



* The 6 photos above are for illustrative purposes only and may not reflect the exact product actually provided.

Block 7

Block 7 – 4-story multi-family building with concealed raised 5-story parking structure

(Architectural Sheets 7.1 - 7.5)

Block 7 is located on the northwest side of Toledo Terrace across from Block 5. The architectural character of this 9-story building simulates the character at the base of Block 5, providing continuity throughout the development. The building design engages the use of double and triple wide openings using slider windows.

The 4 sides of the building are finished in earth tone brick and hardie board colors. Projecting bay windows and shallow French balconies are used as vertical expressions which add variety to the horizontality of the building mass. Roof lines will be articulated with varying heights of bay windows and building bays.

Block 7 has a large, central internal courtyard on the west side containing pool amenities, and two smaller courtyards on the east side. The exposed garage on the north side will be treated with the same window proportions as the residential skin allowing a consistent façade along the north side facing Block 8.



Side Elevation of Building 7



Front Elevation of Building 7

6. MULTIFAMILY UNIT FEATURES

All buildings at Belcrest Plaza will have furnished lobbies and a 24-hour security system with controlled access. Leasing offices will have their own entrance for additional security purposes.

Consistent with the Belcrest style of luxury and comfort, residential amenities include a variety of features. Amenities include party/community rooms with kitchens, fitness facilities, porte-cochere at the entrance, a business center, and landscaped garden containing a variety of arbors, courtyard, fountains and other ornaments. Multi-family residential units shall be equipped with the following:

- Wall-to-wall carpeting and/or hardwood
- 9-foot interior ceilings
- Crown molding
- Appliance-equipped kitchen
- Washer and dryers
- Individual heating & air conditioning systems
- Walk-in closets
- 6-foot window & 8-foot patio door
- Wiring for phone and cable
- Front door lock systems



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7. TOWNHOMES

Block 8

(Architectural Sheets 8.1 - 8.2)

Block 8 is comprised of the townhome component. The townhomes will have rear loaded garages so that only the front doors and facades are exposed to the street.

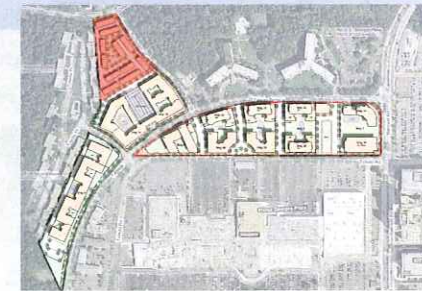
The townhomes will have flat roofs with varying parapet wall heights and will have a contemporary look applying aesthetic elements such as metal and composite panel bay window treatment and shallow projecting French windows. Slightly varying earth tone colors will differentiate units between strings.



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Typical Townhome Elevation



8. SUSTAINABLE BUILDING DESIGN

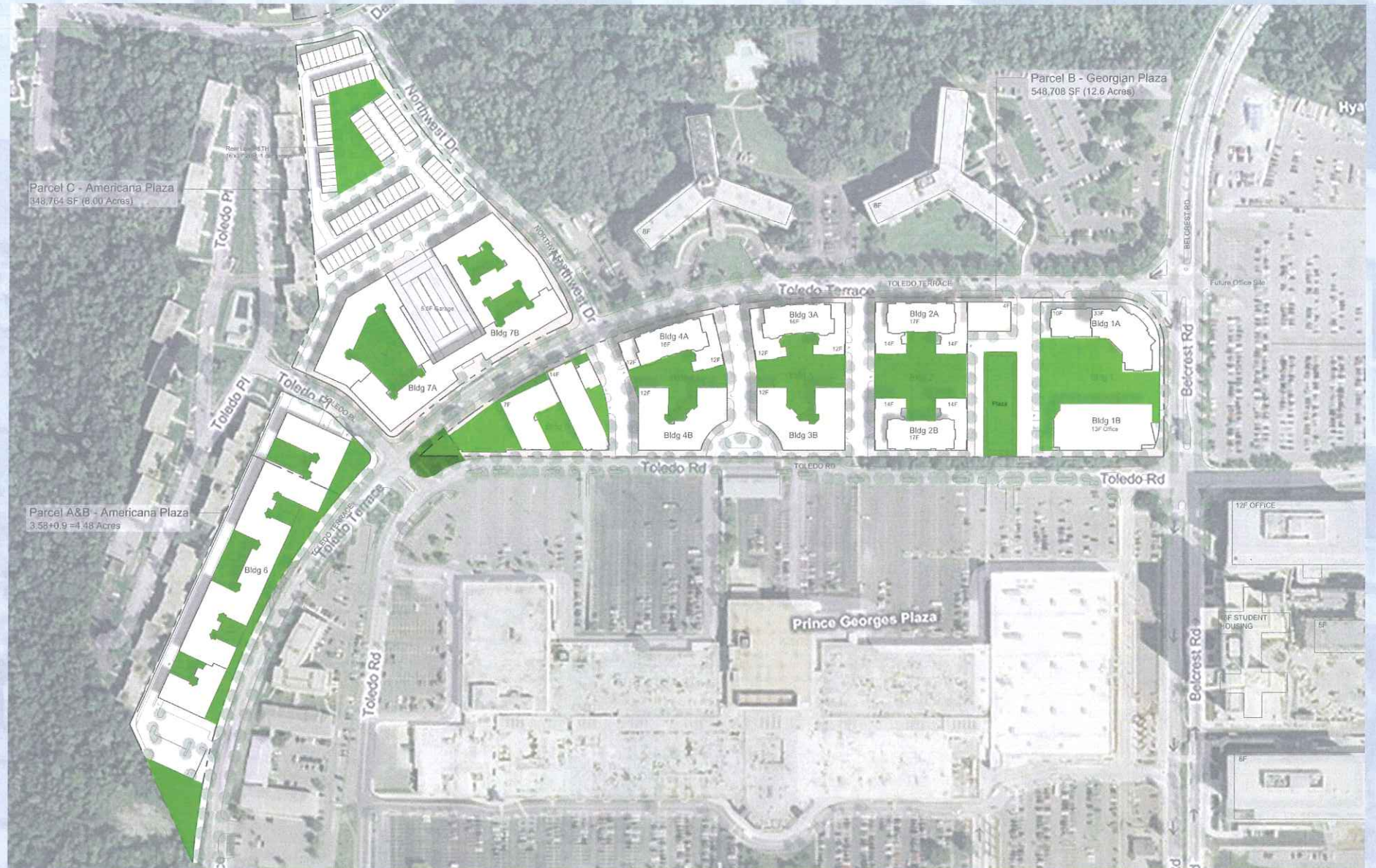
The Belcrest redevelopment offers ample opportunity to become a model for sustainable development.

With nearly all of the buildings on site located within ½ mile to the Prince George's Plaza metro station, the site inherently encourages the use of public transportation. To further emphasize the use of public transit systems, there is genuine consideration being given to a future campus system which would shuttle residents to and from the metro. Pedestrian and bicycle pathways/linkages to the metro and between all of the buildings on the campus have been designed to promote non-vehicular travel and encourage pedestrian accessibility and workability.

Parking has also been kept to a minimum, and, in addition, there is a proposed shared parking strategy. The vast majority of parking (except for a small parking lot consisting of 43 spaces and on street parking), is located in garage structures that act as podiums for the residential and commercial buildings above.

Keeping on-grade parking to a minimum reduces the amount of impermeable surfaces on the site, which will in turn reduce the amount of stormwater runoff that enters the municipal waste water system. The structured parking also provides opportunities for green roof plazas, increasing the amount of green open space for the residents to enjoy.

Plazas will be landscaped with native and drought tolerant plants so that excess (potable) water is not needed to sustain the life of the flora. Furthermore, the project aims to use no potable water for plant irrigation, either through xeriscaping or the use of reclaimed rainwater that is fed into efficient irrigation systems. Where landscaping is not used on the podium roof, light colored pavers and roofing materials will be used. The combination of a green roof plaza lush with indigenous plants and light colored paving for all pedestrian pathways will reduce the heat island effect on the site.



Reduction in water use is also an aim within each building through the installation of low-flow fixtures for lavatories and showers, including reduced-flush or dual-flush toilets. This saves the residents money in water use and will also reduce the burden on the municipal supply and waste water systems, which is of crucial importance in the DC Metropolitan area.



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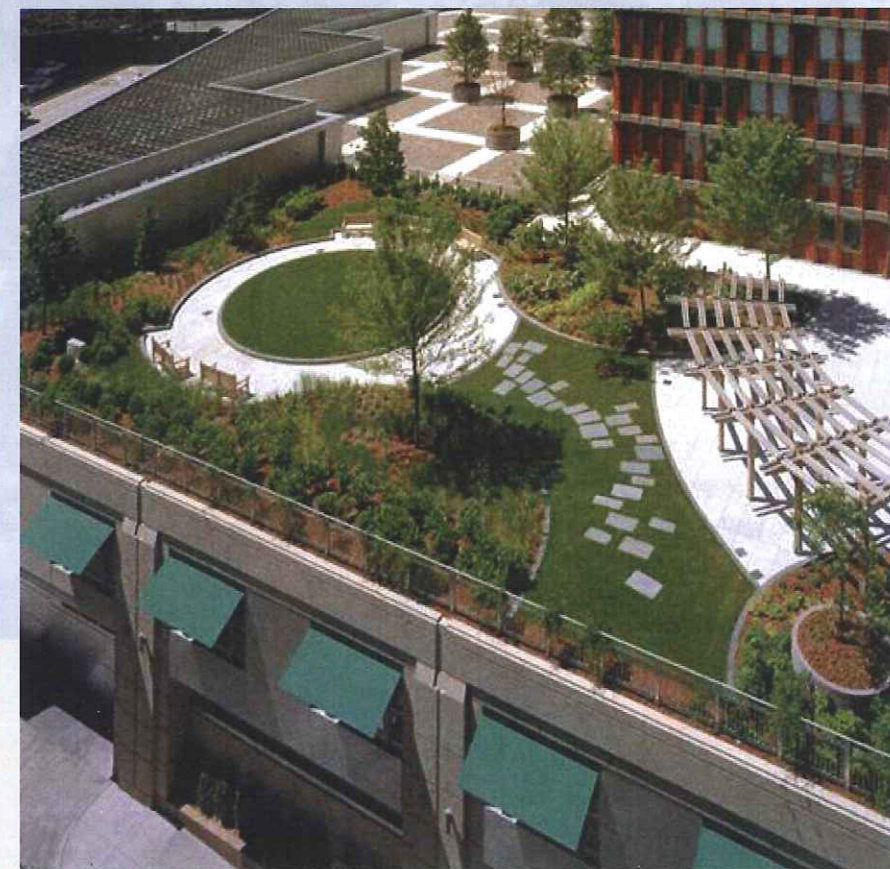
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In addition to reduction in water use, the buildings on site aim to reduce energy usage and will endeavor to improve the performance of the buildings by 14-18% above typical buildings of this nature. This will be done through careful envelope design and building orientation to maximize passive systems in addition to the design of an efficient mechanical system. Consideration is also being given to photovoltaic panels in order to take advantage of solar energy and reduce on-grid energy usage by 1-3%.

The redevelopment of Belcrest is also committed to sustainable building practices by designing and specifying regional materials and materials with recycled content. Furthermore, the project aims to recycle and salvage close to 90% of construction waste during the demolition and building process through the utilization of a "green deconstruction" company based out of Washington, DC. This goal is above the 75% maximum guideline set by LEED for construction waste management.

During construction, there will also be an indoor air quality management plan implemented to reduce air quality problems resulting from the construction process. The health and comfort of residents and building occupants is of high importance in the project as it aims to improve the indoor environmental quality of buildings on site. This will be done a number of ways, including the use of low-emitting materials, indoor and pollutant source control, and ensuring the thermal comfort of the building occupants.

Ultimately, the intention of the project is to realize an entire neighborhood redevelopment that employs and encourages sustainable practices. With walkable and pedestrian scaled street frontages, pedestrian and bicycle linkages to mass transit and local services, and a campus of LEED certified buildings, the project responds to the growing need for sustainable developments which reduce negative impacts on our environment.



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9. LANDSCAPE DESIGN

Pedestrian Circulation

The pedestrian circulation system will provide safe and direct routes throughout the project, with an emphasis on directing the pedestrian to the Prince George's Plaza Metro station. A comprehensive and coordinated pedestrian network, consisting of primary and secondary walkways will be created, using high quality paving in places and maintaining generous widths.

The primary system will follow the TDOZ Manual where required along Belcrest Road. Along Toledo Terrace, the primary system will be separated from the road edge by a comfortable tree lawn and flanked by a grass strip and a planted area continuing to the building face. Signage along these routes will highlight the individual buildings and recreation spaces and will direct the pedestrian clearly to the nearby Metro Station.

The secondary pedestrian system will feature a similar pattern along the private streets, which generally lead south towards the Mall property. Where there is retail at the ground level, the pedestrian system will feature paving up to the building face.



Computer generated perspective rendering of Public Plaza between Buildings 1 and 2



Computer generated image of Public Plaza



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Streetscape Design

The overall streetscape design will help add to the cohesive identity of the project. Along Belcrest Road, the streetscape treatment will follow the TDOZ manual (which is currently in place) with one slight deviation. At the back edge of the concrete sidewalk, for the overall health of the street trees, rather than installing the semi-circular metal tree grates, we recommend installing granite cobbles (setts) in the same orientation.

Flanking the main plaza, where the streets have retail frontages at the ground level, the streetscape takes on its most urban design framework. In this area, the streetscape will be paved with unit pavers from back of curb to face of building. Tree pits measuring a minimum of 5 feet by 10 feet will be planted with a hardy groundcover like *Liriope muscari* 'Big Blue'. Using tree pits will help circulation and will allow for a stronger hardscape connection between the retail enlivened sidewalk, the streets, and the plaza space.

To allow for the potential for on-street parking, the tree pits will be set 16 inches off the curb to allow for easier egress from parked cars. The special paving along the sidewalk will be used in the vehicular drive lanes to create a more pedestrian-friendly zone, where drivers will be prompted to slow down upon entering an area of alternate paving materials. As the paving crosses the vehicular lanes it will also act to connect the streetscape to the plaza, visually and physically, especially in special festival-like times when the street will be blocked to vehicles.

The Townhome block will demand a unique streetscape design due to the layout and style of the units. In this area, steps will lead away from the front doors of the townhomes and will terminate at the pedestrian walk. In some places the walk will be separated from vehicular travel lanes by a tree lawn, while in others it will run along the curb edge to allow easier connections to parking. A consistent character will be created here by using consistent planting in between the protruding steps.



Computer generated rendering of Public Plaza



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