Return to L'Enfant

Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

FINAL FIRST-STAGE PUD PLANS

May 23, 2011

OWNER

DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR
FOR PLANNING AND ECONOMIC DEVELOPMENT

APPLICANT

CENTER PLACE HOLDINGS LLC
c/o LOUIS DREYFUS PROPERTY GROUP

LAND USE COUNSEL
HOLLAND & KNIGHT LLP

MASTER PLANNER
SKIDMORE, OWINGS & MERRILL LLP

ARCHITECT
KEVIN ROCHE JOHN DINKELOO AND ASSOCIATES LLC

LANDSCAPE ARCHITECT
AECOM

TRAFFIC AND TRANSPORTATION CONSULTANT
WELLS + ASSOCIATES INC

INFRASTRUCTURE ENGINEER
AECOM

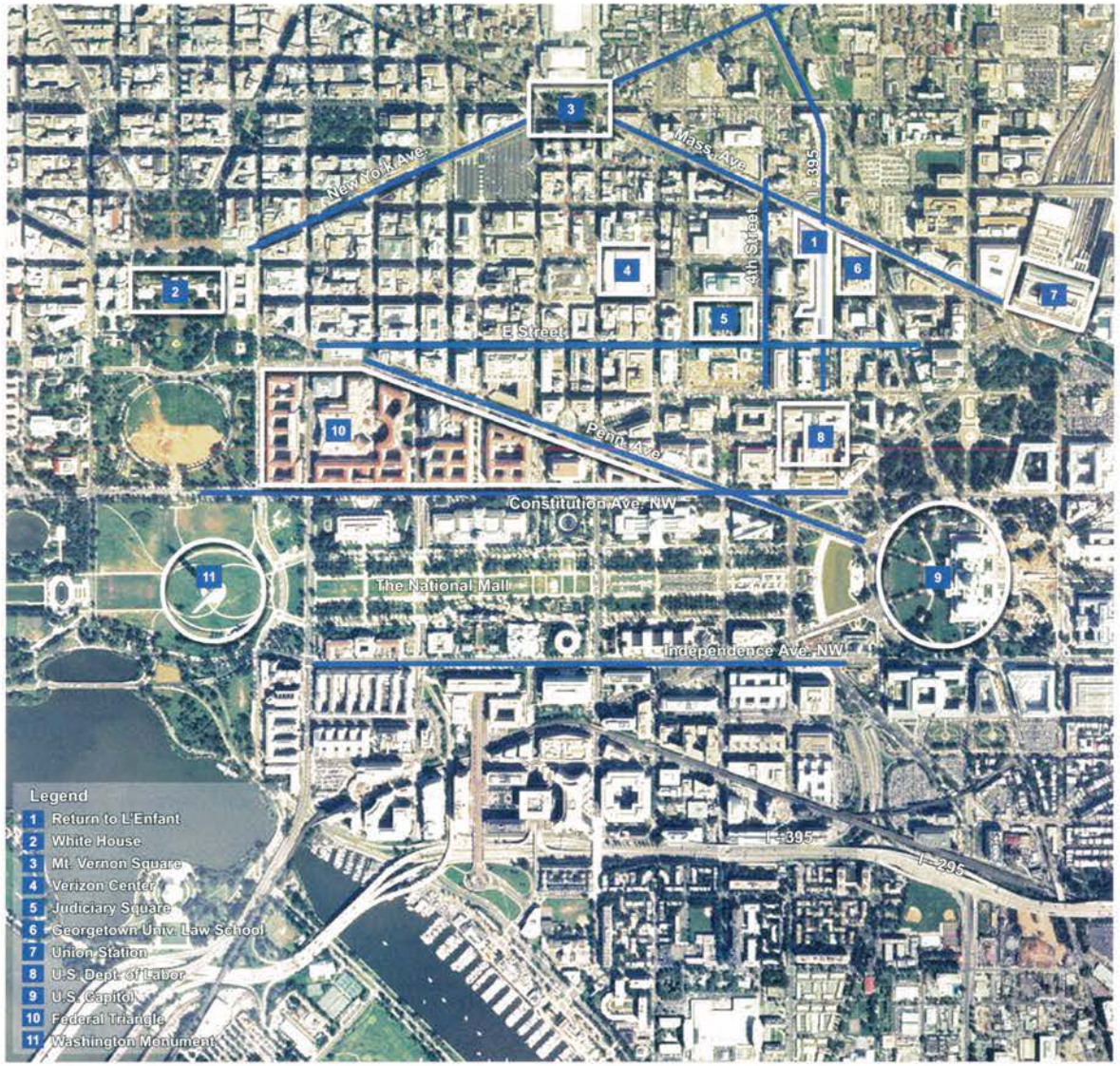
CIVIL ENGINEER AND SURVEYOR
WILES MENSCH CORPORATION

STRUCTURAL ENGINEER
LESLIE E. ROBERTSON ASSOCIATES RLLP

SUSTAINABILITY CONSULTANT
TERRAPIN BRIGHT GREEN LLC

ECONOMIC IMPACT CONSULTANT
BOLAN SMART ASSOCIATES

01-34
GG



DRAWING INDEX

NO.	TITLE:	FILING REQUIREMENT DCMR 11, Section:
-----	Cover Sheet	
1.1	Aerial Photograph and Drawing Index	2406.11 (e)(7)
1.2	Context Aerial Photograph - View from North	2406.11 (e)(7)
1.3	Context Aerial Photograph - View from South	2406.11 (e)(7)
1.4	Context Aerial Photographs - View from East & West	2406.11 (e)(7)
1.5	L'Enfant Plan	2406.11 (e)(7)
1.6	Survey Year 1939	2406.11 (e)(7)
1.7	DC Comprehensive Plan - Future Land Use	2406.11 (e)(7)
1.8	F Street from White House to Union Station	2406.11 (e)(7)
1.9	Context and Land Use	2406.11 (e)(7)
1.10	Existing Access - 1 of 2	2406.11 (e)(7)
1.11	Existing Access - 2 of 2	2406.11 (e)(7)
1.12	Existing Site Plan	2406.11 (e)(7)
1.13	Site Constraints and Issues	2406.11 (e)(7)
1.14	Site Area	2406.11 (e)(7)
1.15	Illustrative Site Plan	2406.11 (e)(7)
1.16	Zoning Map	2406.11 (b)(d)(e)
1.17	Development Data	2406.11 (b)(d)(e)
1.18	Extent of First Stage and Consolidated PUD Submission	2406.11 (e)(7)
1.19	Model Photograph - View from Southwest	2406.11 (e)(7)
1.20	Model Photograph - View from Northeast	2406.11 (e)(7)
1.21	Model Photograph - View from North	2406.11 (e)(7)
1.22	Model Photograph - View from Northwest	2406.11 (e)(7)
1.23	Model Photograph - View from Southeast	2406.11 (e)(7)
1.24	Model Photograph - View below the Platform, from East	2406.11 (e)(7)
2.1	Building Height, Area and Use Diagram	2406.11 (d)
2.2	Context Circulation Plan	2406.11 (e)(4)
2.3	Site Circulation Plan	2406.11 (e)(4)
2.3a	Single Lot of Record - Continuous Connecting Walkway (At Grade) - 1 of 2	2406.11 ()
2.3b	Single Lot of Record - Continuous Connecting Walkway (At Grade) - 2 of 2	2406.11 ()
2.4	Retail Diagram	2406.11 (3)(7)
2.5	Open Space Diagram	2406.11 (d)
2.6	LEED Score Card	2406.11 (e)(7)
2.7	Sustainability Diagram	2406.11 (e)(7)
3.1	B0 Level - Concourse, Office Plan	2406.11 (d)
3.2	B1 Level Parking Plan - Parking, Service, Highway Plan	2406.11 (d)
3.3	B2 Level Parking Plan	2406.11 (d)
3.4	B3 Level Parking Plan	2406.11 (d)
3.5	B4 Level Parking Plan	2406.11 (d)
3.6	B5 Level Parking Plan	2406.11 (d)
3.7	Service Circulation Diagram	2406.11 (e)(4)(7)
4.1	Site Section - North Block - Through Canopy	2406.11 (d)
4.2	Site Section - North Block - Through G Street	2406.11 (d)
4.3	Site Section - Center Block	2406.11 (d)
4.4	Site Section - South Block	2406.11 (d)
4.5	Site Section - Longitudinal Section - 1 of 2	2406.11 (d)
4.6	Site Section - Longitudinal Section - 2 of 2	2406.11 (d)
5.1	Civil Survey - 1 of 2	2406.11 (d)(e5)
5.2	Civil Survey - 2 of 2	2406.11 (d)(e5)
5.3	Water & Sewer Load Calculation - 1 of 5	2406.11 (e)(6)
5.4	Water & Sewer Load Calculation - 2 of 5	2406.11 (e)(6)
5.5	Water & Sewer Load Calculation - 3 of 5	2406.11 (e)(6)
5.6	Water & Sewer Load Calculation - 4 of 5	2406.11 (e)(6)
5.7	Water & Sewer Load Calculation - 5 of 5	2406.11 (e)(6)
5.8	Stormwater Management Calculation	2406.11 (e)(6)

Context Aerial Photograph - View from North


MASS. AVE. NW
2ND ST. NW

VIEW FROM EAST

VIEW FROM WEST

Context Aerial Photographs

L'ENFANT PLAN FACSIMILE: PRESERVING THE IMAGE

The U.S. Coast and Geodetic Survey Copy

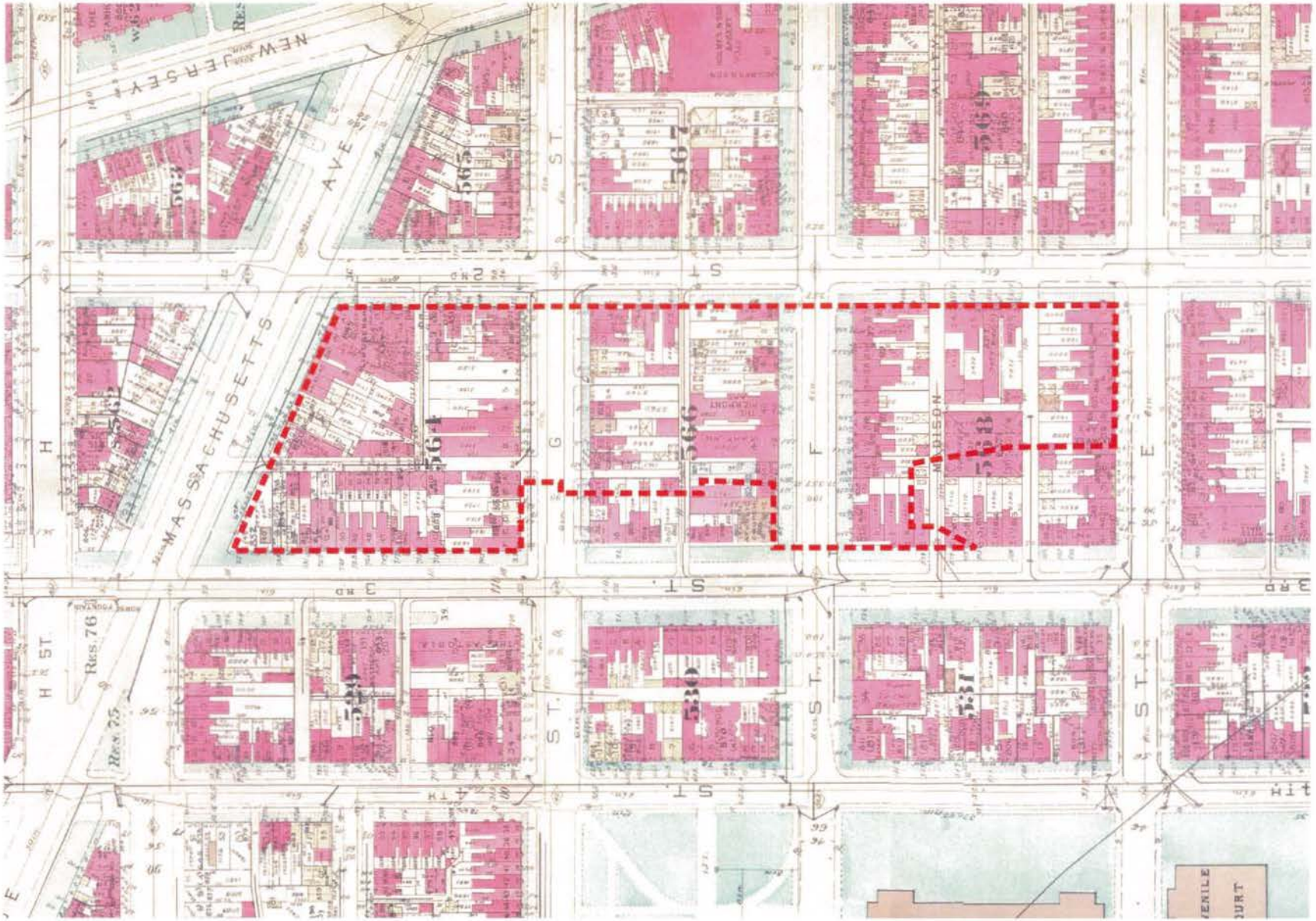
TITLE: Plan of the City intended for the Permanent Seat of the Government of the United States.
DATE DEPICTED: 1797 Projection
DATE ISSUED: 1887
CARTOGRAPHER:
Peter(Pierre) Charles L'Enfant
Facsimile: B.A. Colonna, F.M. Thorn
PUBLISHER:
U.S. Coast and Geodetic Survey Office; Julius Bien & Co., N.Y.
Photo Lithograph, Color, Scale [ca.1:16,000]. 70 x 81 cm, on sheet 77 x 119 cm, Library of Congress, Geography and Map Division, G3850 1791. L43 1887

SOURCE:

Miller, Iris.
Washington in Maps 1606-2000.
Rizzoli International Publications, 2000
Pages: 34 ~ 39

LEGEND:

SITE



SOURCE:
G.W. Baist's Sons, Baist's Real Estate Atlas of Surveys of Washington, District of Columbia, Vol. 1, ©1939

N

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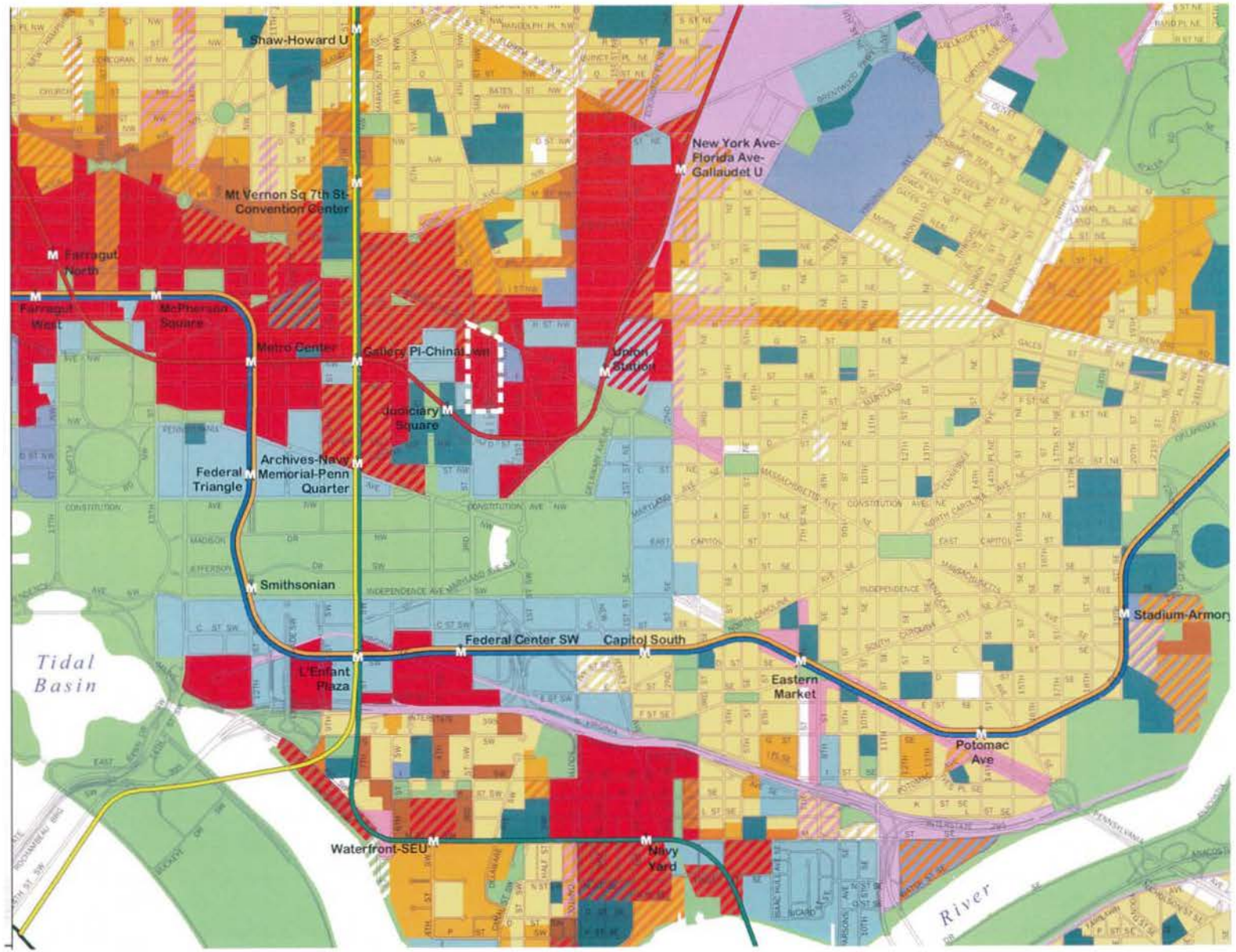
Survey Year 1939

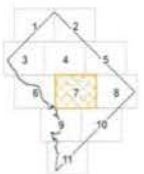
SOM Louis Dreyfus Property Group



Comprehensive Plan Future Land Use

Map 7

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



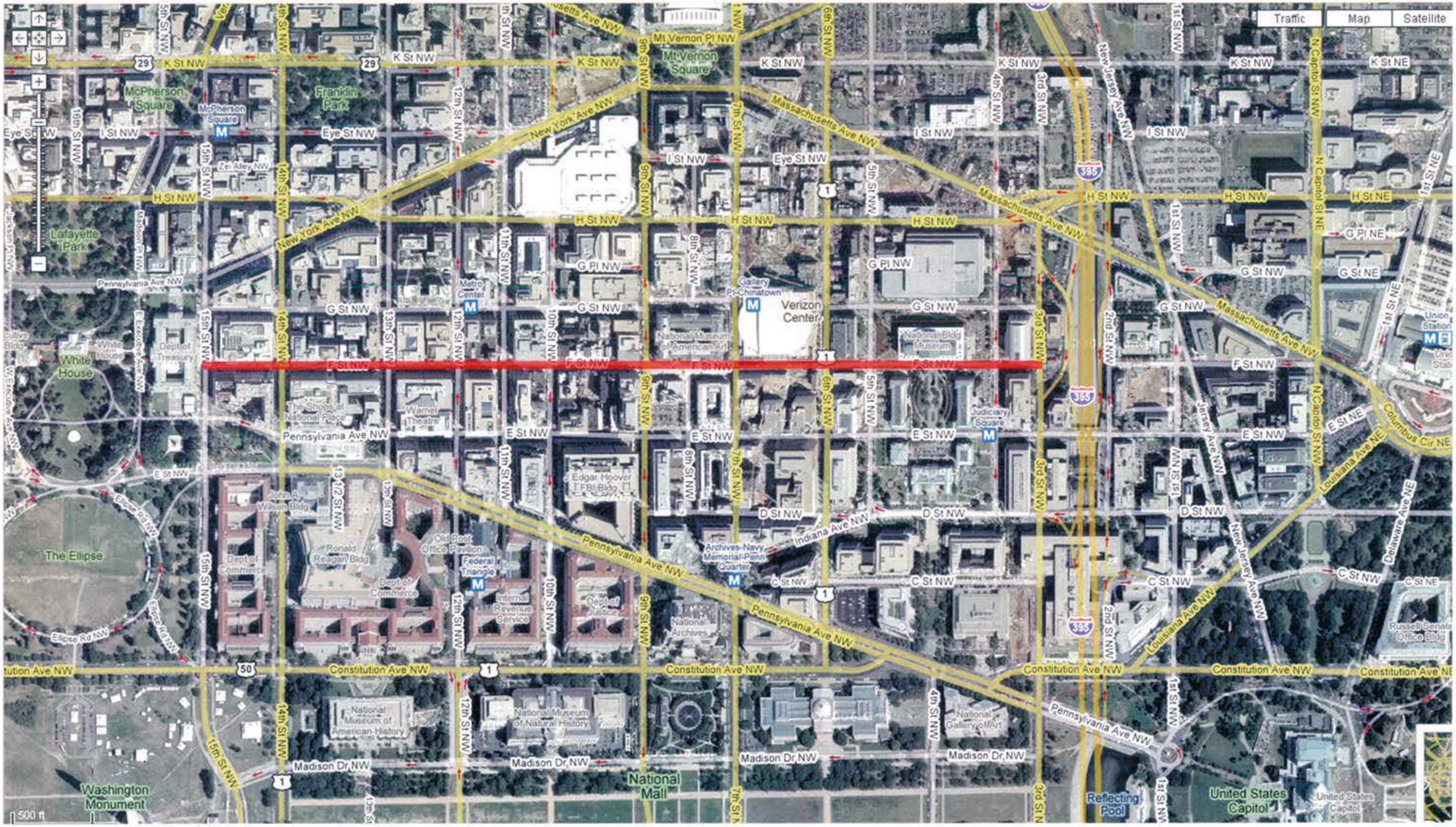
Feet

0 750 1,500 2,250

Government of the District of Columbia
Adrian M. Fenty, Mayor

Office of Planning – June, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Traffic
Map
Satellite
K St NW
Mt Vernon Pl NW
Mt Vernon Square
McPherson Square
Franklin Park
Eye St NW
I St NW
H St NW
H St NE
G Pl NW
G Pl NE
G St NW
G St NE
F St NW
E St NW
E St NE
D St NW
C St NW
C St NE
Constitution Ave NW
Madison Dr NW
New York Ave NW
Massachusetts Ave NW
Pennsylvania Ave NW
Indiana Ave NW
Louisiana Ave NW
New Jersey Ave NW
Delaware Ave NE
Columbus Cir NE
15th St NW
14th St NW
13th St NW
13 1/2 St NW
12th St NW
11th St NW
10th St NW
9th St NW
8th St NW
7th St NW
6th St NW
5th St NW
4th St NW
3rd St NW
2nd St NW
1st St NW
N Capitol St NW
N Capitol St NE
Lafayette Park
White House
Dept of Treasury
Metro Center
Gallery Pl-Chinatown
Verizon Center
National Museum of American Art
National Bldg Museum
Judiciary Square
Warner Theatre
The Shops at National Place
J Edgar Hoover FBI Bldg
John A Wilson Bldg
Ronald Reagan Bldg
Old Post Office Pavilion
Federal Triangle
Internal Revenue Service
Dept of Justice
Dept of Commerce
Archives-Navy Memorial-Penn Quarter
National Archives
The Ellipse
Ellipse Rd NW
National Museum of American History
National Museum of Natural History
National Gallery of Art
National Mall
Washington Monument
Reflecting Pool
United States Capitol
Russell Senate Office Bldg
Union Station
500 ft

F STREET N.W.

N

A. East Elevation of I-395 Corridor

B. West Elevation of I-395 Corridor

Land Use Diagram

LEGEND:

OCTO: Office of the Chief Technology Office

JHS: Jewish Historical Society

HOLY ROSARY: From left to right: Casa Italiana, Holy Rosary Church, Rectory and Annex.

NUMBER OF STORIES

RESIDENTIAL

OFFICE

INSTITUTIONAL

HOSPITALITY

1

1

2

3

4

5

6

7

8

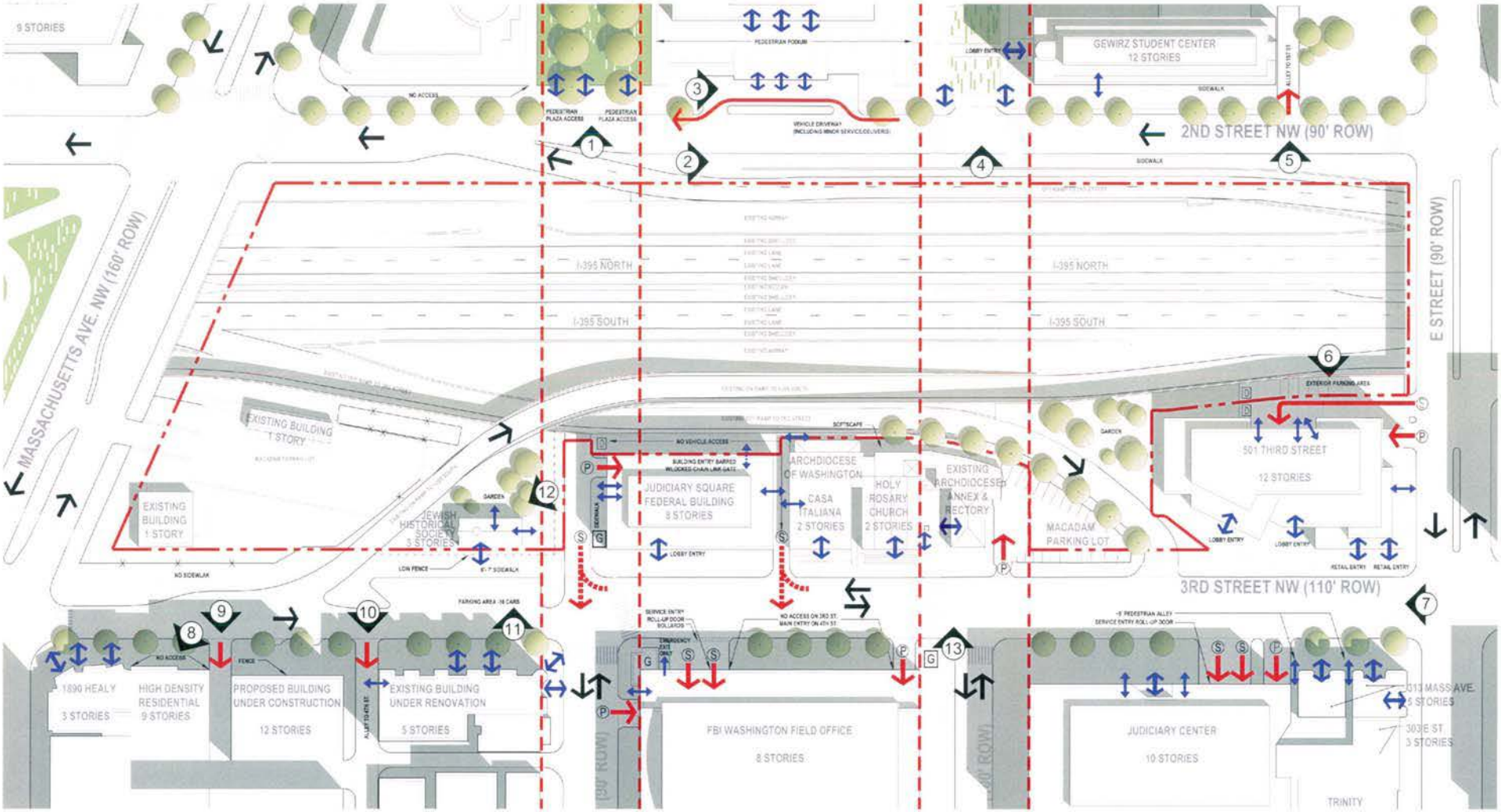
9

10

11

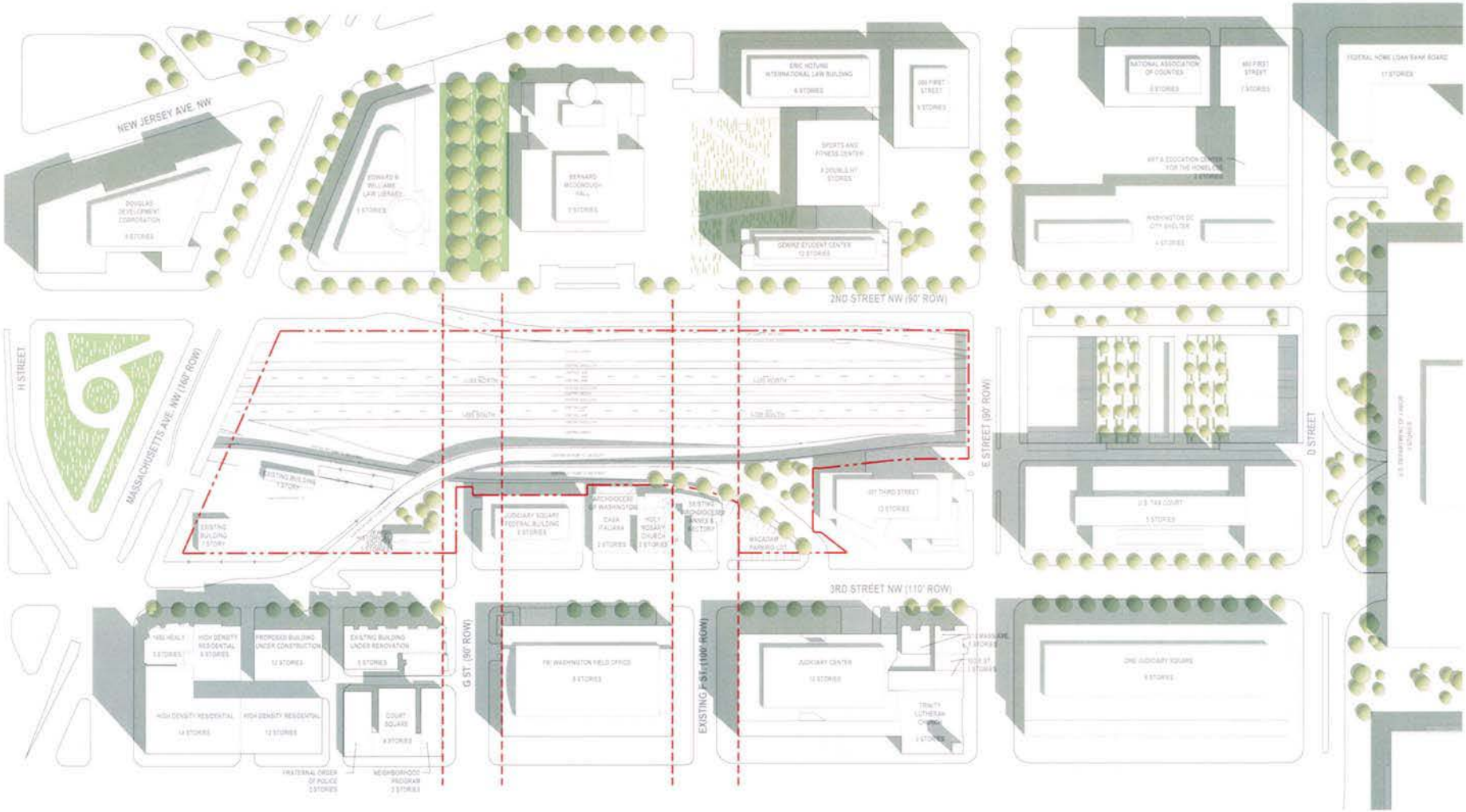
12

13



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- G GUARD BOOTH
- D DUMPSTER
- DRIVEWAY
- TRUCKS BACK IN ONLY
- (S) SERVICE
- (P) PARKING
- ROAD TRAVEL LANE
- MAIN ACCESS
- SECONDARY ACCESS
- PEDESTRIAN CROSSING

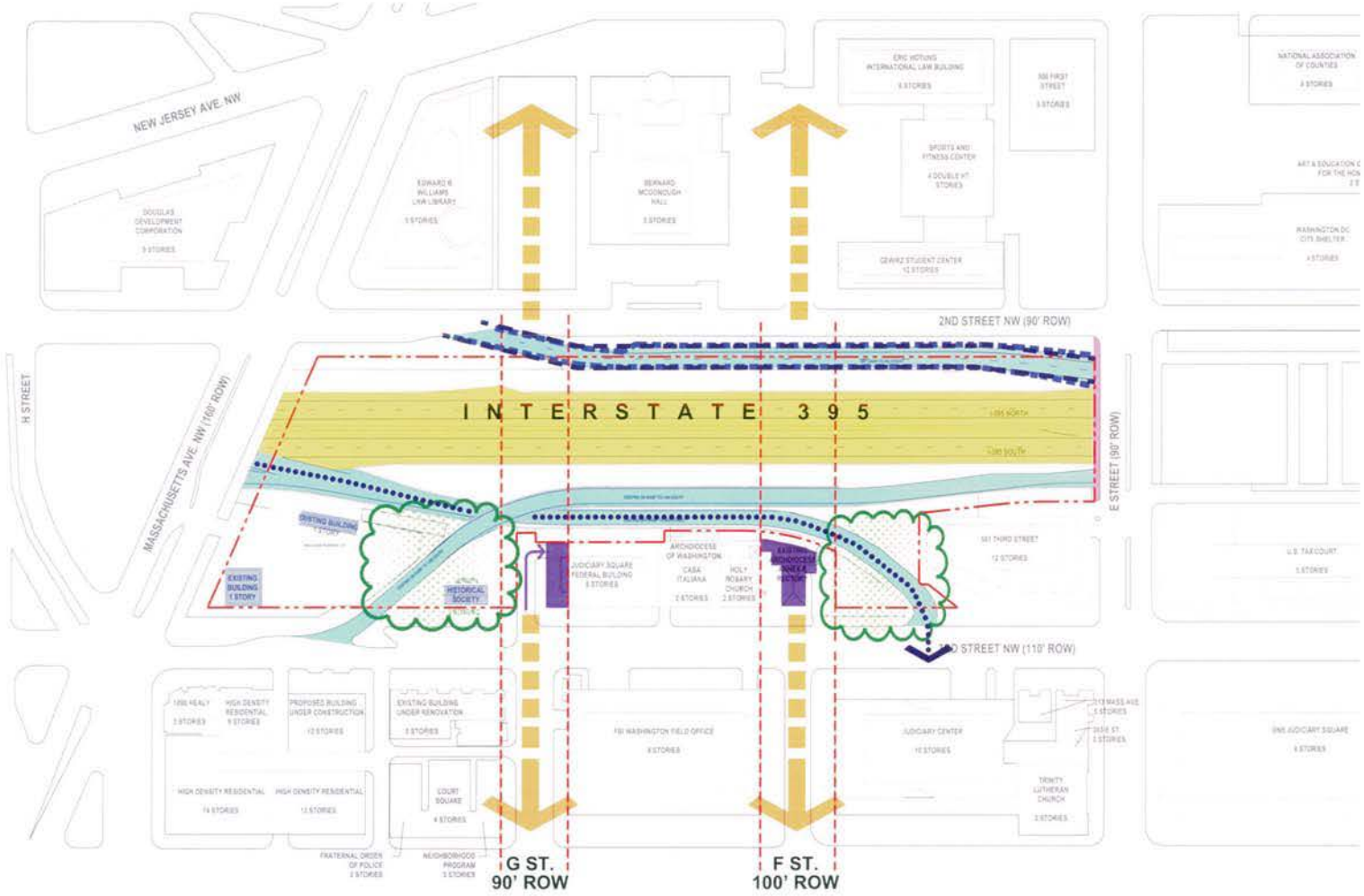


LEGEND:

PROPERTY LINE

RIGHT OF WAY

Existing Site Plan



CONSTRAINTS:

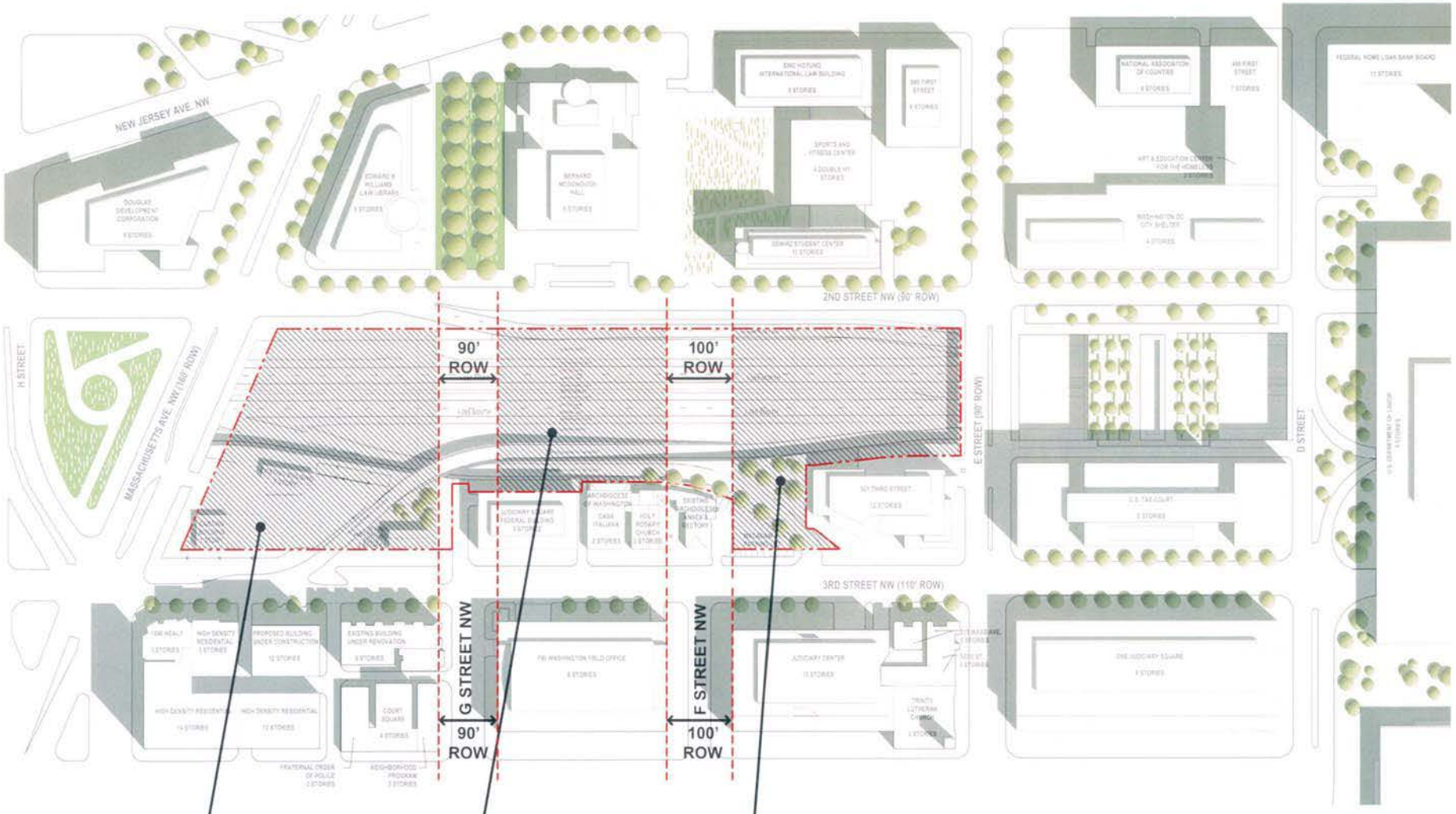
- I-395 FREEWAY
- I-395 ACCESS RAMP
- NARROW SIDEWALK
- BUILDING IN PROPERTY
- BUILDING IN ROW
- EXISTING PARKING ACCESS

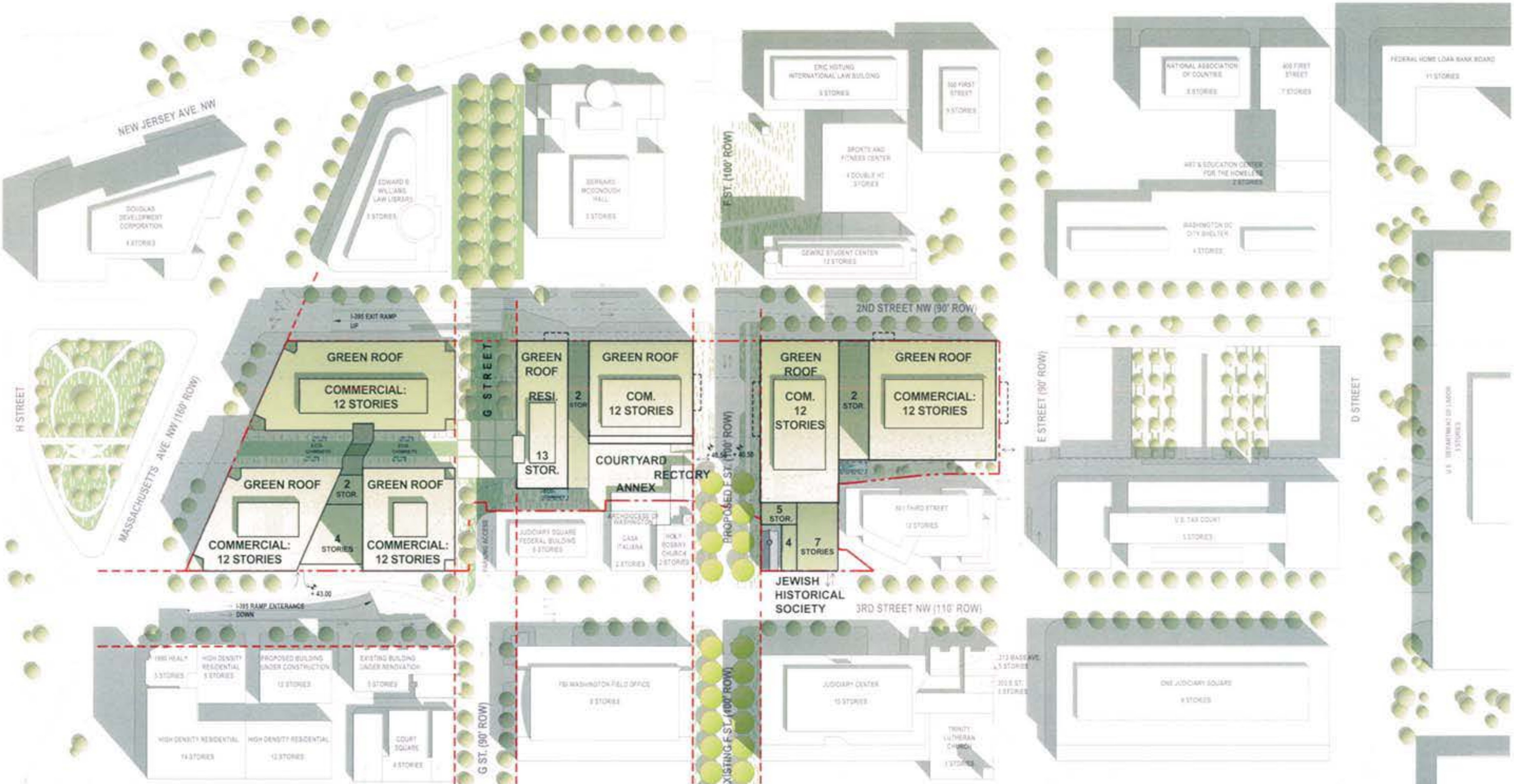
ISSUES:

- I-395 ENTRANCE RAMP INSIDE PROPERTY WOULD PREVENT STREET FRONTS AND ACCESS TO FUTURE BUILDINGS ON 2ND STREET
- I-395 EXIT RAMP CURRENTLY UNDERUSED
- SUBURBAN RAMP CONFIGURATION LIMITS THE REAL ESTATE POTENTIAL OF THE TERRA FIRMA PIECES IN THE PROPERTY
- CROSS-CITY CONNECTIVITY INTERRUPTED BY THE FREEWAY

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY


NEW JERSEY AVE. NW
2ND STREET NW (90' ROW)
H STREET
MASSACHUSETTS AVE. NW (160' ROW)
90' ROW
100' ROW
E STREET (90' ROW)
D STREET
3RD STREET NW (110' ROW)
G STREET NW
F STREET NW
90' ROW
100' ROW
NORTH BLOCK
107,505.79 SF
+
CENTER BLOCK
61,800.38 SF
+
SOUTH BLOCK
85,364.10 SF
=
SITE AREA
254,670.27 SF
N
LEGEND:
SITE PROPERTY
RIGHT OF WAY



FAR Tabulations Gross floor area (GFA) above grade in square feet

						FAR
NORTH BLOCK						
	OFFICE	RETAIL				
TOTAL	[illegible]	[illegible]			957,700	8.91
CENTER BLOCK						
	COMMERCIAL	RESIDENTIAL	ANNEX	RECT-ORY		
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	500,649	8.10
SOUTH BLOCK						
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING			
TOTAL	[illegible]	[illegible]	[illegible]		768,276	9.00
TOTAL FAR AREA					2,226,625	8.74

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- SERVICE / PARKING GARAGE ACCESS

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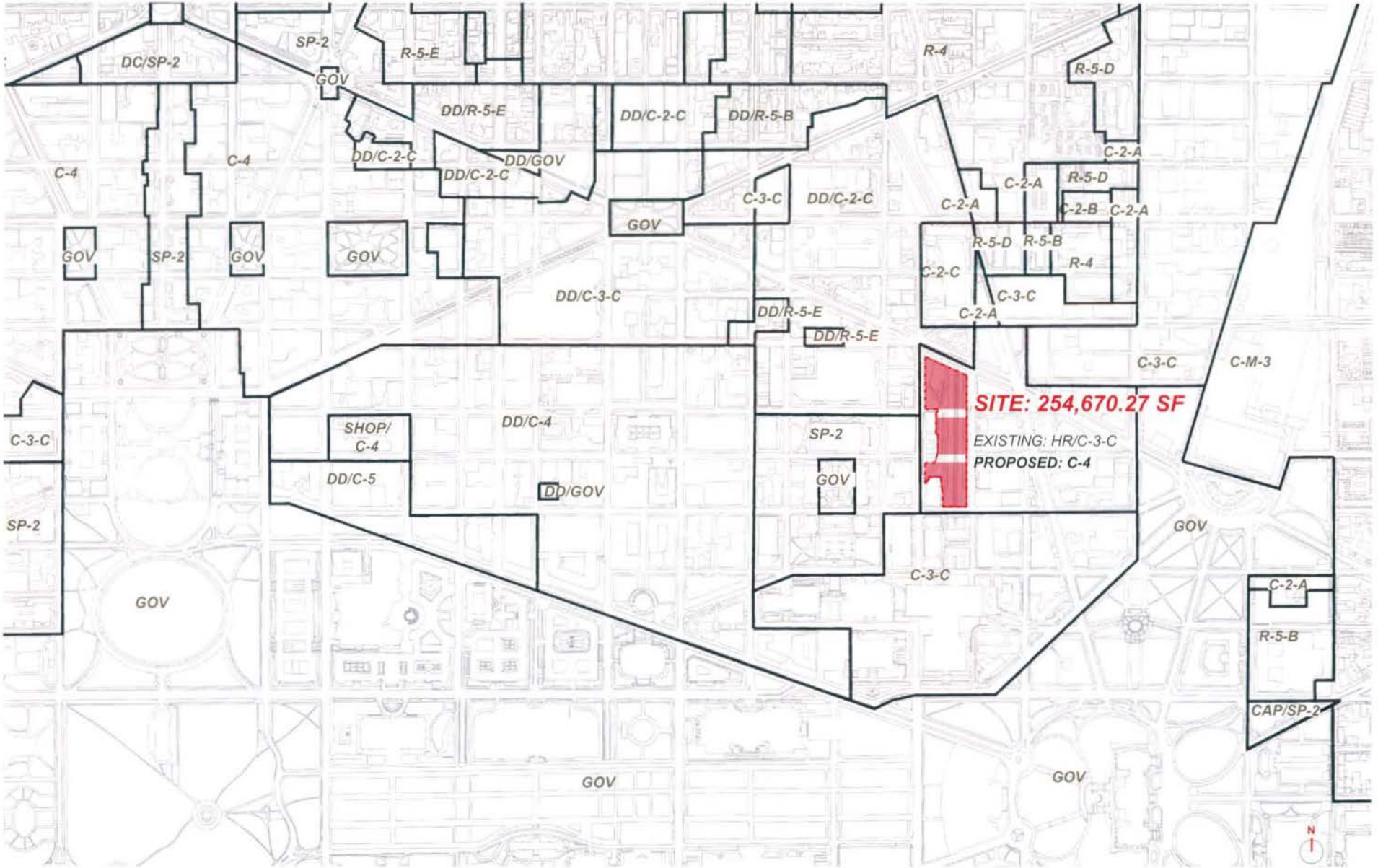
Illustrative Site Plan

First-Stage PUD Application

Final First-Stage PUD Plans - May 23, 2011

SOM Louis Dreyfus Property Group


DC/SP-2
SP-2
GOV
R-5-E
R-4
R-5-D
DD/R-5-E
DD/C-2-C
DD/R-5-B
C-2-A
C-4
DD/C-2-C
DD/GOV
DD/C-2-C
C-3-C
DD/C-2-C
C-2-A
R-5-D
C-2-B
C-2-A
GOV
SP-2
GOV
GOV
R-5-D
R-5-B
C-2-C
R-4
DD/C-3-C
C-3-C
C-2-A
DD/R-5-E
DD/R-5-E
C-3-C
C-M-3
SITE: 254,670.27 SF
EXISTING: HR/C-3-C
PROPOSED: C-4
C-3-C
SHOP/
C-4
DD/C-4
SP-2
DD/C-5
DD/GOV
GOV
SP-2
GOV
C-3-C
C-2-A
GOV
R-5-B
CAP/SP-2
GOV
GOV
N

SITE AREA:

NORTH BLOCK	107,505.79
CENTER BLOCK	61,800.38
SOUTH BLOCK	85,364.10
TOTAL SITE AREA	**254,670.27**

ZONING DISTRICT:

EXISTING: HR/C-3-C
PROPOSED (PUD): **C-4**

	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY 11 DCMR 772.1	100%	
North Block		84%
Center Block		94%
South Block		90%
Overall Site		89%
USES 11 DCMR 750	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) 11 DCMR 750	11.0	8.74
BUILDING HEIGHT 11 DCMR 2405.1	130'	130' from measuring point[3]
PENTHOUSE HEIGHT 11 DCMR 770.6.d	18'-6"	18'-6"
PARKING 11 DCMR 2101.1		
Office:[5]	(1,910,386+50,214) / (1,910,386+50,214+62,687) x 2,000 = 1,938 sf ((1,910,386+50,214) - 1,938) / 1,800 = 1,088 spaces	1,088 spaces
Retail:	62,607 / (1,910,386+50,214+62,687) x 30,000 = 929 sf ((62,387) - 929) / 3,000 = 20 spaces	20 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,088 + 20 + 38 = 1,146	1,146 spaces
BICYCLE SPACES 11 DCMR 2119.2	5% of 1,146 parking spaces 1,146 x 0.05 = 57 bicycles	440 bicycles[6]
LOADING 11 DCMR 2201.1		
Office:	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
Retail:	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Residential:	1 berth @ 55-ft deep 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Institutional: 11 DCMR 2205.4	No loading required	
TOTAL:	4 berths @ 30-ft, 2 berths @ 55-ft deep 4 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep[7] 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

FAR Tabulations

Gross floor area (GFA) above grade in square feet

NORTH BLOCK

	OFFICE	RETAIL		FAR
LEVEL 12	77,997	0		
LEVEL 11	77,997	0		
LEVEL 10	77,997	0		
LEVEL 9	77,997	0		
LEVEL 8	77,997	0		
LEVEL 7	77,997	0		
LEVEL 6	77,997	0		
LEVEL 5	77,997	0		
LEVEL 4	84,481	0		
LEVEL 3	84,481	0		
LEVEL 2	74,169	0		
LEVEL 1	68,523	22,064		
TOTAL	935,636	22,064	**957,700**	**8.91**

CENTER BLOCK

	COMMERCIAL	RESIDENTIAL	ANNEX[4]	RECTORY[4]		FAR
LEVEL 13	0	16,171				
LEVEL 12	21,312	16,171				
LEVEL 11	21,312	16,171				
LEVEL 10	21,312	16,171				
LEVEL 9	23,758	16,171				
LEVEL 8	23,758	16,171				
LEVEL 7	23,758	16,171				
LEVEL 6	23,758	16,171				
LEVEL 5	23,758	16,171	1,039	1,085		
LEVEL 4	23,758	16,171	1,039	1,710		
LEVEL 3	23,758	16,171	1,039	1,710		
LEVEL 2	23,758	0	1,039	1,710		
LEVEL 1	43,311	2,503	450	12,133		
TOTAL	297,311	180,384	4,606	18,349	**500,649**	**8.10**

SOUTH BLOCK

	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING		FAR
LEVEL 12	58,410				
LEVEL 11	58,410				
LEVEL 10	58,410				
LEVEL 9	58,410				
LEVEL 8	58,410				
LEVEL 7	58,410				
LEVEL 6	58,410				
LEVEL 5	58,410				
LEVEL 4	58,410				
LEVEL 3	58,410		1,483		
LEVEL 2	66,961		1,483		
LEVEL 1	66,981		1,483		
TOTAL	718,062	45,765	4,449	**768,276**	**9.00**
TOTAL FAR AREA				**2,226,625**	**8.74**

Uses

Gross floor area (GFA) above grade in square feet

	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
OFFICE	935,636	276,688	698,062	1,910,386
RETAIL	22,064	20,623	20,000	62,687
RESIDENTIAL	0	180,384	0	180,384
INSTITUTIONAL	0	22,954	50,214	73,168
TOTAL				2,226,625

Notes:

1. Refer to "Extent of First-Stage and Consolidated PUD Submission" for scope of PUD

2. Residential building is planned for 150 dwelling units on the 11 upper floors.

3. Refer to "Building Height, Area and Use Diagram" for measuring point locations.

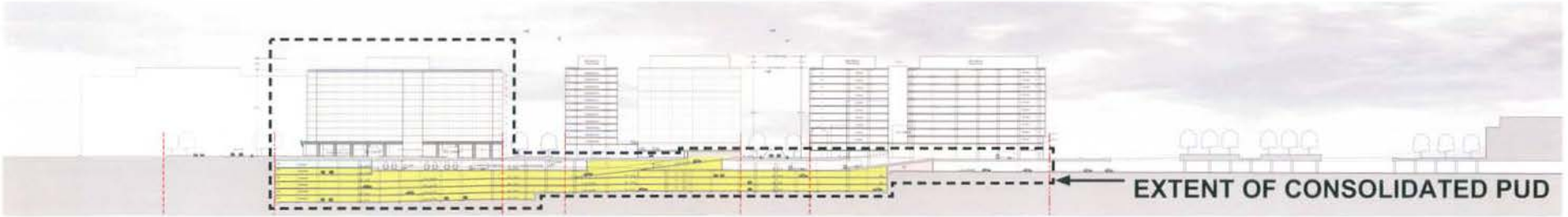
4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)

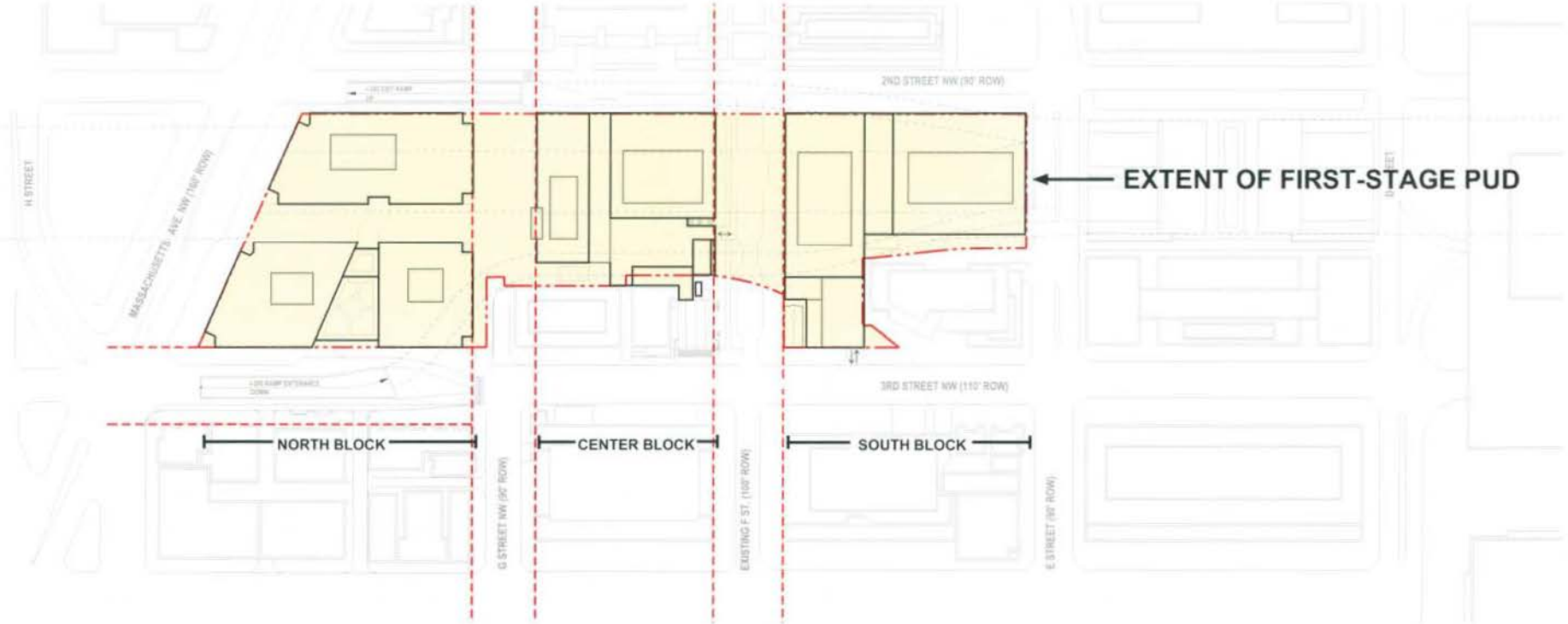
5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district

6. Bicycle spaces proposed per LEED v.3.0 Credit 4.2: 5% of building users: 8,800 x .05 = 440 bicycles (345 below grade, 95 at grade)

7. The use of a 55-foot loading berth for the residential units would be shared with the retail uses.

8. The total proposed gross floor area (GFA) for the Annex, Rectory and covered parking is 31,600. 73% of this area lies inside the project property and is included in the FAR Tabulations as 22,954 GFA. The remaining 27% or 8,646 GFA lies in Holy Rosary Church property and is not included in the FAR Tabulations.

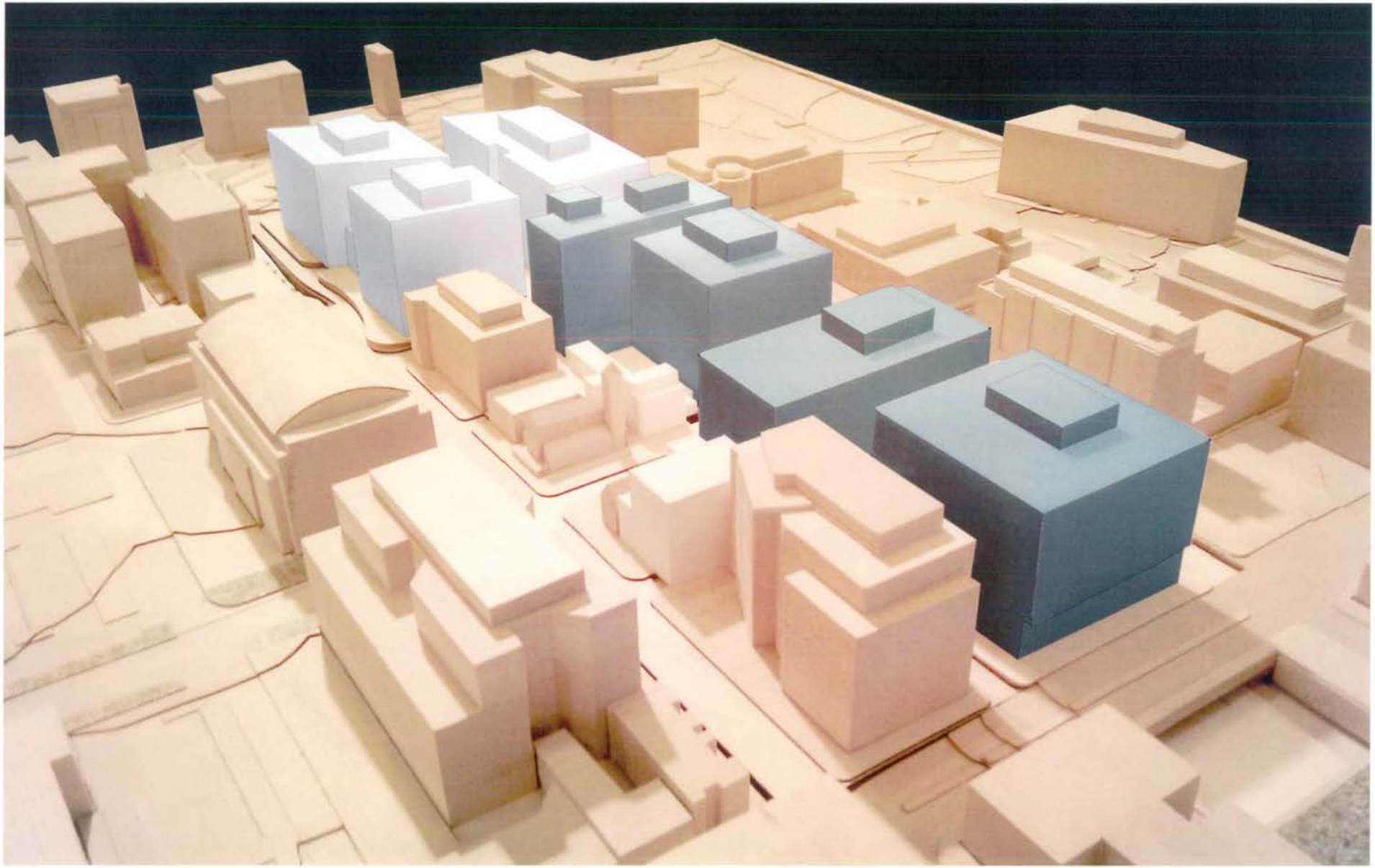




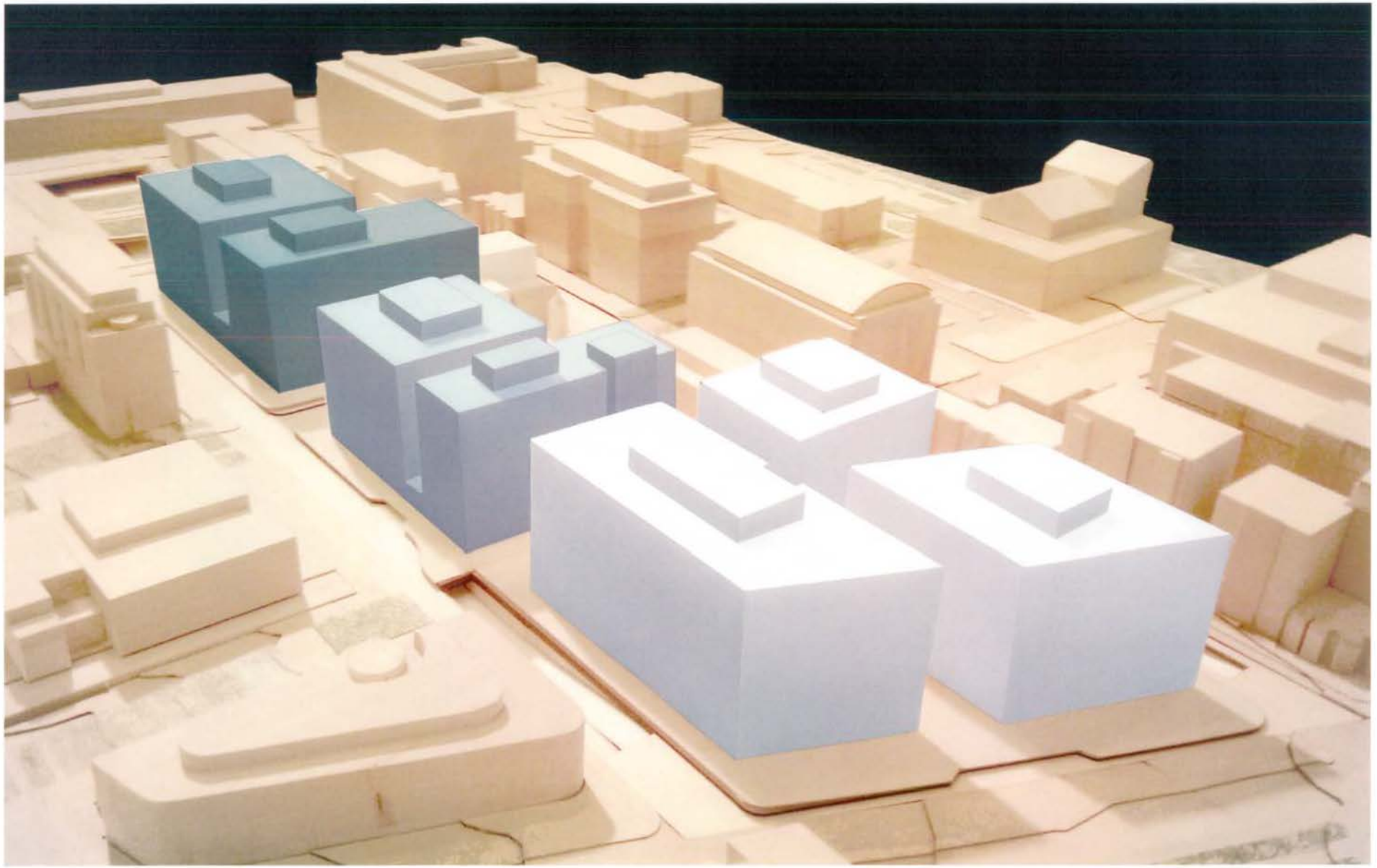
LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW

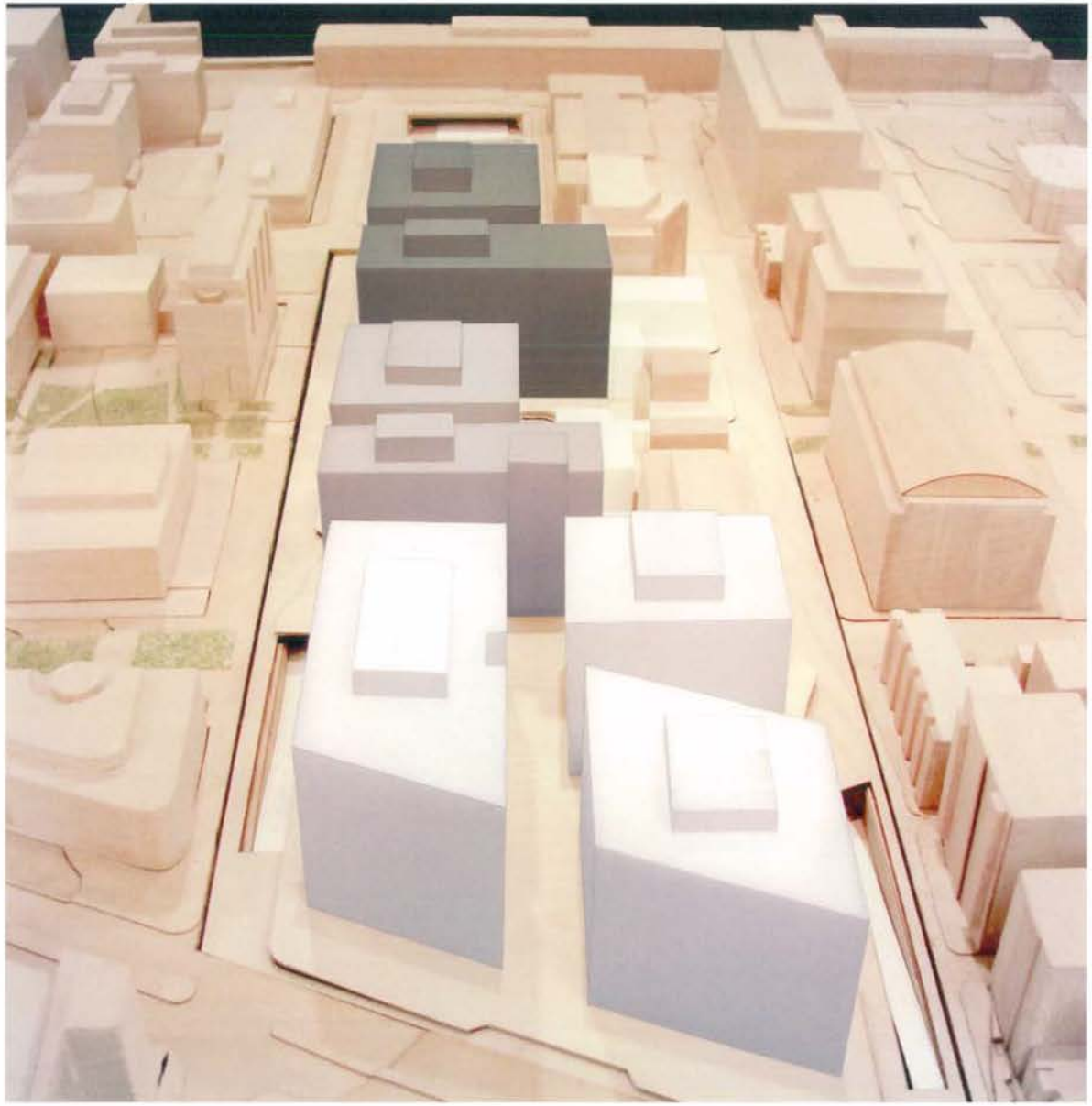
Extent of First-Stage and Consolidated PUD Submission



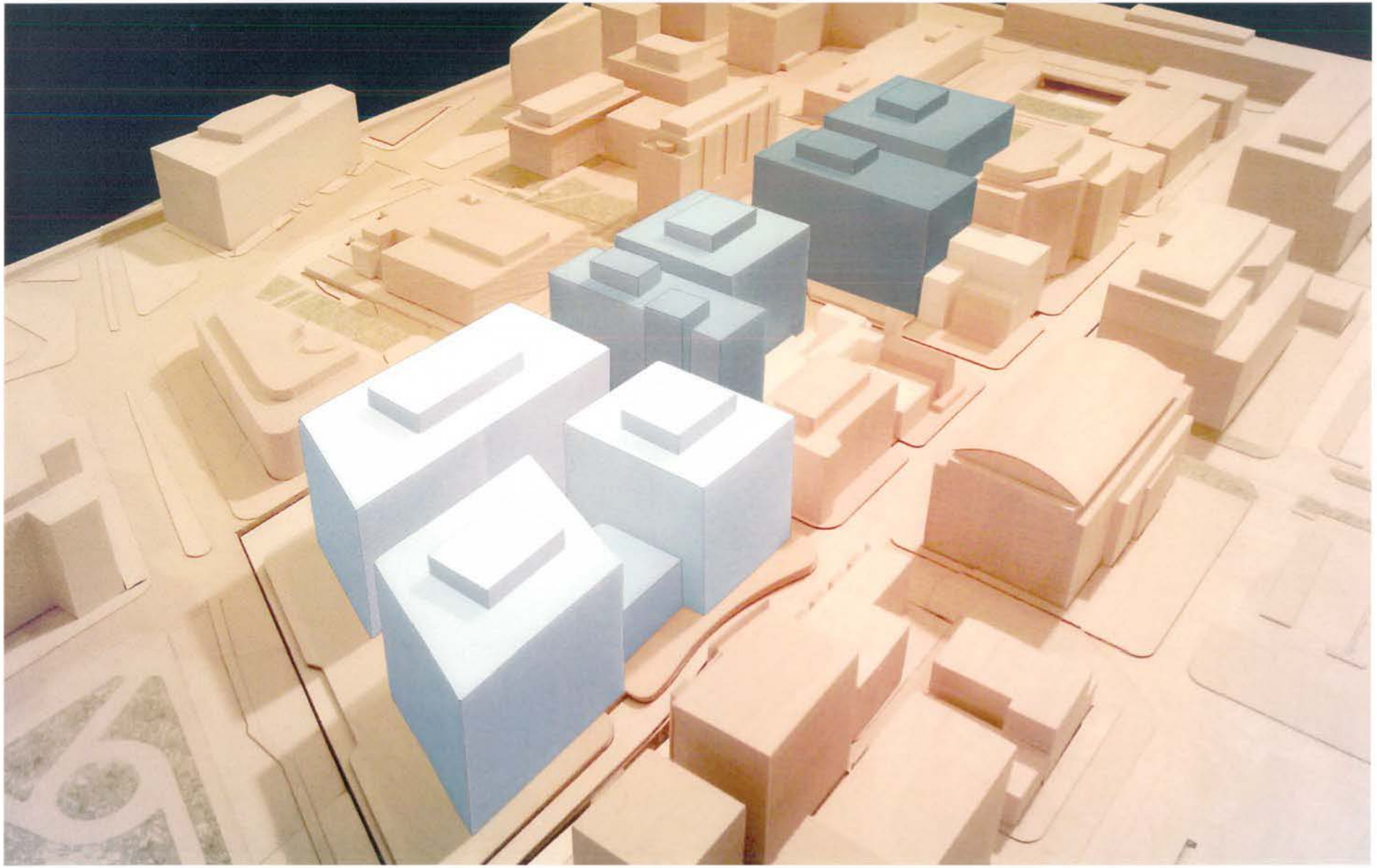
Model Photograph - View from Southwest



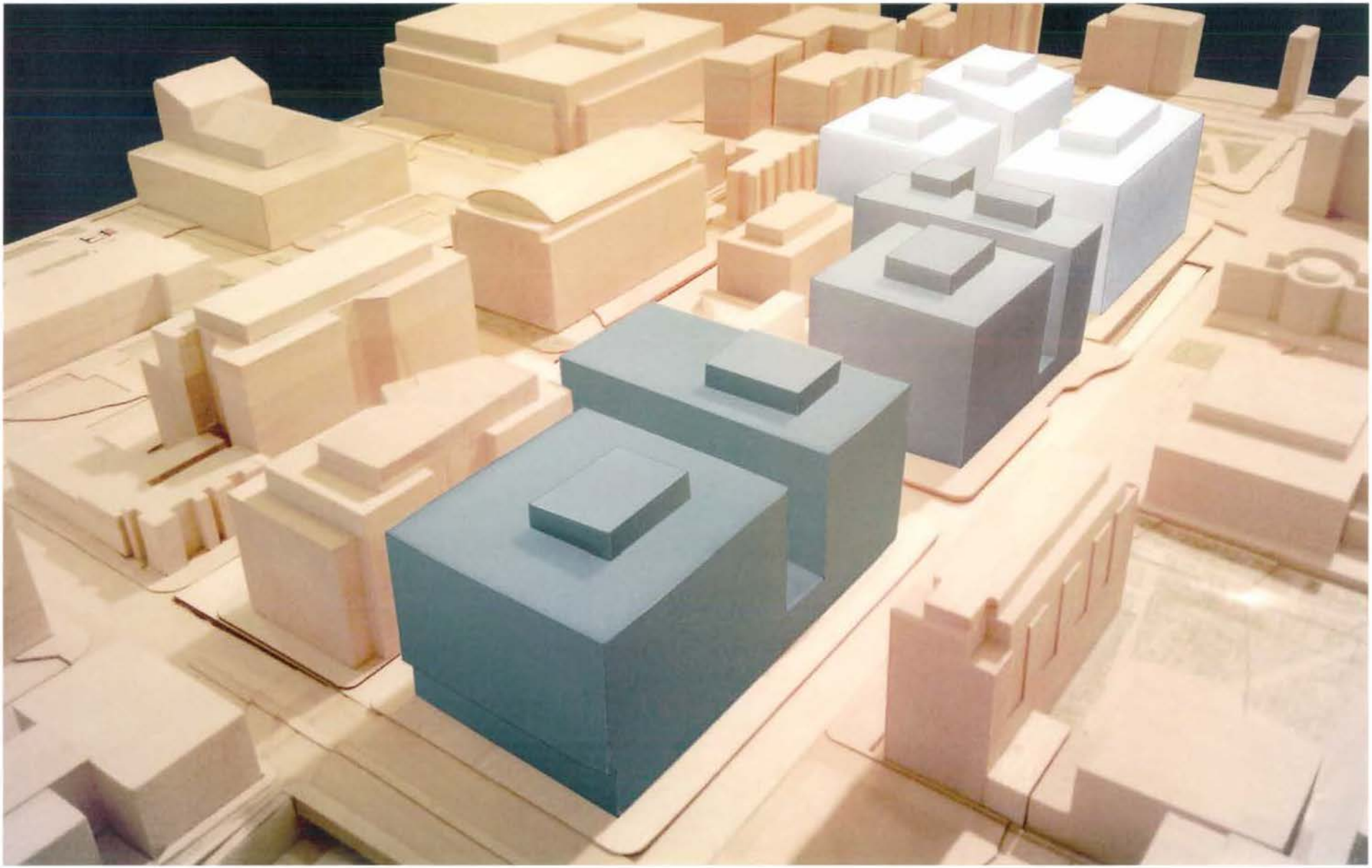
Model Photograph - View from Northeast

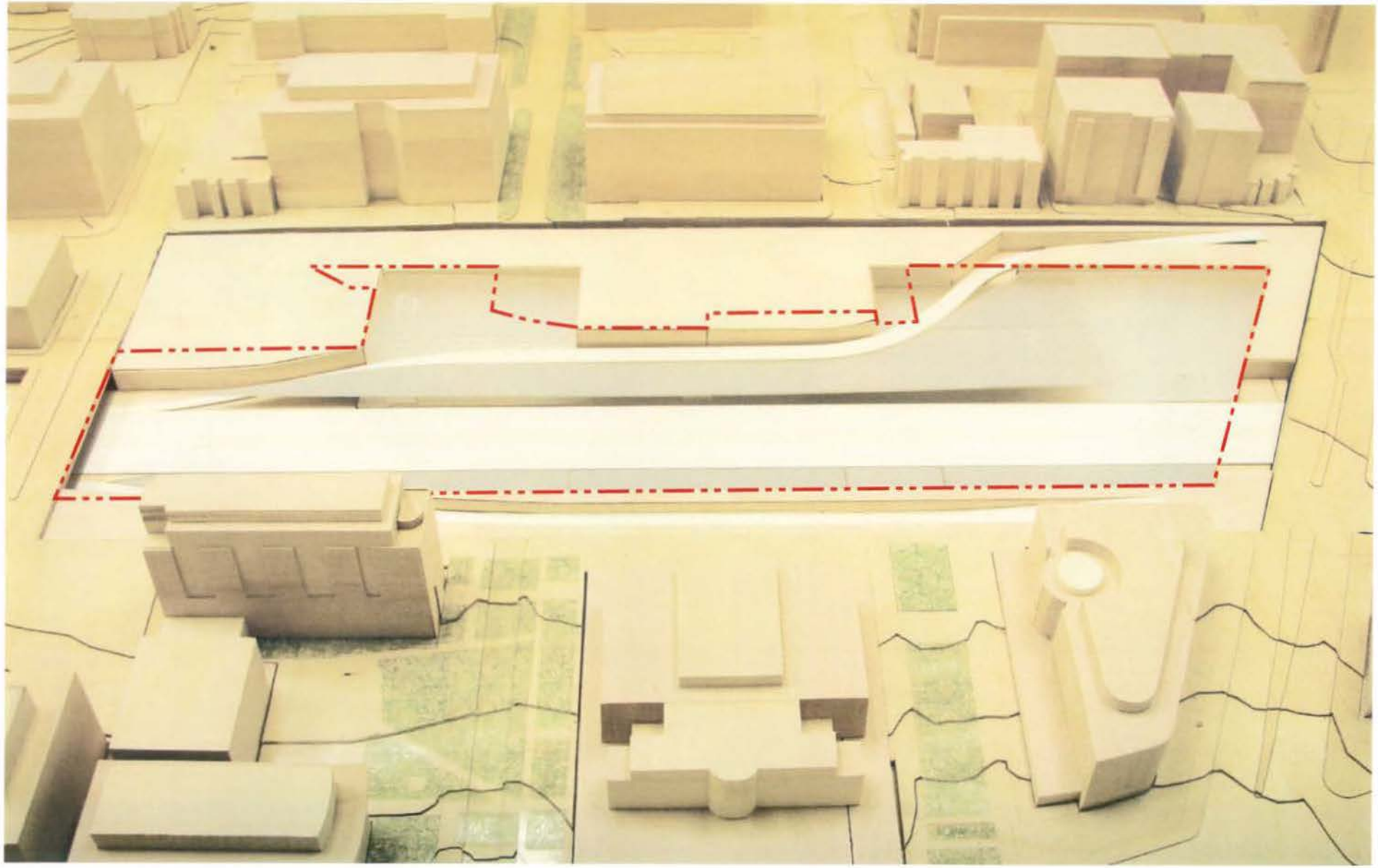


Model Photograph - View from North

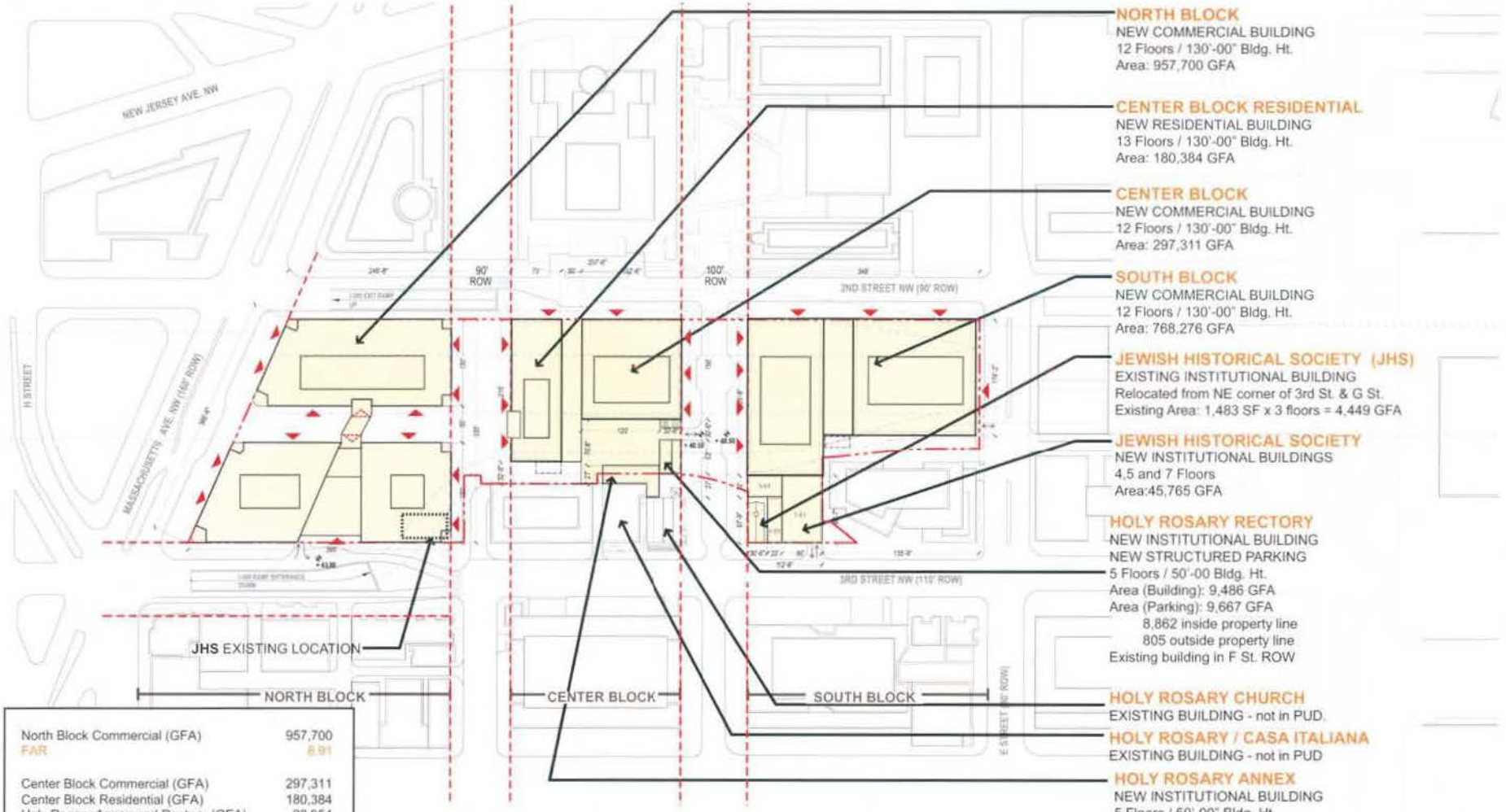


Model Photograph - View from Northwest





Model Photograph - View below the Platform, from East



NORTH BLOCK
NEW COMMERCIAL BUILDING
12 Floors / 130'-00" Bldg. Ht.
Area: 957,700 GFA

CENTER BLOCK RESIDENTIAL
NEW RESIDENTIAL BUILDING
13 Floors / 130'-00" Bldg. Ht.
Area: 180,384 GFA

CENTER BLOCK
NEW COMMERCIAL BUILDING
12 Floors / 130'-00" Bldg. Ht.
Area: 297,311 GFA

SOUTH BLOCK
NEW COMMERCIAL BUILDING
12 Floors / 130'-00" Bldg. Ht.
Area: 768,276 GFA

JEWISH HISTORICAL SOCIETY (JHS)
EXISTING INSTITUTIONAL BUILDING
Relocated from NE corner of 3rd St. & G St.
Existing Area: 1,483 SF x 3 floors = 4,449 GFA

JEWISH HISTORICAL SOCIETY
NEW INSTITUTIONAL BUILDINGS
4,5 and 7 Floors
Area:45,765 GFA

HOLY ROSARY RECTORY
NEW INSTITUTIONAL BUILDING
NEW STRUCTURED PARKING
5 Floors / 50'-00 Bldg. Ht.
Area (Building): 9,486 GFA
Area (Parking): 9,667 GFA
8,862 inside property line
805 outside property line
Existing building in F St. ROW

HOLY ROSARY CHURCH
EXISTING BUILDING - not in PUD.

HOLY ROSARY / CASA ITALIANA
EXISTING BUILDING - not in PUD

HOLY ROSARY ANNEX
NEW INSTITUTIONAL BUILDING
5 Floors / 50'-00" Bldg. Ht.
Area: 12,447 GFA:
4,606 inside property line
7,841 outside property line
Existing building in F St. ROW, adjacent to Rectory

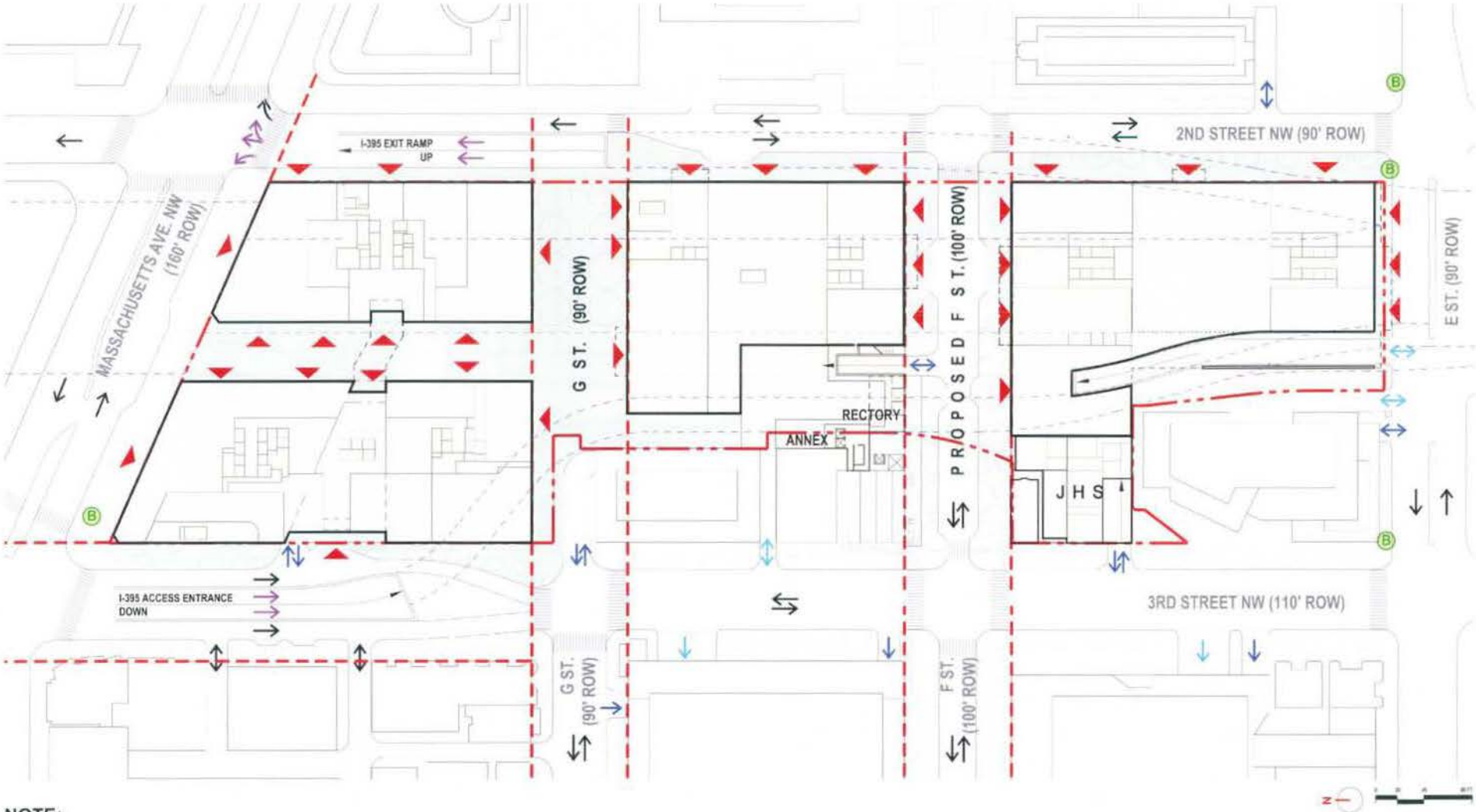
North Block Commercial (GFA)	957,700
FAR	6.91
Center Block Commercial (GFA)	297,311
Center Block Residential (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	22,954
FAR	8.10
South Block Commercial (GFA)	718,062
Jewish Historical Society (GFA)	50,214
FAR	9.00
Total Development (GFA)	**2,226,625**
FAR	8.74

LEGEND:
- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION
- PEDESTRIAN ENTRANCE

Building Height, Area and Use Diagram

Context Circulation Plan

SOM Louis Dreyfus Property Group

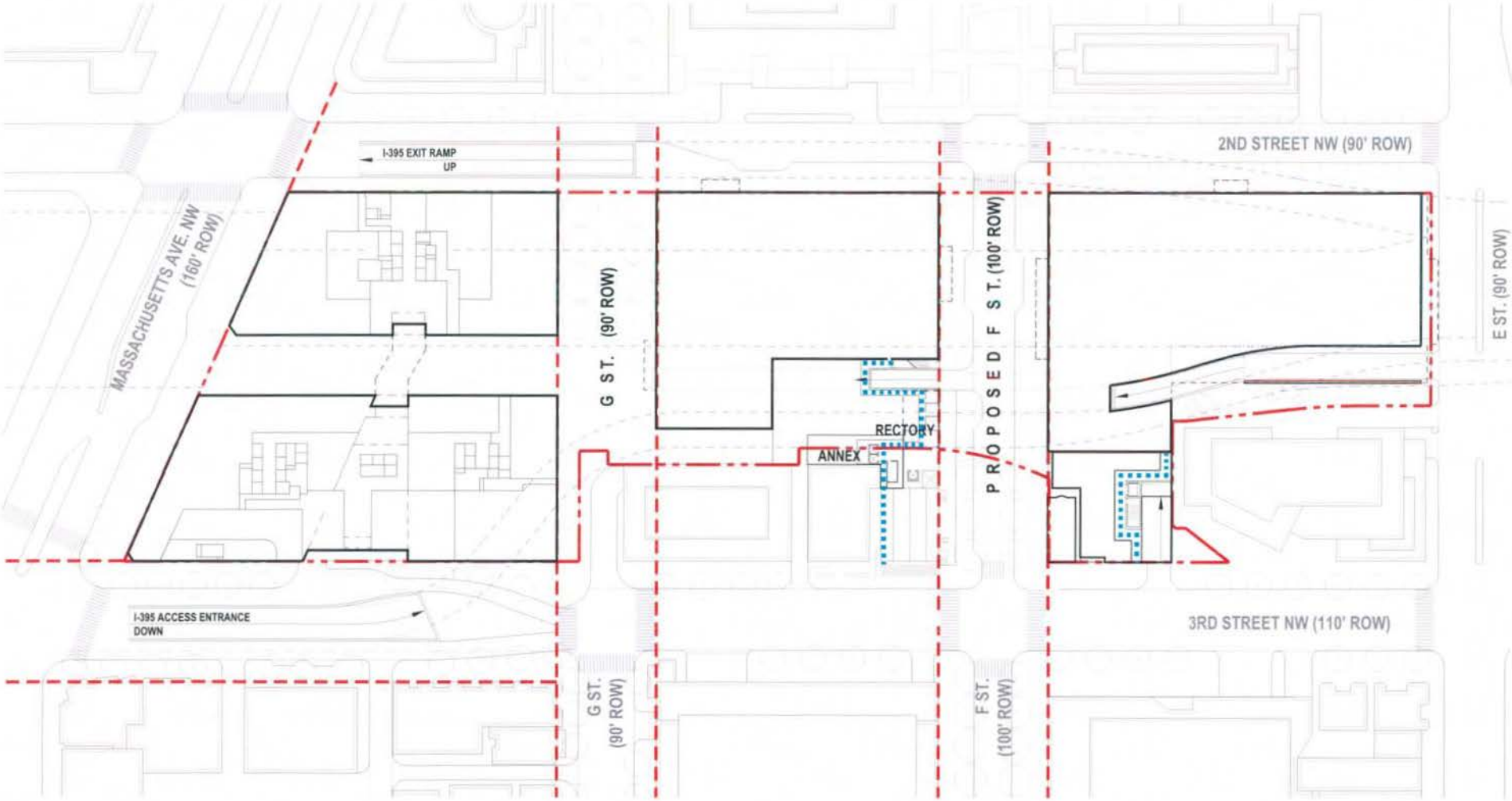


NOTE:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- PEDESTRIAN ENTRANCE
- ROAD TRAVEL DIRECTION
- I-395 TRAVEL DIRECTION
- PARKING ENTRANCE
- SERVICE ENTRANCE
- METRO BUS STATION
- PEDESTRIAN CROSSING
- PEDESTRIAN CORRIDOR
- PEDESTRIAN CORRIDOR - EXISTING



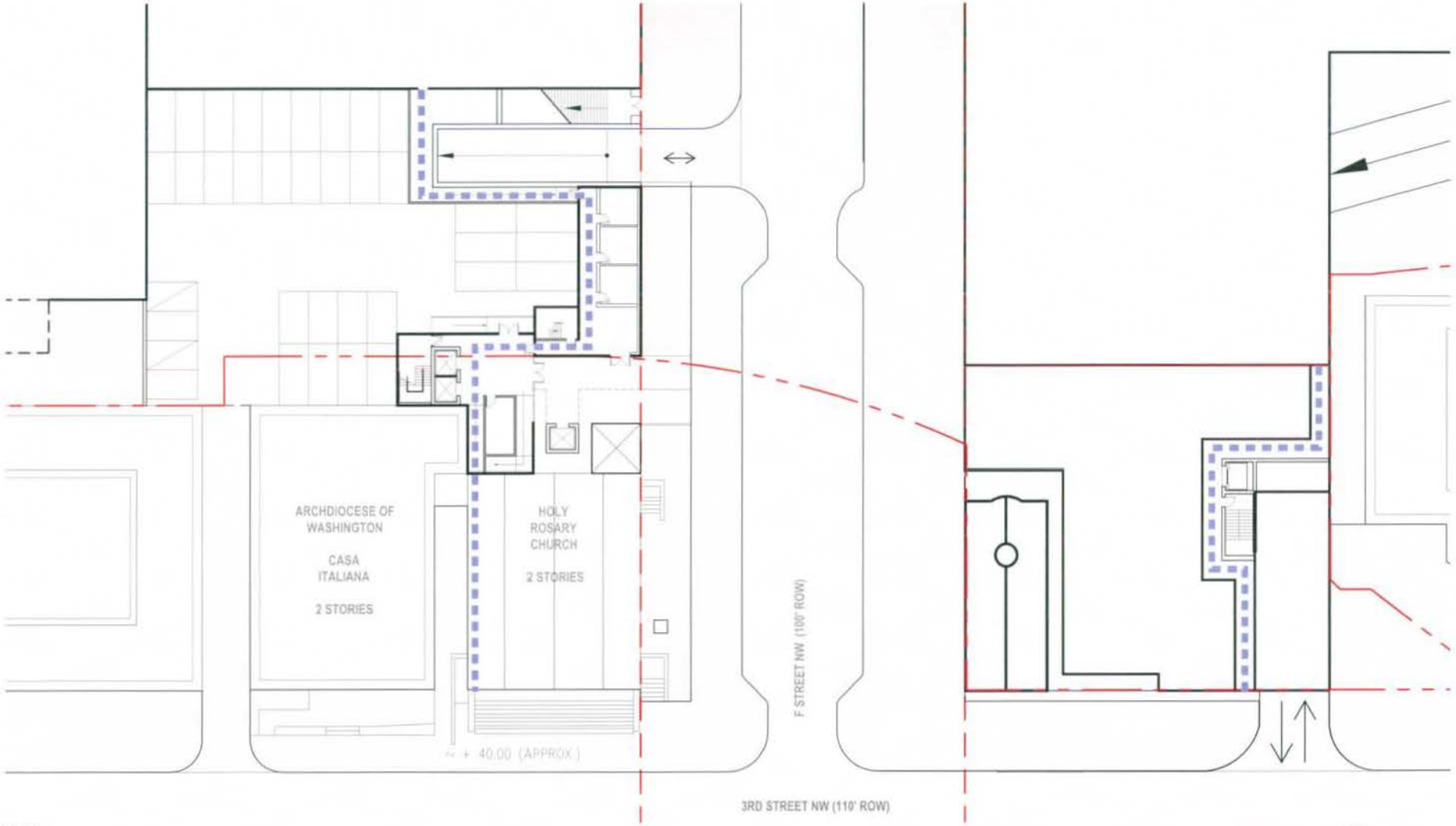
NOTE:

1. Single building connections shown are illustrative and will be shown in detail on Second-Stage PUD Plans for the Center Block and South Block.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- PEDESTRIAN ENTRANCE

Single Lot of Record - Continuous Connecting Walkway (At Grade) - 1 of 2

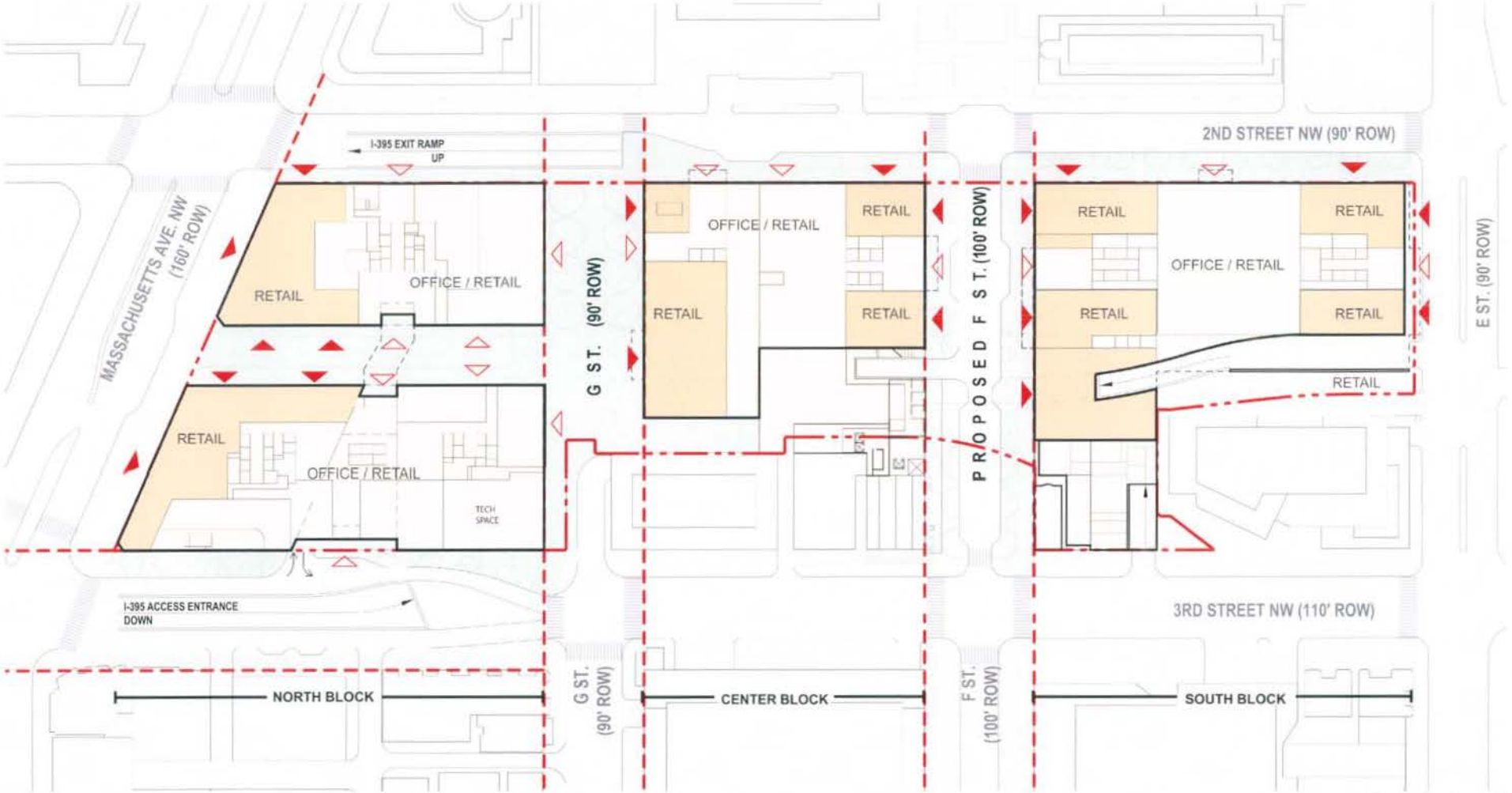


NOTE:

1. Single building connections shown are illustrative and will be shown in detail on Second-Stage PUD Plans for the Center Block and South Block.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW



NOTE:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

RETAIL AREA (GFA):

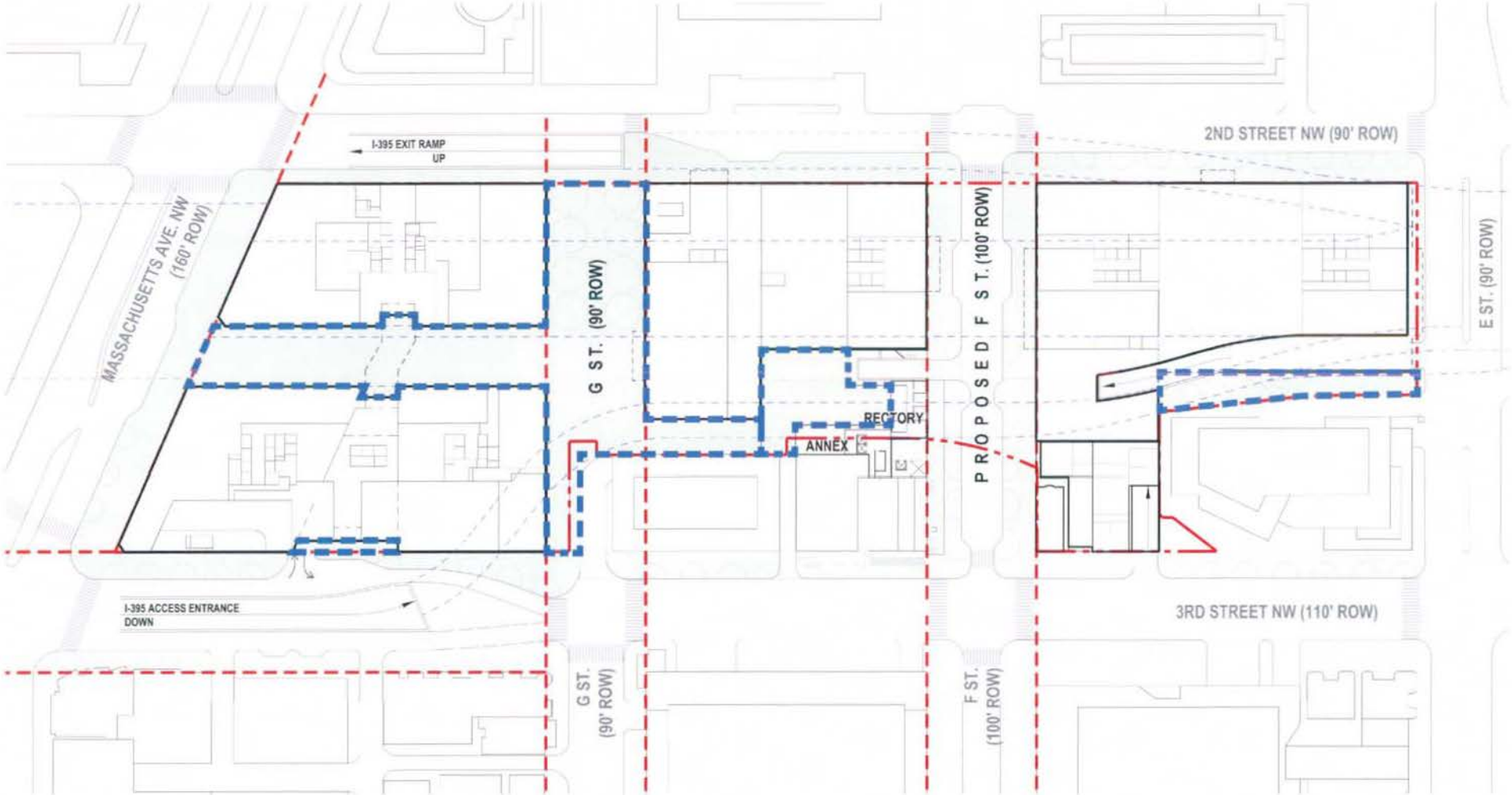
NORTH BLOCK	22,064
CENTER BLOCK	20,623
SOUTH BLOCK	20,000
TOTAL	62,687

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- RETAIL ENTRANCE
- OFFICE ENTRANCE
- PEDESTRIAN CROSSING
- PEDESTRIAN CORRIDOR
- PEDESTRIAN CORRIDOR - EXISTING
- RETAIL AREA

Retail Diagram

SOM Louis Dreyfus Property Group



NOTE:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- COMBINATION OF PEDESTRIAN CORRIDOR AND OUTDOOR SPACES

LEED for Shell and Core v3.0
Registered Project Checklist:

Return to L'Enfant
Massachusetts Avenue & Second Street, Washington DC, 20001

PROJECT LEED POINTS SUMMARY:

86

LEED Points will be earned after full master plan build-out.

▶ **43 LEED Credits facilitated by construction of the platform.**

13

LEED Points may be earned.

11

LEED Points cannot be earned.

TARGET: LEED Platinum

LEED CS RATINGS:

LEED Certified: 40-49 Points
LEED Silver: 50-59 Points
LEED Gold: 60-79 Points
LEED Platinum: 80-110 Points

SUSTAINABLE SITES

	Prereq 1	Construction Activity Pollution Prevention
▶ 1 Point	Credit 1	Site Selection
▶ 5 Points	Credit 2	Development Density & Community Connectivity
1 Point	Credit 3	Brownfield Redevelopment
▶ 6 Points	Credit 4.1	Alternative Transportation, Public Transportation Access
▶ 2 Points	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
▶ 3 Points	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles
▶ 2 Points	Credit 4.4	Alternative Transportation, Parking Capacity
▶ 1 Point	Credit 5.1	Site Development, Protect or Restore Habitat
▶ 1 Point	Credit 5.2	Site Development, Maximize Open Space
▶ 1 Point	Credit 6.1	Stormwater Design, Quantity Control
▶ 1 Point	Credit 6.2	Stormwater Design, Quality Control
▶ 1 Point	Credit 7.1	Heat Island Effect, Non-Roof
1 Point	Credit 7.2	Heat Island Effect, Roof
1 Point	Credit 8	Light Pollution Reduction
1 Point	Credit 9	Tenant Design & Construction Guidelines

WATER EFFICIENCY

	Prereq 1	Water Use Reduction, 20% Reduction
▶ 2 Points	Credit 1.1	Water Efficient Landscaping, Reduce by 50%
▶ 2 Points	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation
▶ 2 Points	Credit 2	Innovative Wastewater Technologies
▶ 2 Points	Credit 3.1	Water Use Reduction, 30% Reduction
▶ 1 Point	Credit 3.2	Water Use Reduction, 35% Reduction
▶ 1 Point	Credit 3.3	Water Use Reduction, 40% Reduction

ENERGY ATMOSPHERE

	Prereq 1	Fundamental Commissioning of the Building Energy Systems
	Prereq 2	Minimum Energy Performance
	Prereq 3	Fundamental Refrigerant Management
15 Points	Credit 1	Optimize Energy Performance, 36% New Buildings
6 Points	Credit 1	Optimize Energy Performance, 48% New Buildings
4 Points	Credit 2	1% On-Site Renewable Energy
2 Points	Credit 3	Enhanced Commissioning
2 Points	Credit 4	Enhanced Refrigerant Management
3 Points	Credit 5.1	Measurement & Verification - Base Building
3 Points	Credit 5.2	Measurement & Verification - Tenant Sub-metering
2 Points	Credit 6	Green Power

MATERIALS & RESOURCES

	Prereq 1	Storage & Collection of Recyclables
5 Points	Credit 1	Maintain 75% of Existing Walls, Floors & Roof
1 Point	Credit 2.1	Construction Waste Management, Divert 50% from Disposal
1 Point	Credit 2.2	Construction Waste Management, Divert 75% from Disposal
1 Point	Credit 3	Materials Reuse, 5%
1 Point	Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)
1 Point	Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)
1 Point	Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally
1 Point	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally
1 Point	Credit 6	Certified Wood

INDOOR ENVIRONMENTAL QUALITY

	Prereq 1	Minimum IAQ Performance
	Prereq 2	Environmental Tobacco Smoke (ETS) Control
1 Point	Credit 1	Outdoor Air Delivery Monitoring
1 Point	Credit 2	Increased Ventilation
1 Point	Credit 3	Construction IAQ Management Plan, During Construction
1 Point	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants
1 Point	Credit 4.2	Low-Emitting Materials, Paints & Coatings
1 Point	Credit 4.3	Low-Emitting Materials, Flooring Systems
1 Point	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products
1 Point	Credit 5	Indoor Chemical & Pollutant Source Control
1 Point	Credit 6	Controllability of Systems, Thermal Comfort
1 Point	Credit 7	Thermal Comfort, Design
1 Point	Credit 8.1	Daylight & Views, Daylight 75% of Spaces
1 Point	Credit 8.2	Daylight & Views, Views for 90% of Spaces

INNOVATION & DESIGN PROCESS (4 Points Only)

▶	Credit 1.1	Exemplary Performance: 100% On Site Parking Underground [SS 7.1]
▶	Credit 1.2	Exemplary Performance: Water Use Reduction, 45%, [WE 3]
▶	Credit 1.3	Exemplary Performance: 100% Reduction in potable water use for sewage conveyance [WE 2]
▶ 5 Points	Credit 1.4	Reconnecting the City Fabric
▶ Only	Credit 1.5	Educational Program
	or	
▶	Credit 1.5	Exemplary Performance: Restoring habitat on 75% of the site
	or	area (excluding building footprints). [SS 5.1]
▶	Credit 1.5	Innovation in Design: 100% of roof area is green (excluding mechanical equipment and photovoltaic panels). [SS 7.2]
▶ 1 Point	Credit 2	LEED® Accredited Professional

REGIONAL PRIORITY

▶ 1 Point	Credit 1.1	Site Development, Protect and Restore Habitat [SS 5.1]
▶ 1 Point	Credit 1.2	Stormwater Design, Quantity Control [SS 6.1]
▶ 1 Point	Credit 1.3	Innovative Wastewater Technologies [WE 2]
1 Point	Credit 1.4	Optimize Energy Performance 40% [EA 2]

SITE DEVELOPMENT

Protect or Restore Habitat
LEED SS 5.1 [1 Point]
LEED ID [1 Point]
LEED RP [1 Point]
At least 50% of open space will be restored with native or adapted vegetation. Regional Priority point for zip code 20001. At least 75% to obtain ID point.
See landscape plan for list of plant and animal species that will be part of the rain garden ecosystem.

Maximize Open Space
LEED SS 5.2 [1 Point]
At least 20% of the site will be open public space.

DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

Project is within 1/2 mile of a residential zone of an average density of 10 units per acre, and it is within 1/2 mile of at least 10 basic services.

SITE SELECTION

LEED SS 1.0 [1 Point]
The project surpasses LEED expectations for site selection by restoring the city grid, bringing back local ecosystems lost during the original development of the area, and creating public open space.

ALTERNATIVE TRANSPORTATION

Bicycle Storage and Changing Rooms
LEED SS 4.2 [2 Points]
Within 200 yards of building entrances. Secure bicycle racks and storage for 5% or more of building users. Architect for each building to provide shower and changing facilities within for 0.5% of FTE occupants.

ALTERNATIVE TRANSPORTATION

Public Transportation Access
LEED 4.1 [6 Points]
Project is located within 1/2 of a mile of three existing subway stations.

Low-Emmiting and Fuel-Efficient Vehicles.
LEED SS 4.3 [3 Points]
5% (70 spaces distributed amongst five levels) of the total vehicle parking capacity is reserved for low-emission and fuel-efficent vehicles.

Parking Capacity
LEED SS 4.4 [2 Points]
Parking meets but does not exceed local zoning requirements. 5% (70 spaces distributed amongst five levels) of total spaces are provided as preferred parking for carpools.

STORM WATER DESIGN

Quantity Control
SWM cell collects any runoff from freeway. Water cisterns collects all storm water. Regional Priority point for zip code 20001.

Quality Control
Water cisterns capture and treat at least 90% of the storm water run-off.

HEAT ISLAND EFFECT

Non-Roof
100% of paving areas with a SRI of 29 or more. 25% Shade along areas of vehicle traffic.
100% Building Parking underground.

LANDSCAPING

Landscaping
LEED WE 1.1 [2 Points]
Reduce water used for landscaping by 50%

No Potable Use
LEED WE 1.2 [2 Points]
No potable water use for irrigation

ZIPCAR PARKING

No LEED points

WATER USE REDUCTION

Water Use 30% Reduction
LEED WE 3.1 [2 Points]
Water harvesting reduces potable water use by 30%

Water Use 35% Reduction
LEED WE 3.2 [1 Point]
Water harvesting reduces potable water use by 35%

Water Use 40% Reduction
LEED WE 3.2 [1 Point]
Water harvesting reduces potable water use by 40%

Water Use 45% Reduction
LEED ID [1 Point]
Water harvesting reduces potable water use by 45%

INNOVATIVE WASTEWATER TECHNOLOGIES

LEED WE 2.0 [2 Points]
LEED ID [1 Point]
LEED RP [1 Point]
Reduce use of potable water sewer conveyance by 50% through the use of non-potable water. Reduce by 100% to attain ID point.

LIGHT POLLUTION REDUCTION

Exterior lighting (LZ3 Commercial/ Industrial, High-Density Residential) per LEED Standards.

BROWNFIELD REDEVELOPMENT

CONSTRUCTION ACTIVITY & POLLUTION PREVENTION

LEED SS Prerequisite 1

INNOVATION IN DESIGN

Reconnecting the City Fabric
LEED ID [1 Point]
The project restores the city grid, providing connectivity and open space.

INNOVATION IN DESIGN

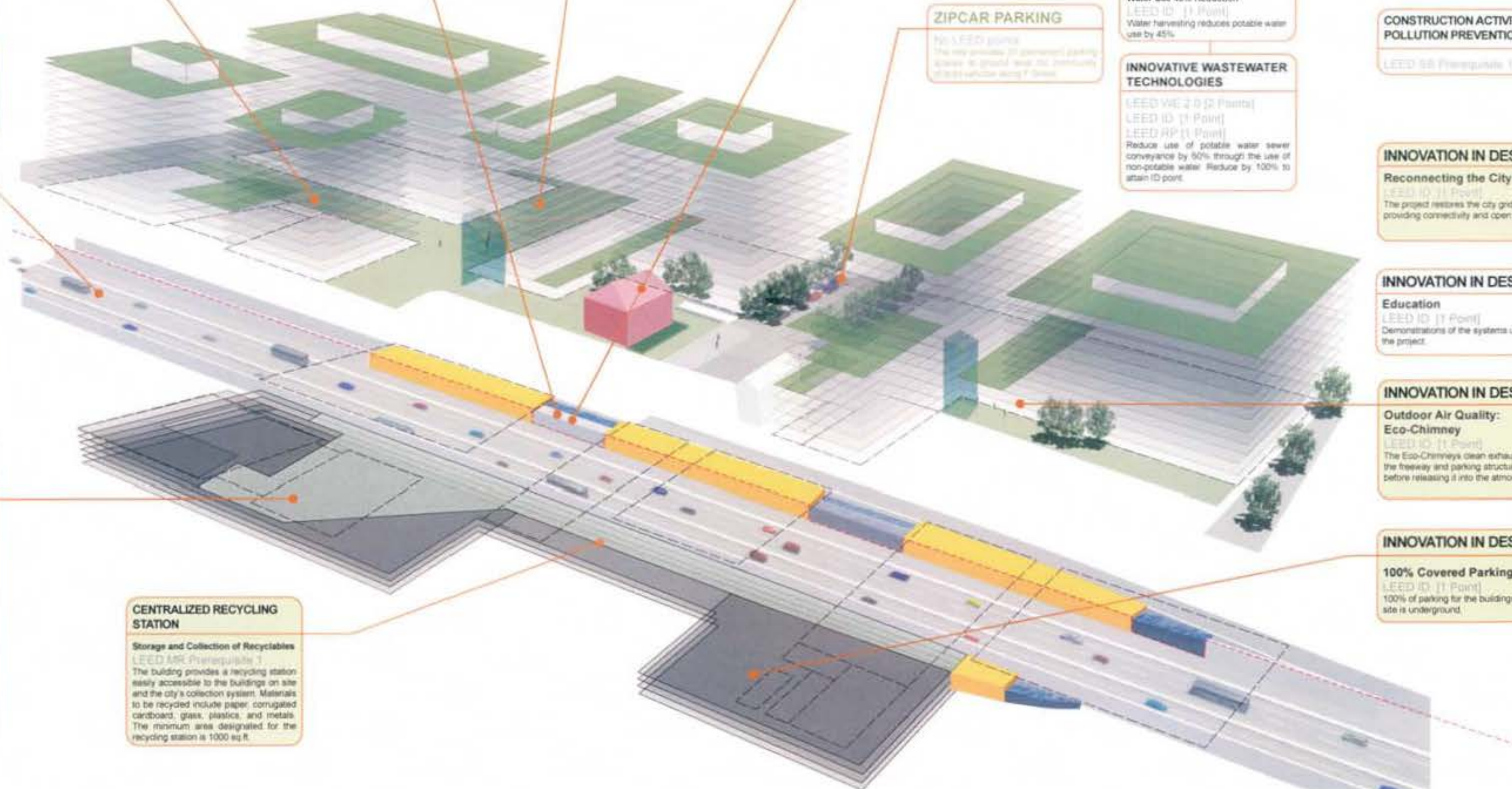
Education
LEED ID [1 Point]
Demonstrations of the systems utilized in the project.

INNOVATION IN DESIGN

Outdoor Air Quality: Eco-Chimney
LEED ID [1 Point]
The Eco-Chimneys clean exhaust from the freeway and parking structures before releasing it into the atmosphere.

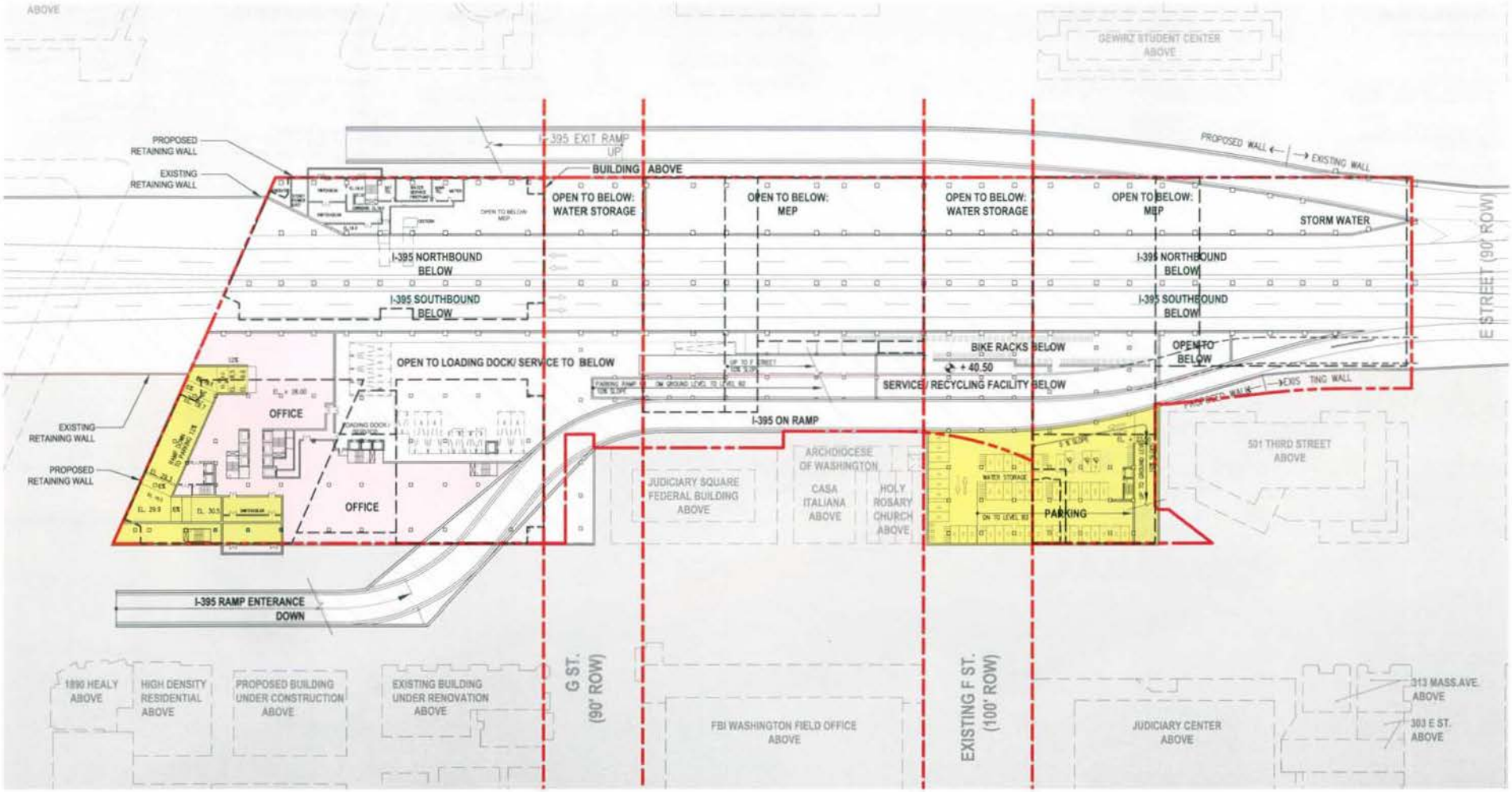
INNOVATION IN DESIGN

100% Covered Parking
LEED ID [1 Point]
100% of parking for the buildings on the site is underground.



CENTRALIZED RECYCLING STATION

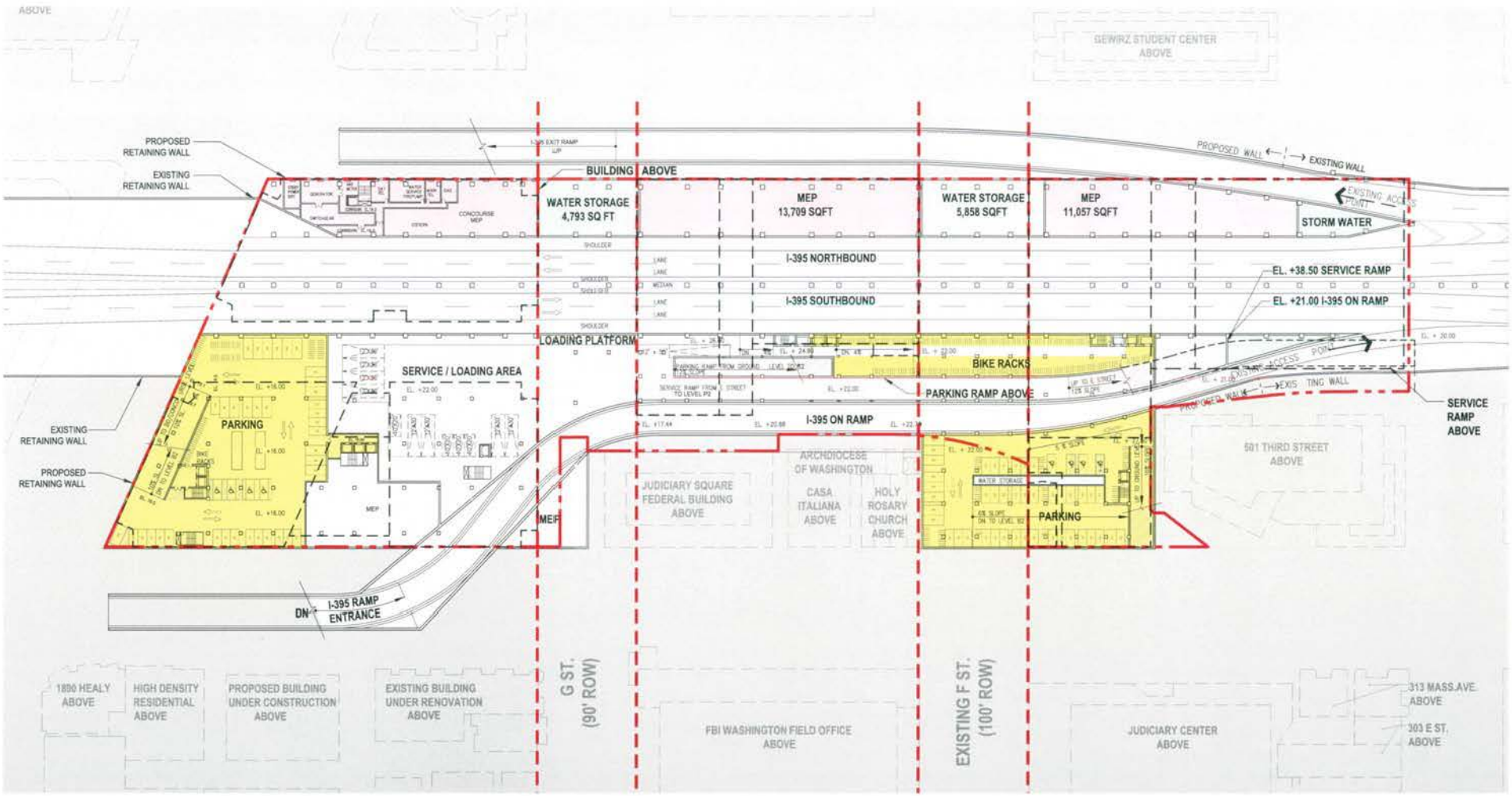
Storage and Collection of Recyclables
LEED MR Prerequisite 1
The building provides a recycling station easily accessible to the buildings on site and the city's collection system. Materials to be recycled include paper, corrugated cardboard, glass, plastics, and metals. The minimum area designated for the recycling station is 1000 sq ft.



NOTE:

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. Drive aisles will be 20' min. in areas described in DCMR 11, 2117.5

B0 Level - Concourse, Office Plan



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PARKING TABULATION:

OFFICE	Over 2,000 SF, 1 space per 1,800 SF	= 1,088
RETAIL	Over 30,000 SF, 1 space per 3,000 SF	= 20
RESIDENTIAL	1 space per 4 dwelling units	= 38
TOTAL PARKING SPACES		**= 1,146**
9'x19' spaces - standard		= 673
8'x16' spaces - compact		= 448
Handicap spaces		= 25

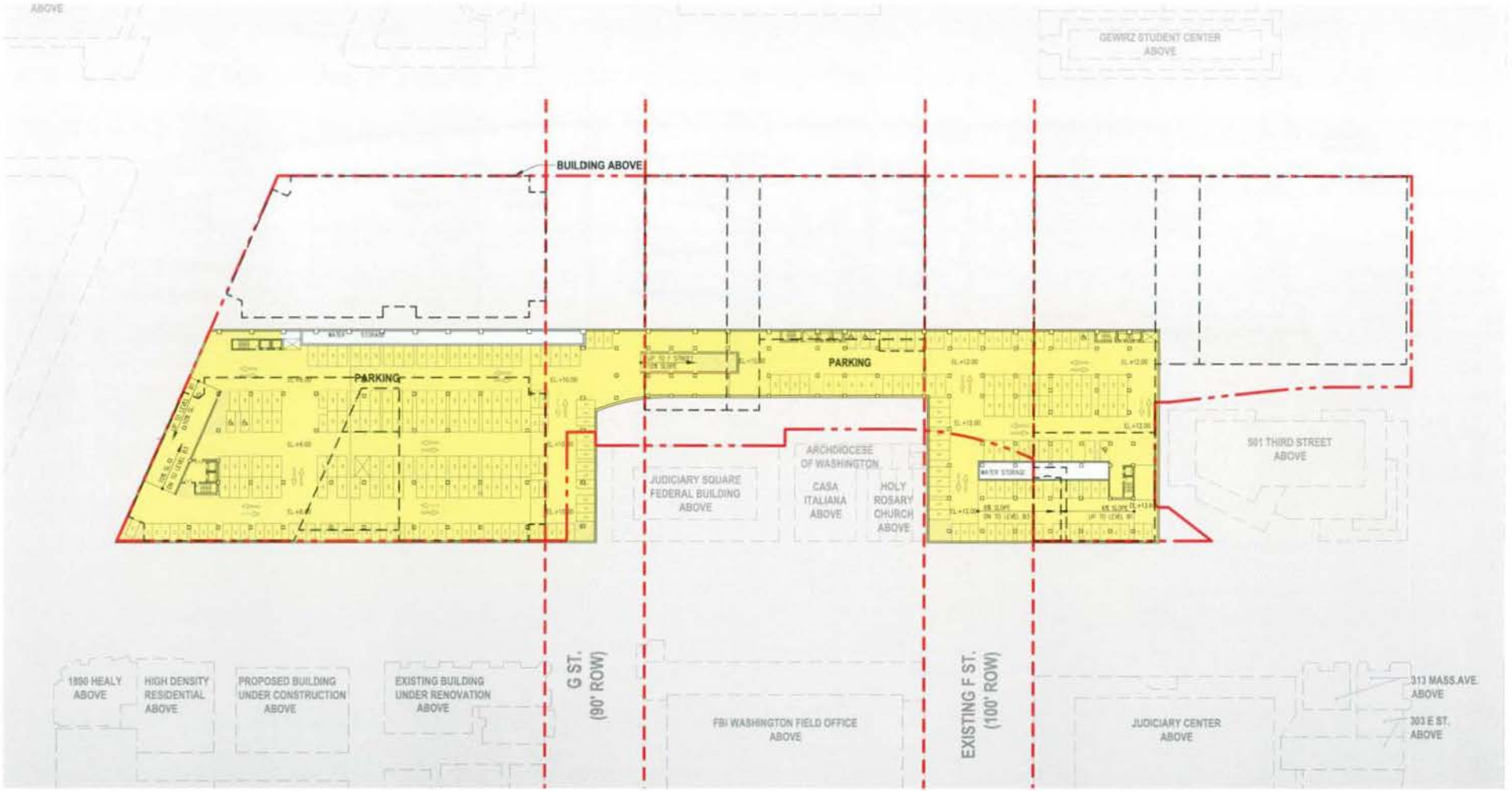
BICYCLE PARKING:

BELOW GRADE	345 spaces
AT GRADE	95 spaces
TOTAL SPACES	**= 440**

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- BIKE RACKS

B1 Level - Parking, Service, Highway Plan



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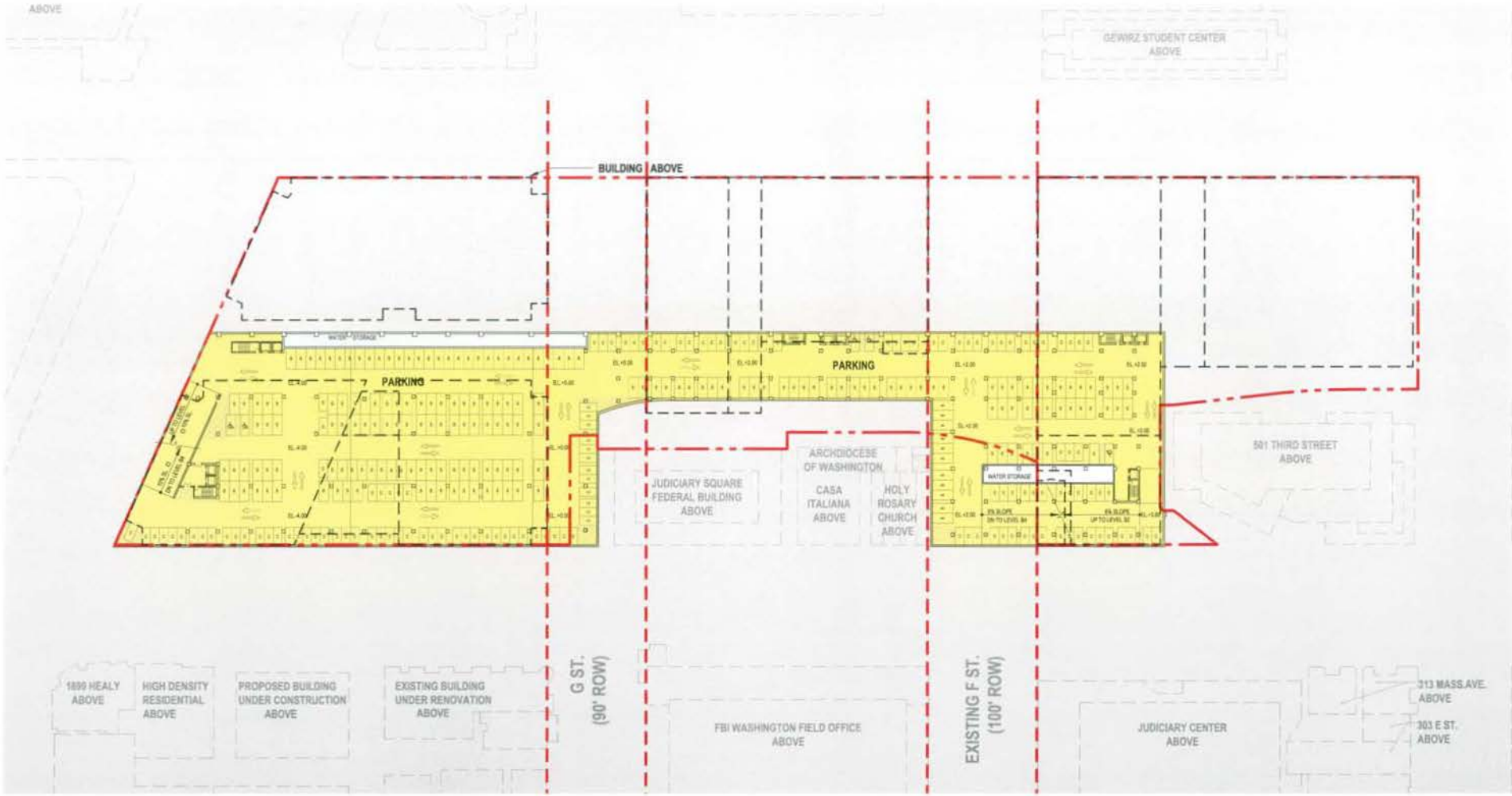

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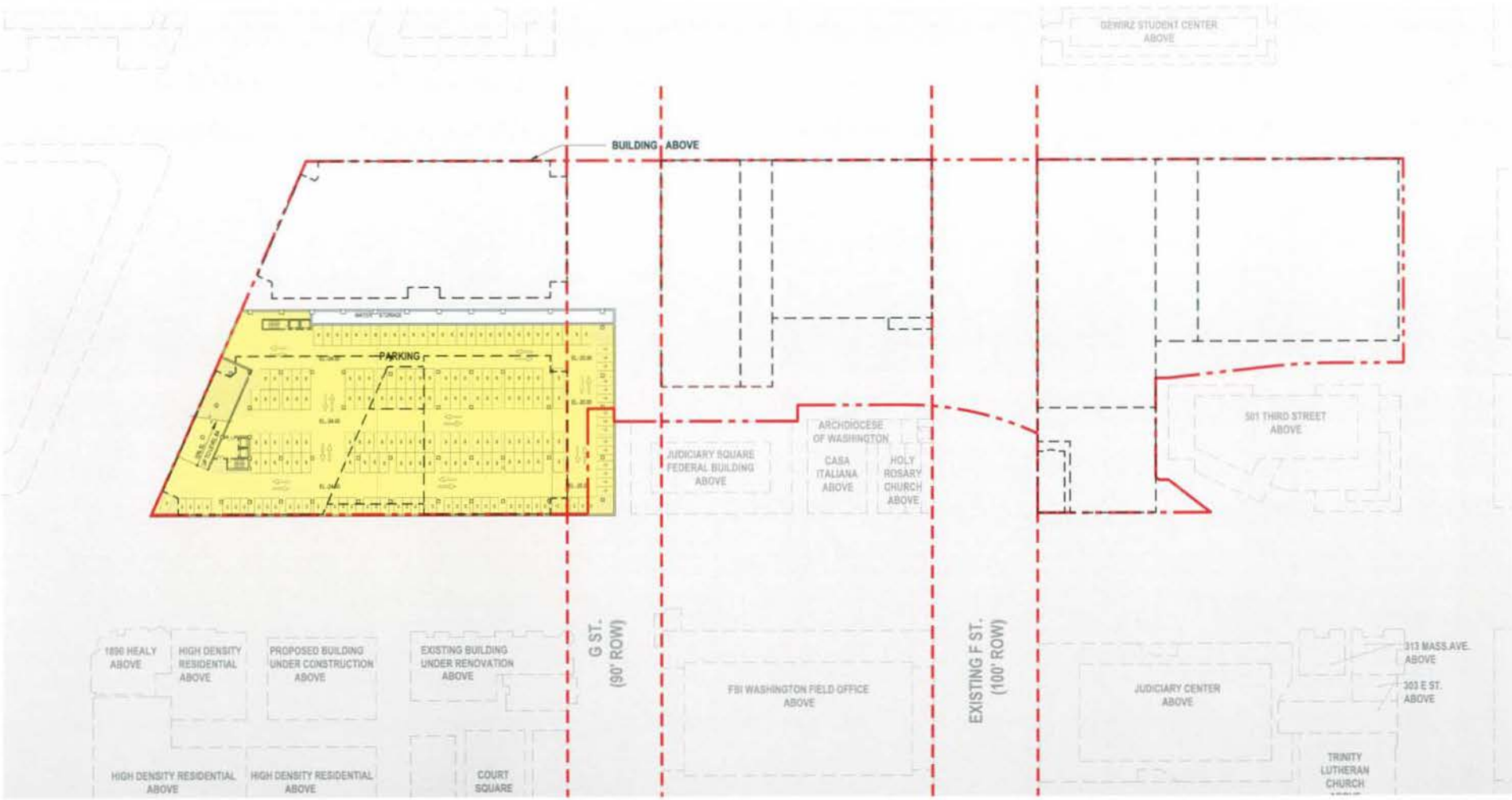

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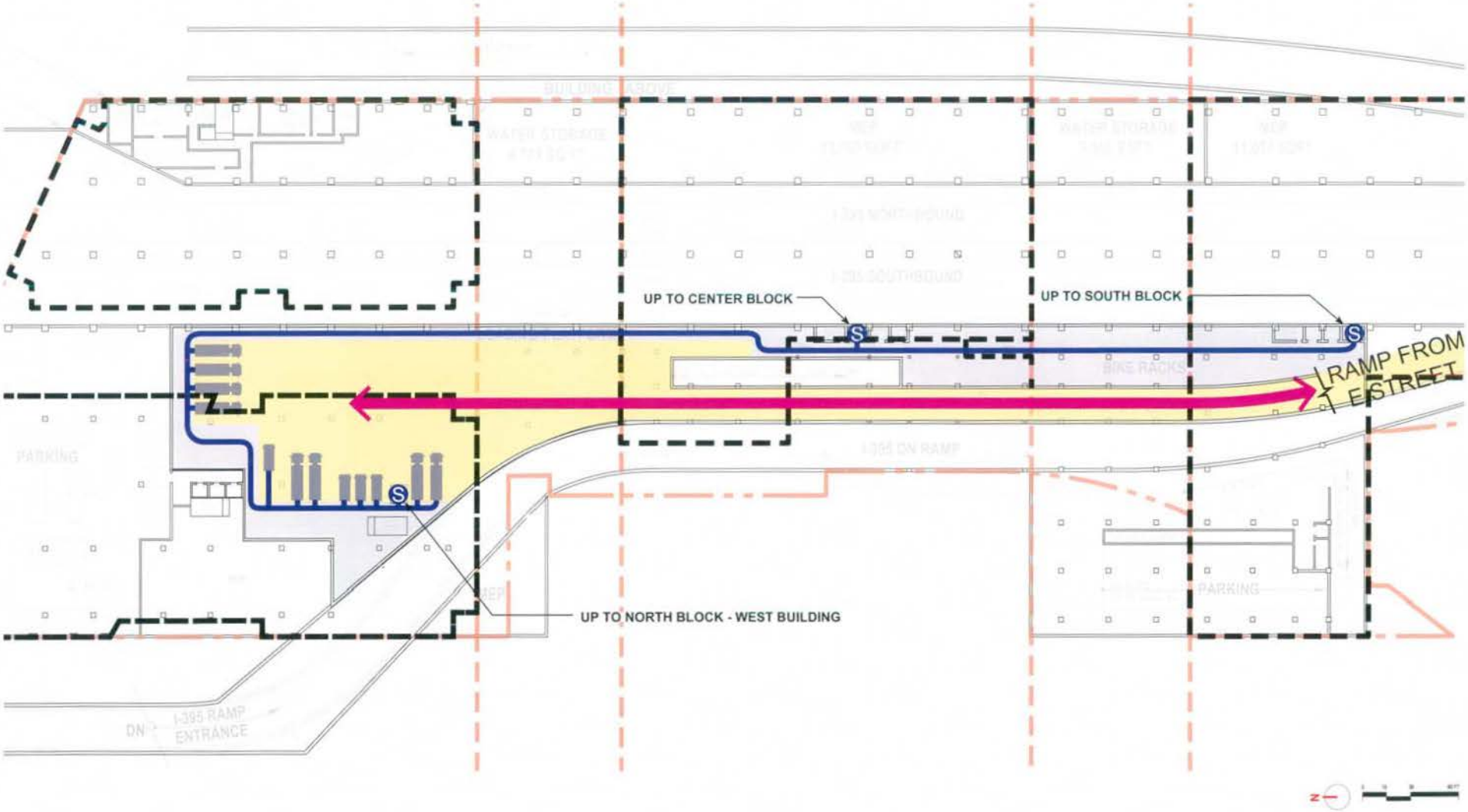


NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

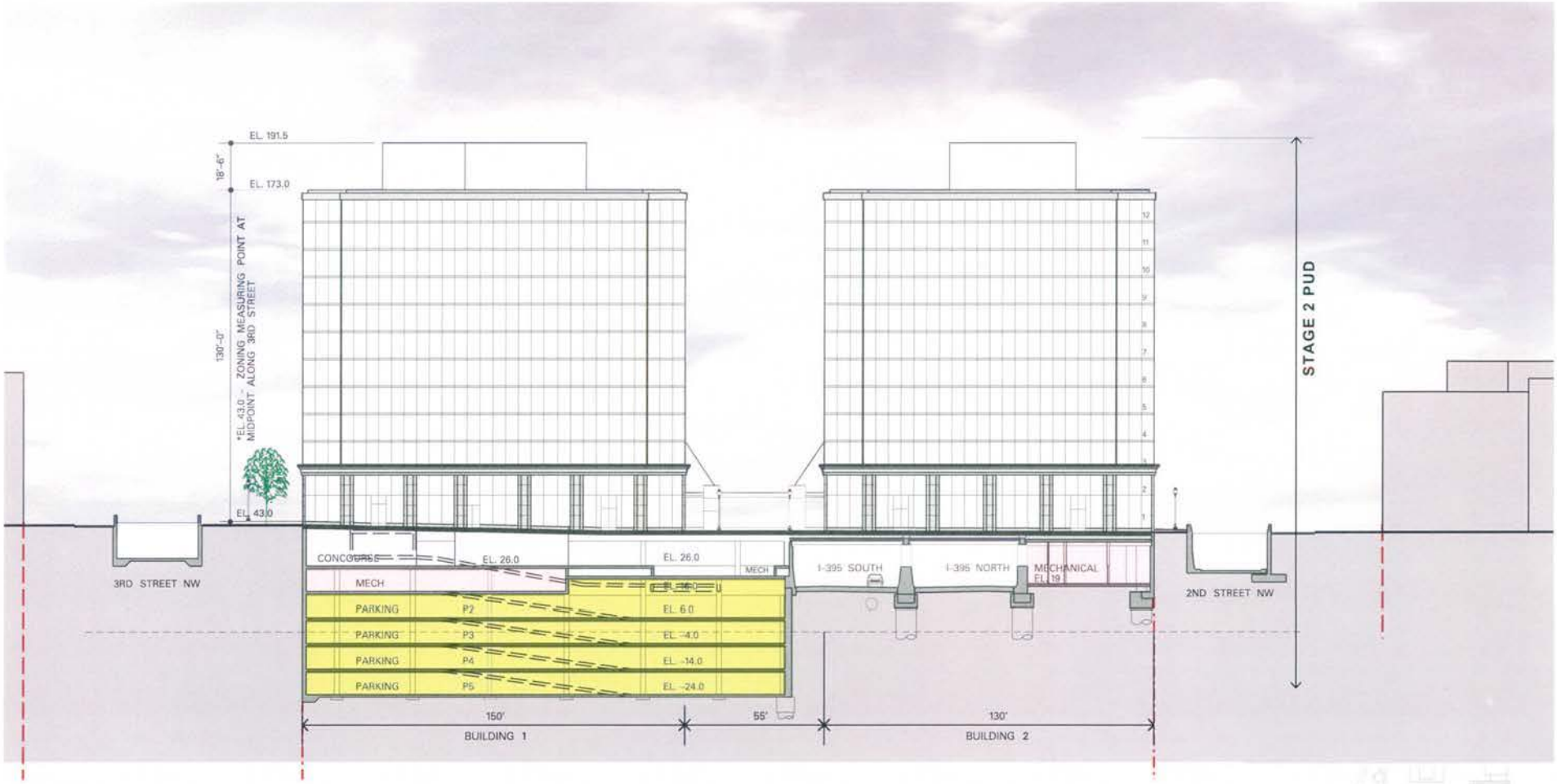
LEGEND:

- PEDESTRIAN SERVICE AREA
- PEDESTRIAN SERVICE CORR.
- SERVICE ELEVATOR
- VEHICULAR LOADING AREA
- SERVICE VEHICULAR MAIN ACCESS

NOTE:

1. North Block building heights are taken from the measuring point of 43.00'.
   Refer to sheet 2.1 "Building Heights, Area and Use Diagram" for measuring point location.
2. Refer to sheet 1.18 "Extent of First Stage and Consolidated PUD Submission" for scope of PUD.

Site Section - North Block - Through Canopy



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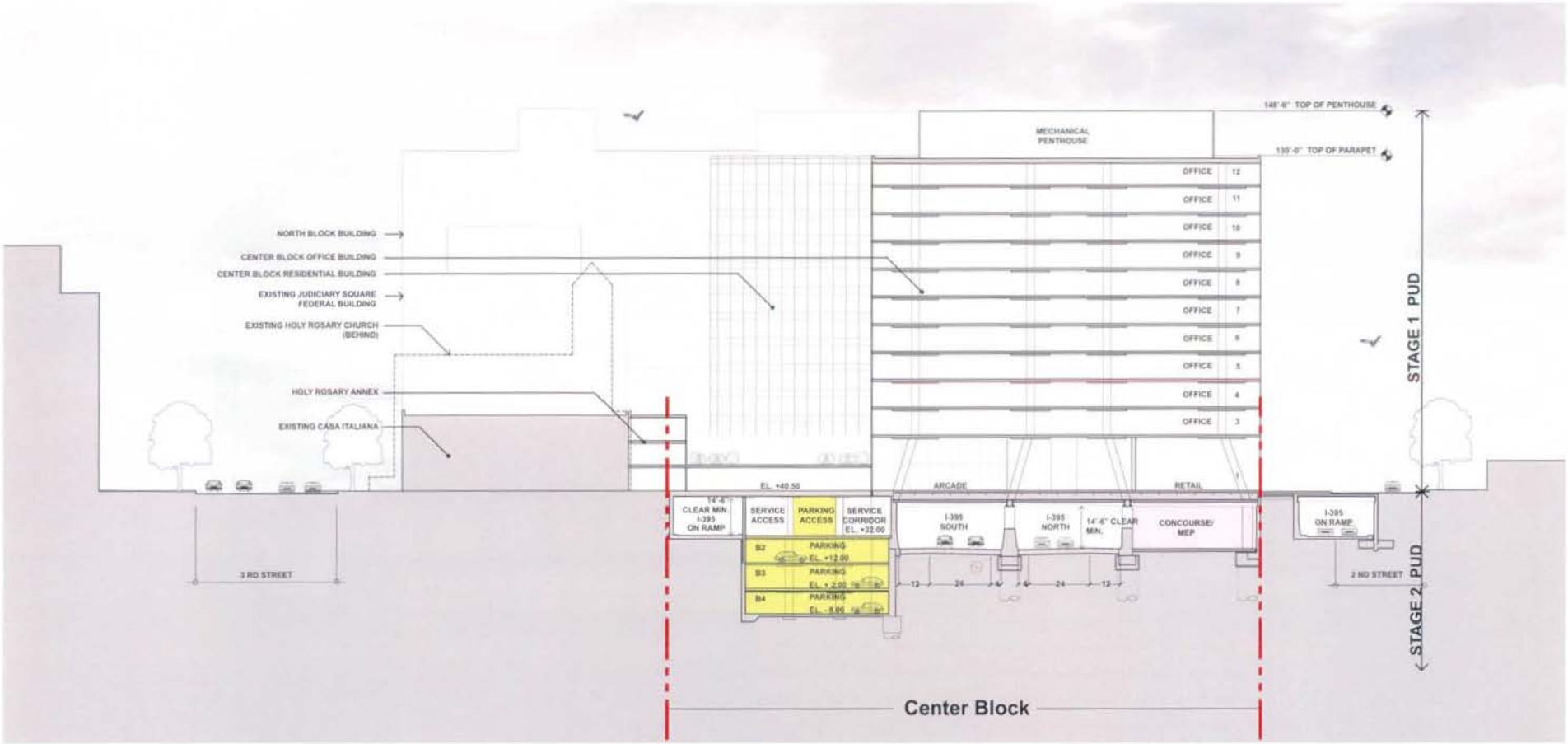
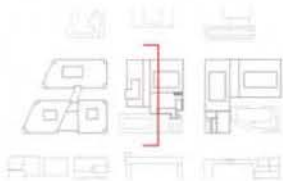


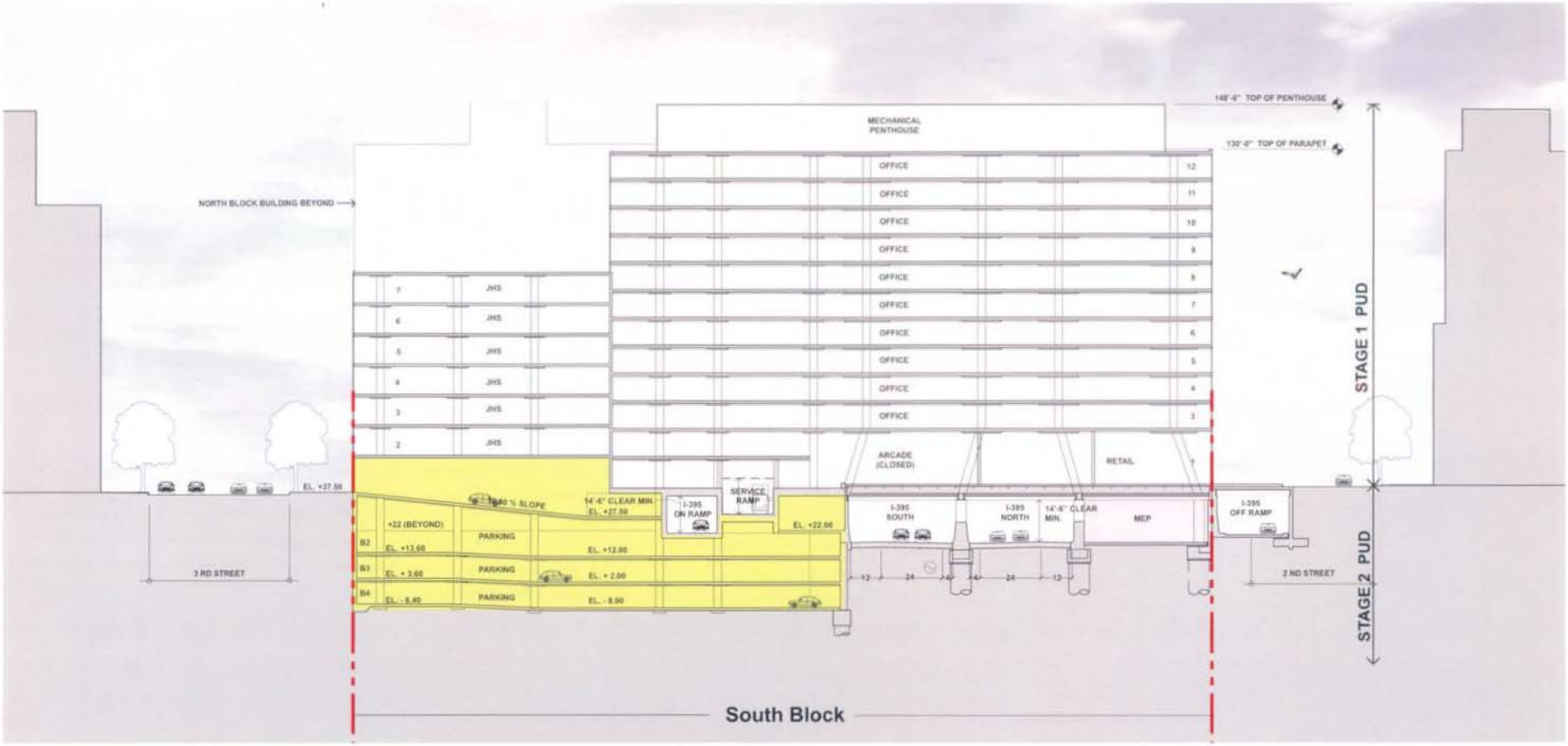
NOTE:

1. Building heights for the Center Block are taken from the measuring point of 40.50'.
   Refer to sheet 2.1 "Building Heights, Area and Use Diagram" for measuring point location.
2. Refer to sheet 1.18 "Extent of First Stage and Consolidated PUD Submission" for scope of PUD.



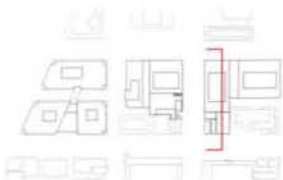
Site Section - Center Block

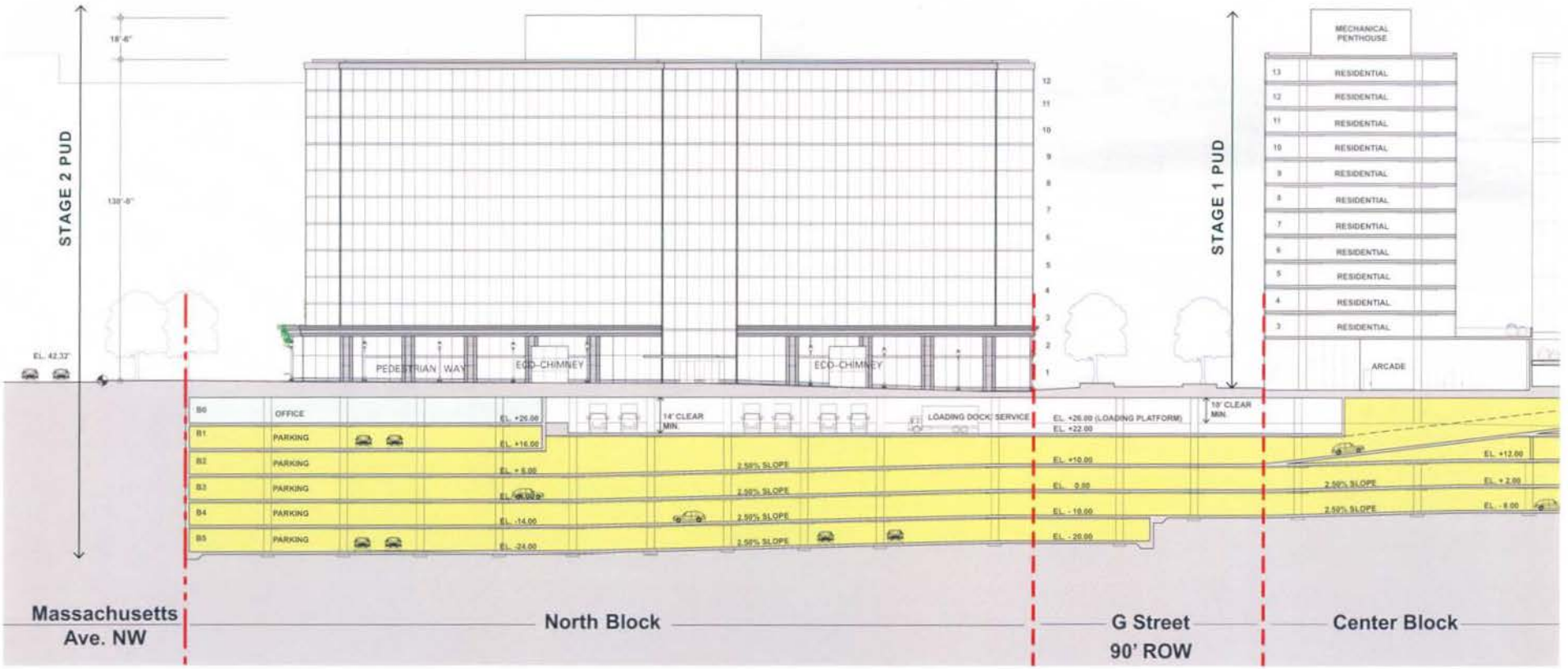
SOM Louis Dreyfus Property Group



NOTE:

1. Building heights for the Center Block are taken from the measuring point of 40.50'.
   Refer to sheet 2.1 "Building Heights, Area and Use Diagram" for measuring point location.
2. Refer to sheet 1.18 "Extent of First Stage and Consolidated PUD Submission" for scope of PUD.





NOTE:

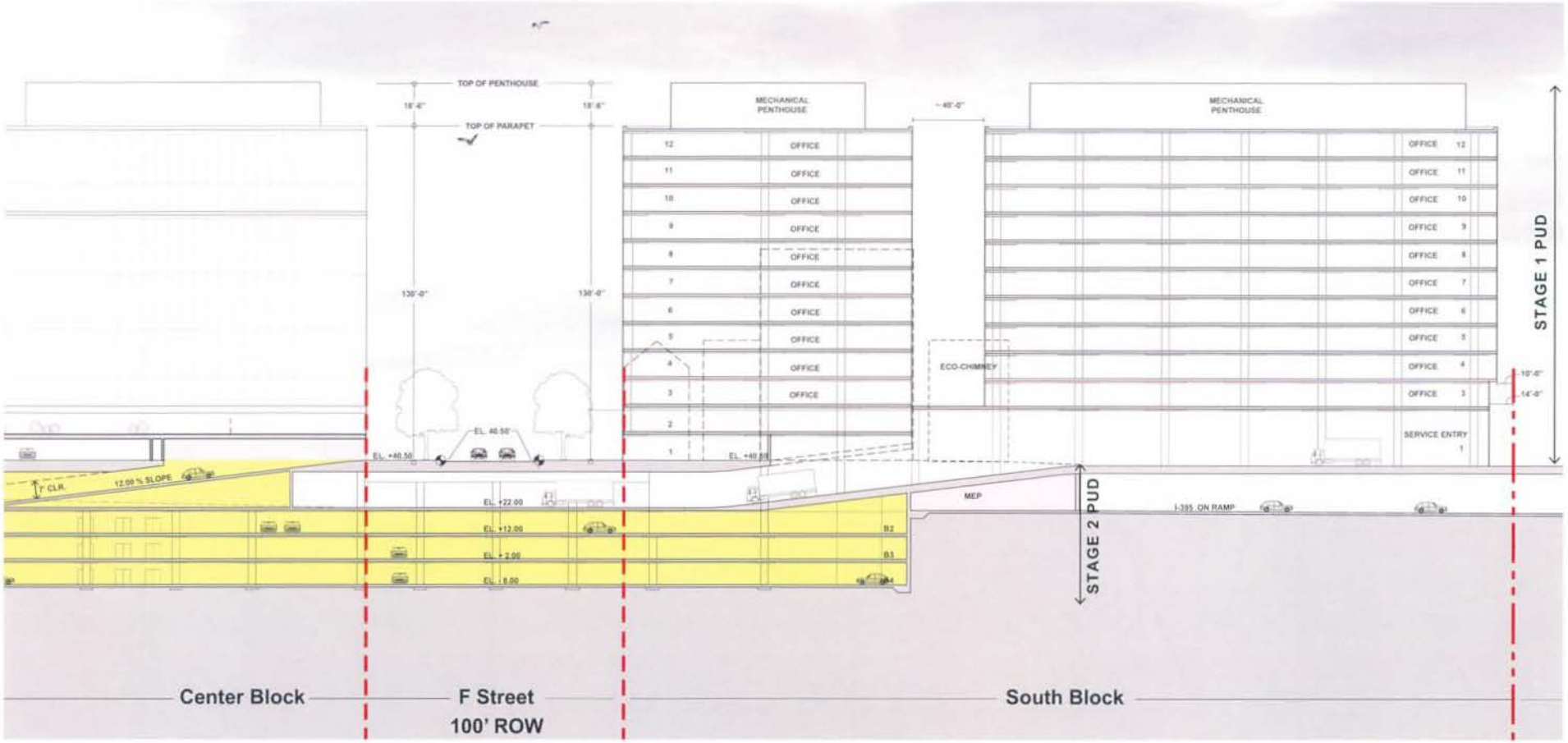
1. North Block building heights are taken from the measuring point of 42.32'.
   Refer to sheet 2.1 "Building Heights, Area and Use Diagram" for measuring point location.
2. Refer to sheet 1.18 "Extent of First Stage and Consolidated PUD Submission" for scope of PUD.

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- MEASURING POINT ELEVATION

Site Section - Longitudinal - 1 of 2

SOM Louis Dreyfus Property Group

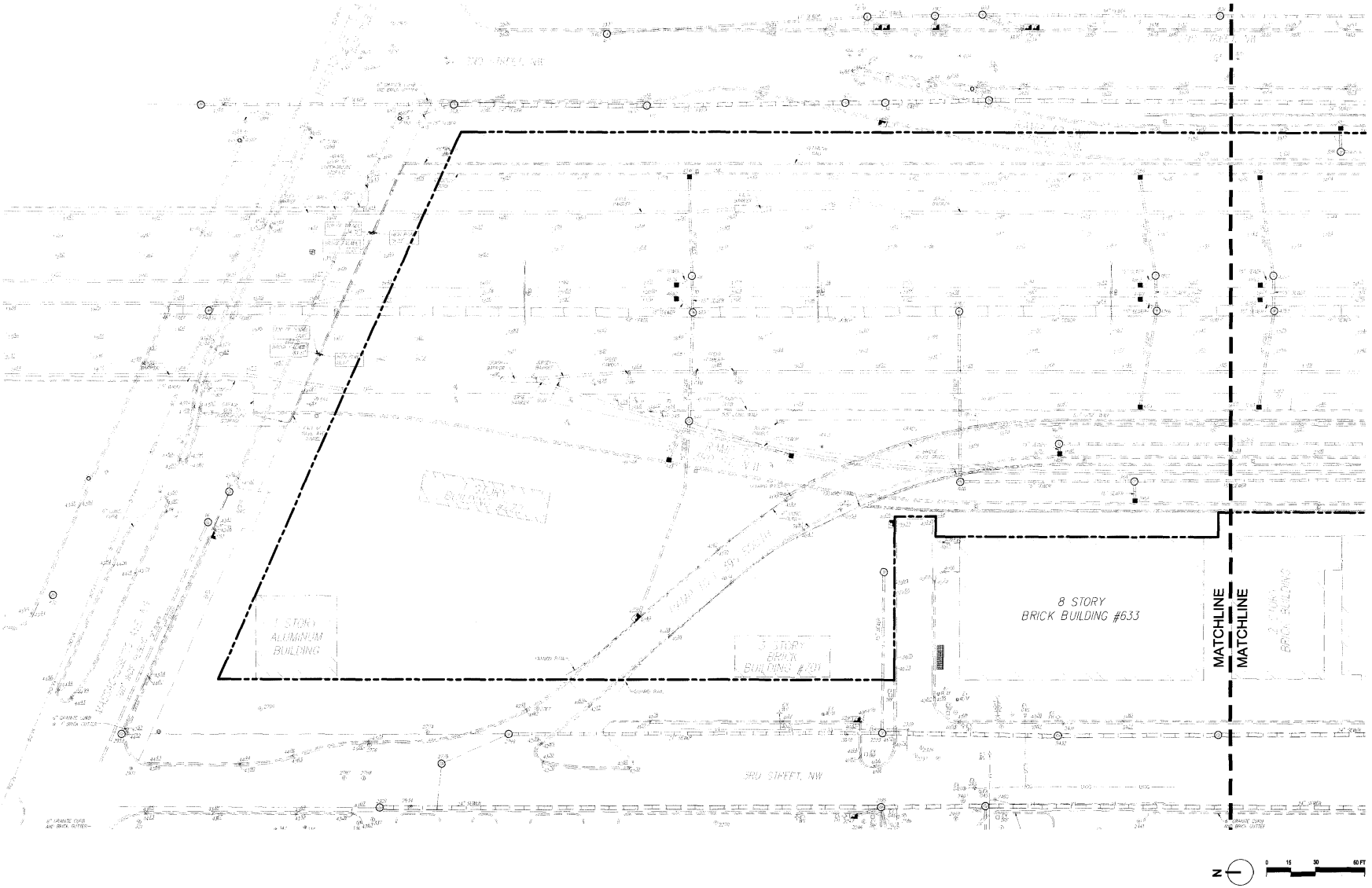


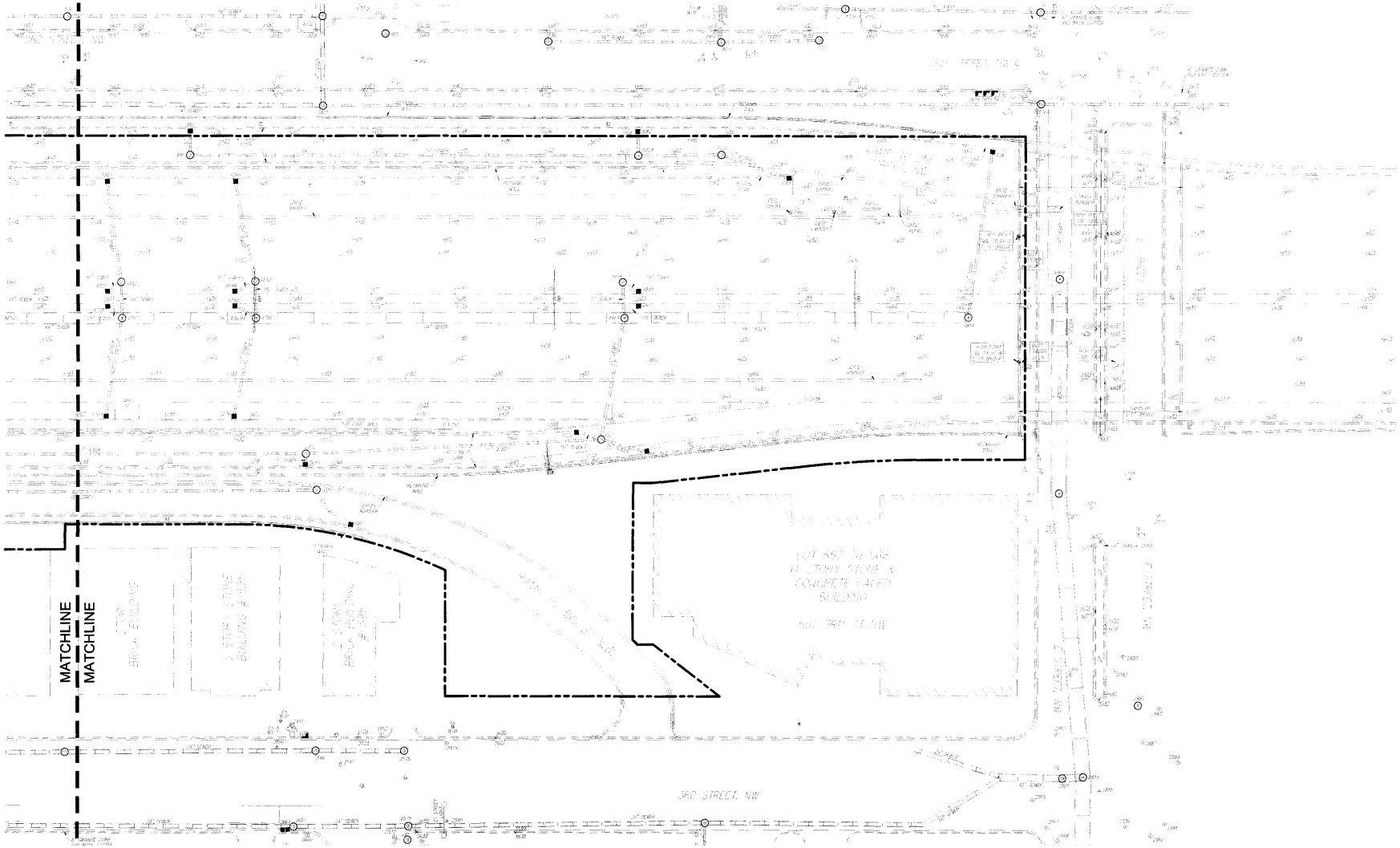
NOTE:

1. Building heights for the Center and South Block are taken from the measuring point of 40.50'. Refer to sheet 2.1 "Building Heights, Area and Use Diagram" for measuring point location.
2. Refer to sheet 1.18 "Extent of First Stage and Consolidated PUD Submission" for scope of PUD.

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- MEASURING POINT ELEVATION


8 STORY
BRICK BUILDING #633
MATCHLINE
MATCHLINE
3RD STREET, NW
N
0
15
30
60 FT


MATCHLINE
MATCHLINE
3RD STREET, NW
N
0
15
30
60 FT

TOTAL FOR ALL BULDINGS

DAYS PER YEAR OFFICE BUILDING IS OCCUPIED	260
NUMBER OF MALE OCCUPANTS	9865
NUMBER OF FEMALE OCCUPANTS	9865

DAYS PER YEAR RESIDENCE IS OCCUPIED	365
NUMBER OF MALE OCCUPANTS	150
NUMBER OF FEMALE OCCUPANTS	150

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
WATER USE (GALLONS / DAY)	22,918	33,335
WATER USE (GALLONS / YEAR)	6,074,711	8,835,944

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
WATER USE (GALLONS / DAY)	32,203	32,203
WATER USE (GALLONS / YEAR)	8,456,024	8,456,024

CONVENTIONAL TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
WATER USE (GALLONS / DAY)	0	0
WATER USE (GALLONS / YEAR)	0	0

URINALS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	0.125	1.0
WATER USE (GALLONS / DAY)	2,466	19,731
WATER USE (GALLONS / YEAR)	641,249	5,129,990

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	0.5 comm./ 2.2 res.
WATER USE (GALLONS / DAY)	6,669	11,149
WATER USE (GALLONS / YEAR)	1,812,747	3,292,496

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.6	2.5
WATER USE (GALLONS / DAY)	18,398	30,663
WATER USE (GALLONS / YEAR)	5,161,492	8,602,487

PANTRY/KITCHEN FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
WATER USE (GALLONS / DAY)	9,199	13,492
WATER USE (GALLONS / YEAR)	2,580,746	3,785,094

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
24,726,969	38,102,035

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
91,854	140,573

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE
13,375,066 GALLONS 35.10% PERCENT REDUCTION VS LEED BASELINE

NOTE:

DOMESTIC WATER & SANITARY SEWER LOADS:

The domestic water and sanitary sewer demand calculations are based on utilizing water conserving fixtures to achieve a minimum water use reduction of 30% over the LEED baseline values. The building occupancy values used in the calculations are based on a business occupancy of one person per 100 SF of building floor area. The occupancy values for the residential building are based on an occupancy of 2 persons per apartment.

Based on preliminary meetings with WASA, the sanitary sewer discharge from the new building can be discharged to the existing sewer main infrastructure located in 2nd and 3rd Streets. The domestic water distribution system surrounding the site is not adequate to support the domestic and fire water demands of the proposed facilities and will need to be upgraded. A new 12 inch diameter domestic water loop will be provided around the site.

NORTH BLOCK BUILDINGS

DAYS PER YEAR BUILDING IS OCCUPIED	260
NUMBER OF MALE OCCUPANTS	4789
NUMBER OF FEMALE OCCUPANTS	4789

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
FLUSHES PER DAY (MEN)	0.0	0.0
FLUSHES PER DAY (WOMEN)	2.0	2.0
WATER USE (GALLONS / DAY)	10,587	15,400
WATER USE (GALLONS / YEAR)	2,752,717	4,003,952

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	1.0	1.0
FLUSHES PER DAY (WOMEN)	1.0	1.0
WATER USE (GALLONS / DAY)	15,247	15,247
WATER USE (GALLONS / YEAR)	3,964,112	3,964,112

CONVENTIONAL TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	0.0	0.7
FLUSHES PER DAY (WOMEN)	0.0	0.3
WATER USE (GALLONS / DAY)	0	0
WATER USE (GALLONS / YEAR)	0	0

URINALS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	0.125	1.0
FLUSHES PER DAY (MEN)	2.0	2.0
WATER USE (GALLONS / DAY)	1,197	9,577
WATER USE (GALLONS / YEAR)	311,253	2,490,020

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	0.5
MINUTES PER PERSON PER DAY	0.60	0.75
WATER USE (GALLONS / DAY)	2,873	3,591
WATER USE (GALLONS / YEAR)	747,006	933,758

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.5
AVG. SHOWER DURATION (MIN)	5	5
% OF STAFF USING SHOWERS	10.0	10.0
WATER USE (GALLONS / DAY)	7,183	11,971
WATER USE (GALLONS / YEAR)	1,867,515	3,112,525

PANTRY/DINING AREA FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
MINUTES PER PERSON PER DAY	0.3	0.3
WATER USE (GALLONS / DAY)	3,591	5,267
WATER USE (GALLONS / YEAR)	933,758	1,369,511

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
10,576,360	15,873,878

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
40,678	61,053

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

5,297,518 GALLONS **33.37% PERCENT REDUCTION VS LEED BASELINE**

CENTER BLOCK BUILDINGS: COMMERCIAL

DAYS PER YEAR BUILDING IS OCCUPIED	260
NUMBER OF MALE OCCUPANTS	1487
NUMBER OF FEMALE OCCUPANTS	1487

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
FLUSHES PER DAY (MEN)	0.0	0.0
FLUSHES PER DAY (WOMEN)	2.0	2.0
WATER USE (GALLONS / DAY)	3,287	4,781
WATER USE (GALLONS / YEAR)	854,561	1,242,998

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	1.0	1.0
FLUSHES PER DAY (WOMEN)	1.0	1.0
WATER USE (GALLONS / DAY)	4,733	4,733
WATER USE (GALLONS / YEAR)	1,230,630	1,230,630

CONVENTIONAL TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	0.0	0.7
FLUSHES PER DAY (WOMEN)	0.0	0.3
WATER USE (GALLONS / DAY)	0	0
WATER USE (GALLONS / YEAR)	0	0

URINALS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	0.125	1.0
FLUSHES PER DAY (MEN)	2.0	2.0
WATER USE (GALLONS / DAY)	372	2,973
WATER USE (GALLONS / YEAR)	96,626	773,009

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	0.5
MINUTES PER PERSON PER DAY	0.60	0.75
WATER USE (GALLONS / DAY)	892	1,115
WATER USE (GALLONS / YEAR)	231,903	289,878

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.5
AVG. SHOWER DURATION (MIN)	5	5
% OF STAFF USING SHOWERS	10.0	10.0
WATER USE (GALLONS / DAY)	2,230	3,716
WATER USE (GALLONS / YEAR)	579,756	966,261

PANTRY/DINING AREA FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
MINUTES PER PERSON PER DAY	0.3	0.3
WATER USE (GALLONS / DAY)	1,115	1,635
WATER USE (GALLONS / YEAR)	289,878	425,155

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
3,283,354	4,927,930

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
12,628	18,954

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

1,644,576 GALLONS **33.37% PERCENT REDUCTION VS LEED BASELINE**

CENTER BLOCK BUILDINGS: RESIDENTIAL

DAYS PER YEAR BUILDING IS OCCUPIED	365
NUMBER OF MALE OCCUPANTS	150
NUMBER OF FEMALE OCCUPANTS	150

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
FLUSHES PER DAY (MEN)	3.4	3.4
FLUSHES PER DAY (WOMEN)	3.4	3.4
WATER USE (GALLONS / DAY)	1,106	1,608
WATER USE (GALLONS / YEAR)	403,508	586,920

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	1.7	1.7
FLUSHES PER DAY (WOMEN)	1.7	1.7
WATER USE (GALLONS / DAY)	792	792
WATER USE (GALLONS / YEAR)	289,080	289,080

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	2.5
DURATION OF USE IN SECONDS	60	60
USES PER DAY	5.0	5.0
WATER USE (GALLONS / DAY)	750	3,750
WATER USE (GALLONS / YEAR)	273,750	1,368,750

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.5
DURATION OF USE IN SECONDS	480	480
USES PER DAY	1.0	1.0
WATER USE (GALLONS / DAY)	3,600	6,000
WATER USE (GALLONS / YEAR)	1,314,000	2,190,000

KITCHEN SINKS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
DURATION OF USE IN SECONDS	60	60
USES PER DAY	4.0	4.0
WATER USE (GALLONS / DAY)	1,600	2,640
WATER USE (GALLONS / YEAR)	657,000	963,600

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
2,937,338	5,398,350

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
8,048	14,790

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

2,461,013 GALLONS **45.59% PERCENT REDUCTION VS LEED BASELINE**

SOUTH BLOCK BUILDINGS

DAYS PER YEAR BUILDING IS OCCUPIED	260
NUMBER OF MALE OCCUPANTS	3590
NUMBER OF FEMALE OCCUPANTS	3590

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
FLUSHES PER DAY (MEN)	0.0	0.0
FLUSHES PER DAY (WOMEN)	2.0	2.0
WATER USE (GALLONS / DAY)	7,938	11,546
WATER USE (GALLONS / YEAR)	2,063,926	3,002,074

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	1.0	1.0
FLUSHES PER DAY (WOMEN)	1.0	1.0
WATER USE (GALLONS / DAY)	11,432	11,432
WATER USE (GALLONS / YEAR)	2,972,202	2,972,202

CONVENTIONAL TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
FLUSHES PER DAY (MEN)	0.0	0.7
FLUSHES PER DAY (WOMEN)	0.0	0.3
WATER USE (GALLONS / DAY)	0	0
WATER USE (GALLONS / YEAR)	0	0

URINALS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	0.125	1.0
FLUSHES PER DAY (MEN)	2.0	2.0
WATER USE (GALLONS / DAY)	898	7,181
WATER USE (GALLONS / YEAR)	233,370	1,866,961

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	0.5
MINUTES PER PERSON PER DAY	0.60	0.75
WATER USE (GALLONS / DAY)	2,154	2,693
WATER USE (GALLONS / YEAR)	560,088	700,110

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.5
AVG. SHOWER DURATION (MIN)	5	5
% OF STAFF USING SHOWERS	10.0	10.0
WATER USE (GALLONS / DAY)	5,385	8,976
WATER USE (GALLONS / YEAR)	1,400,221	2,333,702

PANTRY/DINING AREA FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
MINUTES PER PERSON PER DAY	0.3	0.3
WATER USE (GALLONS / DAY)	2,693	3,949
WATER USE (GALLONS / YEAR)	700,110	1,026,829

TOTAL WATER USE (GALLONS / YR)

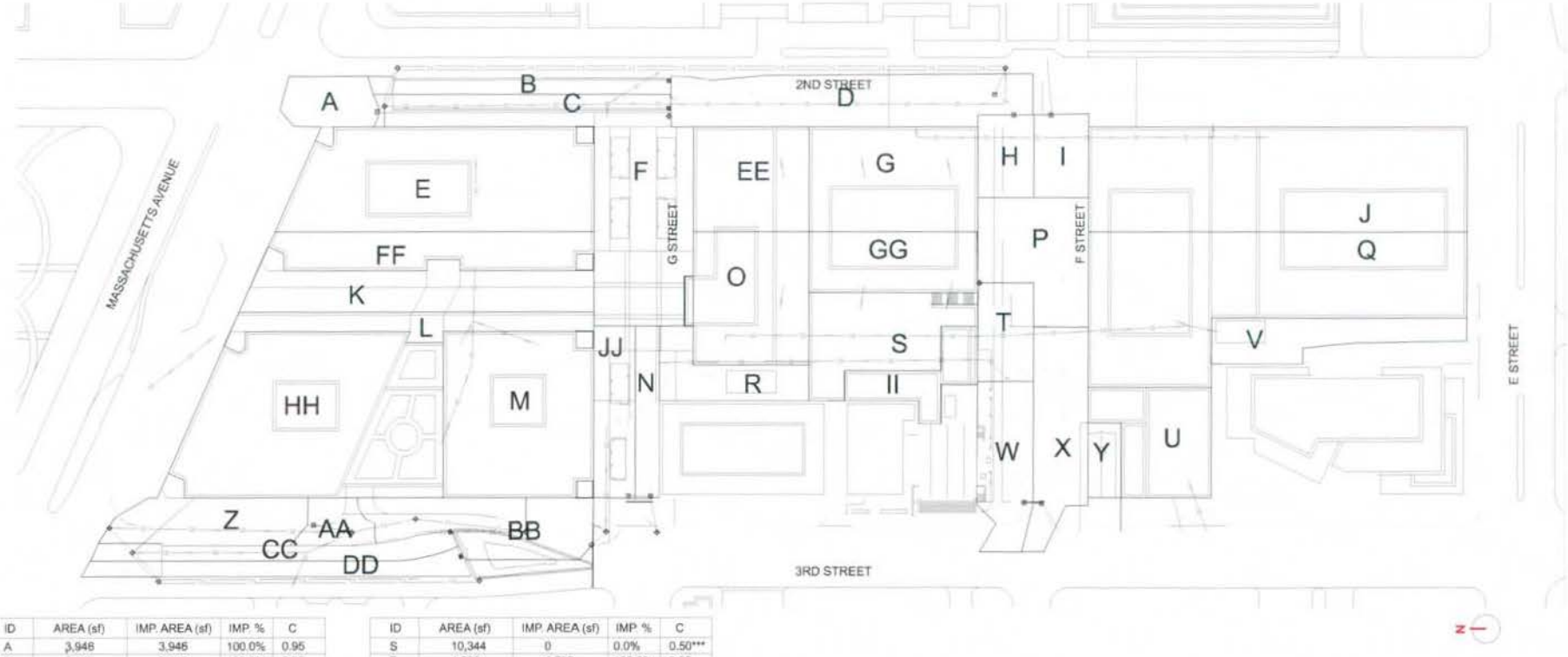
DESIGN GALLONS	LEED BASELINE GALLONS
7,929,918	11,901,878

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
30,500	45,776

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

3,971,960 GALLONS **33.37% PERCENT REDUCTION VS LEED BASELINE**



ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
A	3,946	3,946	100.0%	0.95
B	3,948	3,948	100.0%	0.95
C	3,870	3,870	100.0%	0.95
D	14,763	14,763	100.0%	0.95
E	24,990	24,990	100.0%	0.00*
F	20,352	3,955	19.4%	0.59***
G	14,511	14,511	100.0%	0.00*
H	3,812	3,812	100.0%	0.95
I	3,718	3,718	100.0%	0.95
J	32,686	32,686	100.0%	0.00*
K	12,604	0	0.0%	0.50***
L	6,502	0	0.0%	0.50***
M	19,800	19,800	100.0%	0.00*
N	3,365	1,826	54.3%	0.74***
O	12,579	12,579	100.0%	0.00*
P	9,658	9,658	100.0%	0.95
Q	33,667	33,667	100.0%	0.00*
R	5,497	613	11.2%	0.55***

ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
S	10,344	0	0.0%	0.50***
T	4,522	4,522	100.0%	0.95
U	9,176	9,176	100.0%	0.00*
V	6,766	6,766	100.0%	0.95
W	7,213	7,213	100.0%	0.95
X	8,990	8,990	100.0%	0.95
Y	2,020	2,020	100.0%	0.95
Z	7,587	7,587	100.0%	0.95
AA	2,494	2,494	100.0%	0.95
BB	9,801	9,801	100.0%	0.95
CC	5,071	5,071	100.0%	0.95
DD	5,173	5,173	100.0%	0.95
EE	9,996	9,996	100.0%	0.00*
FF	9,411	9,411	100.0%	0.00*
GG	8,323	8,323	100.0%	0.00*
HH	32,952	32,952	100.0%	0.00*
II	4,490	4,490	100.0%	0.95
JJ	5,836	3,294	56.4%	0.75***
TOTAL	380,433	325,821	85.6%	0.37**

* IT IS ASSUMED THAT FOR SMALL STORMS THE PROPOSED "GREEN ROOF" STORMWATER MANAGEMENT FACILITIES WILL MITIGATE 100% OF OF STORMWATER RUNOFF COLLECTED AT THE PROPOSED BUILDINGS, AS REPRESENTED BY A "C" COEFFICIENT OF 0.00. FOR LARGER STORMS, THE "C" COEFFICIENT WOULD NEED TO BE INCREASED TO INDICATE THE RELEASE OF A PORTION OF THE BUILDING RUNOFF FROM STORMWATER MANAGEMENT FACILITY.

** COMPOSITE C VALUE

*** COMPOSITE C VALUE, ASSUMED PERVIOUS AREAS "C" COEFFICIENT OF 0.50.

LEGEND

EXISTING COMBINED SEWER TO BE REMOVED

PROPOSED COMBINED SEWER

PROPOSED STORM DRAIN

NOTES

1. THE EXISTING SITE IS 90% IMPERVIOUS.
2. ROADWAYS ACCOUNT FOR > 50% OF THE EXISTING SITE.
3. ALL PROPOSED BUILDINGS ON THIS SITE WILL HAVE 100% GREEN ROOFS.
4. THE PROPOSED BUILDINGS ACCOUNT FOR > 50% OF THE SITE AREA TO BE DEVELOPED.
5. THE PROPOSED DEVELOPMENT RESULTS IN INCREASES IN GREEN SPACE AND PEDESTRIAN AND LANDSCAPE AREAS.
6. PERVIOUS PAVEMENTS WILL BE UTILIZED INCONJUNCTION WITH RAIN GARDENS TO COLLECT AND REUSE STORMWATER RUNOFF.
7. THE PROPOSED DEVELOPMENT WILL RESULT IN AN OVERALL IMPROVEMENT TO THE QUALITY AND REDUCTION IN QUANTITY OF THE STORMWATER BEING DISCHARGED FROM THE SITE.
8. ALL PROPOSED STORM DRAINS ARE ASSUMED TO BE 18" EXCEPT THAT SEWERS BEING REMOVED AND RELOCATED WILL MATCH THE EXISTING SEWER SIZE.

Louis Dreyfus Property Group SOM

Louis Dreyfus Property Group SKIDMORE, OWINGS & MERRILL LLP
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