

25 M STREET SE

Washington, DC
Zoning Commission Review Under CG Overlay Modification

Exhibit C

April 21, 2016

Owner/ Developer	25 M Street Holdings, LLC
Architect	HOK
Landscape Architect	Parker Rodriguez, INC.
Land Use Counsel	Goulston & Storrs

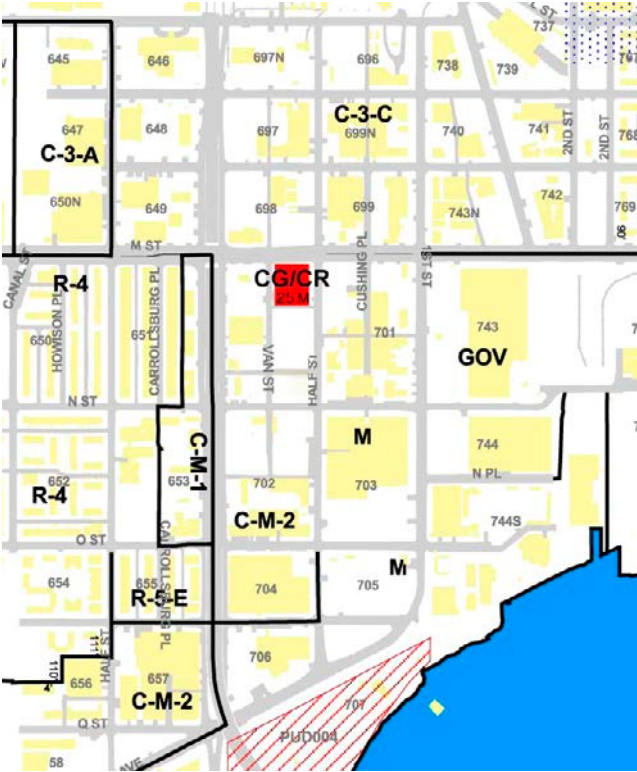


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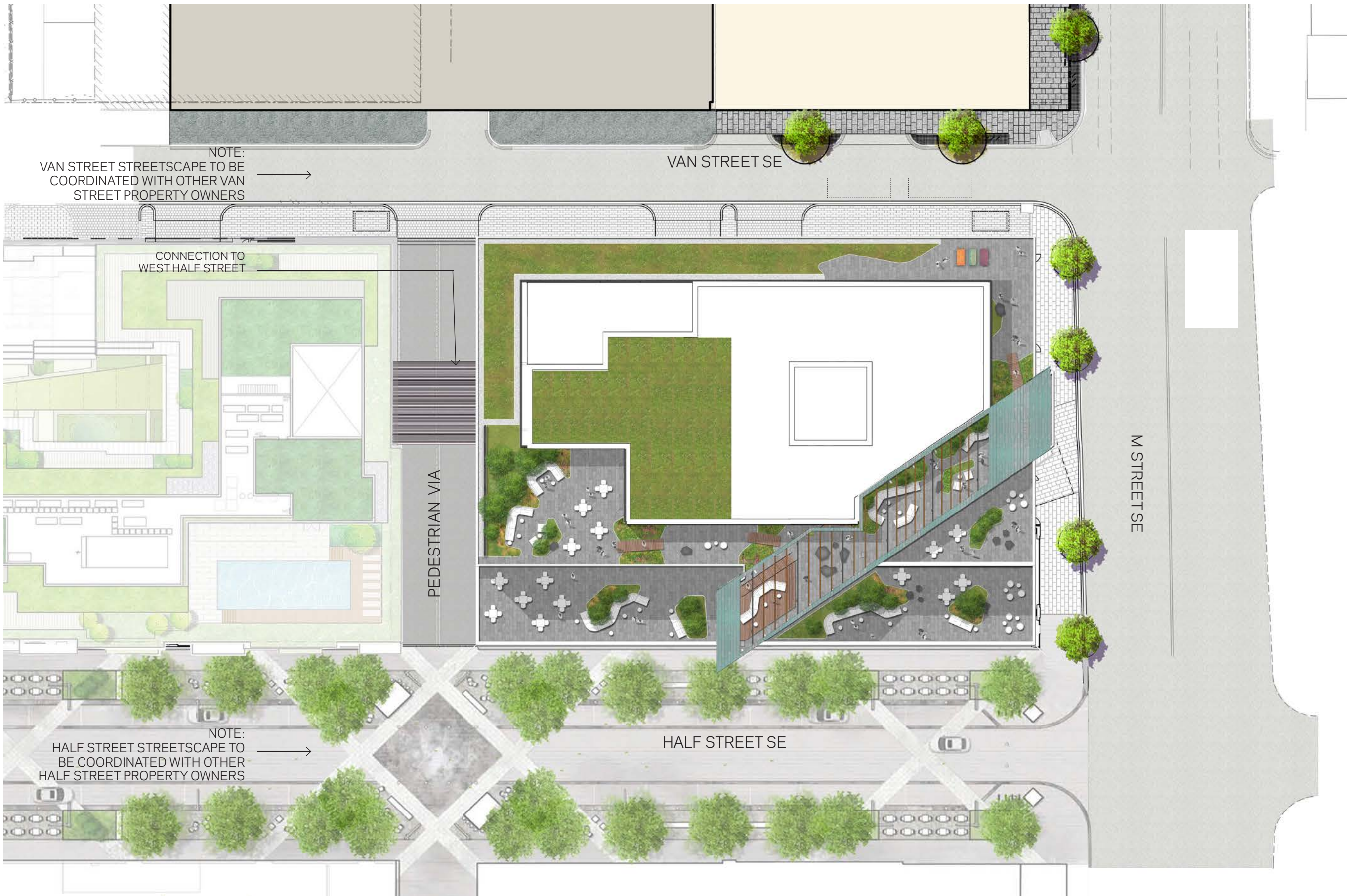
LANDSCAPE ROOF PLAN L1

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PRECEDENT L3

PLANTING L4





APPROVED VERSION

OFFICE-North Building #1	Floor area	Retail	Commercial	TOTAL
Parking	32,307			96,921
1st floor	28,334	19,938	8,396	
2nd floor	29,875		29,875	
4 floors (3rd-6th)	30,569		122,276	
3 floors (7th-9th)	29,607		88,821	
Total		19,938	249,368	269,306

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Office -Mid Block Building #2	Floor area	Retail	Commercial	TOTAL
Parking	19,183			57,549
1st floor	14,601	8,859	5,742	
2nd floor	14,337		14,337	
4 floors (3rd -6th)	14,690		59,654	
3 floors (7th-9th)	13,397		40,191	
Total			119,924	128,783

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Residential - Building #3	Floor area	Retail	Residential	TOTAL
Parking	36,502			109,506
1st floor	33,258	22,827	10,431	
2nd floor	27,486		27,486	
3rd floor	28,404		28,404	
4th -8th floors	28,404		142,020	
9th-10th floors	26,916		53,832	
11th floor	26,069		26,069	
Total			288,242	311,069

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

TOTAL	709,158
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REVISED VERSION

25 M Street SE	Floor area	Retail	Commercial	TOTAL
Parking	31,082			62,164
1st floor	30,162	20,547	9,615	
2nd floor	31,372		31,372	
3rd floor	28,653		28,653	
4th floor	26,212		26,212	
4 floors (5th-8th)	26,212		104,848	
9th floor	25,029		25,029	
Total		20,547	225,729	246,276

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Reduction in area for proposed Building:	23,030
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WEST HALF

FLOOR	QUANTITY	RESI-1	RESI-2	NON-RESI	TOTAL GFA
1	1	2,663	3,631	43,164	49,458
2	1	6,908	12,914	25,771	45,593
3	1	4,600	13,275	0	17,875
4	1	30,446	13,408	0	43,854
5	1	30,012	13,355	0	43,367
6	1	27,146	13,349	0	40,495
7	1	24,645	13,452	0	38,097
8	1	24,231	13,369	0	37,600
9	1	23,668	13,285	0	36,953
10	1	23,209	13,432	0	36,641
11	1	22,610	13,369	0	35,979
TOTAL	11	220,138	136,839	68,935	425,912

* PENTHOUSE AREA IS INCLUDED FROM TOTAL GROSS FLOOR AREA.

TOTAL	672,188
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25 M Street SE Project					3/11/2016
Square 700 Lot 873	Zone: CR/CG Overlay District				
Site Area = 32, 394 SF					
	Zoning Restriction	Comments	Previously Approved for Square 700	Proposed for Lot 873 (25 M Street)	New Relief Requested
DCMR 11-6: CR ZONE					
Maximum Building Height (600.2)	90' increased to 100' by 1602.1 set at 110' by 1910 Height Act (90' wide + 20')	Complies	110'	110'	No
Penthouse (630.4)	Penthouse not to exceed 20', Mezz is permitted, second story for mech space only	Complies	20'	20'	No
Maximum FAR (631.1)	6.0 increased to 7.0 by 1601.2, to 9.0 by CLD & Zoning Approval	Complies	8.06	7.57	No
Public Open Space (633.1)	10% of total lot area at ground floor (deleted by 1604.9)	Complies	None	None	No
Maximum Lot Occupancy (634.1)	100% Commercial	Complies	100% Commercial	100% Commercial	No
Minimum Rear Yard (636.5)	Lot abutting 3 or more streets no rear yard required	N/A			No
Minimum Side Yard (637.1)	Not required	N/A			No
Open Court (638.1)	At Via , 2 1/2 in. per ft.(6' min) at 22'-11"	N/A			No
Open Court (638.1)	At West Van Street , 2 1/2 in. per ft.(6' min) at 22'-11"	N/A			No
11-4 ROOF STRUCTURE Now Penthouse	Will comply with new Zoning Commission regulations approved /pending publication				
Permitted Use (411.4)	Mechanical or any permitted use within the zone	Complies	New requirements not applicable to previous approval		No
Stair Enclosure (411.6)	Stair not containing occupied space or mech space can have seperated enclosure	Complies			No
Enclosing Walls (411.9a)	Habitable Space may be different height from mechanical space	Complies			No
Enclosing Walls (411.9b)	If no habitable space, elevator override maybe of separate uniform height	Complies			No
Screening (411.9c)	Mechanical screening maybe of single, different uniform height	Complies			No
FAR (411.13)	Not included	Complies			No
GFA (639.2)	Not counted for loading, parking and bike	Complies			No
DCMR 11-16 CG ZONE					
Setbacks on M Street (1604.3)	15' from curb	Need Relief	Varies	Varies	No
Retail Use on M Street (1604.4)	100% of street fontage for retail use except for life safety	Complies	100%	100%	No
Preferred Used (1604.4)	35% of ground floor to be preferred use	Complies	68%	72%	No
Preferred Used (1604.7)	Minimum floor to ceiling height 14'	Complies			No
Driveway (1604.2)	Not allowed on M Street	Complies			No
DCMR 11-16 CG ZONE					
Setbacks (1607.2)	at 65' need 20' setback (reduced by 15' in height and 8' in depth)	Need Relief	Varies	Varies	No
Retail Use on Half Street (1607.4)	100% of street frontage for retail use except for life safety	Complies	100%	100%	No
Preferred Used (1607.3)	75% of ground floor to be preferred use	Need Relief	68%	72%	No
Preferred use (1607.5)	Minimum floor to ceiling height 14'	Complies			No
Driveway (1607.7)	Not allowed on Half Street	Complies			No
DCMR 11-21 PARKING					
Minimum Parking Retail (2101.1)	Retail = 1 per 750 sf over 3,000 sf (24 required)	Complies	130	24	No
Minimum Parking Office (2101.1)	Office = 1 per 1,800 sf over 2,000 sf (125 required)	Complies	264	133	No
Size of Space (2115.1)	9' x 19'	Complies			No
Compact Spaces (2115.2)	Up to 40 %	N.A*			No
Compact Spaces (2115.4)	Must be in group of 5 contiguous spaces	N.A*			No
Clear Height (2115.5)	Minimum clear of 6'-6"	Complies			No
Van Spaces (2115.6)	If more than 100 parking space, 5% to be 7'-2" clear height Van Spaces	Complies	8 spaces	8 spaces	No
Drive Aisle (2117.5)	20' drive aisle at 90 degrees (17' at 60 degrees)	Complies	20'	20'	No
Drive Way (2117.8)	Keep 25' from intersection, driveway ro be 14' to 25' wide	Complies			No
DCMR 11-21 BICYCLE PARKING					
Bicycle Parking Count (2119.2)	5% of required parking (5% x 156= 8)	Complies	147	89	No
Location (2119.3)	Must be on grade or basement or cellar level	Complies	P1 level	P1&2 level	No
Size (2119.4)	2' x 6'	Complies	2' x 6'	2' x 6'	No
Aisle Width (2119.5)	5' aisle width	Complies	5'	5'	No
DCMR 11-22 LOADING					
Office Loading Berth (2201.1)	With more than 200,000 ft. ² of gross floor area - 3 @ 30' deep	Complies	6 @ 30' deep	3 @ 30' deep	No
Loading Paltrform (2201.1)	With more than 200,000 ft. ² of gross floor area - 3 @ 100 ft.2	Complies		3 @ 100 ft.2	No
Delivery Space (2201.1)	With more than 200,000 ft. ² of gross floor area - 1 @ 20' deep	Complies	1 @ 20' deep	1 @ 20' deep	No
DCMR 11-25 MISC REQUIREMENTS					
Building Height (2517.4)	Height is measured from finished grade at mid-point of west boundary of Square 700	Complies			No

* SEE SECTION 2115.11
* SEE SECTION 2115.11



25 M Street SE
Washington, DC



LEED 2009 for Core and Shell Development

Project Checklist

25 M STREET SE

3 February 2016

24	2	2	Sustainable Sites		Possible Points: 28
Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
1			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1
7	1	2	Water Efficiency		Possible Points: 10
Y			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4
15	18	4	Energy and Atmosphere		Possible Points: 37
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	14		Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
3			Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2
6	1	6	Materials and Resources		Possible Points: 13
Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1
10		2	Indoor Environmental Quality		Possible Points: 12
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
		1	Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1
6			Innovation and Design Process		Possible Points: 6
1			Credit 1.1	Exemplary Performance: Heat Island Effect Non-Roof	1
1			Credit 1.2	Exemplary Performance: Public Transportation Access	1
1			Credit 1.3	Innovation & Design: Green Cleaning (or alternate)	1
1			Credit 1.4	Innovation & Design: Outreach and Education	1
1			Credit 1.5	Innovation & Design: Reduced Mercury Lighting (or alternate)	1
1			Credit 2	LEED Accredited Professional	1
2	1	1	Regional Priority Credits		Possible Points: 4
	1		Credit 1.1	Regional Priority: EAc1 Optimize Energy Performance 40%	1
1			Credit 1.2	Regional Priority: SSC5.1 Protect or Restore Habitat	1
1			Credit 1.3	Regional Priority: SSC6.1 Stormwater Quantity Control	1
		1	Credit 1.4	Regional Priority: MRc1 50% Building Reuse, WEC2, EAc2	1
70	23	17	Total		Possible Points: 110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110					

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SUSTAINABLE DESIGN REQUIREMENTS
018113.13 - 12

3 FEB 16



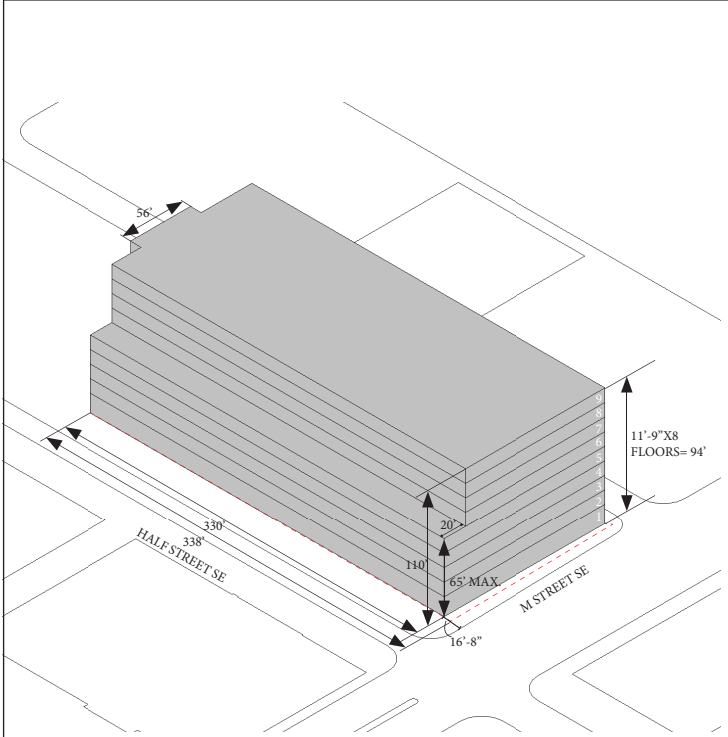
PARKERRODRIGUEZ INC.

LEED SCORE CARD
25 M STREET SE



AKRIDGE

A6

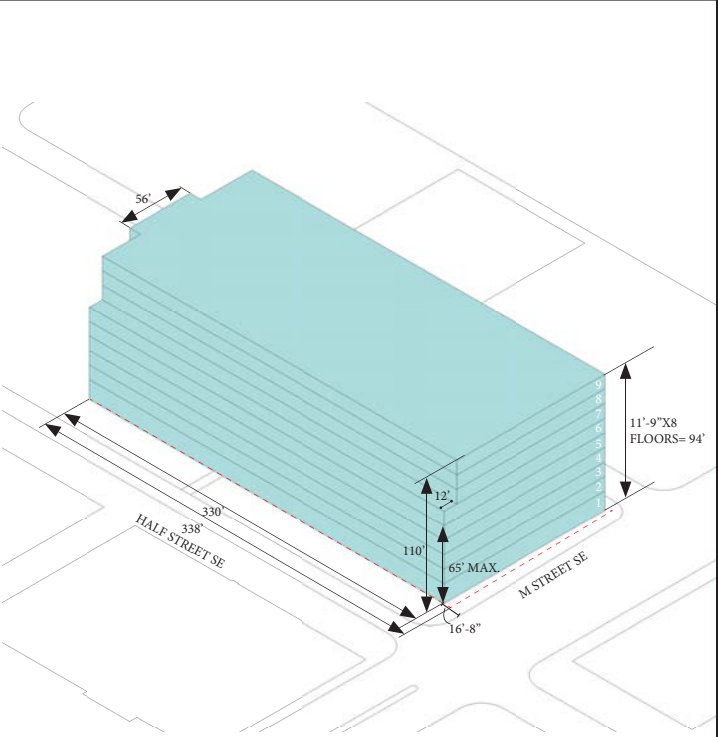


MATTER-OF-RIGHT
ALLOWED DENSITY WITH
SETBACK OF 20' AT 65'

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 50,281 SF
2ND FLOOR	= 50,281 SF
3RD FLOOR	= 50,281 SF
4TH FLOOR	= 50,281 SF
5TH FLOOR	= 50,281 SF
6TH FLOOR	= 43,681 SF
7TH FLOOR	= 43,681 SF
8TH FLOOR	= 43,681 SF
9TH FLOOR	= 43,681 SF

TOTAL = 426,129 SF

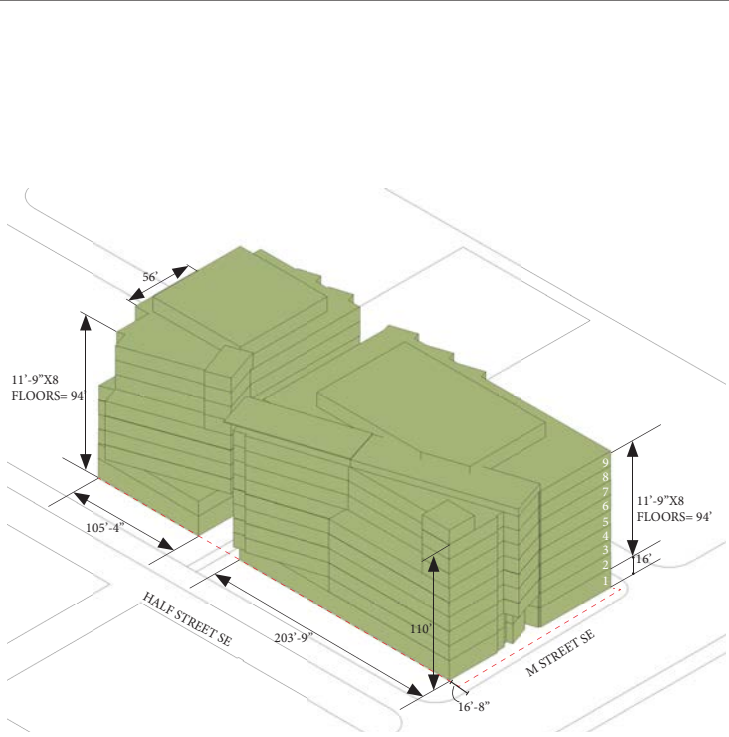


POTENTIAL DENSITY WITH
SETBACK OF 12' AT 80' -
PERMITTED WITH SPECIAL
EXCEPTION APPROVAL

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 50,281 SF
2ND FLOOR	= 50,281 SF
3RD FLOOR	= 50,281 SF
4TH FLOOR	= 50,281 SF
5TH FLOOR	= 50,281 SF
6TH FLOOR	= 50,281 SF
7TH FLOOR	= 46,321 SF
8TH FLOOR	= 46,321 SF
9TH FLOOR	= 46,321 SF

TOTAL = 440,649 SF



APPROVED COMMERCIAL BUILDING

OFFICE- NORTH BUILDING #1

1ST FLOOR	= 30,338 SF
2ND FLOOR	= 30,120 SF
3RD FLOOR	= 30,603 SF
4TH FLOOR	= 30,603 SF
5TH FLOOR	= 30,603 SF
6TH FLOOR	= 30,603 SF
7TH FLOOR	= 29,204 SF
8TH FLOOR	= 29,204 SF
9TH FLOOR	= 29,204 SF

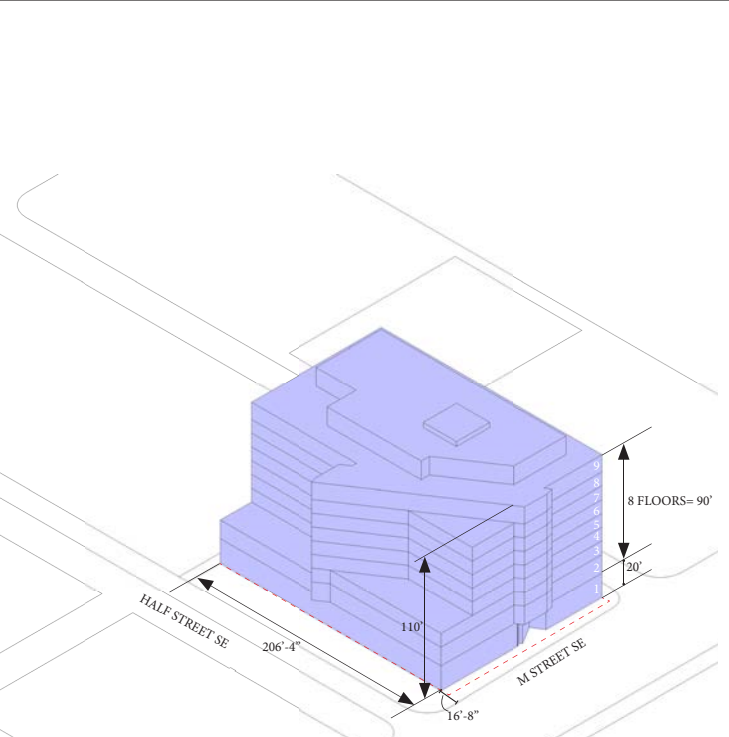
TOTAL =270,482 SF

OFFICE- SOUTH BUILDING #2

1ST FLOOR	= 14,509 SF
2ND FLOOR	= 14,283 SF
3RD FLOOR	= 14,568 SF
4TH FLOOR	= 14,568 SF
5TH FLOOR	= 14,568 SF
6TH FLOOR	= 14,568 SF
7TH FLOOR	= 13,480 SF
8TH FLOOR	= 13,480 SF
9TH FLOOR	= 13,480 SF

TOTAL =128,252 SF

TOTAL COMMERCIAL = 398, 734 SF
BUILDING AREA



PROPOSED COMMERCIAL BUILDING

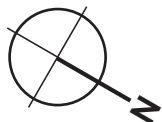
OFFICE- NORTH BUILDING #1

1ST FLOOR	= 30,162 SF
2ND FLOOR	= 31,372 SF
3RD FLOOR	= 28,653 SF
4TH FLOOR	= 26,212 SF
5TH FLOOR	= 26,212 SF
6TH FLOOR	= 26,212 SF
7TH FLOOR	= 26,212 SF
8TH FLOOR	= 26,212 SF
9TH FLOOR	= 25,029 SF

TOTAL =246,276 SF

TOTAL COMMERCIAL = 398, 734 SF
BUILDING AREA

PROPERTY
LINE



PARKERRODRIGUEZ INC.

MASSING COMPARISON
25 M STREET SE



AKRIDGE



-  PROPERTY LINE
-  AREAS RECESSED FROM APPROVED BUILDING
-  PROJECTION BEYOND APPROVED BUILDING

Ground Level



Ground Level



FLOOR PLANS
25 M STREET SE

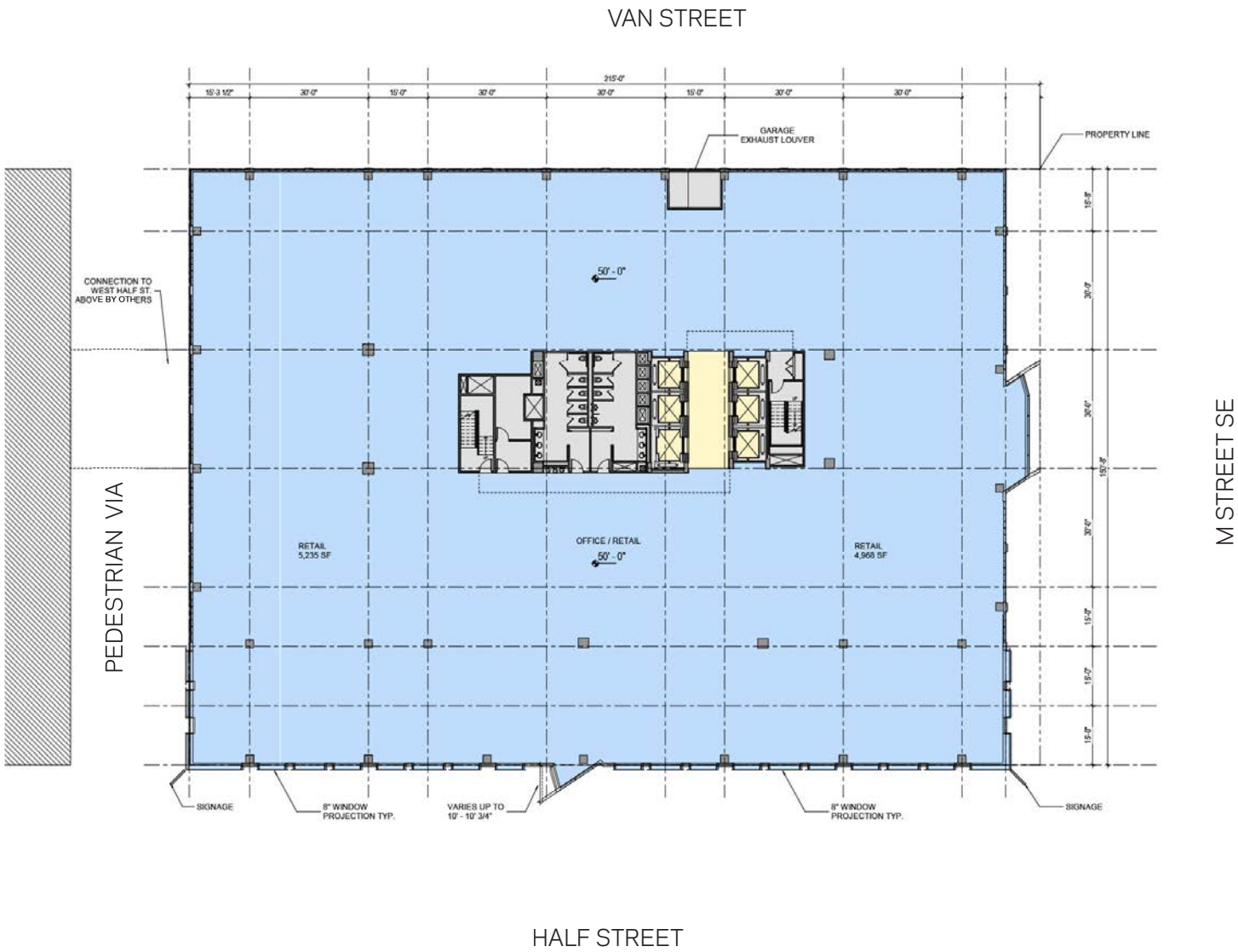


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APPROVED PLAN
Level 2



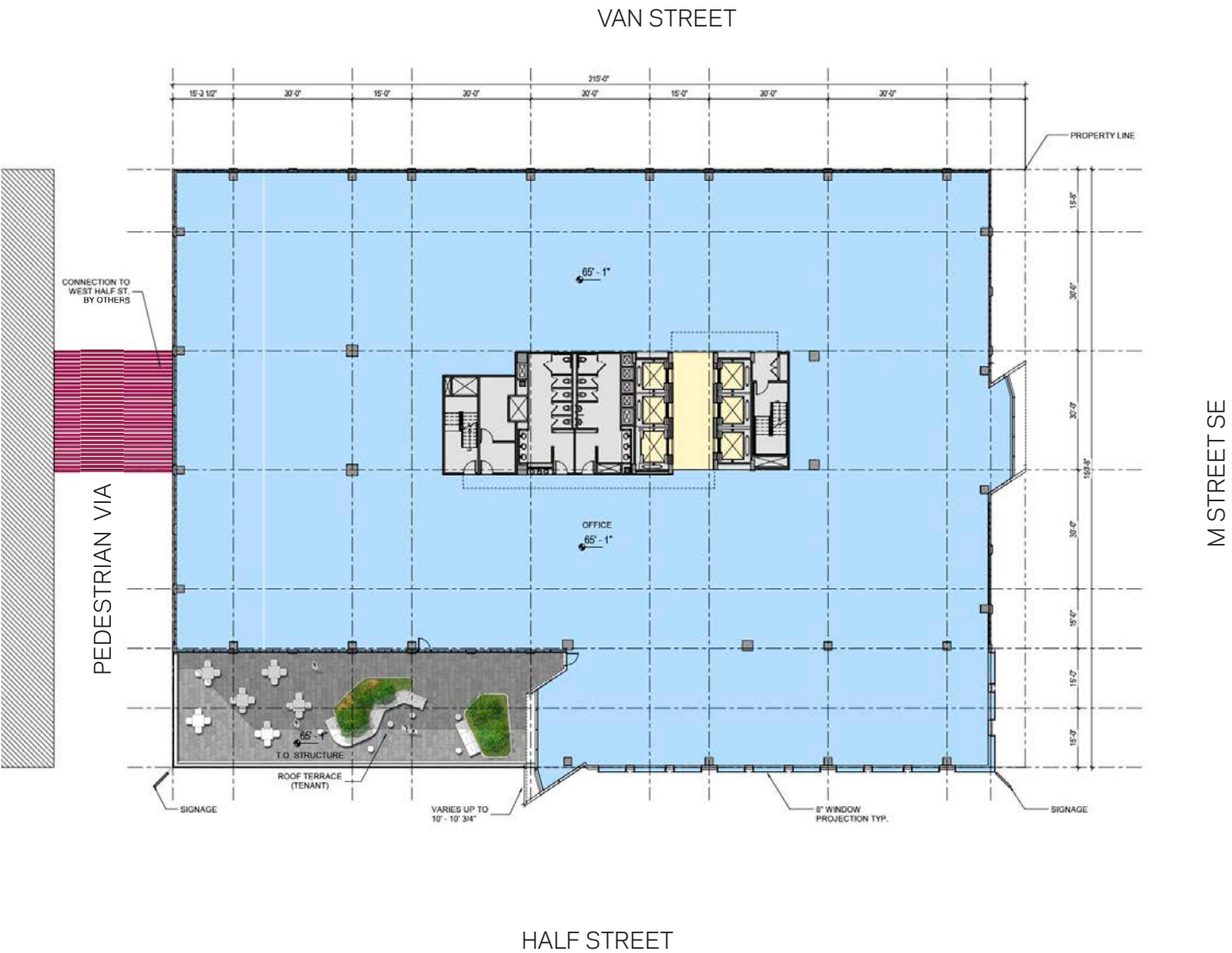
REVISED PLAN
Level 2



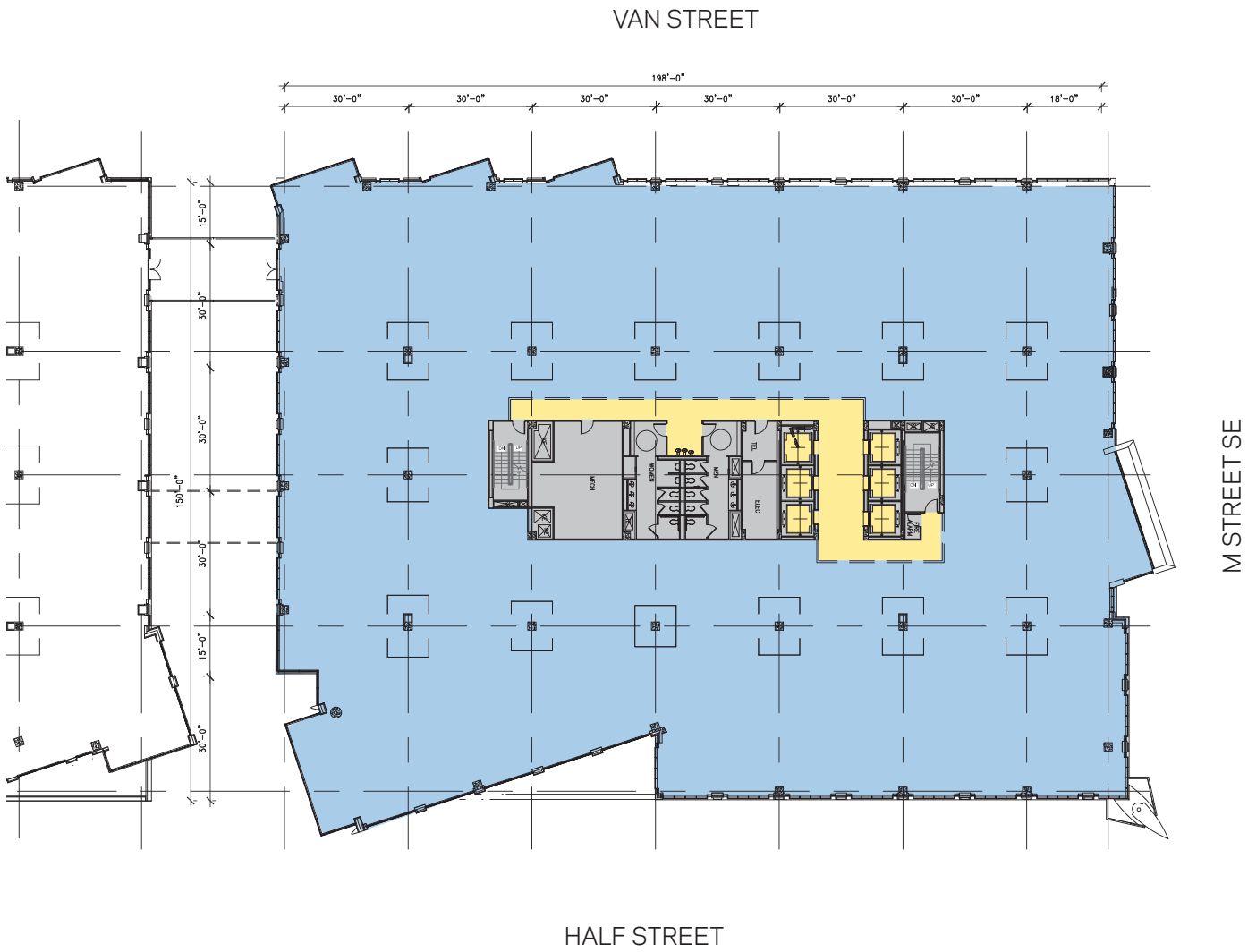
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Level 3



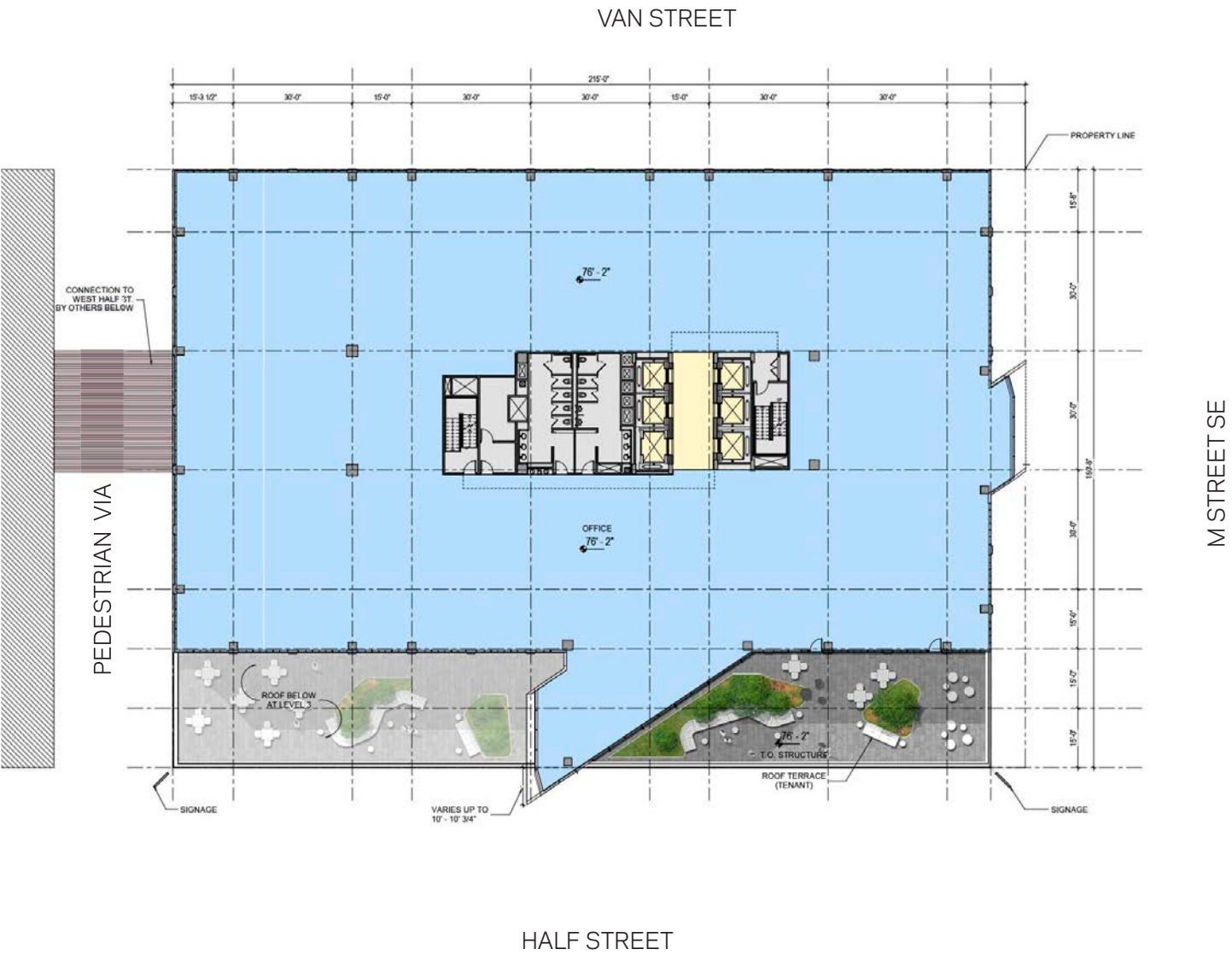
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Level 3



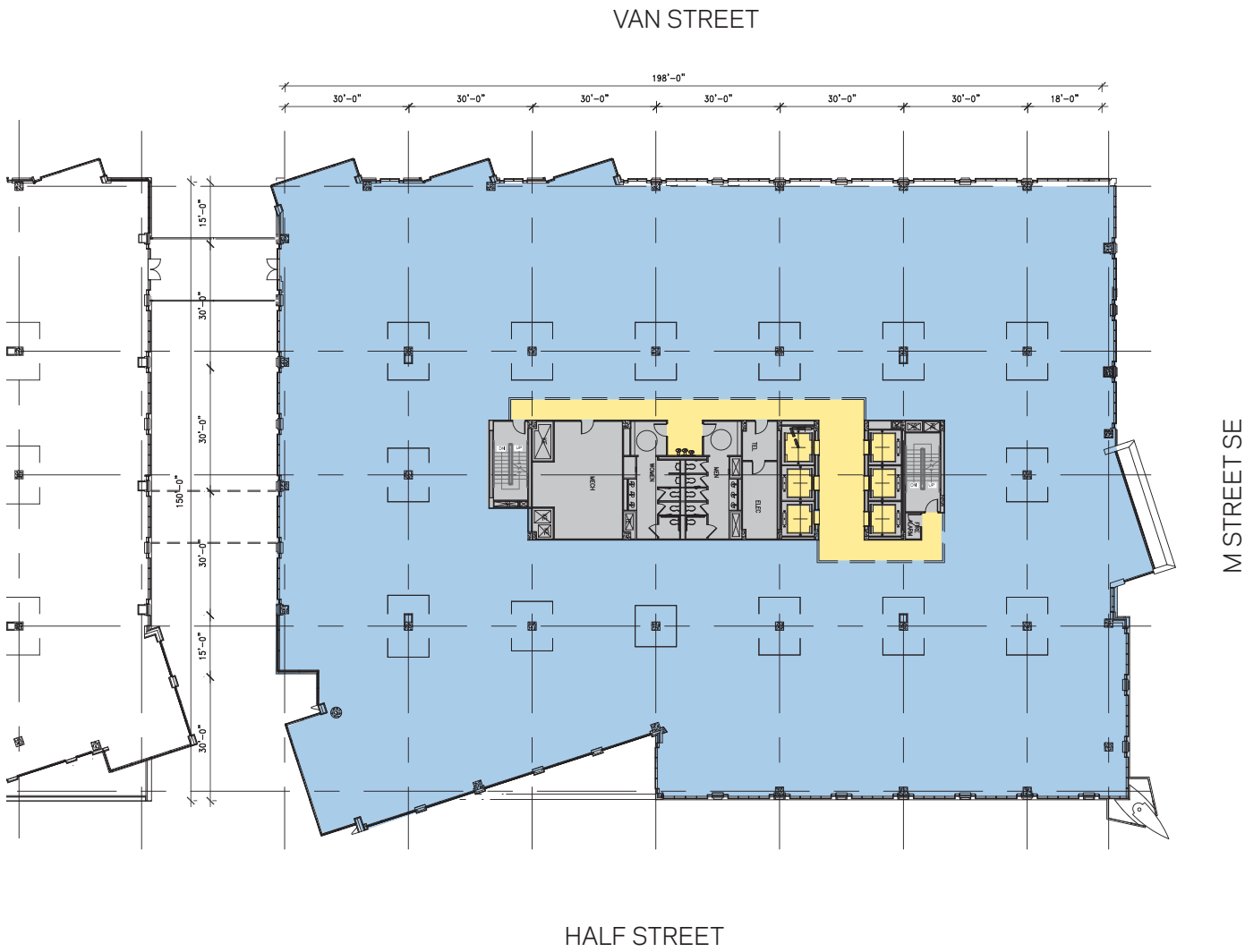
APPROVED PLAN
Level 4-6



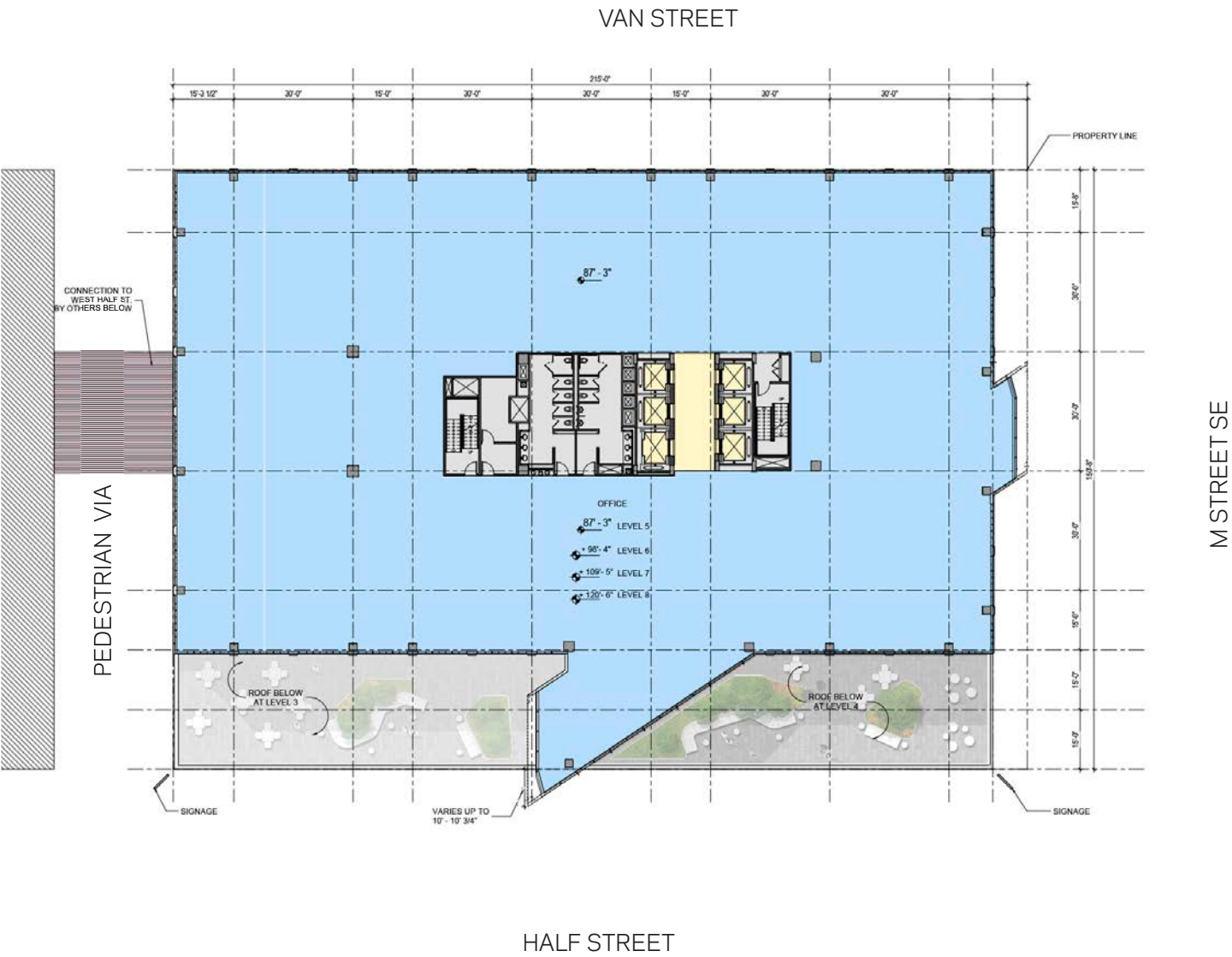
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Level 4



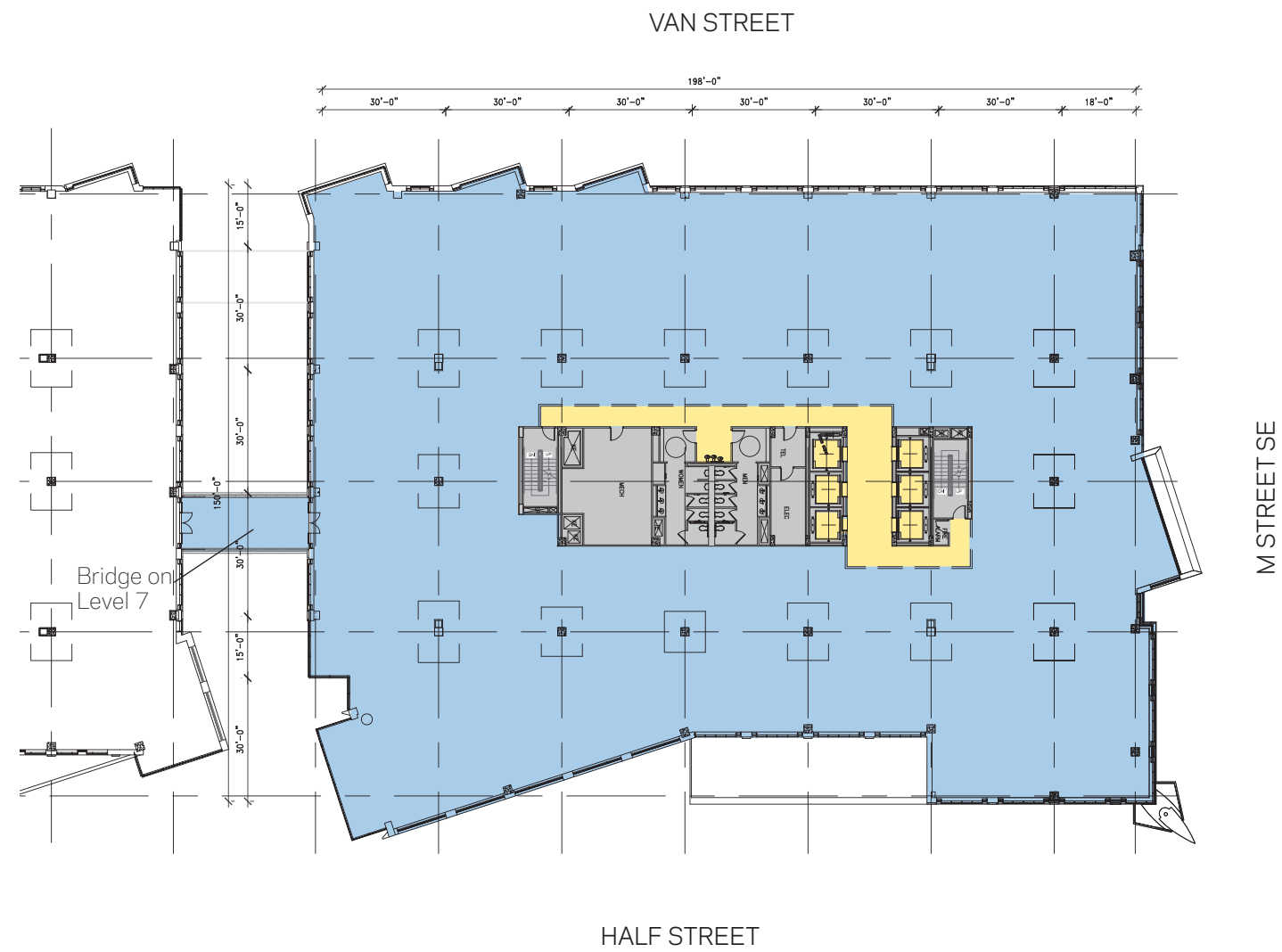
APPROVED PLAN
Level 4-6



REVISED PLAN
Level 5-8



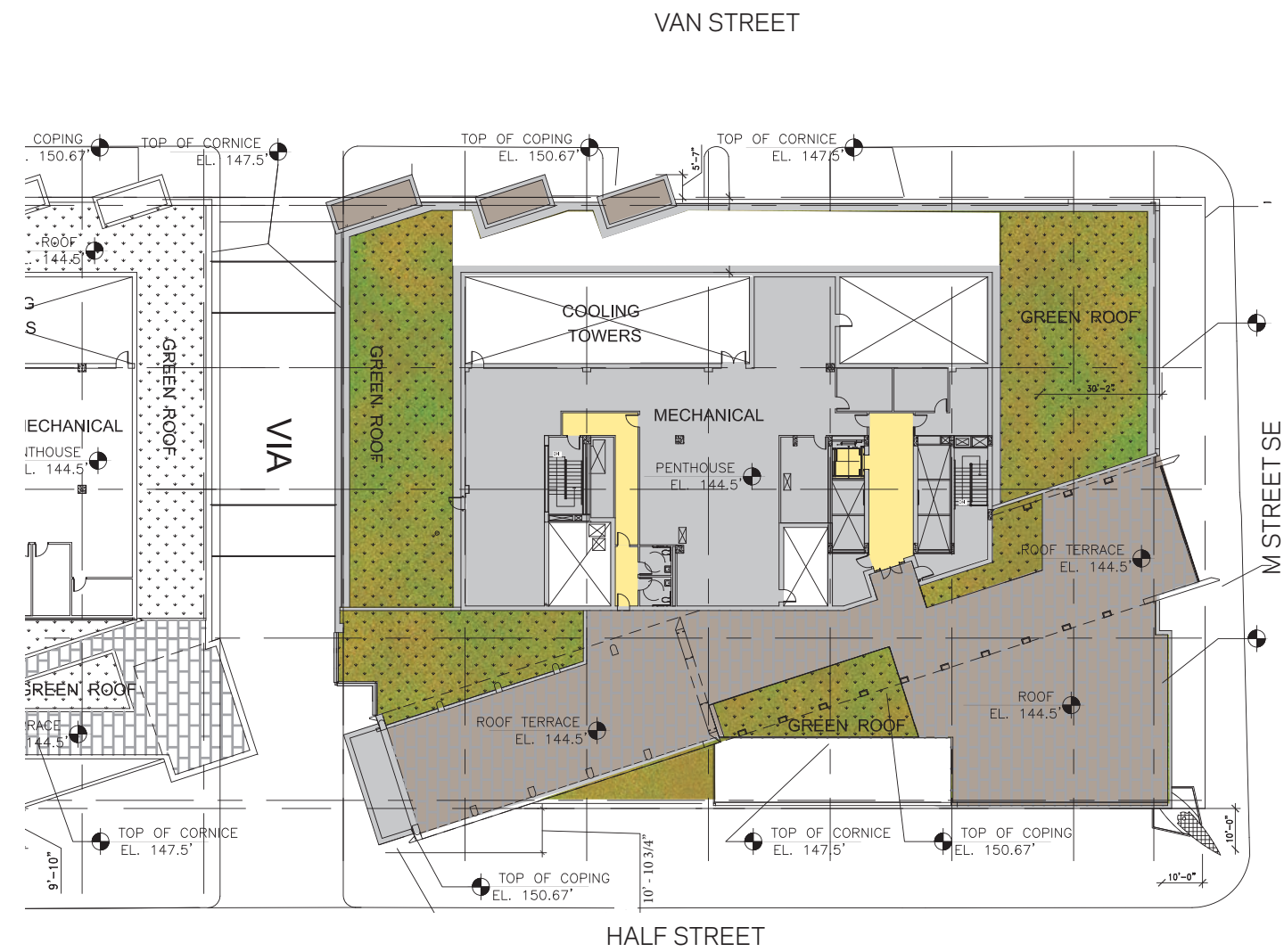
APPROVED PLAN
Level 7-9



REVISED PLAN
Level 9



APPROVED PLAN
Penthouse



REVISED PLAN
Penthouse



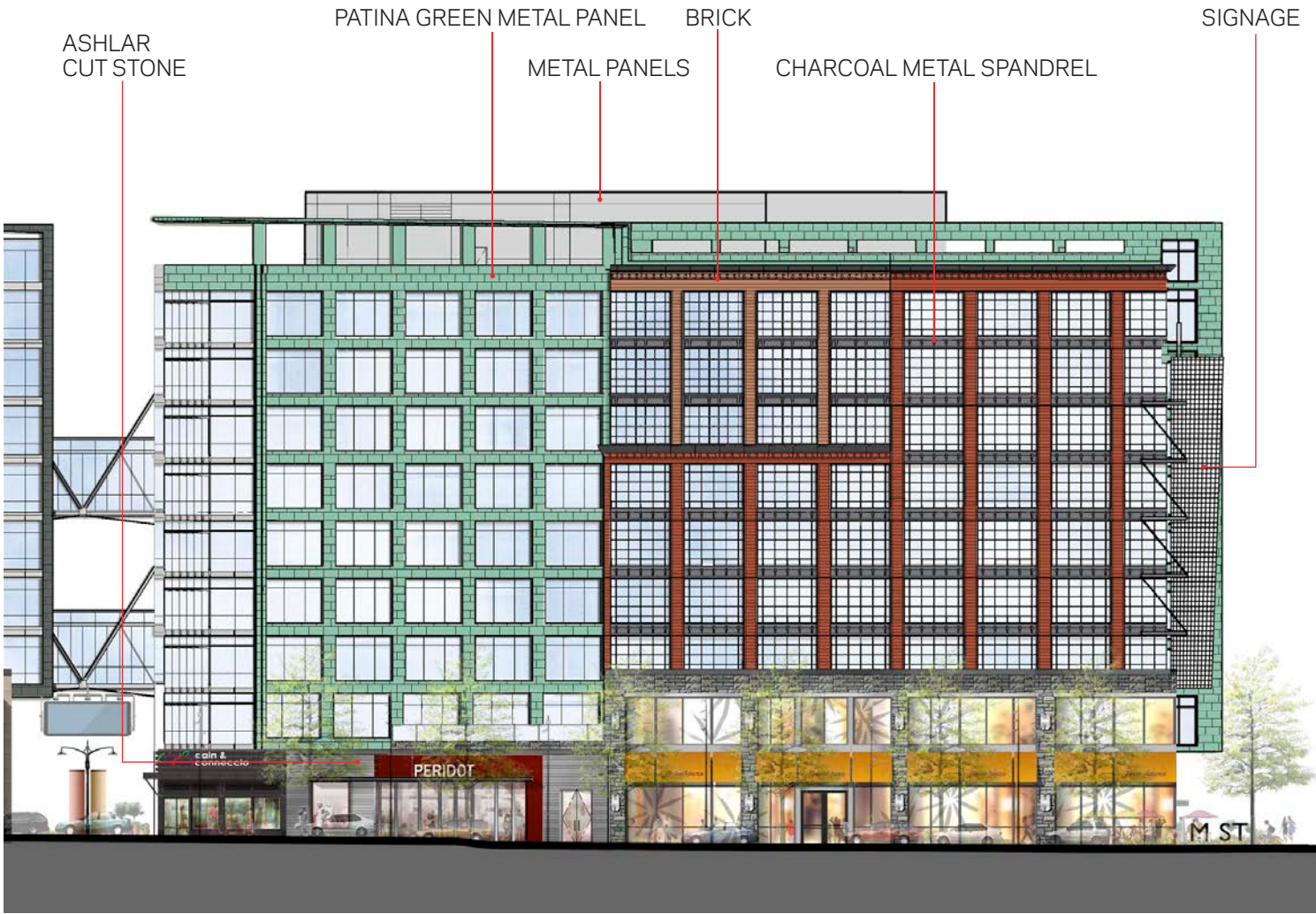
Roof



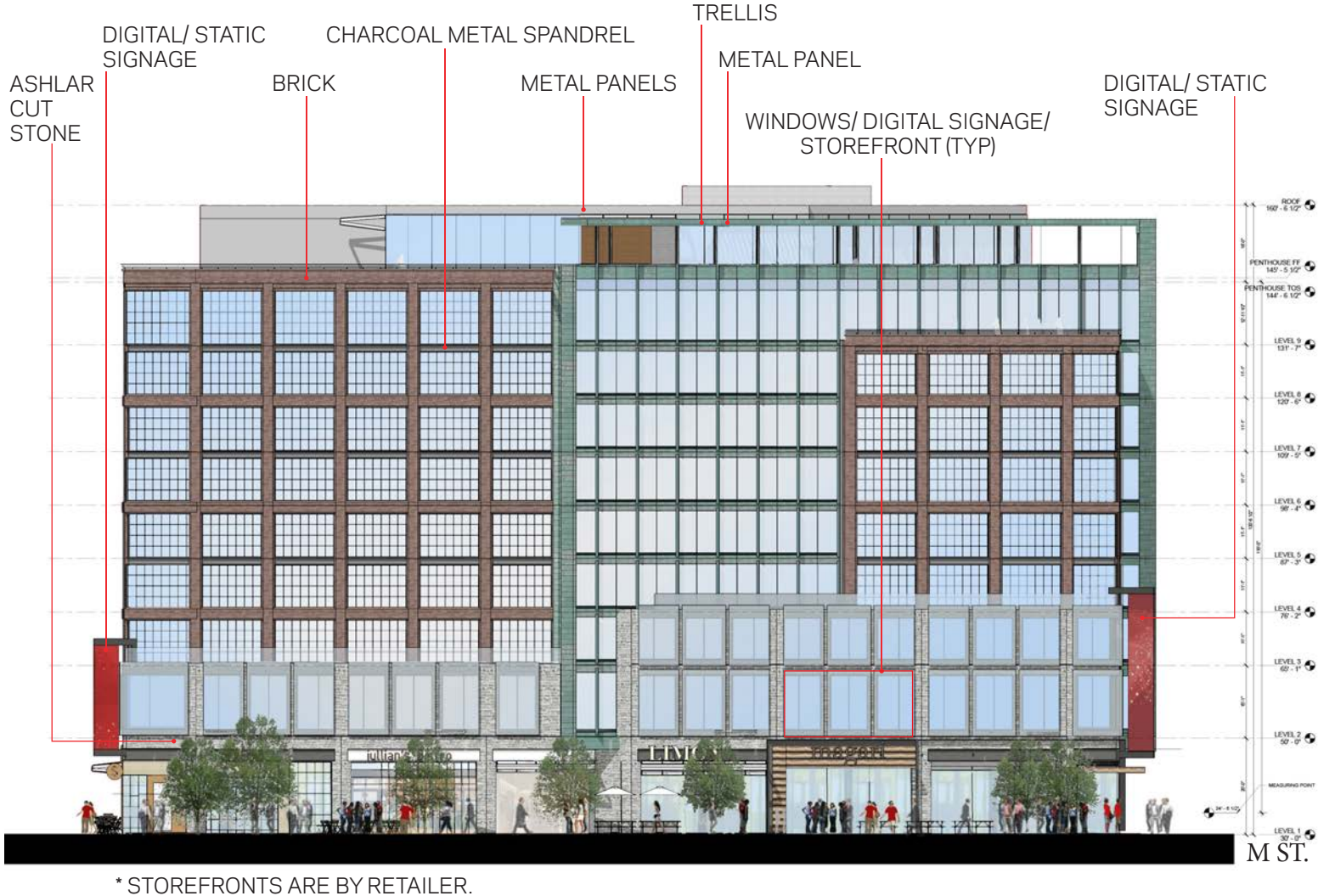
Roof



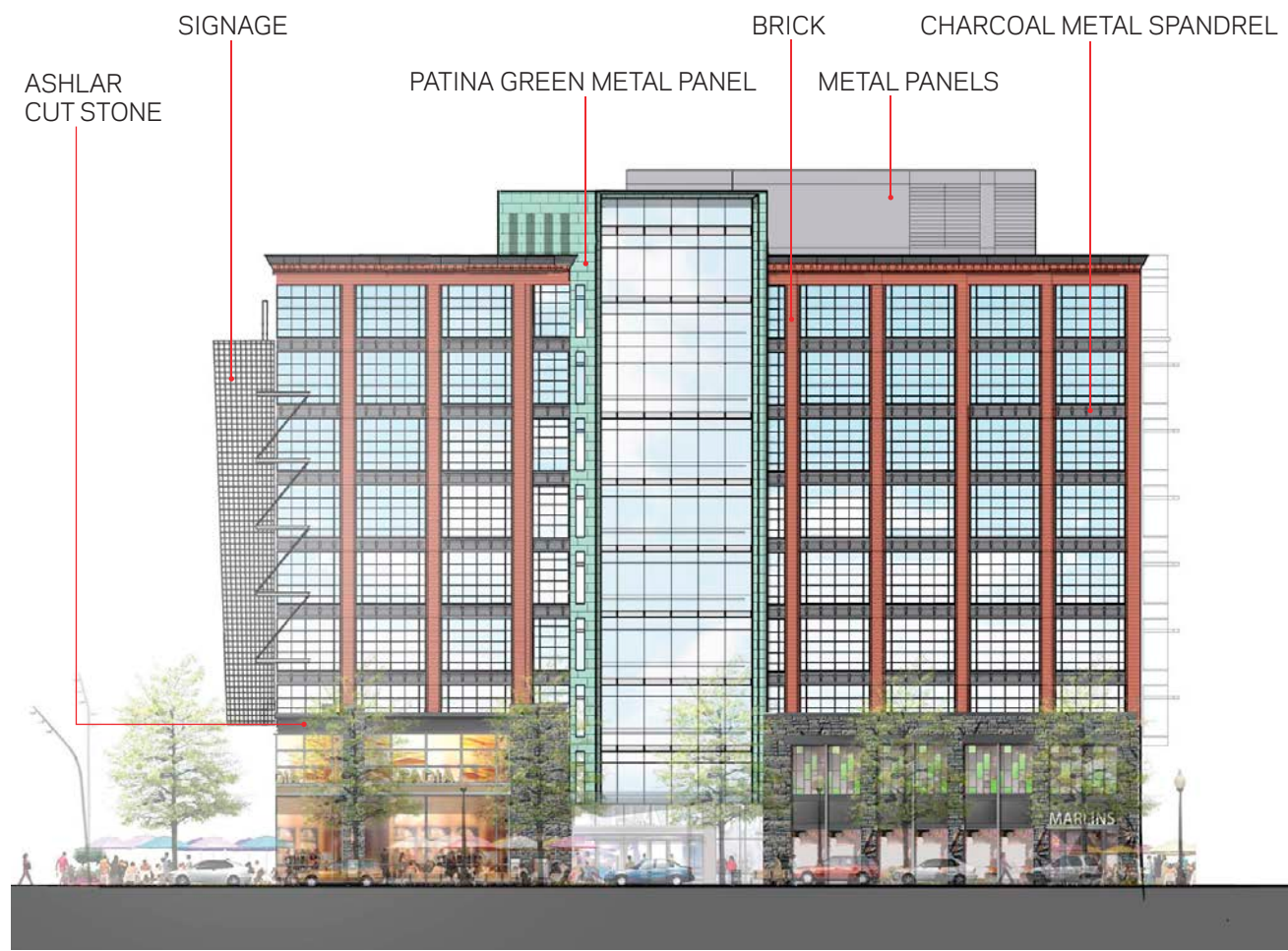
APPROVED ELEVATION



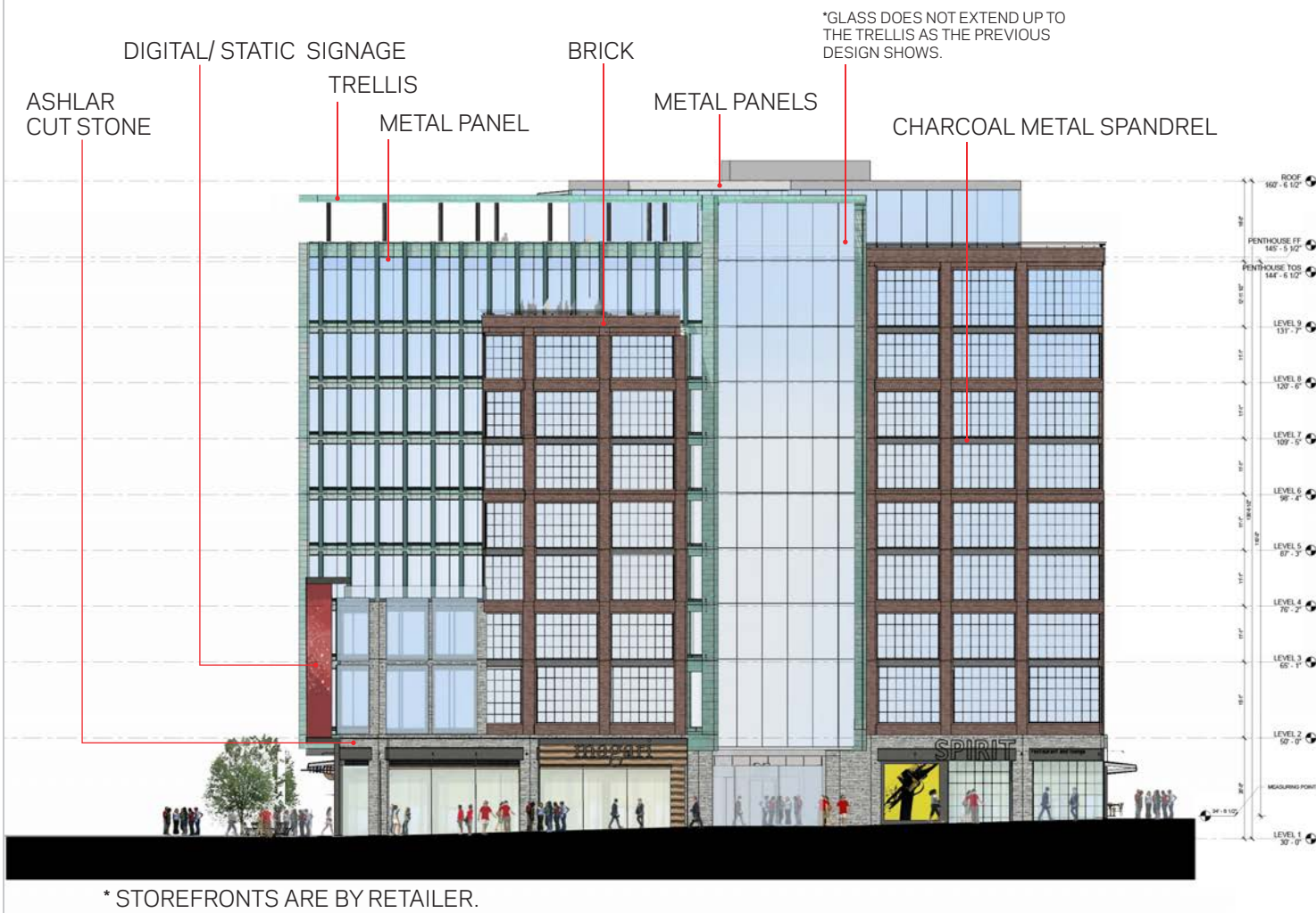
REVISED ELEVATION



APPROVED ELEVATION



REVISED ELEVATION



0 5 10 20 40 80 FT



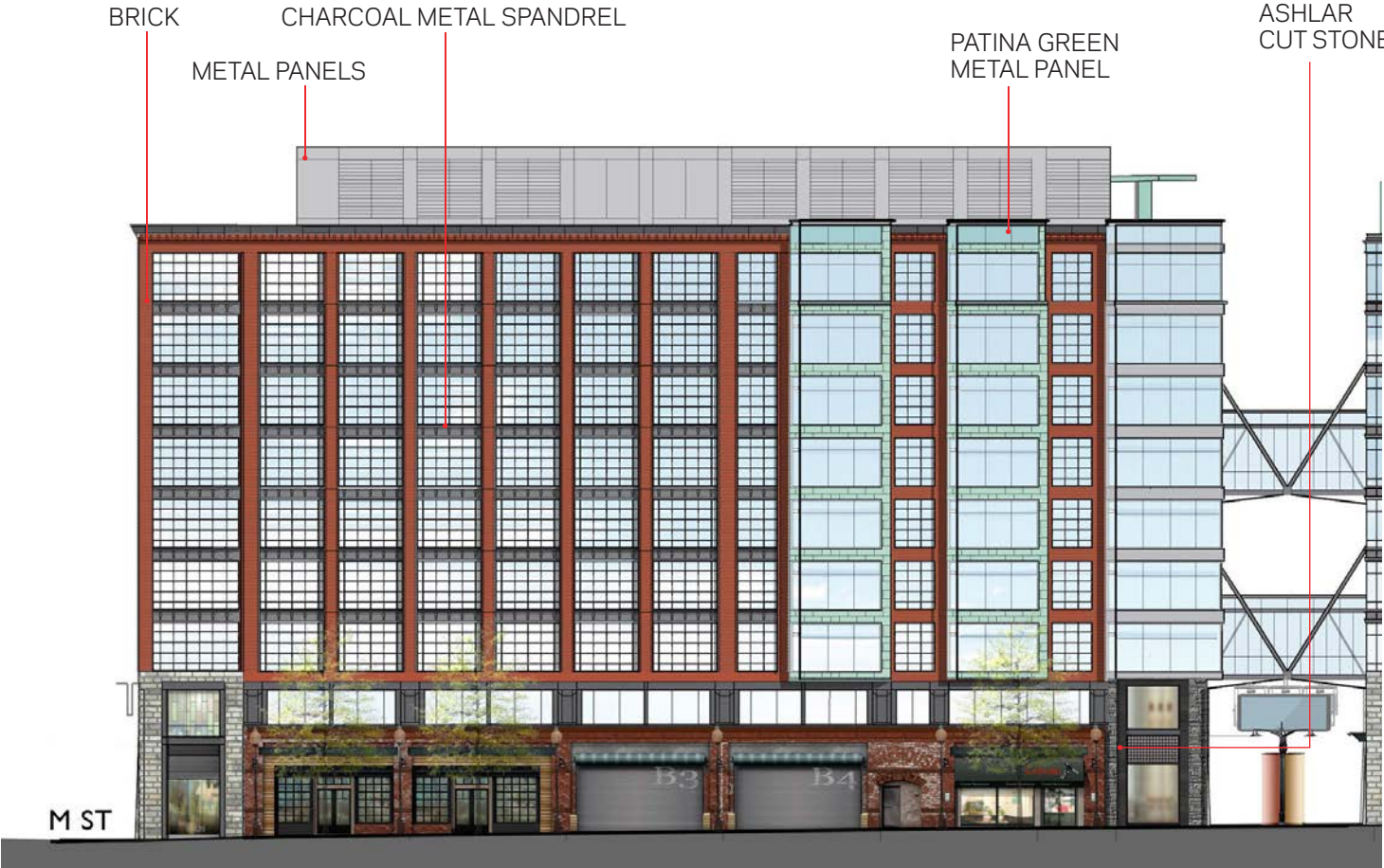
PARKERRODRIGUEZ INC.

M STREET ELEVATIONS 25 M STREET SE



AKRIDGE A18

APPROVED ELEVATION



REVISED ELEVATION

