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Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

CONSOLIDATED PUD APPLICATION

December 31, 2008

EXHIBIT "B" TO PUD SUBMISSION

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

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MASTER PLANNER

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ARCHITECT

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LANDSCAPE ARCHITECT

EDAW INC

TRAFFIC AND TRANSPORTATION CONSULTANT

WELLS + ASSOCIATES INC

INFRASTRUCTURE ENGINEER

DMJM HARRIS | 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

ZONING COMMISSION

District of Columbia

CASE NO.08-34

EXHIBIT NO.6A1

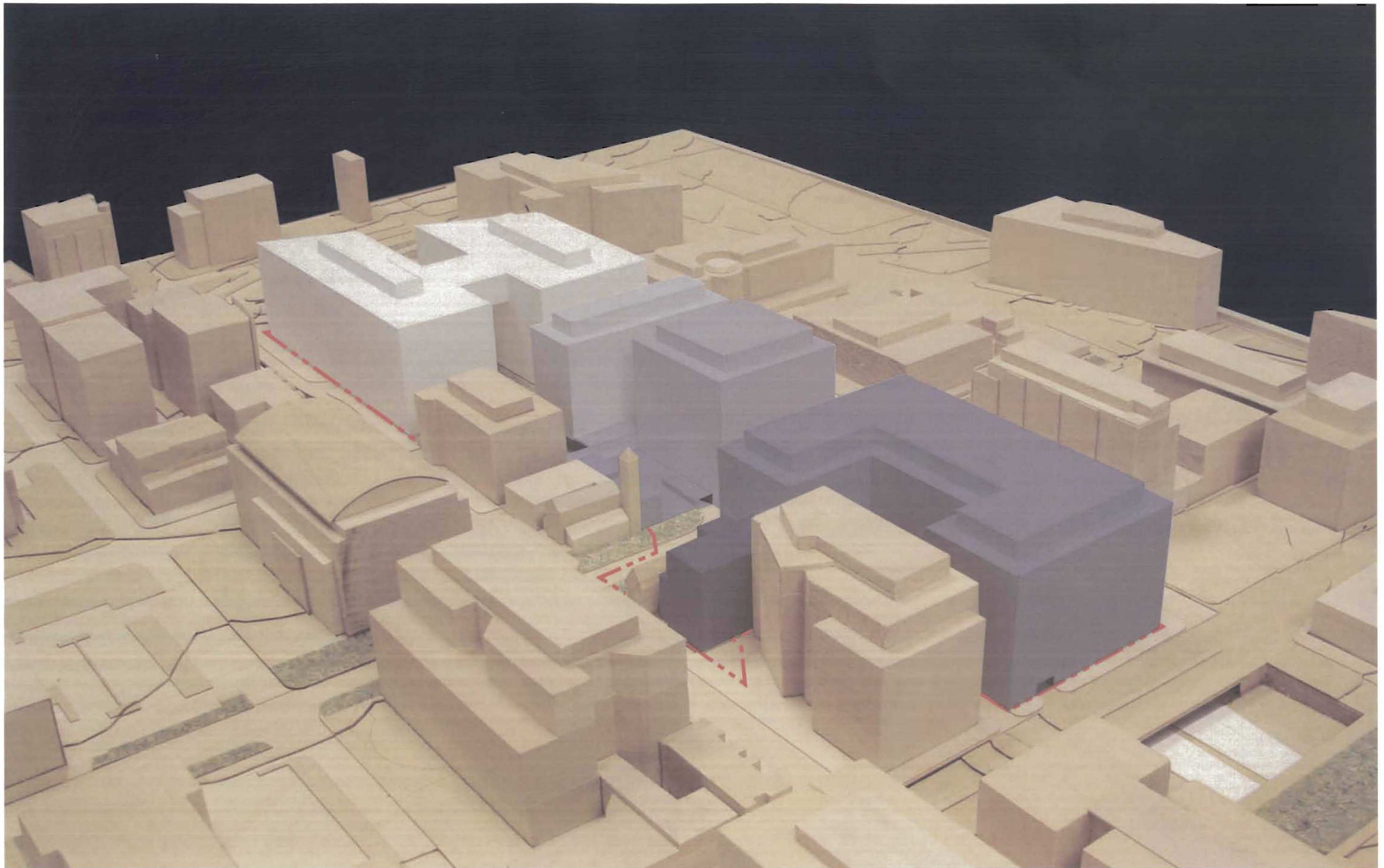
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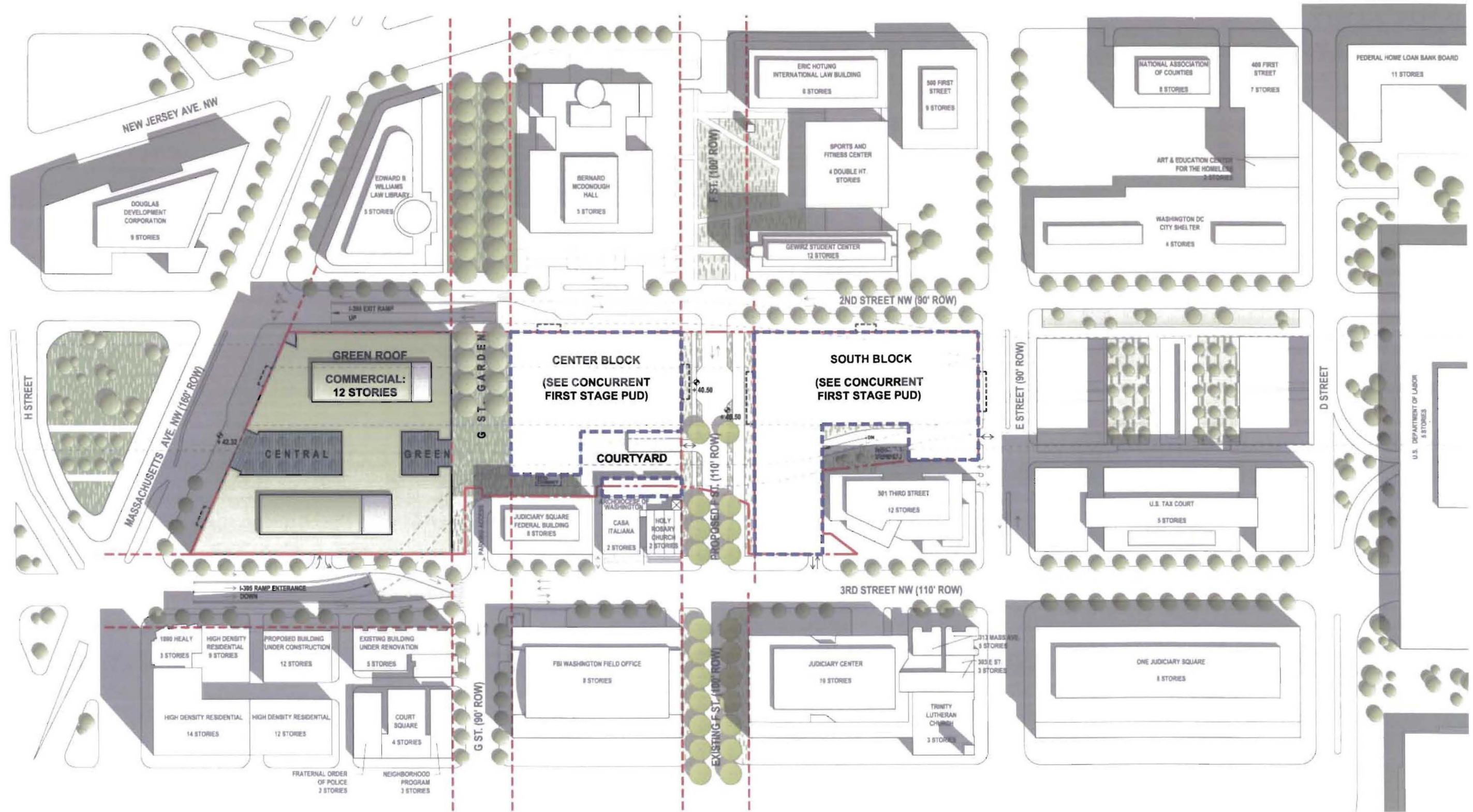
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1.2 Consolidated PUD Application

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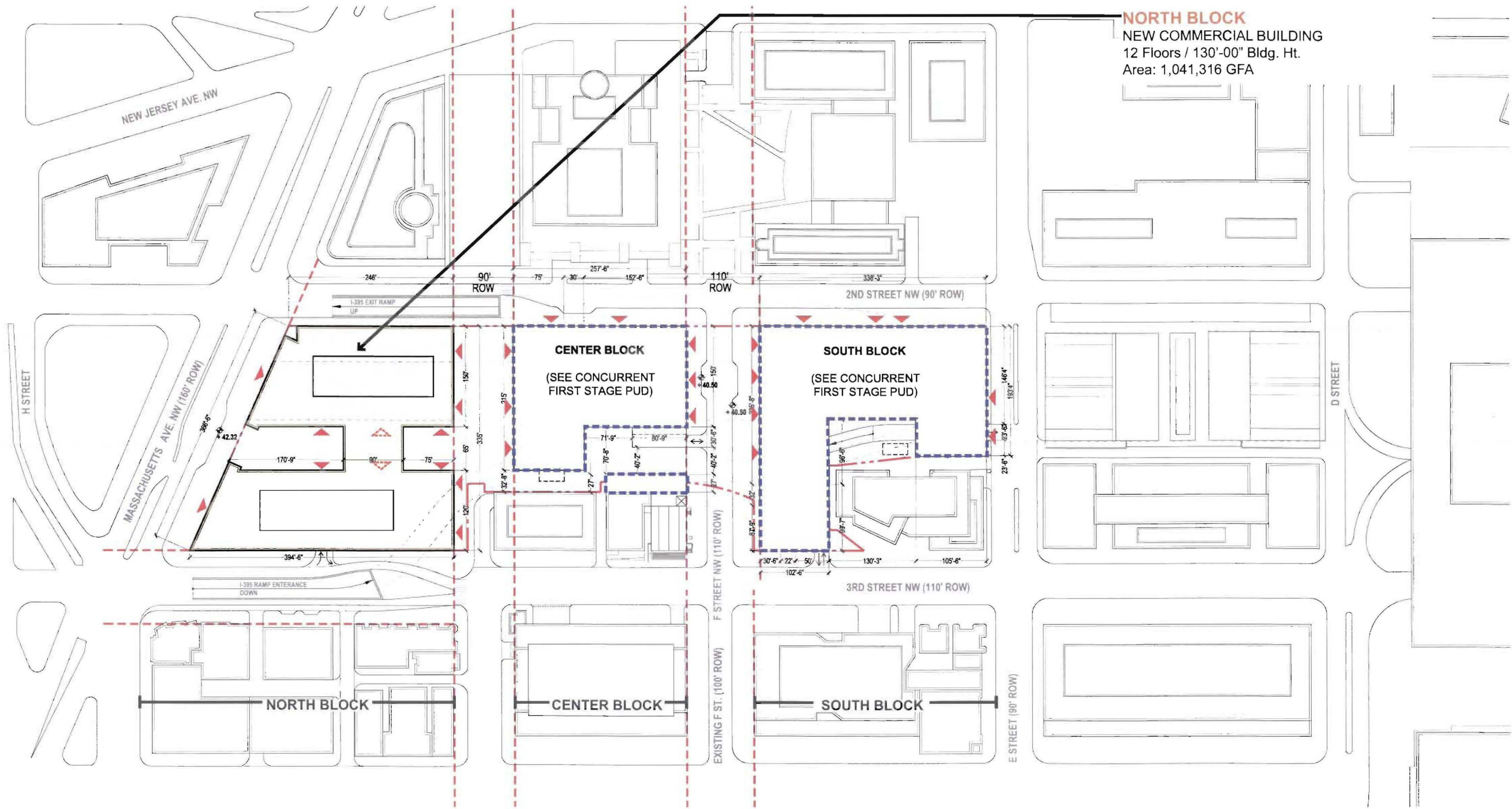
Model Photograph

SOM Louis Dreyfus Property Group



LEGEND:

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



NORTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 1,041,316 GFA

CENTER BLOCK

(SEE CONCURRENT
 FIRST STAGE PUD)

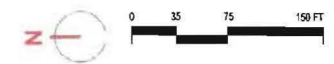
SOUTH BLOCK

(SEE CONCURRENT
 FIRST STAGE PUD)

NORTH BLOCK

CENTER BLOCK

SOUTH BLOCK



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- I-395 HWY BELOW
- MEASURING POINT ELEVATION

SITE AREA:	
NORTH BLOCK	107,291.97
CENTER BLOCK	61,828.09
SOUTH BLOCK	82,201.12
TOTAL SITE AREA	251,321.18

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

	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY ^{11 DCMR 772.1}		
North Block	100%	100%
REAR YARD ^{11 DCMR 774.11}	2.5" wide per foot of height measured from the finish grade at the rear of the structure to the highest point of the roof or parapet. 133.32' x 2.5" / 12" = 27.8'	27.8' on the G Street side
USES ^{11 DCMR 750}	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) ³ ^{11 DCMR 750}	11.0	9.71
BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ¹
PENTHOUSE HEIGHT ^{11 DCMR 770.6 d}	18'-6"	18'-6"

PARKING ² ^{11 DCMR 2101.1}		
Office: ⁵	$(1,939,739+45,765) / (1,939,739+45,765+70,000) \times 2,000 = 1,932$ sf $((1,939,739+45,765) - 1,932) / 1,800 = 1,102$ spaces	1,102 spaces
Retail:	$70,000 / (1,939,739+45,765+70,000) \times 30,000 = 1,022$ sf $((70,000) - 1,022) / 3,000 = 23$ spaces	23 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,102 + 23 + 38 = 1,163	1,163 spaces

BICYCLE SPACES ² ^{11 DCMR 2119.2}		
	5% of 1,163 parking spaces 1,163 x 0.05 = 58 bicycles	440 bicycles

LOADING ² ^{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

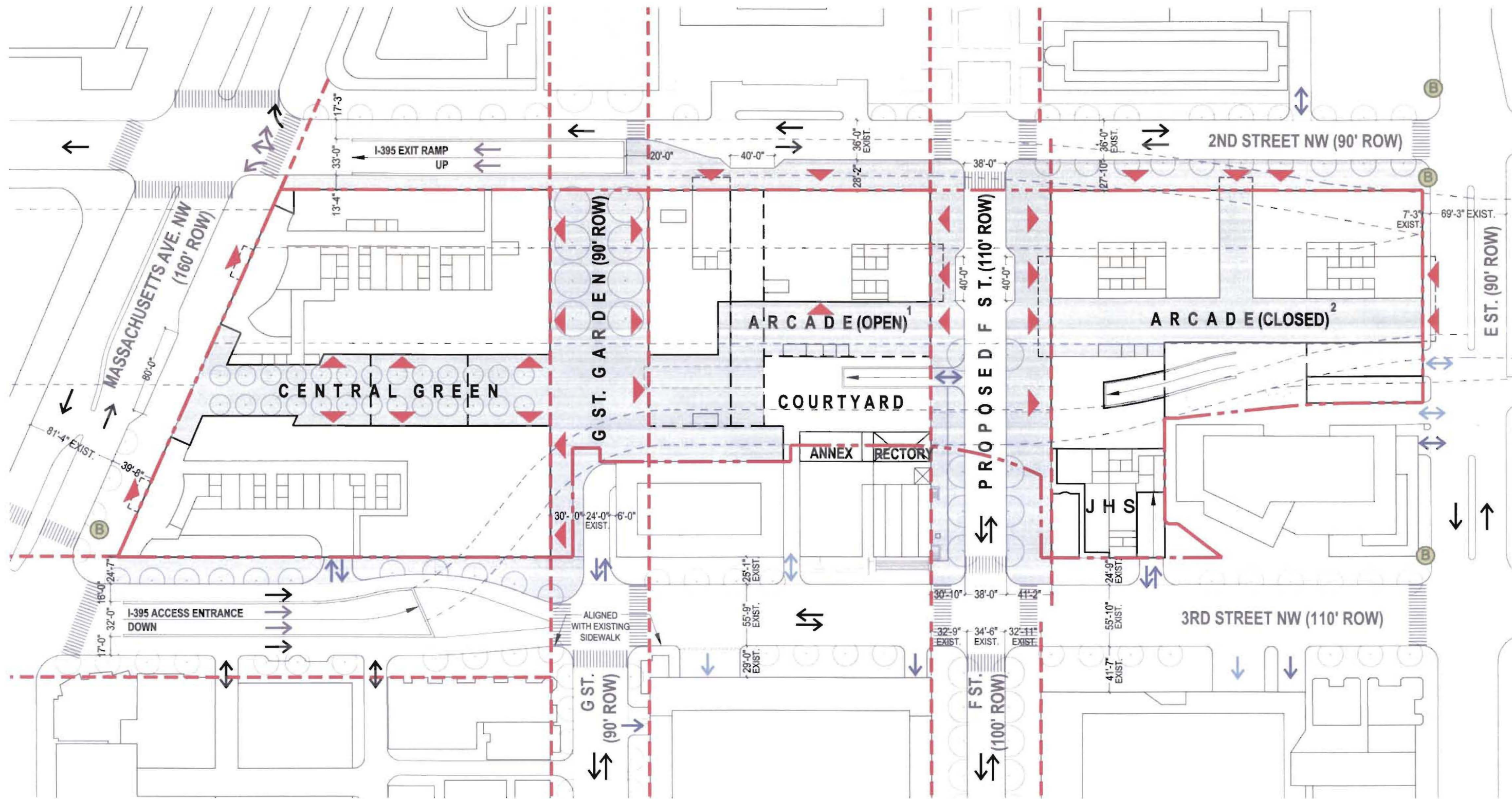
FAR Tabulations Gross floor area (GFA) above grade in square feet

NORTH BLOCK			
	OFFICE	RETAIL	
LEVEL 12	91,370	0	
LEVEL 11	91,370	0	
LEVEL 10	87,387	0	
LEVEL 9	83,487	0	
LEVEL 8	83,487	0	
LEVEL 7	83,487	0	
LEVEL 6	83,487	0	
LEVEL 5	83,487	0	
LEVEL 4	83,487	0	
LEVEL 3	83,487	0	
LEVEL 2	79,984	0	
LEVEL 1	71,830	34,966	
TOTAL	1,006,349	34,966	1,041,316 9.71 ³

FAR

Notes:

1. Refer to "Detailed Site Plan" in this PUD for measuring point location.
2. The parking and loading proposed in this PUD application serves the larger development proposed in the concurrent First-Stage PUD Application, which totals 2.2 million GFA including the North Block.
3. Floor Area Ratio based on North Block site area



NOTE:

1. Arcade (Open) - Area enclosed by a roof and walls or storefronts in one or more sides but has no doors, to allow for the free passage of pedestrian traffic.
2. Arcade (Closed) - Area that is fully enclosed by a roof, walls or storefronts, and doors in key locations to allow for free passage of traffic at certain times of the day.
3. 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 | ROAD TRAVEL DIRECTION | METRO BUS STATION |
| RIGHT OF WAY | I-395 TRAVEL DIRECTION | PEDESTRIAN CROSSING |
| I-395 HIGHWAY BELOW | PARKING ENTRANCE | PEDESTRIAN CORRIDOR |
| PEDESTRIAN ENTRANCE | SERVICE ENTRANCE | PEDESTRIAN CORRIDOR - EXISTING |

**LEED for Shell and Core v2.0
Registered Project Checklist:**

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Massachusetts Avenue & 2nd St. NW, Washington DC, 20001

PROJECT LEED POINTS SUMMARY:

49

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

- ▶ 20 LEED Credits facilitated by construction of the platform.

6

LEED Points may be earned.

6

LEED Points cannot be earned.

TARGET: LEED Platinum

LEED CS RATINGS:

LEED Certified: 23-27 Points
LEED Silver: 28-33 Points
LEED Gold: 34-44 Points
LEED Platinum: 45-61 Points

SUSTAINABLE SITES

- Prereq 1 Construction Activity Pollution Prevention
- ▶ 1 Point Credit 1 Site Selection
- ▶ 1 Point Credit 2 Development Density & Community Connectivity
- 1 Point Credit 3 Brownfield Redevelopment
- ▶ 1 Point Credit 4.1 Alternative Transportation, Public Transportation Access
- ▶ 1 Point Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms
- ▶ 1 Point Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles
- ▶ 1 Point 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

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

ENERGY ATMOSPHERE

- Prereq 1 Fundamental Commissioning of the Building Energy Systems
- Prereq 2 Minimum Energy Performance
- Prereq 3 Fundamental Refrigerant Management
- Credit 1 Optimize Energy Performance (at least 2 points required)
- 1 Point 1 10.5% New Buildings
- 1 Point 2 14% New Buildings
- 1 Point 3 17.5% New Buildings
- 1 Point 4 21% New Buildings
- 1 Point 5 24.5% New Buildings
- 1 Point 6 28% New Buildings
- 1 Point 7 31.5% New Buildings
- 1 Point 8 35% New Buildings
- 1 Point Credit 2 1% On-Site Renewable Energy
- 1 Point Credit 3 Enhanced Commissioning
- 1 Point Credit 4 Enhanced Refrigerant Management
- 1 Point Credit 5.1 Measurement & Verification - Base Building
- 1 Point Credit 5.2 Measurement & Verification - Tenant Sub-metering
- 1 Point Credit 6 Green Power

MATERIALS & RESOURCES

- Prereq 1 Storage & Collection of Recyclables
- 1 Point Credit 1.1 Maintain 25% of Existing Walls, Floors & Roof
- 1 Point Credit 1.2 Maintain 50% of Existing Walls, Floors & Roof
- 1 Point Credit 1.3 Maintain 75% of Interior Non-Structural Elements
- 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 1% Materials Reuse
- 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
- Credit 4.1 Low-Emitting Materials, Adhesives & Sealants
- 3 Points Credit 4.2 Low-Emitting Materials, Paints & Coatings
- Credit 4.3 Low-Emitting Materials, Carpet Systems
- 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 Innovation in Design: 100% Parking for the building is underground. [SS 7.1]
- ▶ Credit 1.2 Reconnecting the City Fabric
- ▶ Credit 1.3 Education
- ▶ Credit 1.4 Water use reduction of 40%. [WE 3]
- or
- ▶ 4 Points Only Credit 1.4 Innovation in Design: Restoring habitat on 75% of the site area (excluding building footprints). [SS 5.1]
- ▶ Credit 1.4 Innovation in Design: 100% of roof area is green (excluding or mechanical equipment and photovoltaic panels). [SS 7.2]
- ▶ Credit 1.4 Innovation in Design: 100% Reduction in potable water use for sewage conveyance. [WE 2]
- ▶ 1 Point Credit 2 LEED® Accredited Professional

SITE DEVELOPMENT

Protect or Restore Habitat
LEED SS 5.1 [1 Point]
LEED ID [1 Point]
At least 50% of open space will be restored with native or adapted vegetation. 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

LEED SS 2.0 [1 Point]
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 [1 Point]
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 [1 Point]
Project is located within 1/2 of a mile of three existing subway stations.

Low-Emission and Fuel-Efficient Vehicles.
LEED SS 4.3 [1 Point]
5% (70 spaces distributed amongst five levels) of the total vehicle parking capacity is reserved for low-emission and fuel-efficient vehicles.

Parking Capacity
LEED SS 4.4 [1 Point]
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
LEED SS 6.1 [1 Point]
SWM cell collects any runoff from freeway. Water cisterns collect all storm water.

Quality Control
LEED SS 6.2 [1 Point]
Water cisterns capture and treat at least 90% of the storm water run-off.

HEAT ISLAND EFFECT

Non-Roof
LEED SS 7.1 [1 Point]
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 [1 Point]
Reduce water used for landscaping by 50%

No Potable Use
LEED WE 1.2 [1 Point]
No potable water use for irrigation.

WATER USE REDUCTION

Water Use 20% Reduction
LEED WE 3.1 [1 Point]
Water harvesting reduces potable water use by 20%

Water Use 30% Reduction
LEED WE 3.2 [1 Point]
Water harvesting reduces potable water use by 30%

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

LIGHT POLLUTION REDUCTION

LEED SS 8.0 [1 Point]
Exterior lighting (L23 Commercial/Industrial, High-Density Residential) per LEED Standards.

BROWNFIELD REDEVELOPMENT

LEED SS 8.0 [1 Point]
Exterior lighting (L23 Commercial/Industrial, High-Density Residential) per LEED Standards.

CONSTRUCTION ACTIVITY & POLLUTION PREVENTION

LEED SS Prerequisite 1

INNOVATION IN DESIGN

Reconnecting the City Fabric
LEED ID [1 Point]
The Eco-Chimneys clean exhaust from the freeway and parking structures before releasing it into the atmosphere.

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.

ZIPCAR PARKING

No LEED points
The site provides 20 permanent parking spaces at ground level for community shared vehicles along F Street.

INNOVATIVE WASTEWATER TECHNOLOGIES

LEED WE 2.0 [1 Point]
LEED ID [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.

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.