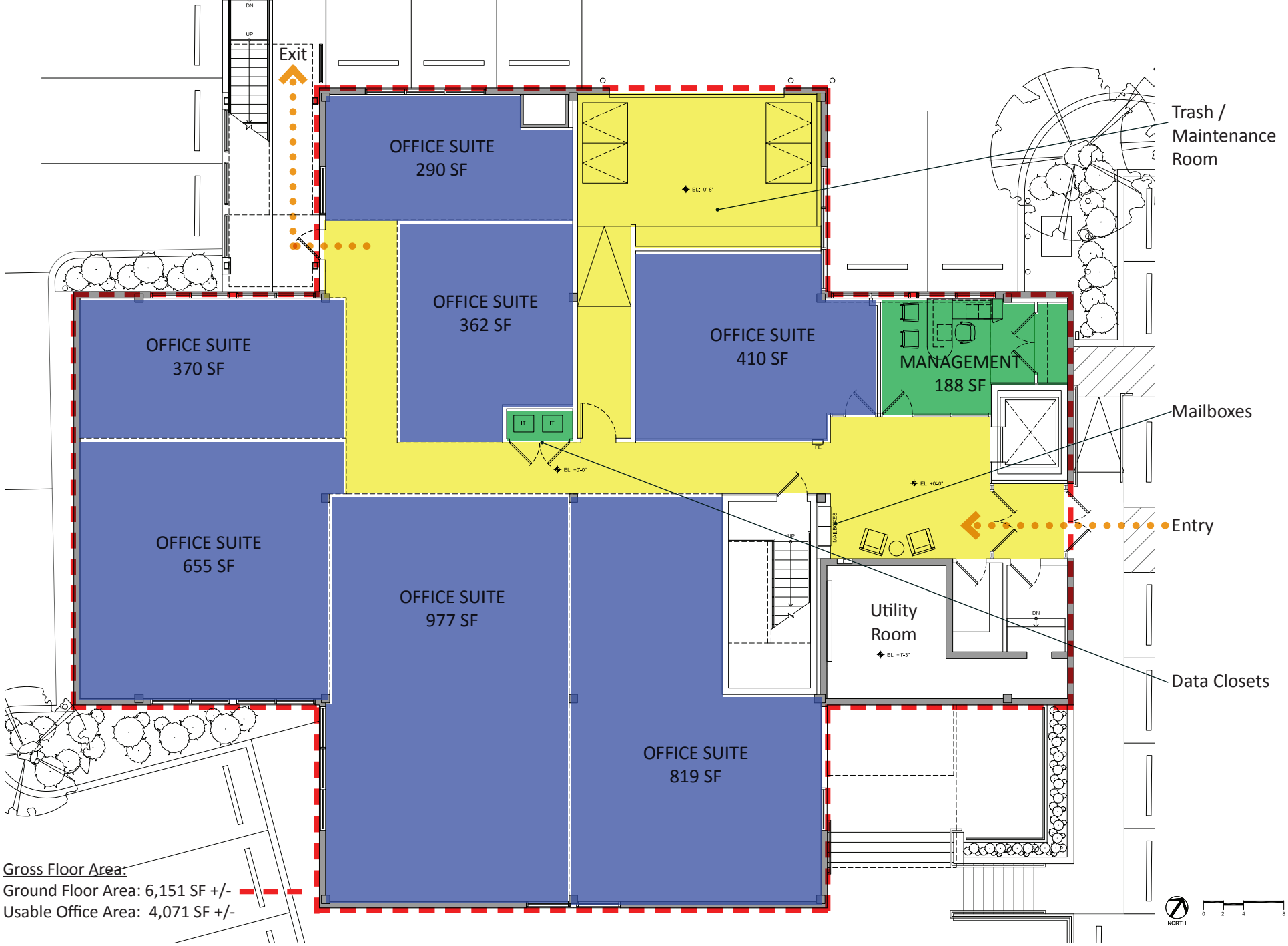
Ground Floor Plan - Proposed

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

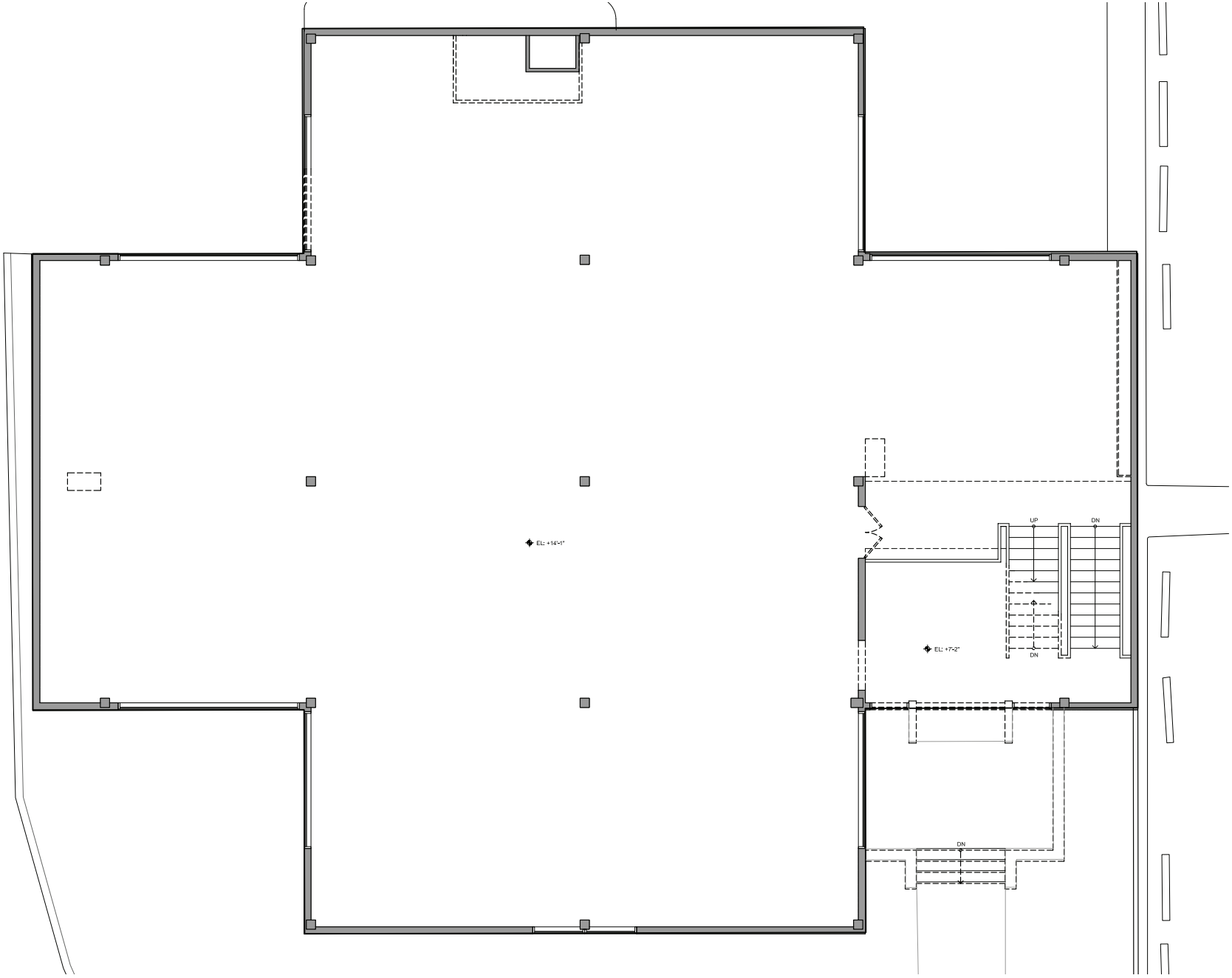
6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



Gross Floor Area:
Ground Floor Area: 6,151 SF +/-
Usable Office Area: 4,071 SF +/-

Ground Floor Plan - Program Areas



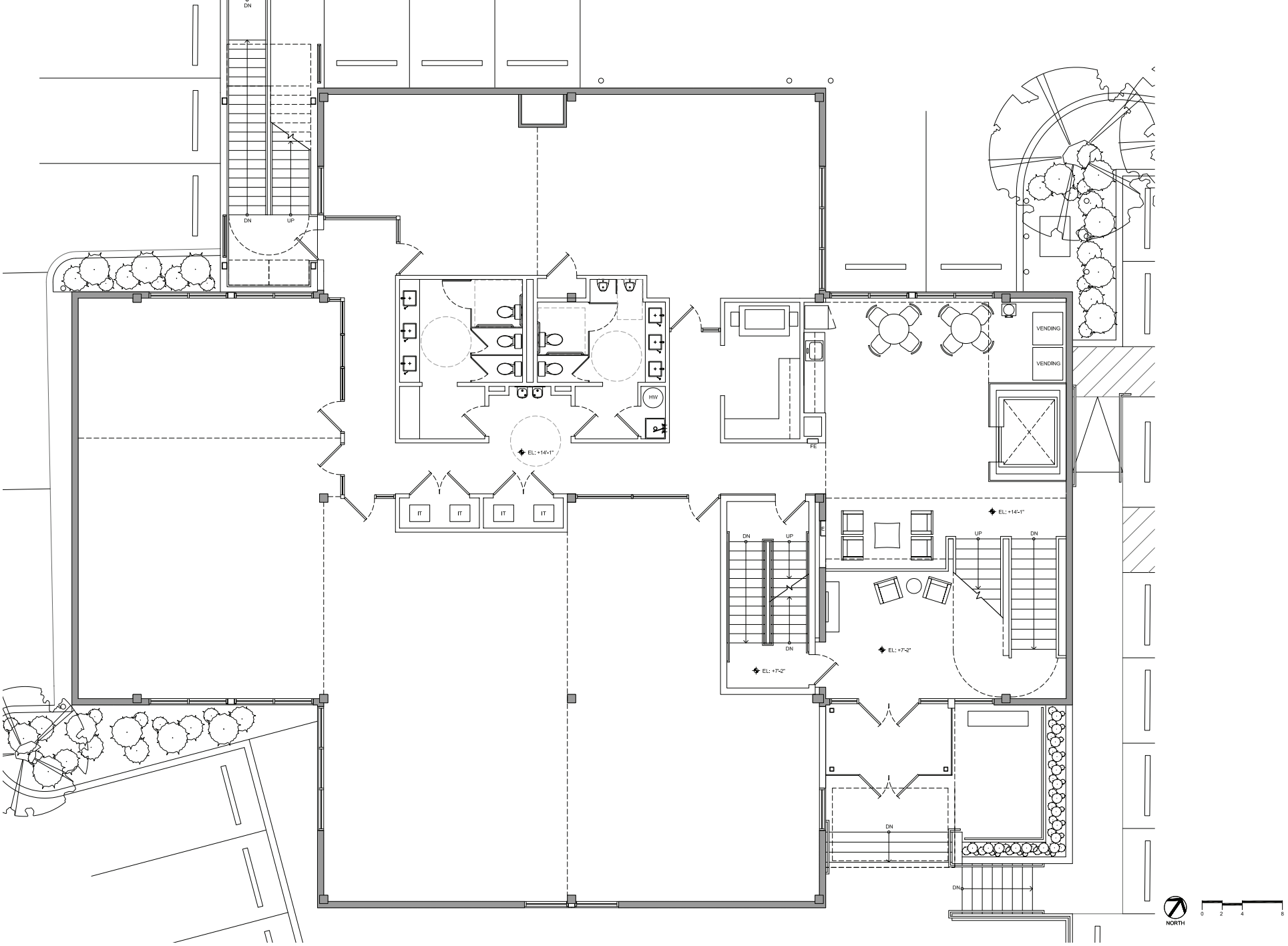
LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Second Floor Plan - Existing

06.03.2013



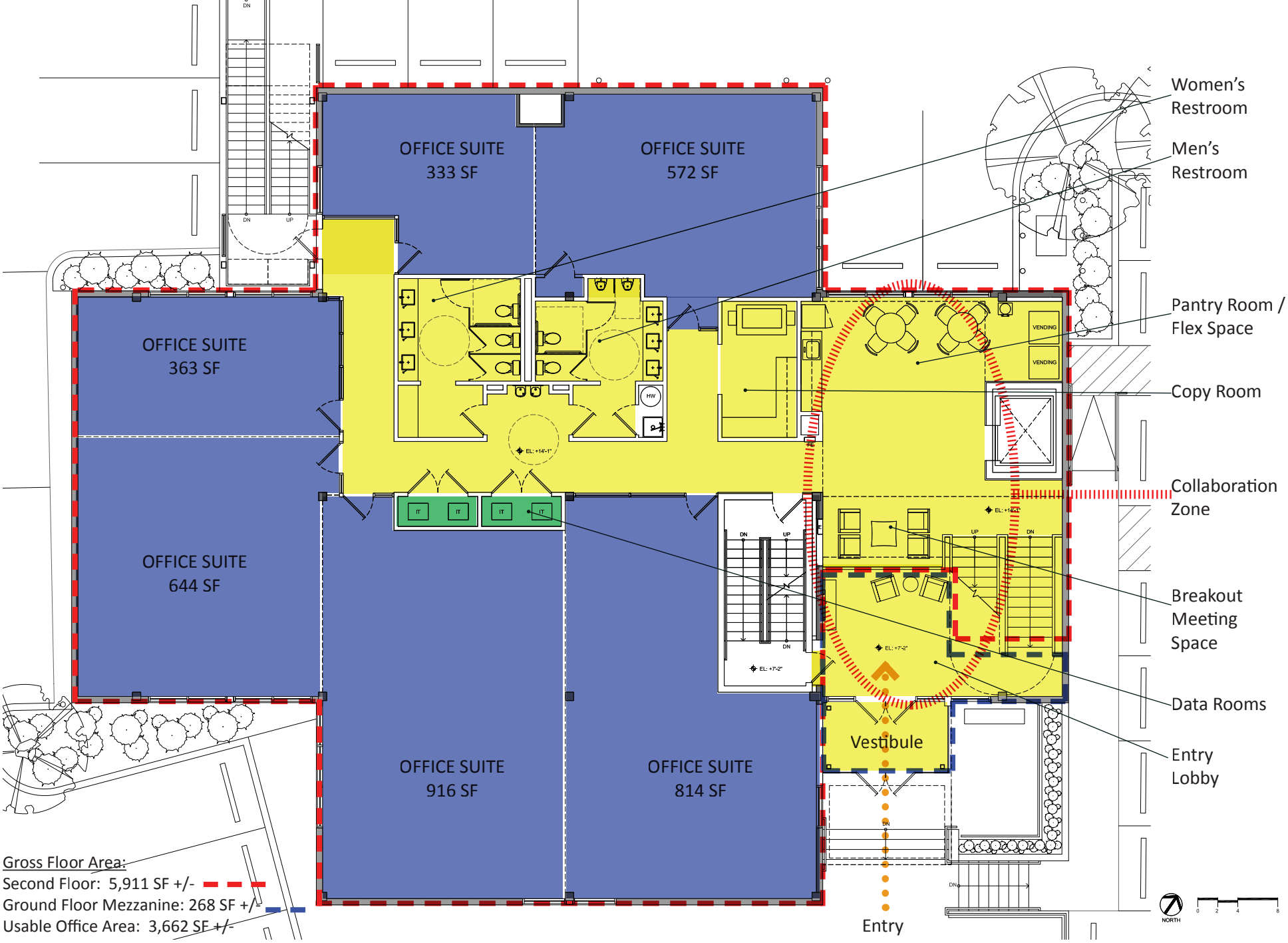
Second Floor Plan - Proposed

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



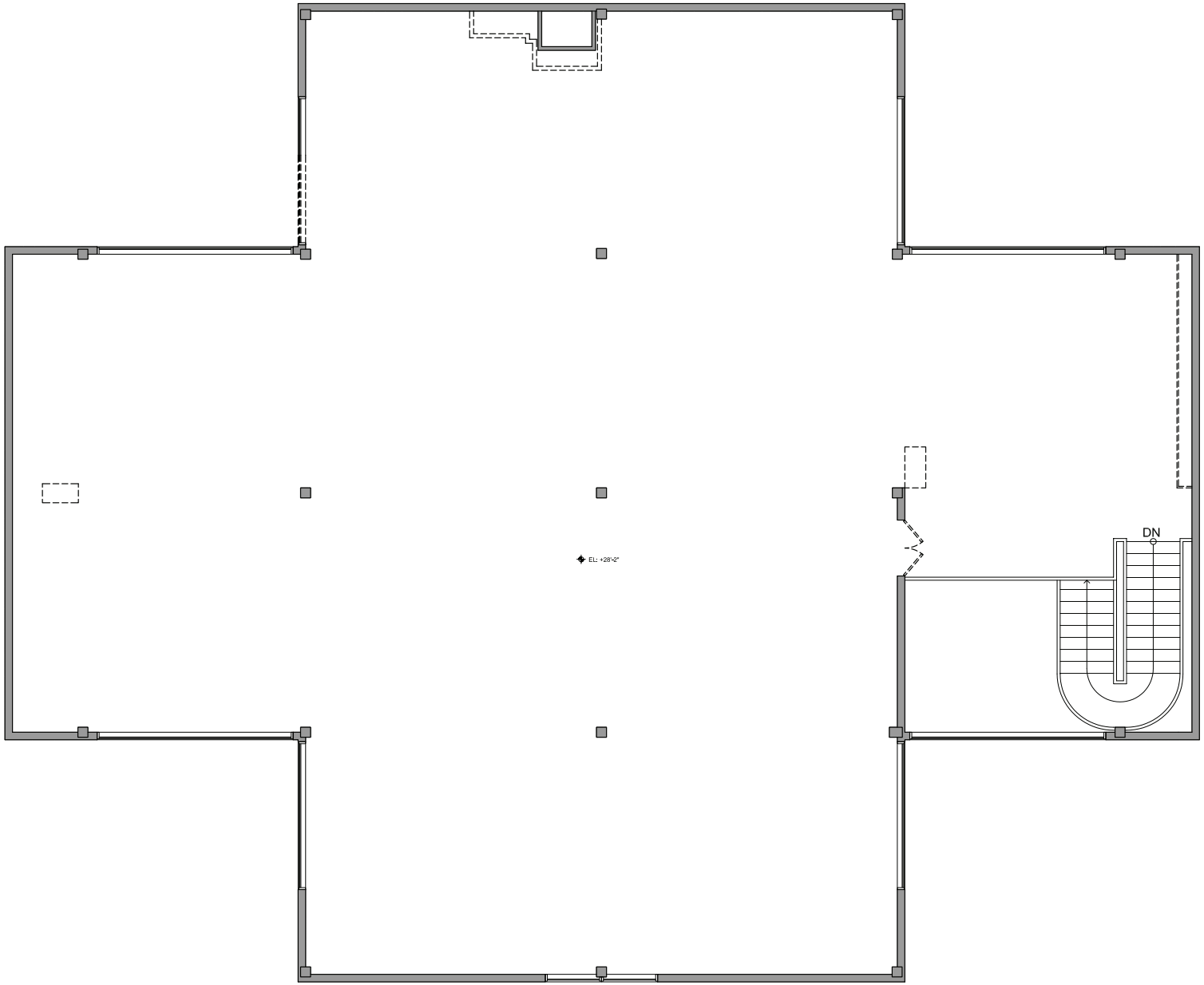
Gross Floor Area:
Second Floor: 5,911 SF +/-
Ground Floor Mezzanine: 268 SF +/-
Usable Office Area: 3,662 SF +/-

Second Floor Plan - Program Areas

LANDIS ARCHITECTS BUILDERS
NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



NORTH

0 2 4 8

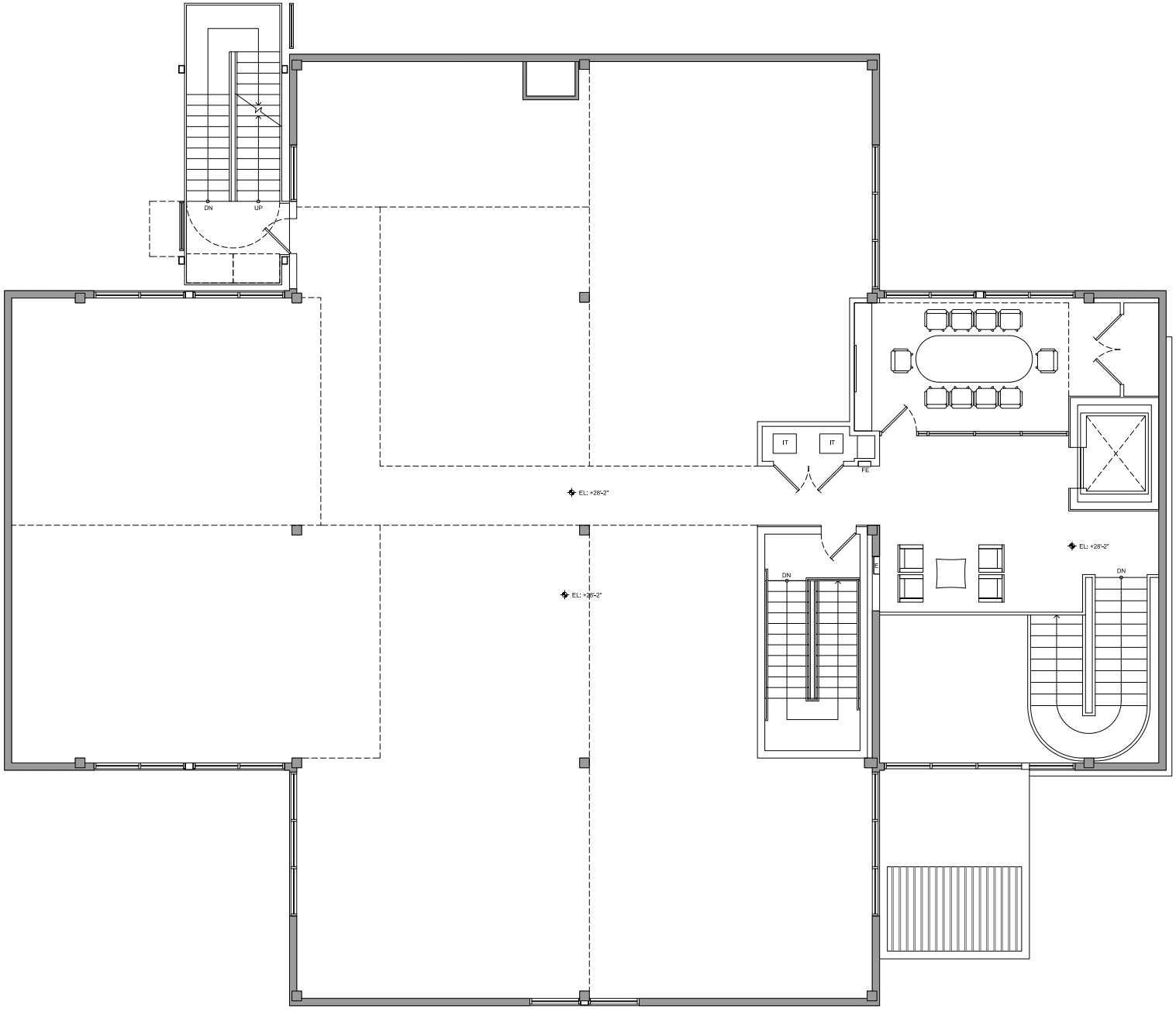
Third Floor Plan- Existing

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



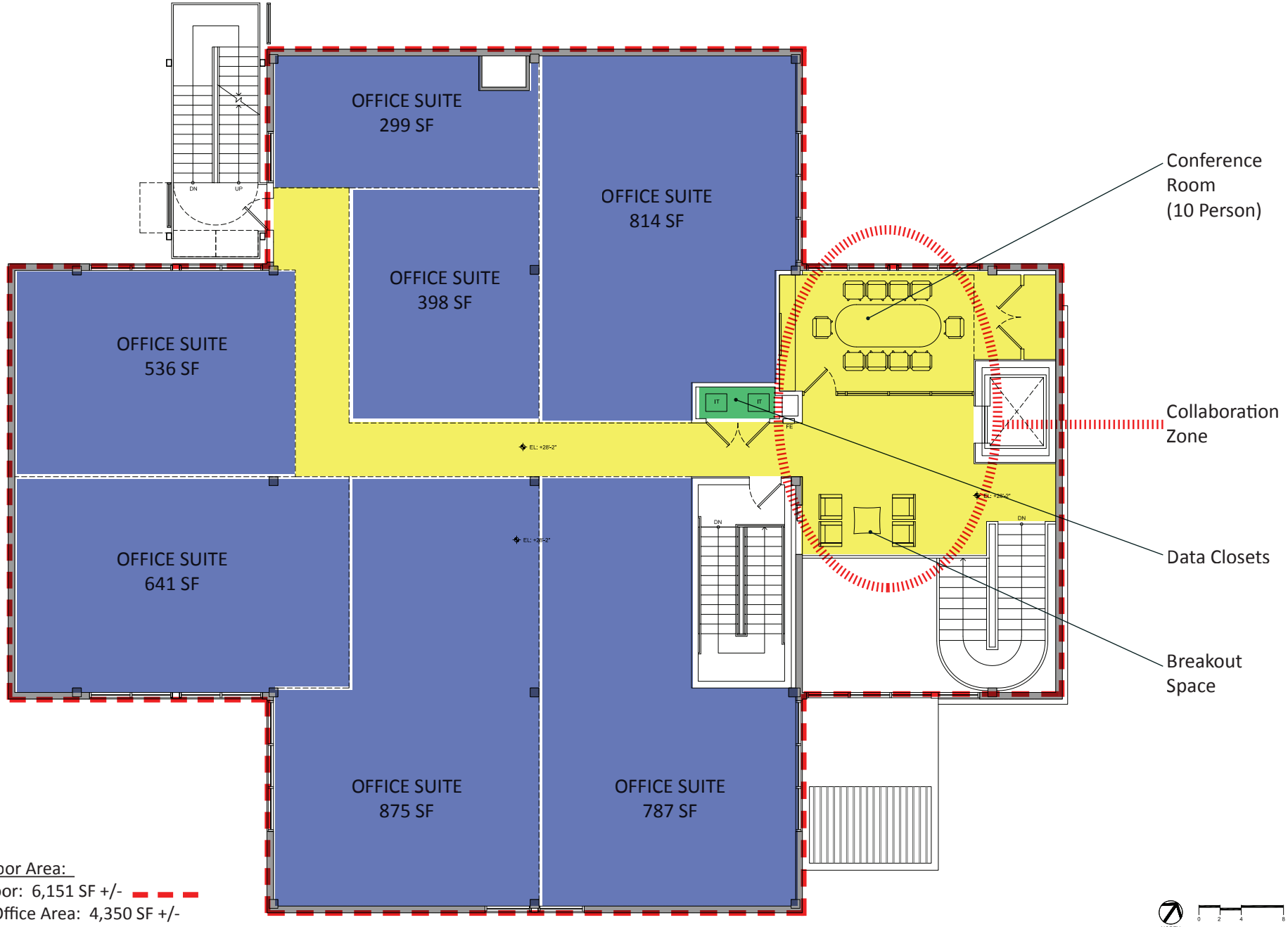
LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

Third Floor Plan - Proposed

06.03.2013

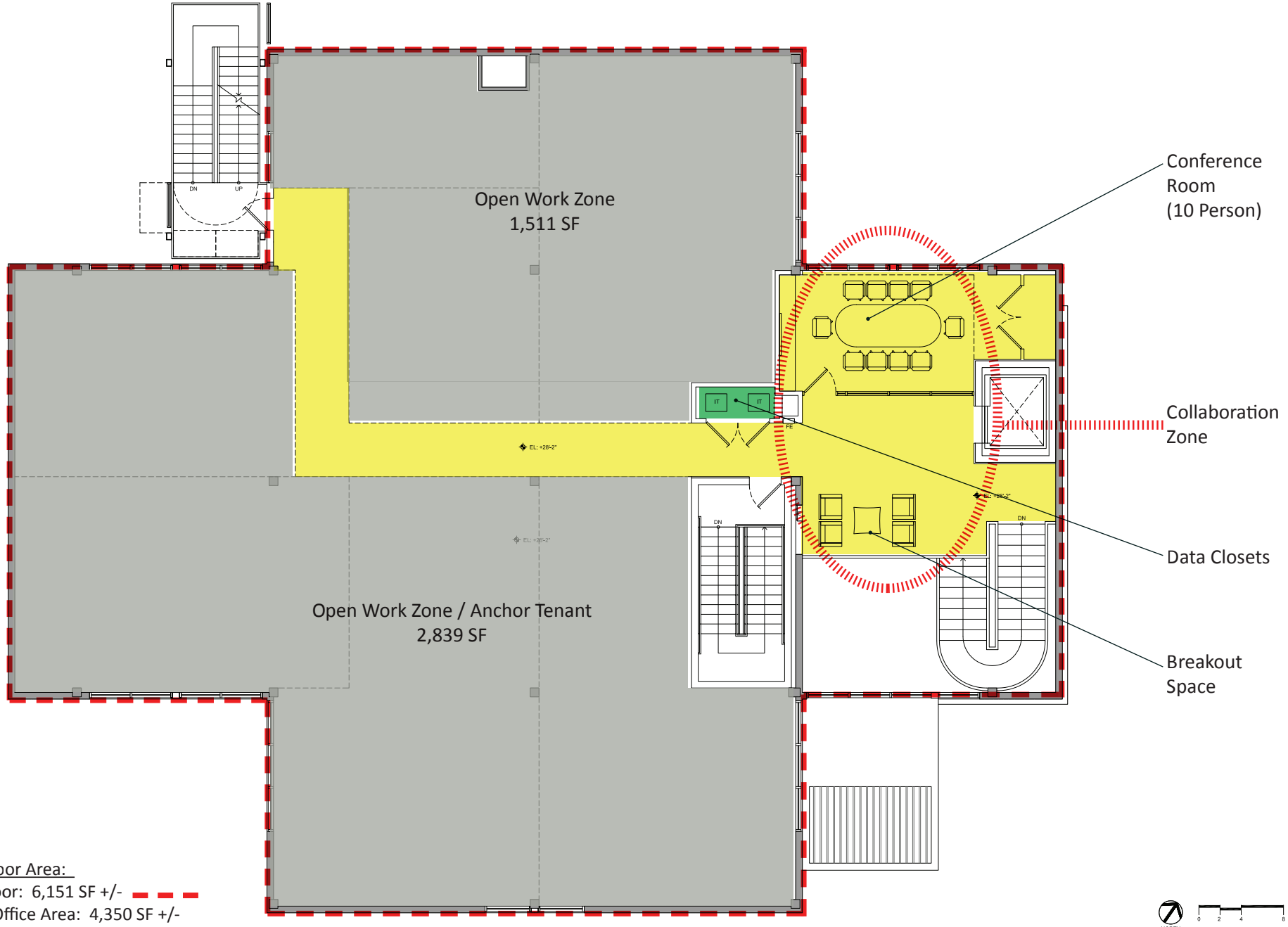


Gross Floor Area:
Third Floor: 6,151 SF +/-
Usable Office Area: 4,350 SF +/-

Third Floor Plan - Program Areas Option 1 (suites)

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013



Gross Floor Area:
Third Floor: 6,151 SF +/-
Usable Office Area: 4,350 SF +/-

Third Floor Plan - Program Areas Option 2 (open)

LANDIS ARCHITECTS BUILDERS
NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013

4 - Development Summary

BUILDING AREAS (GROSS):

Ground Floor:	6,151 GSF
Second Floor:	6,359 GSF
Third Floor:	6,151 GSF
TOTAL:	**18,661 GSF**

BUILDING AREAS (USABLE OFFICE):

Ground Floor:	4,071 SF
Second Floor:	3,662 SF
Third Floor:	4,350 SF
TOTAL:	**12,083 SF**

BUILDING AREAS (COMMON USABLE GATHERING OR WORK SPACE):

Ground Floor:	225 SF
Second Floor:	850 SF
Third Floor:	528 SF
TOTAL:	**1,603 SF**

PARKING: 45 Spots

SECTION 5 - LEED SCORECARD

LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is one method of tracking and measuring the "greenness" of a building. LEED is a national rating system and accreditation tool for developing high-performance sustainable buildings. The system is administered by the U.S. Green Building Council based in Washington, DC. Buildings are awarded points and achieve different levels of certification based on project procedures and design elements.

There are four levels of LEED certification: Certification, Silver, Gold, and Platinum. The level achieved is based on the total number of earned points across seven categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Regional Priority and Innovation & Design Process. See the following page for categories and possible points associated with each certification level.

When planning a LEED project, it is advisable to execute a Scorecard and identify a certification level goal. The Scorecard identifies points likely to be achieved (designated by a "Y" or yes), points that might be achieved (designated by a "?" or maybe) and points that will not be sought (designated by a "N" or no). It is also advisable to acknowledge that not every point applied for will be awarded or achieved. Therefore, "buffer" points should be factored into the Scorecard. For example, if Silver Level is the goal (50 to 59 points) a project should plan on achieving at least 59 points so that the project is not at jeopardy of not achieving the Silver goal if several points are not awarded.

Finally, the following Scorecard demonstrates one of several paths of compliance to achieve the designated certification level. Final determination of points and categories will be determined in close consultation with consulting engineers and through cost/benefit analysis of the various available strategies.

LEED Certification Project Goal:

SILVER

LEED for New Construction and Major Renovations (v2009)

SUSTAINABLE SITES — POSSIBLE: 26

SSp1	Construction activity pollution prevention	REQUIRED
SSc1	Site selection	1
SSc2	Development density and community connectivity	5
SSc3	Brownfield redevelopment	1
SSc4.1	Alternative transportation - public transportation access	6
SSc4.2	Alternative transportation - bicycle storage and changing rooms	1
SSc4.3	Alternative transportation - low-emitting and fuel-efficient vehicles	3
SSc4.4	Alternative transportation - parking capacity	2
SSc5.1	Site development - protect or restore habitat	1
SSc5.2	Site development - maximize open space	1
SSc6.1	Stormwater design - quantity control	1
SSc6.2	Stormwater design - quality control	1
SSc7.1	Heat island effect - nonroof	1
SSc7.2	Heat island effect - roof	1
SSc8	Light pollution reduction	1

WATER EFFICIENCY — POSSIBLE: 10

WEp1	Water use reduction	REQUIRED
WEc1	Water efficient landscaping	4
WEc2	Innovative wastewater technologies	2
WEc3	Water use reduction	4

ENERGY & ATMOSPHERE — POSSIBLE: 35

EAp1	Fundamental commissioning of building energy systems	REQUIRED
EAp2	Minimum energy performance	REQUIRED
EAp3	Fundamental refrigerant Mgmt	REQUIRED
EAc1	Optimize energy performance	19
EAc2	On-site renewable energy	7
EAc3	Enhanced commissioning	2
EAc4	Enhanced refrigerant Mgmt	2
EAc5	Measurement and verification	3
EAc6	Green power	2

MATERIAL & RESOURCES — POSSIBLE: 14

MRp1	Storage and collection of recyclables	REQUIRED
MRc1.1	Building reuse - maintain existing walls, floors and roof	3
MRc1.2	Building reuse - maintain interior nonstructural elements	1
MRc2	Construction waste Mgmt	2
MRc3	Materials reuse	2
MRc4	Recycled content	2

MATERIAL & RESOURCES — CONTINUED

MRc5	Regional materials	2
MRc6	Rapidly renewable materials	1
MRc7	Certified wood	1

INDOOR ENVIRONMENTAL QUALITY — POSSIBLE: 15

EQp1	Minimum IAQ performance	REQUIRED
EQp2	Environmental Tobacco Smoke (ETS) control	REQUIRED
EQc1	Outdoor air delivery monitoring	1
EQc2	Increased ventilation	1
EQc3.1	Construction IAQ Mgmt plan - during construction	1
EQc3.2	Construction IAQ Mgmt plan - before occupancy	1
EQc4.1	Low-emitting materials - adhesives and sealants	1
EQc4.2	Low-emitting materials - paints and coatings	1
EQc4.3	Low-emitting materials - flooring systems	1
EQc4.4	Low-emitting materials - composite wood and agrifiber products	1
EQc5	Indoor chemical and pollutant source control	1
EQc6.1	Controllability of systems - lighting	1
EQc6.2	Controllability of systems - thermal comfort	1
EQc7.1	Thermal comfort - design	1
EQc7.2	Thermal comfort - verification	1
EQc8.1	Daylight and views - daylight	1
EQc8.2	Daylight and views - views	1

INTRODUCTION/OTHER — POSSIBLE: 6

IDc1	Innovation in design	5
IDc2	LEED Accredited Professional	1
Introduction/Other	Introduction/Other	

REGIONAL PRIORITY — POSSIBLE: 4

RPc1	Regional priority	4

TOTAL 110

40-49 Points	50-59 Points	60-79 Points	80+ Points
CERTIFIED	SILVER	GOLD	PLATINUM

Sustainable Sites — Possible Point: 26

Y	?	N	Identifier	Credit Name	Strategy	Type
Y			Prereq 1	Construction Activity Pollution Prevention	Required. Follow sediment control best practices as defined by LEED & jurisdiction.	
1			Credit 1	Site Selection	Renovation of existing property and increasing the environmental impact of the building.	D
5			Credit 2	Development Density and Community Connectivity	Renovate exisitng building in urban area. Option 2 - Located on a Previously developed site, within 1/2 mile of neighborhood with density of 10 units per acre, within 1/2 mile of 10 basic services, and has pedestrian access between the building and services.	D
		1	Credit 3	Brownfield Redevelopment	Site is not listed as a brownfield site by governing authority.	D
6			Credit 4.1	Alternative Transportation - Public Transportation Access	Option 2: 1/4 mile walking radius to bus routes K6 and K9 bus stations.	D
	1		Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	Provide Bicycle storage within 200 yards of entrance for 5% or more of all building users. Provide shower and changeing facilities in the building for 0.5% of full time equivalent occupants.	D
3			Credit 4.3	Alternative Transportation - Low-Emitting and Fuel Efficient Vehicles	Option 1 - Provide discount parking rate for low emitting fuel efficient vehicles, discounted at least 20% with public posting of signs at entrance (3 spots min). Must be available for at least 2 years.	D
2			Credit 4.4	Alternative Transportation - Parking Capacity	Option 1 - Size spaces must meet minimum local zoning requirements and provide preferred parking for carpools for 5% of total parking spaces (3 spaces min).	D
	1		Credit 5.1	Site Development - Protect or Restore Habitat	Restore or protect 50% of the site(excluding building) or 20% of total site area (with building footprint) whichever is greater, with native or adapted vegitation.	C
1			Credit 5.2	Site Development - Maximize Open Space	Case 1 - Provide vegetated open space within the project boundary such that the amount of open space exceeds local zoning requirments by 25%. 29,519 SF (Site) x 10% =2,952 sf x 125% = 3,690 sf open space required. 7,105 SF total provided. 25% of that vegetated.	D
	1		Credit 6.1	Stormwater Design - Quantity Control	Case 2 - Sites with existing imperviousness is greater than 50%, implement plan that results in a 25% decrease in the volume of stormwater runoff from the 2-year 24-hour design storm.	D
	1		Credit 6.2	Stormwater Design - Quality Control	Implement a stormwater management plan that reduces impervious cover, promotes infiltration and captutes and treats the stormwater runoff from 90% of average annual rainfall, using Best Management Practices.	D
	1		Credit 7.1	Heat Island Effect - Non-Roof	Option 1- Use any combination of strategies for 50% of site hardscape (roads, sidewalks, courtyards, and parking lots), ie, Hardscape materials with SRI of at least 29, shade from tree canopy.	C
1			Credit 7.2	Heat Island Effect - Roof	Option 1 - use roofing material with an SRI equal to or greater than 78 for a minimum of 75% of roof.	D
	1		Credit 8	Light Pollution Reduction	Provide reduction in emergency light power by 50% at non business hours, and follow requirments for classified zone as defined by IESNA RP-33.	D
19	6	1	**TOTALS**			

Water Effiecency — Possible Point: 10

Y	?	N	Identifier	Credit Name	Strategy	Type
Y			Prereq 1	Water Use Reduction - 20% Reduction	Does not include irrigation.	
2			Credit 1	Water Efficient Landscaping	Option 1 (2 points) Reduce potable water consumption by 50% from a calculated midsummer baseline. Reductions attributed to Plant species, irrigation efficiency, use of captured rainwater, and recycled wastewater.	D
	2		Credit 2	Innovative Wastewater Technologies	Option 1 - Reduce potable water use for building sewage conveyance by 50% through use of water-conserving fixtures or non potable water.	D
3	1		Credit 3	Water Use Reduction	Employ strategies that in aggregate use less water than the water use baseline calculated for the building, not including irrigation. 30% reduction: 2 points; 35% reduction: 3 points; 40% reduction: 4 points.	D
5	3		**TOTALS**			

Energy and Atmosphere — Possible Point: 35

Y	?	N	Identifier	Credit Name	Strategy	Type
Y			Prereq 1	Fundamental Commisioning of Building Energy Systems	Verify that the project's energy-related systems are installed, calibrated and performing according to Owner's project requirements, basis of design and construction documents.	
Y			Prereq 2	Minimum Energy Performance	Improve energy performance of building 5% over baseline for existing building.	
Y			Prereq 3	Fundamental Refrigerant Management	Zero use of CFC-based refrigerants.	
5			Credit 1	Optimize Energy Performance	**Option 1** - Whole building energy simulation to calculate projected energy use and reduction: 2-19 points possible for reductions from 8% to 44% (renovation). Option 2 - Prescriptive Compliance Path: ASHRAE Advanced Energy Design Guide for Small office Buildings 2004. Building is less than 20,000 sf, and is an office occupancy.	D
5	2		Credit 2	On-Site Renewable Energy	Use of on-site renewable energy systems to offset building energy costs (PVs, Wind energy, solar thermal, geothermal heating and electric). Points 1-7 based on amount of energy offset achieved. Higher % energy reduction likely to incur higher upfront costs.	D
2			Credit 3	Enhanced Commissioning	Designate an independant commisioning authority (CxA) to oversee all commissioning process activities.	C
		2	Credit 4	Enhanced Refrigerant Management	Design the new cooling system to support early compliance with Montreal Protocol. Use no refrigerants or follow guidelines of Option 2.	D
3			Credit 5	Measurement and Verification	Provide ongoing accountability of building energy consumption over time. 1 year min. post occupancy.	C
2			Credit 6	Green Power	Engage in at least a 2-year renewable energy contract to provide at least 35% of the buildings electricity from renewable resources. All purchases shall be based on quantity, not cost. Owner/operator option to offset energy use with purchase of green power credits from power company.	C
17	2	2	**TOTALS**			

Material & Resources — Possible Point: 14

Y	?	N	Identifier	Credit Name	Strategy	Type
Y			Prereq 1	Storage and Collection of Recylables	Send construction waste to co-mingled facility or provide separate dumsters on site.	
3			Credit 1.1	Building Reuse - Maintain Existing Walls, Floors, Roof	Reuse 95% of existing building shell (exterior skin, framing, structural floors and roof decking). Excludes window assemblies and non-structural roof material.	C
1			Credit 1.2	Building Reuse - Maintain 50% of Interior Non-Structural Elements	Use 50% of existing interior non-structural elements.	C
1	1		Credit 2	Construction Waste Management	Recycle construction waste materials. GC controls waste management of building material being discarded. 50% - 1 point, 75% - 2 points.	C
	1		Credit 3	Material Reuse	5% : 1 point, 10% : 2 points; based on cost of total value of materials.	C
	1		Credit 4	Recycled Content	10% : 1 point, 20% : 2 points; based on cost of total value of materials.	C
1			Credit 5	Regional Materials	10% : 1 point, 20% : 2 points; based on cost of total value of materials. Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles.	C
	1		Credit 6	Rapidly Renewable Materials	Use rapidly renewable materials for 2.5% of total value of all building materials. Based on cost.	C
1			Credit 7	Certified Wood	Use a minimum of 50%, based on cost, of wood-based materials that are certified in accordance with the Forest Stewardship Council's principles and criteria, for wood building components.	C
7	4		**TOTALS**			

Indoor Environmental Air Quality — Possible Point: 15

Y	?	N	Identifier	Credit Name	Strategy	Type
Y			Prereq 1	Minimum Indoor Air Quality Performance	Comply with Case 1 for mechanically ventilated spaces.	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Prohibit smoking within buildng and within 25 feets of entries and outdoor air intakes.	
1			Credit 1	Outdoor Air Delivery Monitoring	Comply Case 1 for nondensely occupied spaces.	D
	1		Credit 2	Increased Ventilation	Case 1 - Increase breathing zone outdoor air ventilations rates by at least 30% above minimum rates required by ASHRAE standard 62.1-2007.	D
1			Credit 3.1	Construction IAQ Management Plan - During Construction	Develop and implement an IAQ management plan for construction and preoccupancy as detailed.	C
1			Credit 3.2	Construction IAQ Management Plan - Before Occupancy	Option 1 - after construction and install of all finishes, perform building flush-out.	C
1			Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	All adhesives at interior must comply with SCAQMD rule #1168.	C
1			Credit 4.2	Low Emitting Materials - Paints and Coatings	Interior paints and coating must comply with specified criteria.	C
1			Credit 4.3	Low-Emitting Materials - Flooring Systems	All flooring and flooring adhesives must comply with the specified criteria.	C
1			Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	All composite wood products must comply with criteria. FF&E not included.	C
1			Credit 5	Indoor Chemical and Pollutant Source Control	Design in strategies for contamination control ie., walkoff matts, proper waste storage zones, cleanout of mechanical systems prior to occupation.	D
1			Credit 6.1	Controllability of Systems - Lighting	Provide individual lighting controls to each user. Provide occupancy sensors to reduce electricity use. Task lamps at each workstation.	D
		1	Credit 6.2	Controllability of Systems - Thermal Comfort	Provide individual control for 50% minimum of the building occupants. Provide operable windows at the exteriors for natural ventilation.	D
	1		Credit 7.1	Thermal Comfort - Design	Establish thermal comfort conditions according to the following ASHRAE Standard 55-2004. Develop comfort zones to be controllable by building occupants.	D
	1		Credit 7.2	Thermal Comfort - Verification	Survey occupents about thermal comfort within 6 to 18 months after occupancy, and develop a plan to improve upon survey responses. *Must be achieved in conjunction with credit 7.1.	D
		1	Credit 8.1	Daylight and Views - Daylight	Provide windows to exterior to each office suite, common builing areas open to daylight at main atrium space. Provide daylight to 75% of reguarly occupied spaces at specified fc levels.	D
	1		Credit 8.2	Daylight and Views - Views	Provide each office suite with a direct line of site to the outdoors in 90% of all regularly occupied areas. Public shared spaces to have views to the outdoors.	D
9	4	2	**TOTALS**			

Innovation & Design Process — Possible Point: 6

Y	?	N	Identifier	Credit Name	Strategy	Type
			Credit 1.1	Innovation in Design: Specific Title		
			Credit 1.2	Innovation in Design: Specific Title		
			Credit 1.3	Innovation in Design: Specific Title		
			Credit 1.4	Innovation in Design: Specific Title		
			Credit 1.5	Innovation in Design: Specific Title		
1			Credit 2	LEED Acredited Proffesional	At least 1 participant of design team shall be a LEED Accredited Professonal.	
1			**TOTALS**			

Regional Priority — Possible Point: 4

Y	?	N	Identifier	Credit Name	Strategy	Type
1			Credit 1.1	Regional Priority: Materials and Resources, Credit 1.1	Building Reuse - Maintain Existing Walls, Floors and Roof: minimum 75%.	
	1		Credit 1.2	Regional Priority: Sustainable Sites, Credit 6.1	Stormwater Design - Quantity Control.	
	1		Credit 1.3	Regional Priority: Water Effiency, Credit 2.1	Innovative Wastewater Technologies - Reduce Potable water use for building sewage by 50%.	
1			Credit 1.4	Regional Priority: Energy and Atmosphere, Credit 2	Generate on-site renewable energy. Minimum 1%.	
		1	Credit	Regional Priority: Energy and Atmosphere, Credit 1	Optimize Energy Performance by 36% minimum.	
		1	Credit	Regional Priority: Sustainable Sites, Credit 5.1	Protect or restore natural habitat.	
2	2	2	**TOTALS**			

Totals	Possible Point:	110

Y	?	N
60	21	5

Certified 40 to 49 points

Silver 50 to 59 points

Gold 60 to 79 points

Platinum 80 to 110 points

Includes recommended 10 point “buffer” for achieving Silver Level.

SECTION 6 - PRO FORMA

The following financial analysis is based on an "Office Incubator" use and utilization of the existing building shell as depicted in the previously included design concept drawings. The analysis is based on three likely construction cost projections (low/medium/high) for designing and constructing the project, including site work. The cost projections utilize the RS MEANS SF cost database, with adjustments for project location. These cost projections incorporate a detailed set of assumptions regarding operating costs and revenues for the building. Of special note is the following:

- Anticipated rental rate of $26/SF with 4% inflation per year.
- 10% stabilized vacancy rate.
- Building maintenance manager at half time cost of $24,000 per year.
- Cleaning costs at $25,000 per year.
- Real Estate Taxes are estimated. This assumption requires review and verification/correction as the tax burden represents a significant portion of the operating expense.
- The tax liability is based on a gradually increasing assessed value of the asset.

Another key factor is the cost of borrowing and/or funds that the Client would need to apply to the project as depicted in the cost analysis scenario. The financial model assumes a 20% down payment by the Client with no cost deduction from the project. The lost opportunity cost of this down payment should not be overlooked. Finally, the net present value (NPV) calculated in the report does not take into consideration the possibility / likelihood that the asset will increase in value over time.

The cost of LEED Certification and associated construction upgrades has not been included in the financial model. The anticipated cost premium for LEED Silver is approximately 2% to 4% for design and construction.

Recommendations:

- In order to make this project financially viable during the start-up period it is advised to seek a Real Estate Tax Holiday from the jurisdiction.
- It may be worthwhile to seek a grant through the jurisdiction or others for the cost of managing the building.

Conclusions:

As the tables below show, the project produces positive revenue at year three for all three construction cost scenarios (based on 90% stabilized occupancy). The five year NPV of the project is projected to range between $297,000 and $100,000.

	A	B	C	D
1	**POTOMAC CONFERENCE OF SEVETH DAY ADVENTISTS**			
2	**6530 NEW HAMPSHIRE AVENUE**			
3	**TAKOMA PARK, MD 209012**			
4				
5	**COST ANALYSIS**			
6				
7	**BUILDING RENOVATION BUDGET**			
8	Total square feet - Existing	18481		
9	Total square feet - Proposed	18661		
10		**low**	**mid**	**high**
11	Cost per sft based upon new construction	$120	$140	$160
12				
13	Total new construction	$2,217,720	$2,587,340	$2,956,960
14	Discount for site conditions [value of exisitng building] - Assumes savings of $23/sft, $24/sft, and $25/sft	($429,203)	($447,864)	($466,525)
15	Parking and related exterior development costs (Parking area, lighting, green space, storm water management - based upon 45 parking spaces @ $18, $21, and $24 per square feet @ 21,000 square feet)	$378,000	$441,000	$504,000
16	Contractor's Overhead and Profite @ 15% + 10%	$541,629	$645,119	$748,609
17	Architectural/Engineering Fees @ 10% (in addition to feasibility study)	$270,815	$322,560	$374,304
18	**Total**	**$2,978,961**	**$3,548,155**	**$4,117,348**
19				
28	**FINANCING**			
29	Interest Rate		**5%**	
30	Payments per year		**12**	
31	Total number of loan payments		**360**	
32	20% down payment	**$595,792**	**$709,631**	**$823,470**
33	**Loan Amount/Present Value** [Assumes Cost of renovation less 20% down payment]	**$2,383,169**	**$2,838,524**	**$3,293,879**
34				
35				
36	**MONTHLY LOAN AMOUNT**	**-$12,793**	**-$15,238**	**-$17,682**

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	**POTOMAC CONFERENCE OF SEVETH DAY ADVENTISTS**												
2	**6530 NEW HAMPSHIRE AVENUE**												
3	**TAKOMA PARK, MD 209012**												
4													
5	**FIVE YEAR PRO FORMA INCOME ANALYSIS - 6/5/2013**												
6	**OFFICE INCUBATOR SPACE**												
7	**Total square feet - Proposed Building**	**18661**											
8		**2013**		**2014**		**2015**		**2016**		**2017**		**2018**	
9	Anticipated Rent per square foot (with 4% inflation)		**$26.00**	$27.04		$28.12		$29.25		$30.42		$31.63	
10	**Annual rent**		**$485,186.00**	$504,593.44		$524,777.18		$545,768.26		$567,599.00		$590,302.96	
11	**42 parking spaces @ $75/month per space**		**$37,800.00**	$37,800.00		$37,800.00		$45,360.00		$45,360.00		$45,360.00	
12	Vacancy rate	100%		50%		10%		10%		10%		10%	
13	**Projected Gross Annual Revenue including vacancy**		**$0.00**		**$271,196.72**		**$506,319.46**		**$532,015.44**		**$551,663.10**		**$572,096.66**
14	**Monthly Revenue**		**$0.00**		**$22,599.73**		**$42,193.29**		**$44,334.62**		**$45,971.92**		**$47,674.72**
15													
16	**Anticipated Operating Expenses and**	**2013**		**2014**		**2015**		**2016**		**2017**		**2018**	
17	**Vacancy**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**
18	Building super - Part time	$0	$0	($2,000)	($24,000)	($2,000)	($24,000)	($2,500)	($30,000)	($2,750)	($33,000)	($3,000)	($36,000)
19	Taxable value of property	$900,000		$1,300,000		$2,500,000		$3,000,000		$3,500,000		$3,500,000	
20	Real Estate Taxes* @ $2.764 per $100	($2,073)	($24,876)	($2,994.33)	($35,932)	($5,758.33)	($69,100)	($6,910.00)	($82,920)	($8,061.67)	($96,740)	($8,062)	($96,740)
21	Insurance (Hazard and Liability)	($500)	($6,000)	($500)	($6,000)	($600)	($7,200)	($600)	($7,200)	($650)	($7,800)	($650)	($7,800)
22	Utilities (Electric, gas, and water)	($1,000)	($12,000)	($3,000)	($36,000)	($3,000)	($36,000)	($3,000)	($36,000)	($3,000)	($36,000)	($3,000)	($36,000)
23	Cleaning costs @ $100/day @ 5 days per wk	($2,167)	($26,000)	($2,167)	($26,000)	($2,167)	($26,000)	($2,167)	($26,000)	($2,167)	($26,000)	($2,167)	($26,000)
24	Landscaping costs ($100/wk)	($433)	($5,200)	($433)	($5,200)	($433)	($5,200)	($433)	($5,200)	($433)	($5,200)	($433)	($5,200)
25	VARIANCE	($500)	($6,000)	($500)	($6,000)	($500)	($6,000)	($500)	($6,000)	($500)	($6,000)	($500)	($6,000)
26	Maintenance (Including elevator, fire alarm, security system, etc.)	($1,000)	($12,000)	($1,000)	($12,000)	($1,000)	($12,000)	($1,200)	($14,400)	($1,200)	($14,400)	($1,300)	($15,600)
27	**TOTAL**	**($7,673)**	**($92,076)**	**($12,594)**	**($151,132)**	**($15,458)**	**($185,500)**	**($17,310)**	**($207,720)**	**($18,762)**	**($225,140)**	**($19,112)**	**($229,340)**
28													
29													

	A	B	C	D	E	F	G	H	I	J	K	L	M
30													
31	**1. DEBT SERVICE - SCENARIO: LOW CONSTRUCTION COST ESTIMATE**												
32	**Loan Amount [Low estimate]**	**$1,191,584**		**$2,383,169**		**$2,383,169**		**$2,383,169**		**$2,383,169**		**$2,383,169**	
33		**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**
34	**At 5% for 30 year amortization schedule**	$12,793	$153,520.38	$12,793	$153,520.38	$12,793	$153,520.38	$12,793	$153,520.38	$12,793	$153,520.38	$12,793	$153,520.38
35													
36	**NET INCOME +/-**												
37	**Net Revenue after debt service, but before depreciation.**	**($20,466)**	**($245,596)**	**($2,788)**	**($33,456)**	**$13,942**	**$167,299**	**$14,231**	**$170,775**	**$14,417**	**$173,003**	**$15,770**	**$189,236**
38	**1. The net present value of this income stream through 2018 @ 5% interest is:**					$297,532.90							

	A	B	C	D	E	F	G	H	I	J	K	L	M
39													
40	**2. DEBT SERVICE - SCENARIO: MID-COST CONSTRUCTION COST ESTIMATE**												
41	**Loan Amount**	**$1,419,262**		**$2,838,524**		**$2,838,524**		**$2,838,524**		**$2,838,524**		**$2,838,524**	
42		**2013**		**2014**		**2015**		**2016**		**2017**		**2018**	
43		**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**
44	**At 5% for 30 year amortization schedule**	$7,619	$91,426.85	$15,238	$182,854	$15,238	$182,854	$15,238	$182,854	$15,238	$182,854	$15,238	$182,853.70
45													
46	**NET INCOME +/-**												
47	**Net Revenue after debt service, but before depreciation.**	**($15,292)**	**($183,503)**	**($5,232)**	**($62,789)**	**$11,497**	**$137,966**	**$11,787**	**$141,442**	**$11,972**	**$143,669**	**$13,325**	**$159,903**
48	**2. The net present value of this income stream through 2018 @ 5% interest is:**					$235,719.18							

	A	B	C	D	E	F	G	H	I	J	K	L	M
49													
50	**3. DEBT SERVICE - SCENARIO: HIGH CONSTRUCTION COST ESTIMATE**												
51	**Loan Amount**	**$1,646,939**		**$3,293,879**		**$3,293,879**		**$3,293,879**		**$3,293,879**		**$3,293,879**	
52		**2013**		**2014**		**2015**		**2016**		**2017**		**2018**	
53		**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**	**Monthly**	**Annual**
54	**At 5% for 30 year amortization schedule**	$8,841	$106,093.51	$17,682	$212,187.02	$17,682	$212,187.02	$17,682	$212,187.02	$17,682	$212,187.02	$17,682	$212,187.02
55													
56	**NET INCOME +/-**												
57	**Net Revenue after debt service, but before depreciation.**	**($16,514)**	**($198,170)**	**($7,677)**	**($92,122)**	**$9,053**	**$108,632**	**$9,342**	**$112,108**	**$9,528**	**$114,336**	**$10,881**	**$130,570**
58	**3. The net present value of this income stream through 2018 @ 5% interest is:**					$100,800.51							
59													
60													
61	*** Note that you may be able to negotiate with the county a tax holiday for this building.**												
62	***** The Tax rate is unknown.**												
63													
64	**Note that this net present value does not take into consideration the possibility/likelihood that this property will increase in value.**												

APPENDIX A - EXISTING CONDITIONS PHOTOGRAPHS

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

New Hampshire Avenue Facade

06.03.2013

Rear Facade






Existing Building

LANDIS ARCHITECTS BUILDERS

NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

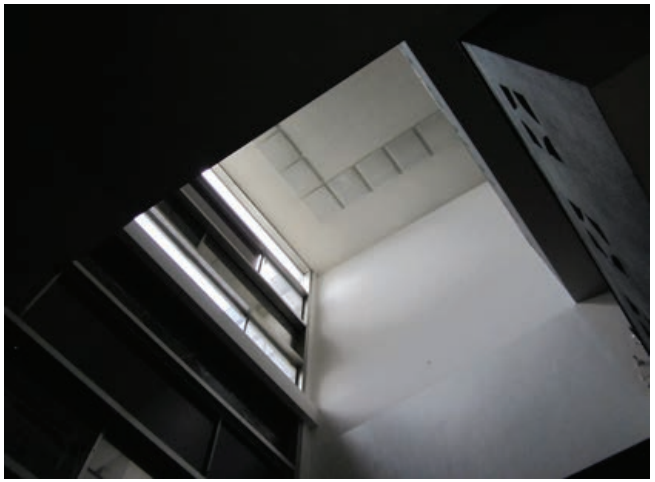
06.03.2013

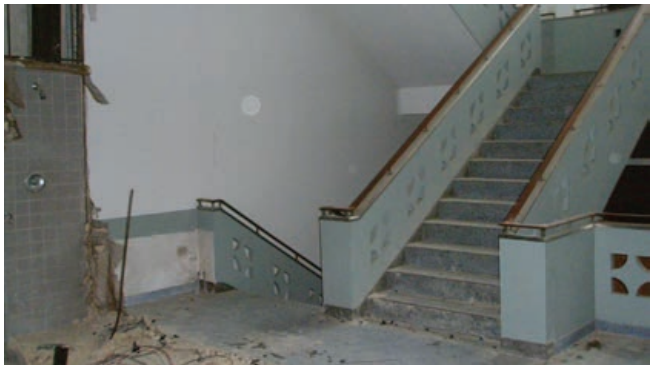
Site Conditions






Existing Conditions - Interior



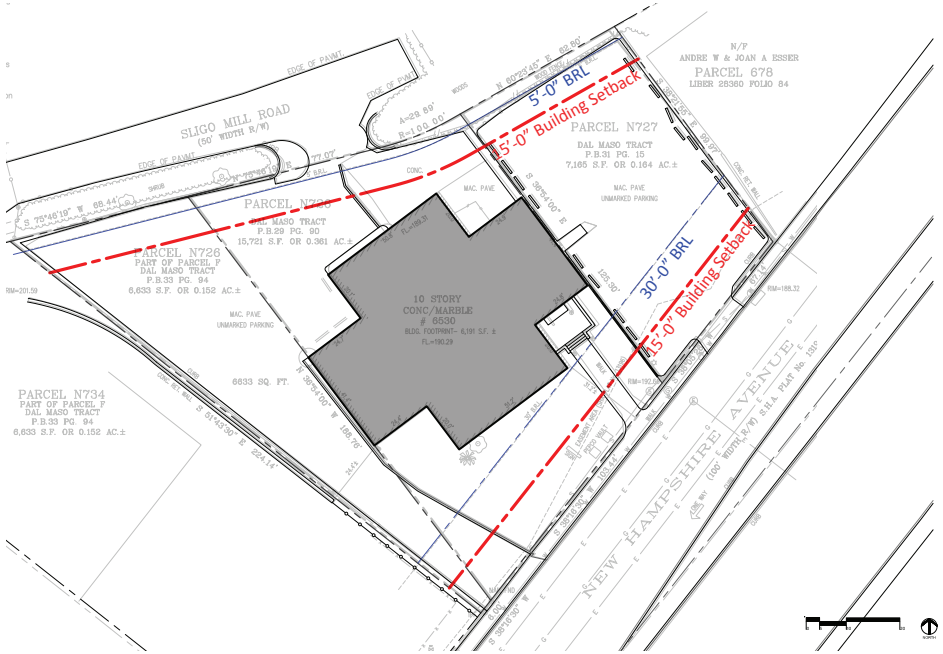


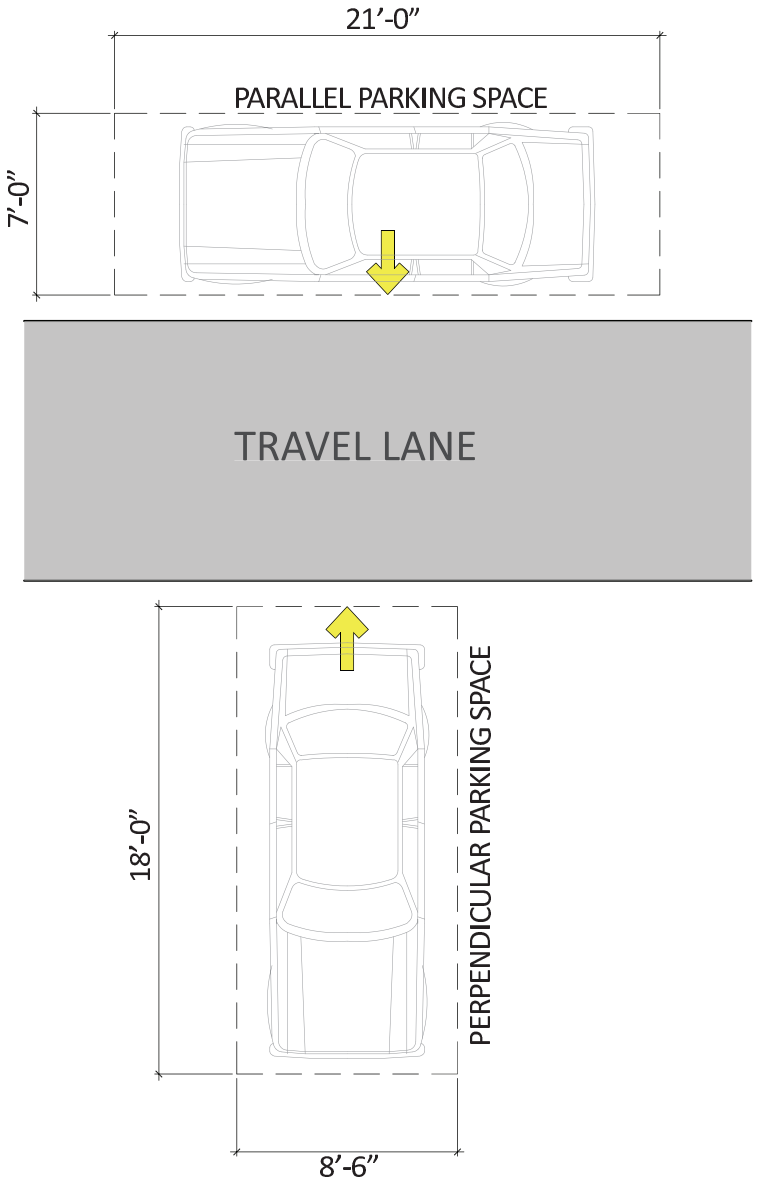
Existing Conditions - Atrium / Stair Tower

APPENDIX B - ZONING DATA & PARKING DIAGRAMS

ZONING DATA

DISTRICT: (59-C-4.310)	O-M Commercial / Moderate Density
OVERLAY:	Takoma Park / East Silver Spring Commercial Revitalization Overlay
LOT COVERAGE: (59-C-4.311)	• Not more than 60 percent of the lot area shall be covered by buildings and accessory structures. • At least 10 percent of the lot area shall be devoted to green area.
MAXIMUM BUILDING HEIGHT: (59-C-4.311)	No building shall exceed 5 stories or 60 feet in height at any point. Coverage may be permitted to increase to 75 percent and height to 7 stories, but not more than 72 feet if the following conditions are met: • The lot has an area of at least one-half acre. • At least 80 percent of the additional floor area is used for off-street parking. • At least 15 percent of the lot area is devoted to green area.
FLOOR AREA: (59-C-4.312)	The gross floor area of buildings shall not exceed FAR 1.5.
SET-BACKS: (59-C-4.313)	• From any street right-of-way as shown on a master plan-15 feet. • From any other lot line, if the building has windows or apertures providing light, access or ventilation to a space intended to be occupied for commercial or residential purposes that faces that lot line-One foot for each 3 feet of building height.
PARKING: (59-E-3.2)	2.4 spaces per 1,000 Gross Square Feet*





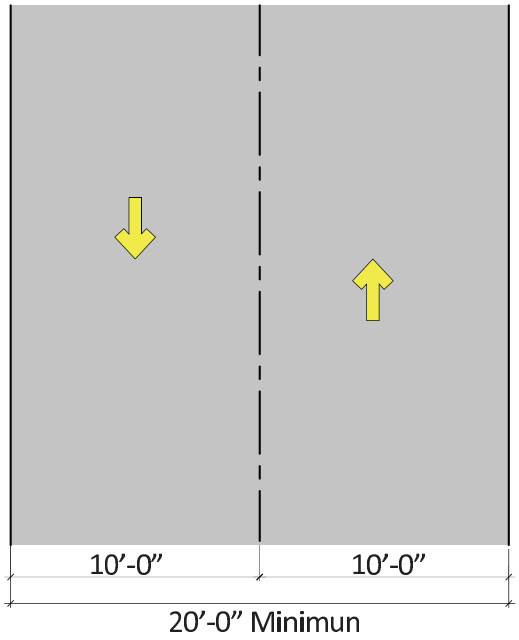
Sec.59-E-2.22:

Each standard size parallel parking space shall have minimum dimensions of 7 feet by 21 feet. A parallel parking space is defined as one in which the long side of the space parallels the travel lane.

Each standard size perpendicular parking space shall be a rectangle having minimum dimensions of 8 ½ feet by 18 feet. A perpendicular parking space is defined as one in which the long side of the space is a straight line that intersects the travel lane and curb at a right angle.

Each small car size automobile parking space shall have minimum dimensions in accordance with the table contained in subsection (g), below. The director/planning board may permit up to 10 percent of all required spaces to be small car size spaces, only in exceptional cases where the configuration of the site prevents exclusive use of standard space dimensions. This provision does not apply to parking facilities for residential uses.

PARKING ANGLE	STANDARD SIZE SPACE	SMALL CAR SIZE SPACE
(Parallel) 0	7’-0” x 21’-0”	6’-0” x 19’-6”
(Perpendicular) 90	8’-6” x 18’-0”	7’-6” x 16’-6”

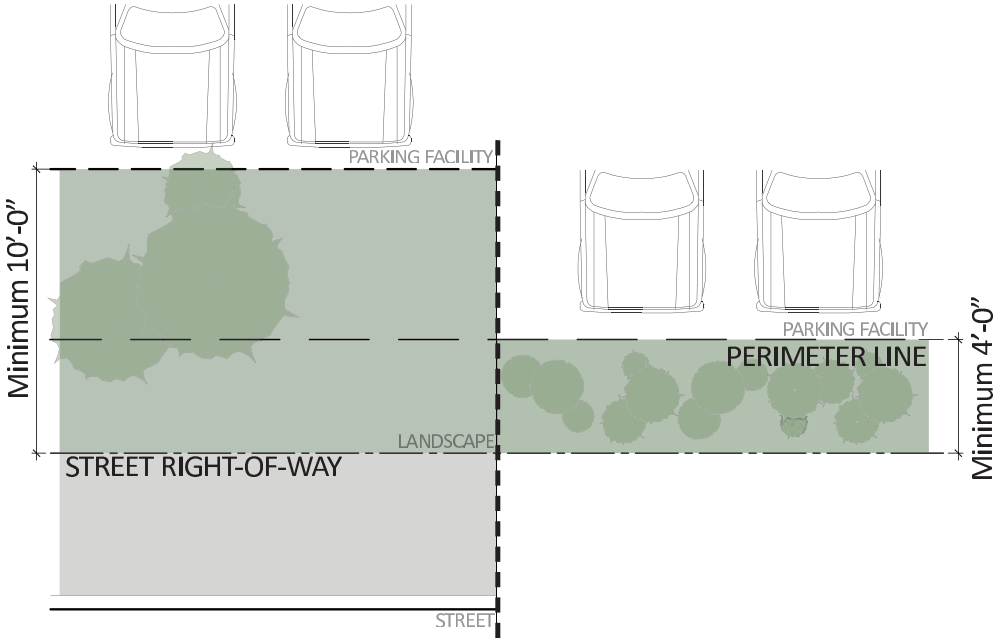


Sec.59-E-2.41:

(a) Interior aisles are vehicular travelways with parking stalls along the sides.

(b) Entrance and exit driveways are vehicular travelways, without parking stalls along the sides.

Driveways for one-way movements shall be at least 10 feet in width to allow safe and expeditious movement of vehicles. Entrance and exit driveways shall be separately provided wherever possible. If entrance and exit driveways are combined, the combined driveway shall be not less than 20 feet in width. Aisles designed to accommodate one-way movements shall have the following minimum widths based on the configuration of the adjacent parking spaces: Perpendicular, 20 feet; parallel, 10 feet. Aisles designed to accommodate 2-way movements shall have a minimum width of 20 feet.



Sec.59-E-2.71:

Parking facilities located adjacent to a street right-of-way shall provide a landscaping strip at least 10 feet in width. This area shall be planted with either shade or ornamental trees. A minimum of one tree for every 40 feet of lot frontage shall be provided as well as an evergreen hedge (at least 3 feet in height), a wall or fence, or other methods to reduce the visual impact of the parking facility.

Sec.59-E-2.71:

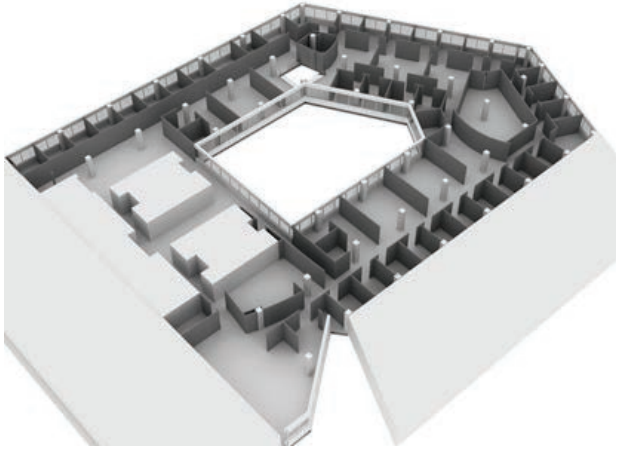
Landscaped areas shall be provided along the perimeter of a parking facility, other than area adjacent to a street right-of-way. The perimeter landscape strip shall be at least 4 feet in width but not less than the setback required in section 59-E-2.8 where a parking facility adjoins a residential zone.

APPENDIX B - OFFICE INCUBATOR PRECEDENTS

The following case studies of business incubator buildings are intended to demonstrate different methods of space arrangement, typologies, and business types. The three main incubators investigated are the Montgomery County Business Innovation Network, specifically Rockville Innovation Center, Google Entrepreneurs - London Campus, and The Hub, an International Incubator network. Locally, Hanley Wood offices (below), are shown as a graphic representation of three different types of space arrangements possible for business use. The precedents listed all follow these types of office arrangements. They primarily represent a hybrid model of Executive / Collaborative Offices, which allows for a more diverse mix of tenants, better collaboration between groups, and ample break-out / private spaces for meetings or discussions.

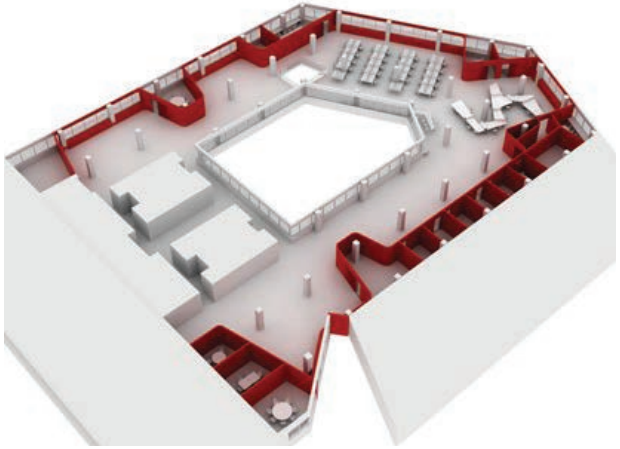
Hanley Wood Offices - DC

Executive Office Suites



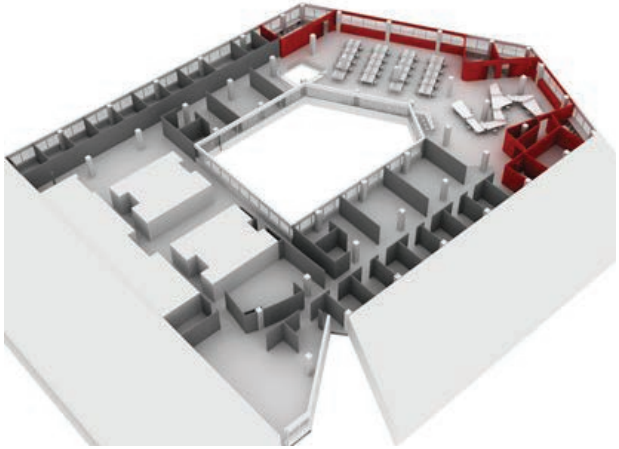
- Private office suites made up of single rooms and divided spaces.

Open / Collaborative Office



- Open floor plan allows for flexibility of program and tenant use.
- Offers opportunity for collaboration and networking.
- Break out spaces for private meetings or group discussions.

Executive / Collaborative Office



- Benefits of open plan and private suites.
- Provides for diverse business types.

Images courtesy of www.hanleywood.com

Rockville Innovation Center

"The state of the art facility provides lease flexibility to its tenants, as well as shared amenities such as reception, conference and work rooms. In addition, tenants take advantage of programs that teach business skills and offer support with licensing, intellectual property, financing and other issues. They are also connected with RIC Sponsors, established companies that take an active role in mentoring incubator companies for success. Companies generally spend two to four years in Montgomery County incubators, before "graduating" and moving to local commercial office space."

www.rockvilleredi.org/

- Tenant Space has 23,000 square feet of flexible office space on two floors.
- Accommodates 20 to 30 international, professional service and advanced technology companies.

Images courtesy of www.flickr.com/photos/40492319@N05/

Executive Office Suites

6530 New Hampshire Avenue
Takoma Park, Maryland

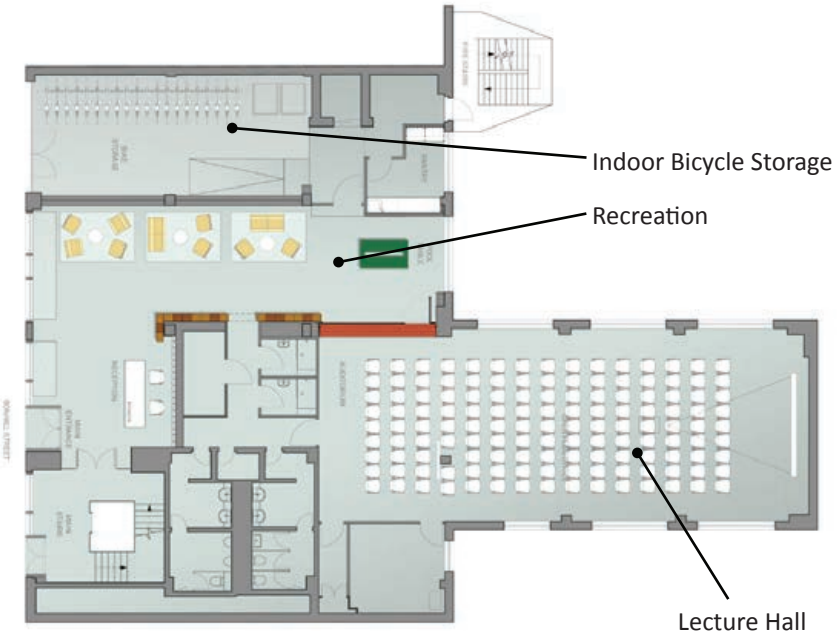
06.03.2013

Google for Entrepreneurs

Campus London

"...a co-working space in the heart of East London's Tech City that's powered by Google to offer startups the tools they need to succeed. Think seven floors of flexible work space, free high-speed Internet and support to fuel your ideas, from mentoring programs to networking events..."

www.campuslondon.com



We offer even more: more globally-acclaimed speakers, a new Campus EDU education programme offering mentorship from Googlers, inspirational talks from thought leaders, and a curriculum of classes to develop the skills young startups need to build successful businesses.
so far, all indicators show that Campus is one of the most exciting places in the world for technological innovation.

Eze Vidra, Head of Campus

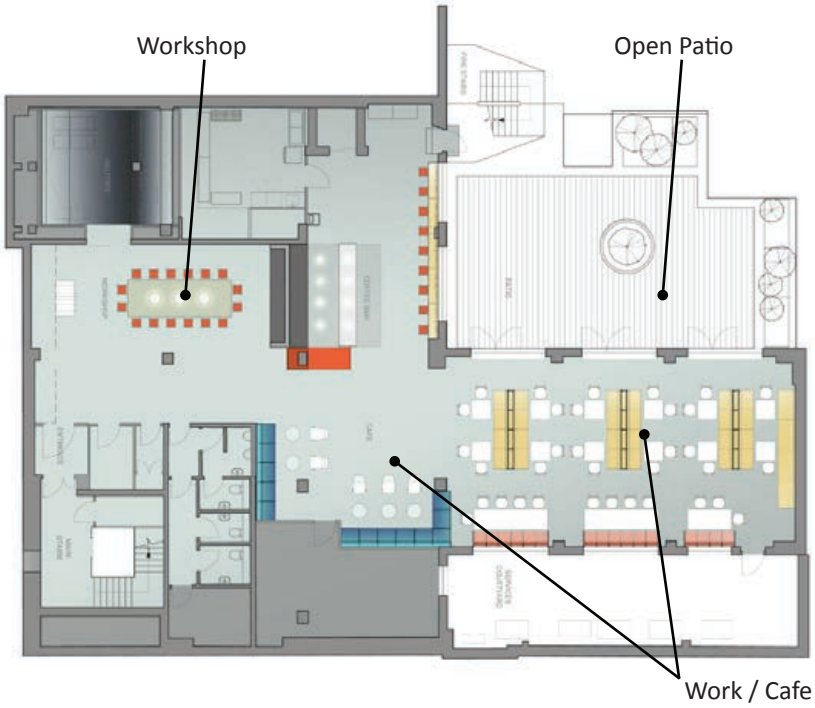
Images courtesy of www.campuslondon.com

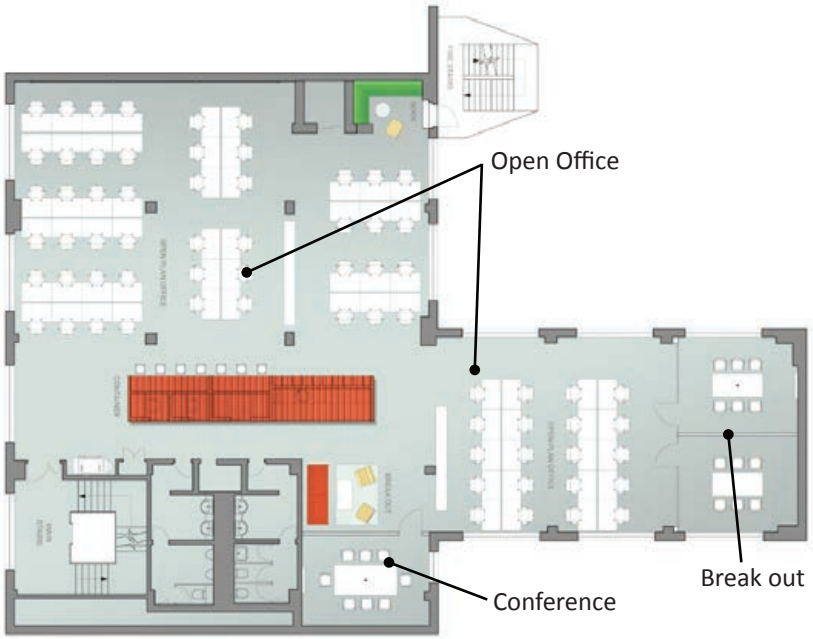
Open / Collaborative Office

LANDIS NAHRA DESIGN GROUP

6530 New Hampshire Avenue
Takoma Park, Maryland

06.03.2013





Images courtesy of www.campuslondon.com

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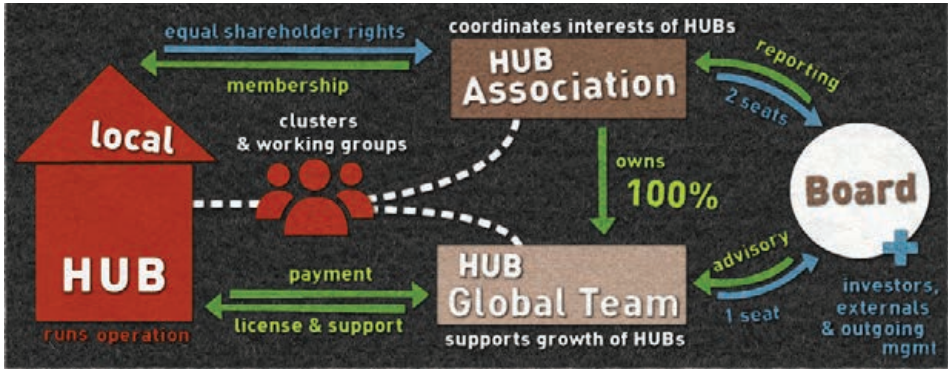
HUB

www.the-hub.net/

HUB

"HUBs are uniquely designed spaces that provide a creative environment as well as a professional infrastructure to work, meet, learn and connect. We believe physical spaces are key to our impact."

www.the-hub.net



Images courtesy of www.the-hub.net/

LANDIS ARCHITECTS BUILDERS

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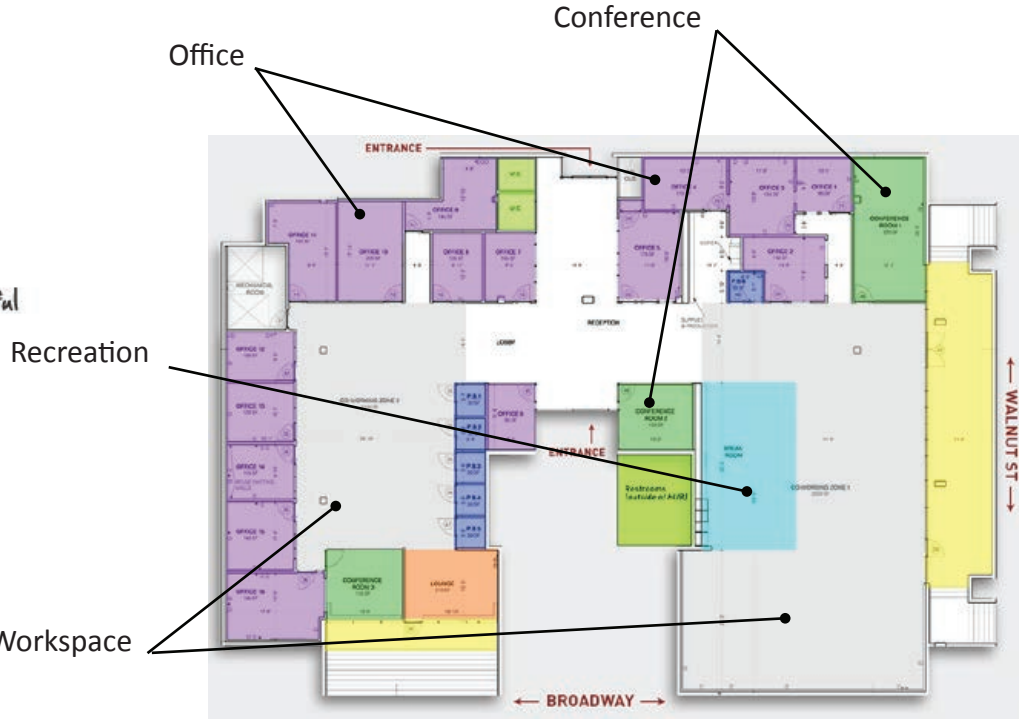

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