Return to L'Enfant

Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

UPDATED FIRST-STAGE PUD PLANS

November 15, 2010

Exhibit 1 to the Supplemental Prehearing 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
SKIDMORE, OWINGS & MERRILL LLP

ARCHITECT
KEVIN ROCHE JOHN DINKELOO AND ASSOCIATES LLC

LANDSCAPE ARCHITECT
AECOM

TRAFFIC AND TRANSPORTATION CONSULTANT
WELLS + ASSOCIATES INC

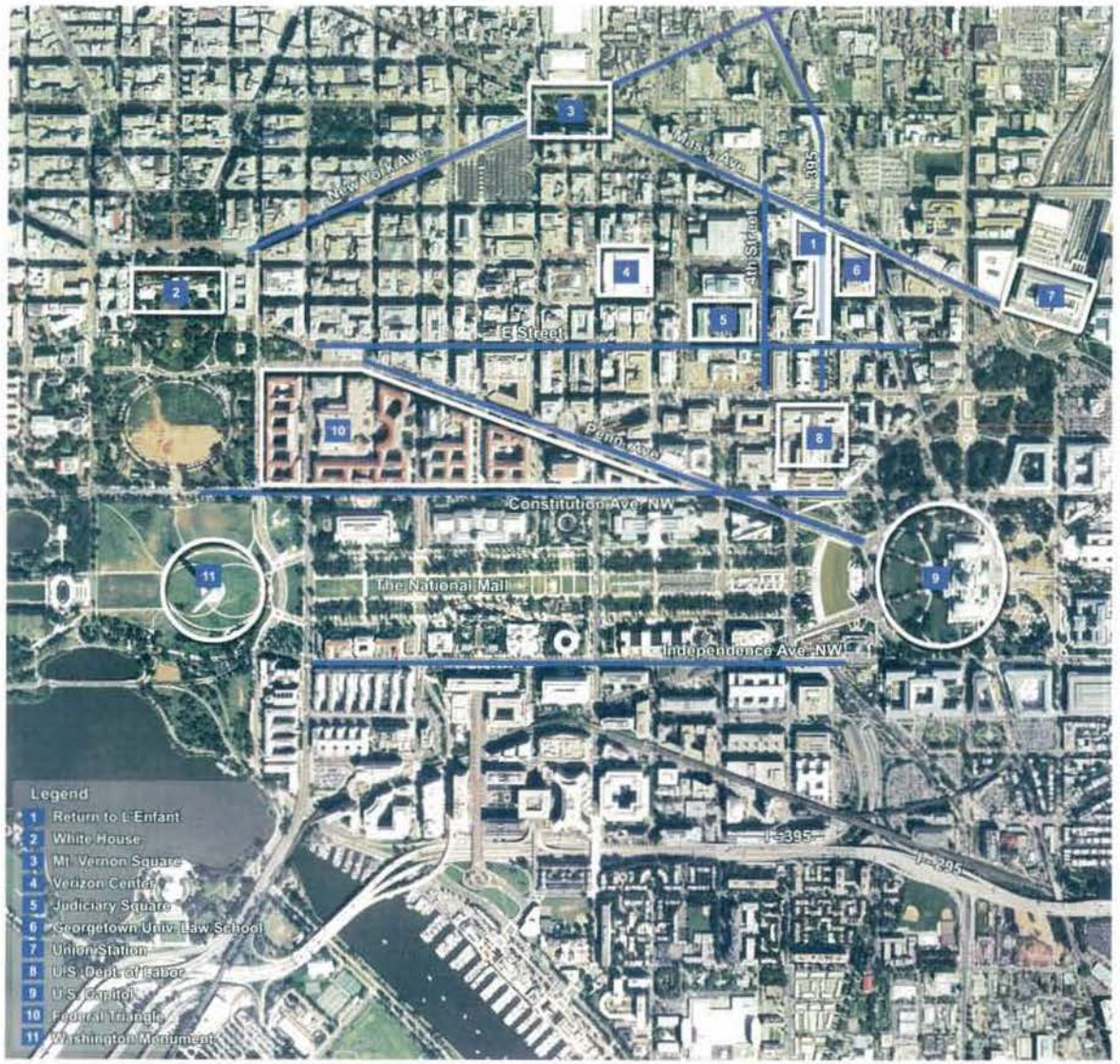
INFRASTRUCTURE ENGINEER
AECOM

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, INC.



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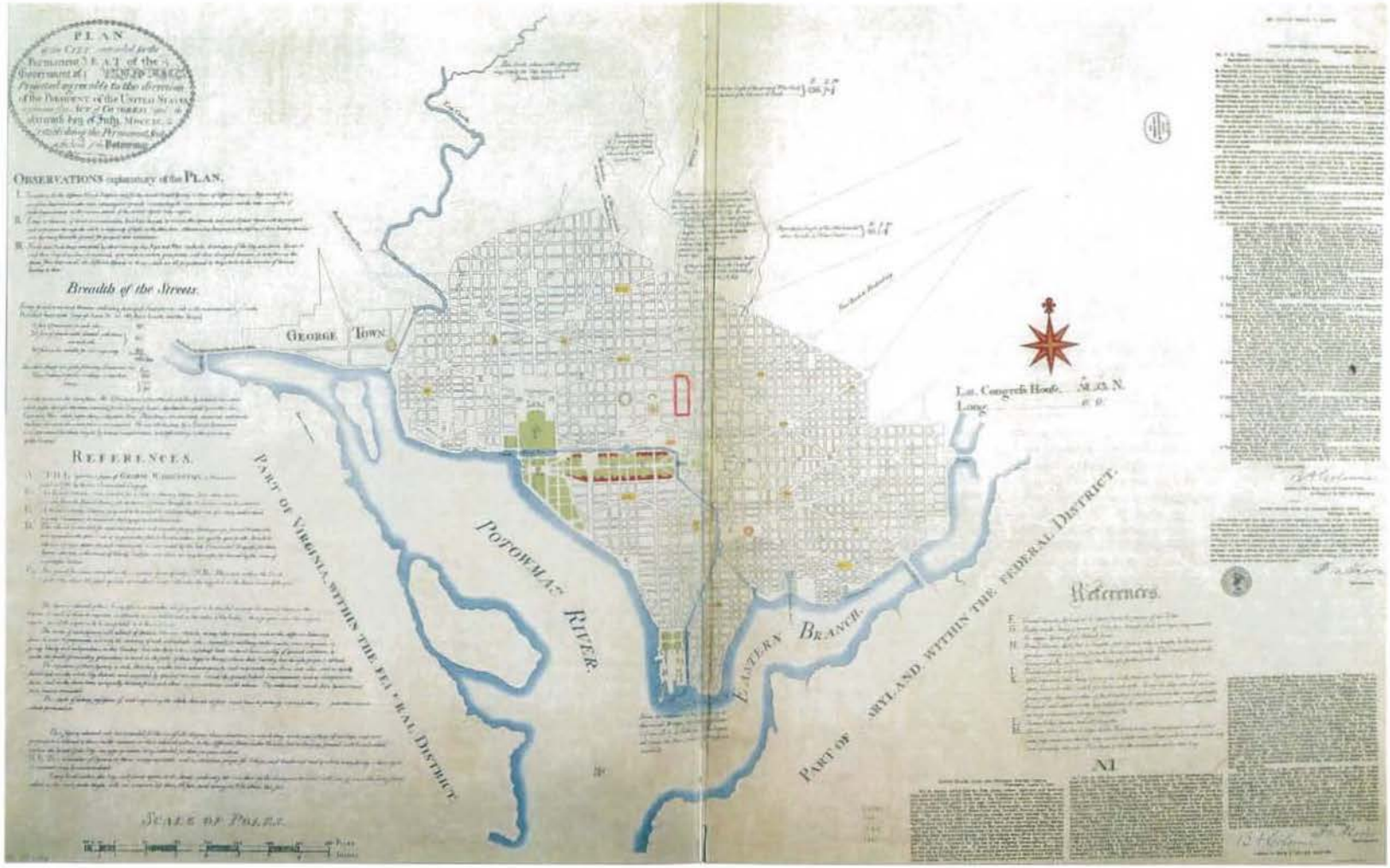
2ND ST.
MASSACHUSETTS AVE. NW
Photo by Anita Lambert, February 2008


MASS AVE NW
2ND ST NW



L'ENFANT PLAN FACSIMILE: PRESERVING THE IMAGE
The U.S. Coast and Geodetic Survey Copy

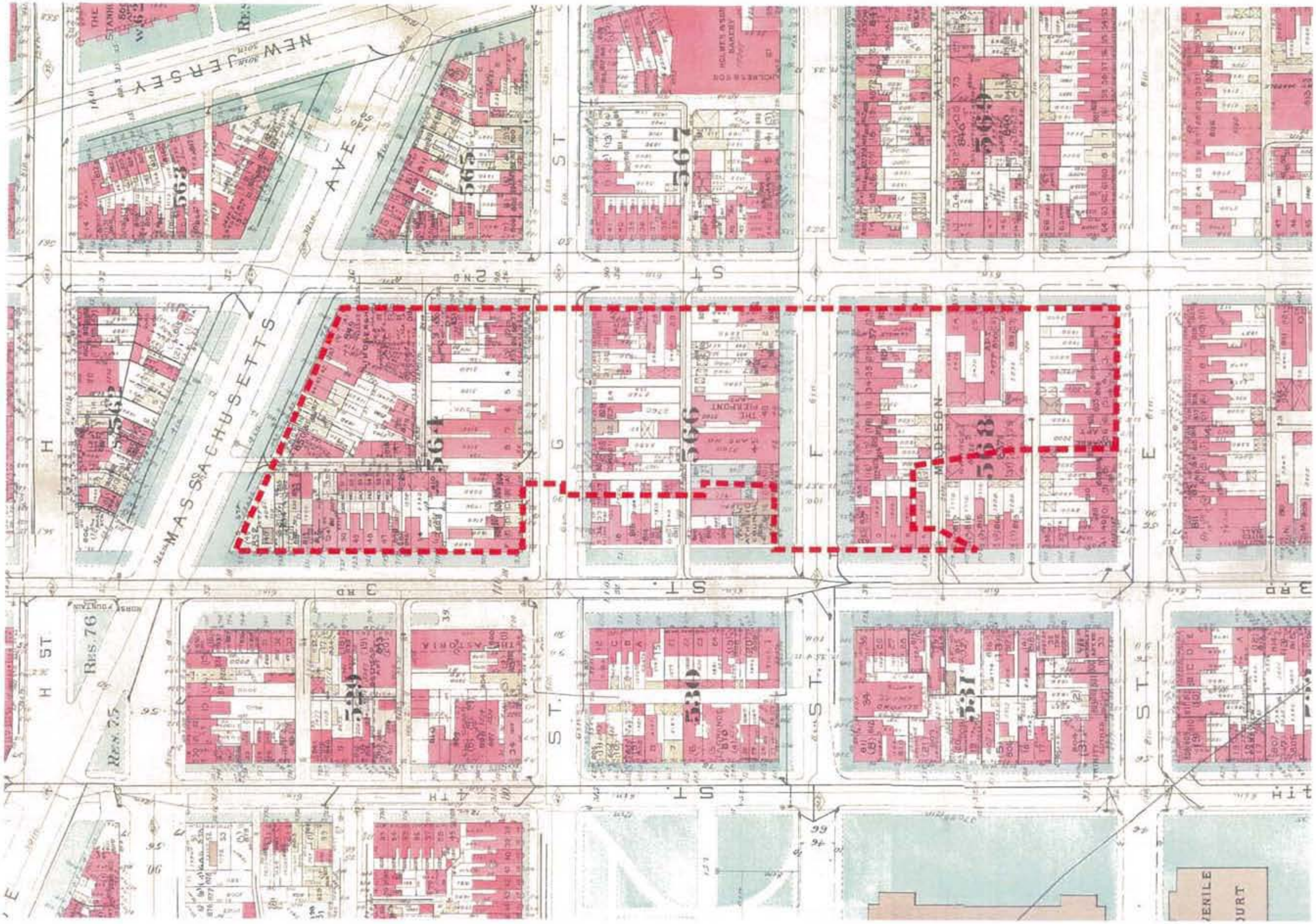
TITLE: Plan of the City intended for the Permanent Seat of the Government of the United States.
DATE DEPICTED: 1797 Projection
DATE ISSUED: 1887
CARTOGRAPHER:
Peter(Pierre) Charles L'Enfant
Facsimile: B.A. Colonna, F.M. Thorn
PUBLISHER:
U.S. Coast and Geodetic Survey Office; Julius Bien & Co., N.Y.
Photo 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:

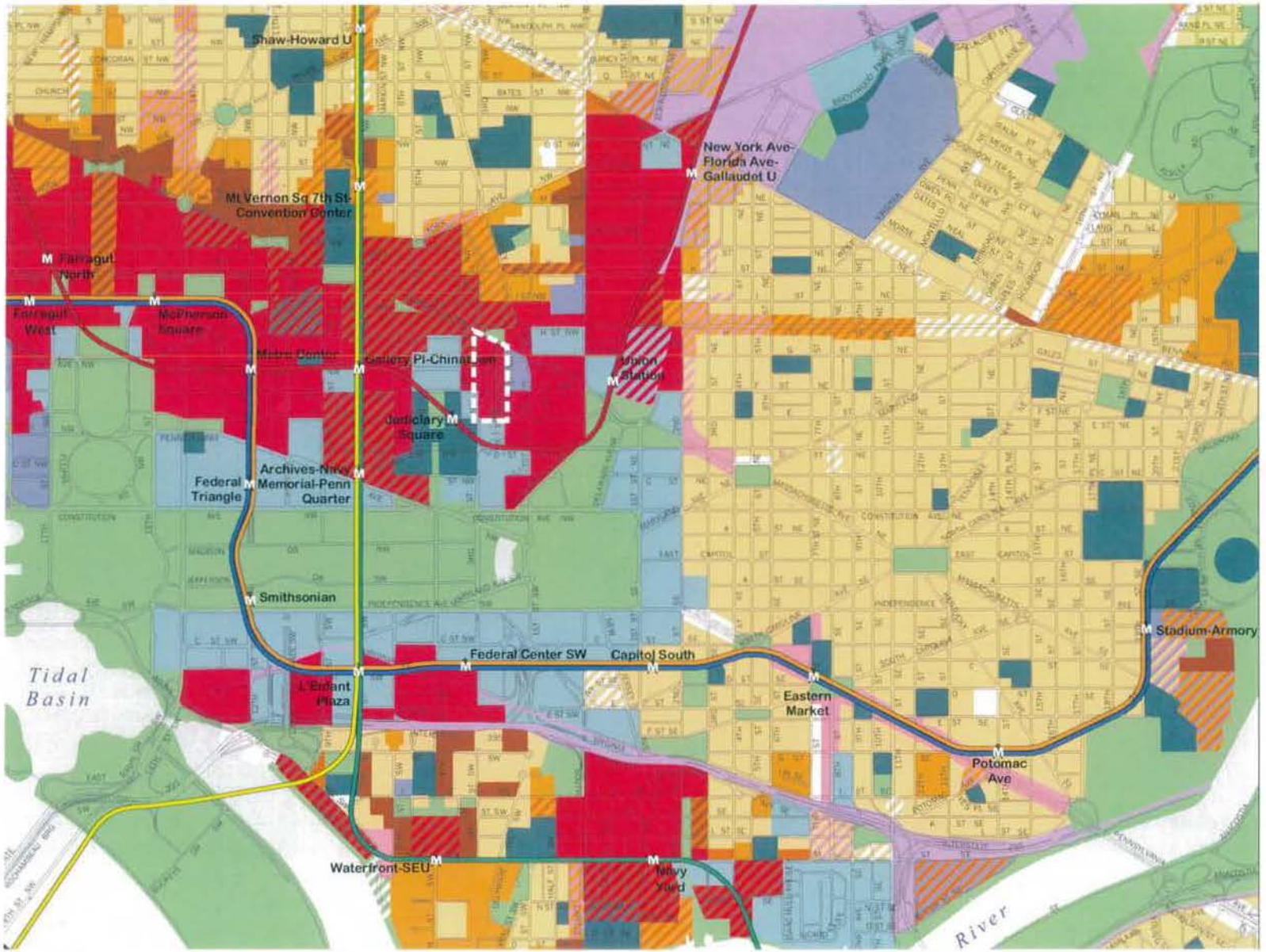
Miller, Iris.
Washington in Maps 1606-2000.
Rizzoli International Publications, 2000
Pages: 34 – 39

LEGEND:

SITE



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



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

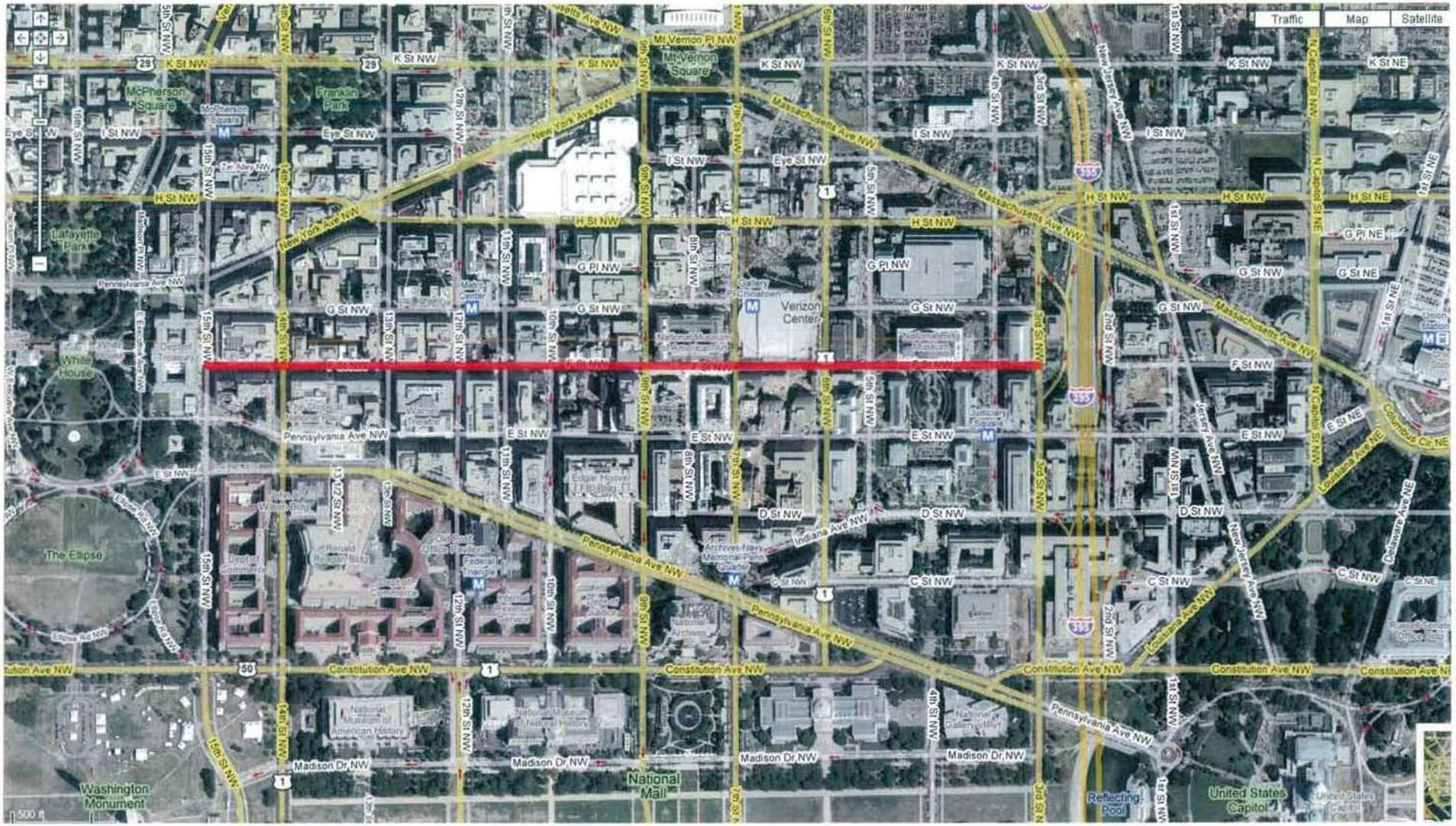
Feet

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.


F STREET N.W.
White House
The Ellipse
Lafayette Park
McPherson Square
Franklin Park
Mt. Vernon Square
Verizon Center
Judiciary Square
Washington Monument
National Mall
Reflecting Pool
United States Capitol
Pennsylvania Ave NW
Constitution Ave NW
Madison Dr NW
New York Ave NW
Massachusetts Ave NW
Indiana Ave NW
New Jersey Ave NW
Louisiana Ave NW
Delaware Ave NE
Columbus Cir NE
K St NW
K St NE
I St NW
H St NW
H St NE
G St NW
G St NE
G Pl NW
G Pl NE
F St NW
E St NW
E St NE
D St NW
C St NW
C St NE
1st St NW
2nd St NW
3rd St NW
4th St NW
5th St NW
6th St NW
7th St NW
9th St NW
10th St NW
11th St NW
12th St NW
13th St NW
14th St NW
15th St NW
1st St NE
N Capitol St NW
N Capitol St NE
Traffic
Map
Satellite
500 ft
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.

5 NUMBER OF STORIES

RESIDENTIAL

OFFICE

INSTITUTIONAL

HOSPITALITY

1

1

2

3

4

5

6

7

8

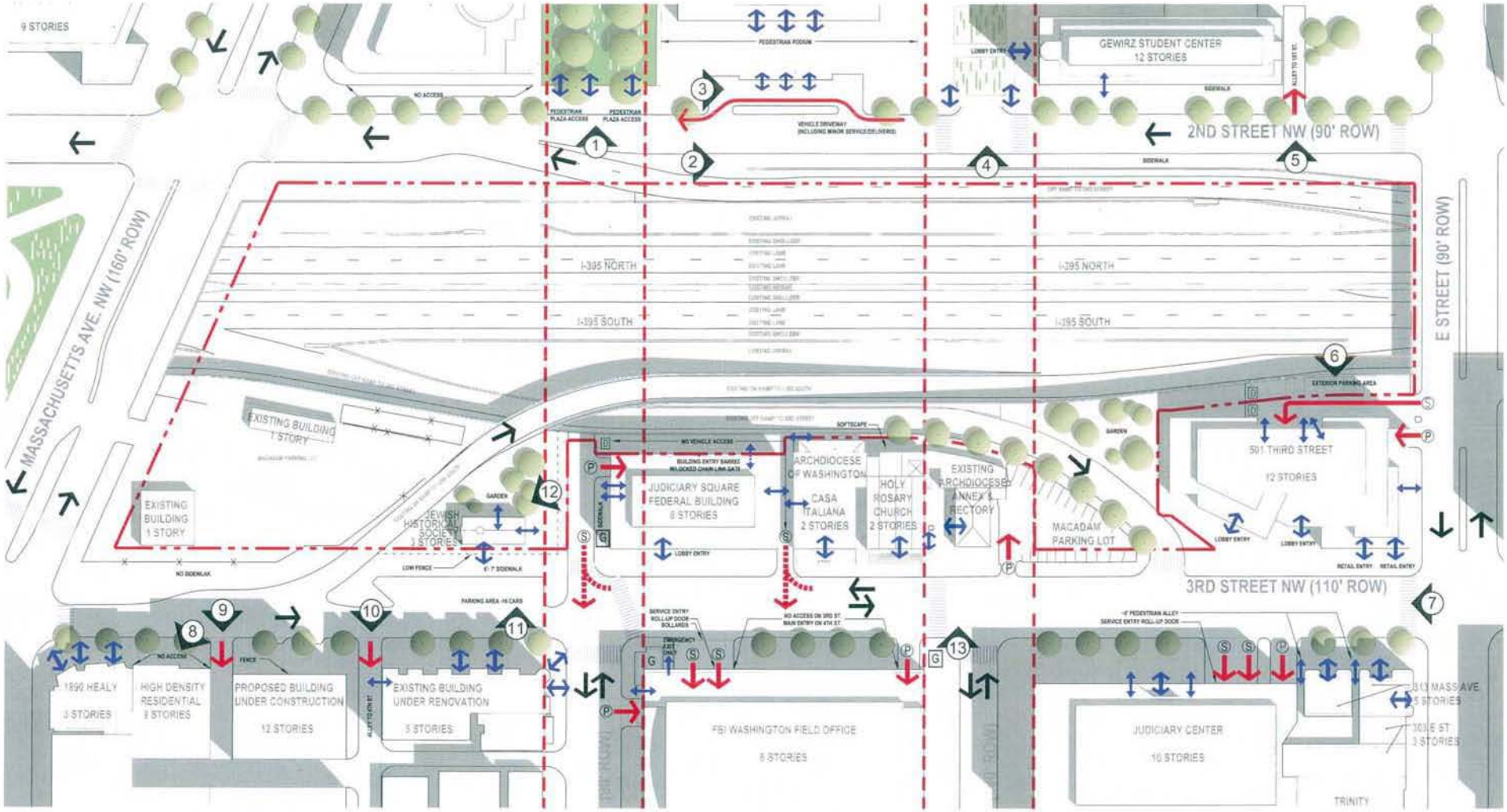
9

10

11

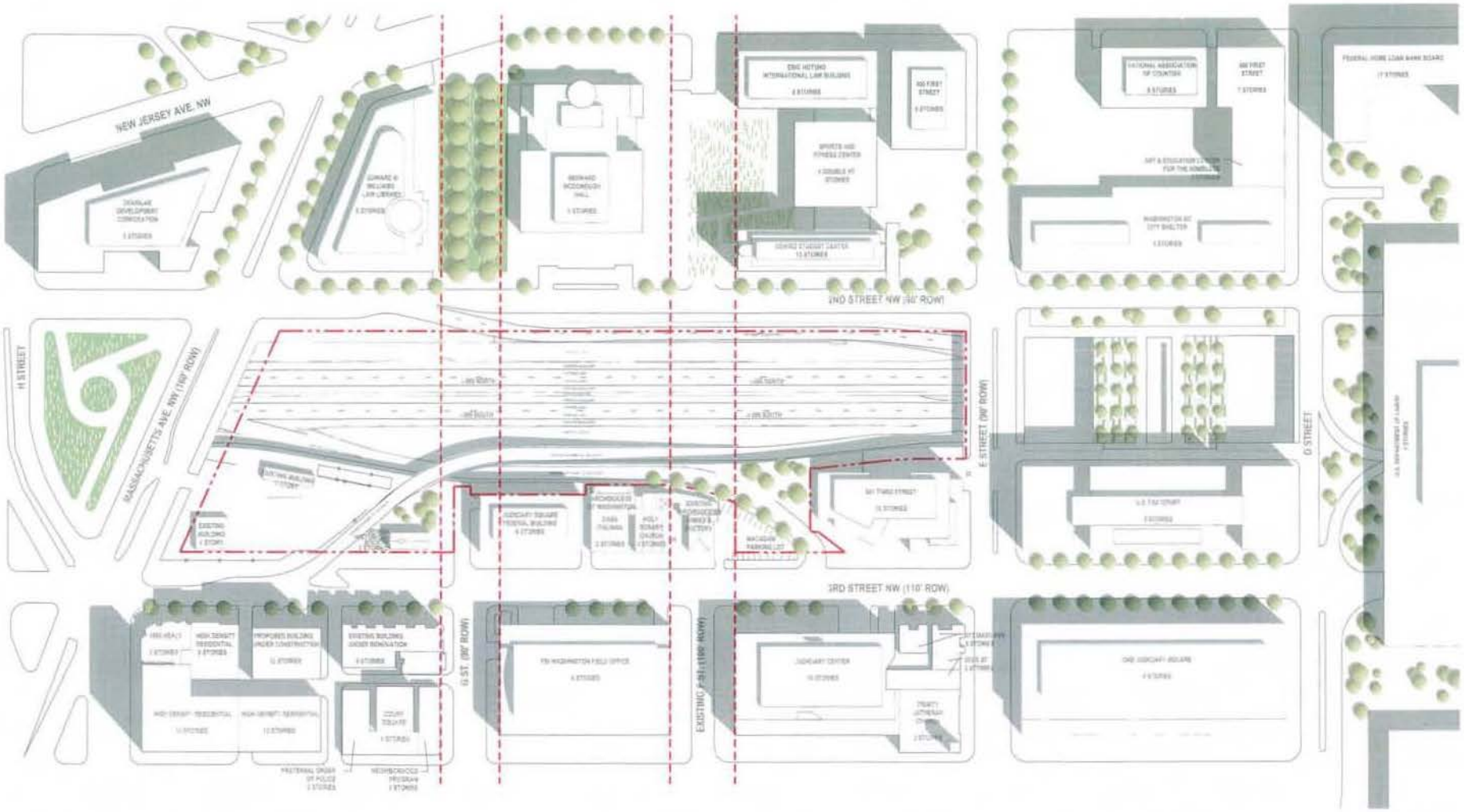
12

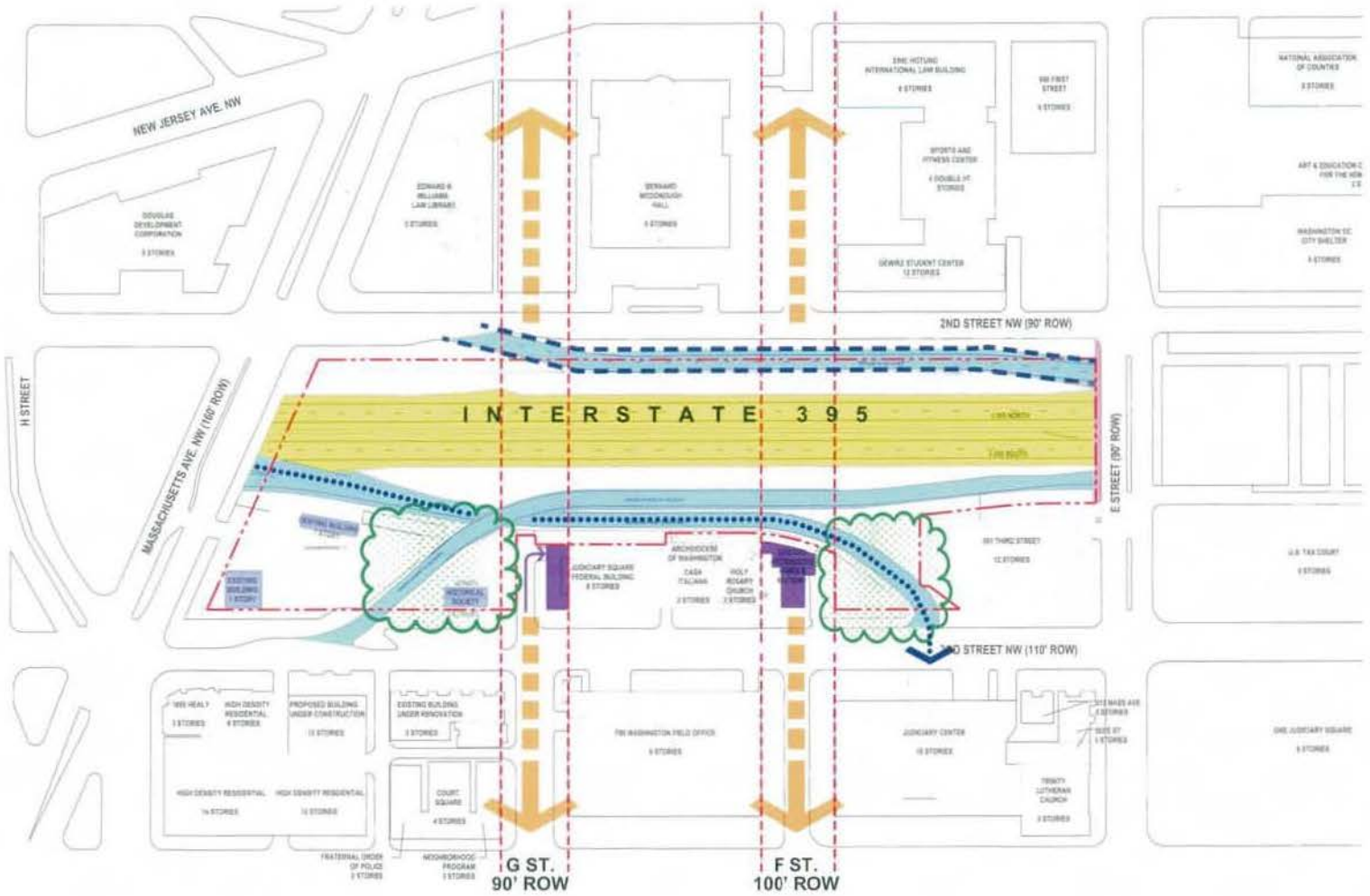
13



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


NEW JERSEY AVE. NW
H STREET
MASSACHUSETTS AVE. NW (160' ROW)
2ND STREET NW (90' ROW)
3RD STREET NW (110' ROW)
E STREET (90' ROW)
G ST. (90' ROW)
EXISTING F ST. (100' ROW)
G STREET
LEGEND:
PROPERTY LINE
RIGHT OF WAY



CONSTRAINTS:

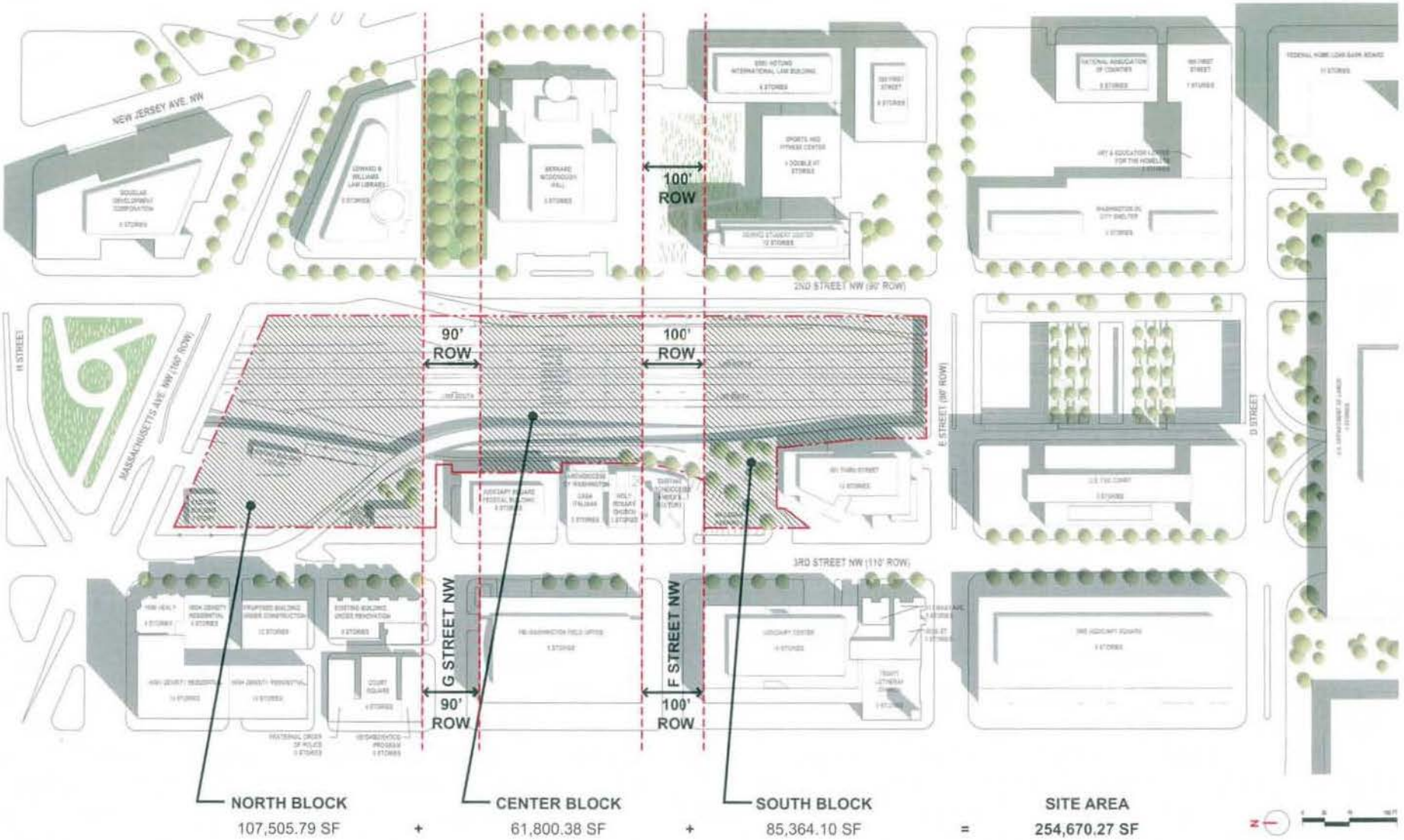
- I-395 FREEWAY
- I-395 ACCESS RAMP
- NARROW SIDEWALK
- BUILDING IN PROPERTY
- BUILDING IN ROW
- EXISTING PARKING ACCESS

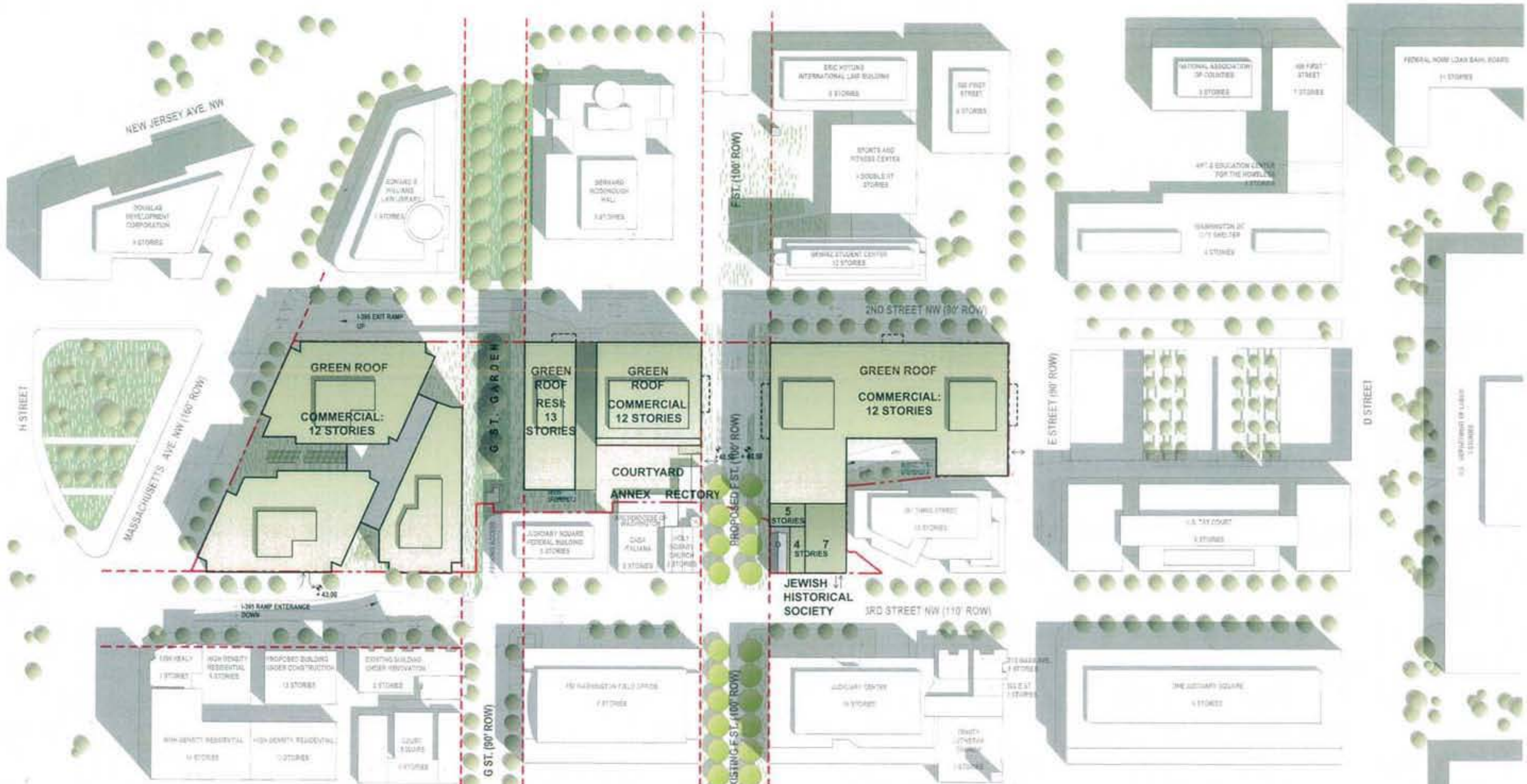
ISSUES:

- 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

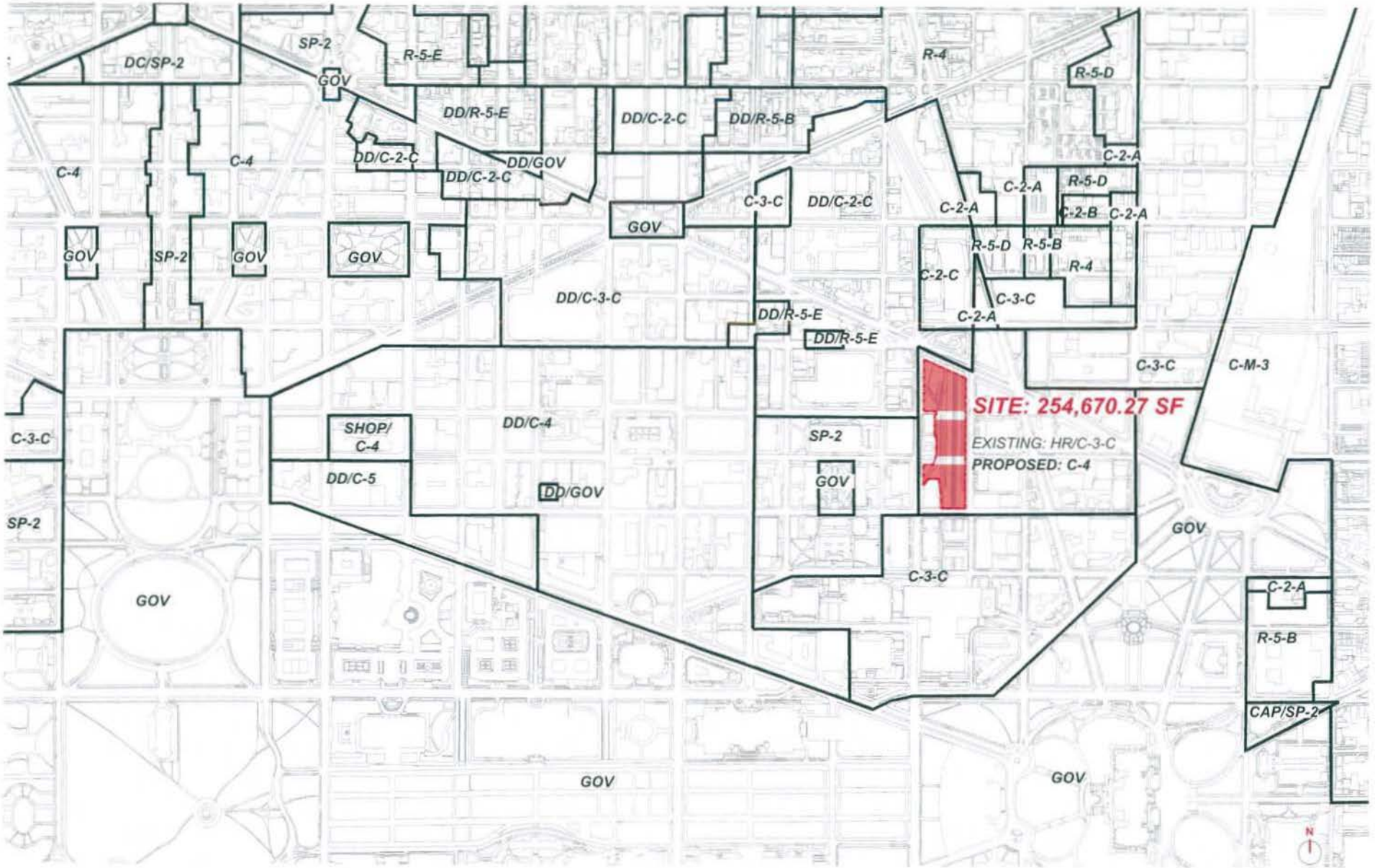

NEW JERSEY AVE. NW
H STREET
MASSACHUSETTS AVE. NW (160' ROW)
2ND STREET NW (90' ROW)
3RD STREET NW (110' ROW)
E STREET (80' ROW)
D STREET
G STREET NW
F STREET NW
90' ROW
100' ROW
90' ROW
100' ROW
NORTH BLOCK
107,505.79 SF
+
CENTER BLOCK
61,800.38 SF
+
SOUTH BLOCK
85,364.10 SF
=
SITE AREA
254,670.27 SF
LEGEND:
SITE PROPERTY
RIGHT OF WAY



FAR Tabulations						FAR
NORTH BLOCK						
	OFFICE	RETAIL				
TOTAL	[illegible]	[illegible]			944,662	8.79
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]		840,450	9.85
TOTAL FAR AREA					2,285,761	8.98

LEGEND:

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


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-4
DD/C-2-C
DD/GOV
C-2-A
C-3-C
R-5-D
C-2-B
GOV
SP-2
GOV
GOV
R-5-B
R-4
DD/C-3-C
DD/R-5-E
C-2-C
C-3-C
C-2-A
DD/R-5-E
C-3-C
C-M-3
SITE: 254,670.27 SF
EXISTING: HR/C-3-C
PROPOSED: C-4
SHOP/
C-4
DD/C-4
SP-2
C-3-C
DD/C-5
DD/GOV
GOV
SP-2
GOV
C-3-C
C-2-A
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		91%
Center Block		94%
South Block		89%
Overall Site		91%
USES 11 DCMR 750	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) 11 DCMR 750	11.0	8.98
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]	(1,957,395+50,214) / (1,957,395+50,214+74,814) x 2,000 = 1,928 sf ((1,957,395+50,214) - 1,928) / 1,800 = 1,115 spaces	1,115 spaces
Retail:	74,814 / 1,957,395+50,214+74,814) x 30,000 = 1,078 sf ((74,814) - 1,078) / 3,000 = 25 spaces	25 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,115 + 25 + 38 = 1,178	1,178 spaces
BICYCLE SPACES 11 DCMR 2119.2	5% of 1,178 parking spaces 1,178 x 0.05 = 59 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	59,972	0			
LEVEL 11	81,279	0			
LEVEL 10	81,279	0			
LEVEL 9	81,279	0			
LEVEL 8	81,279	0			
LEVEL 7	80,828	0			
LEVEL 6	80,828	0			
LEVEL 5	80,378	0			
LEVEL 4	80,378	0			
LEVEL 3	80,378	0			
LEVEL 2	59,403	0			
LEVEL 1	63,194	34,191			
TOTAL	910,471	34,191		944,662	8.79

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	2,303	450	12,133		
TOTAL	297,311	180,384	4,566	18,348	500,649	8.10

SOUTH BLOCK

	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING		FAR
LEVEL 12	65,853				
LEVEL 11	65,853				
LEVEL 10	65,853				
LEVEL 9	65,853				
LEVEL 8	65,853				
LEVEL 7	65,853				
LEVEL 6	65,853				
LEVEL 5	65,853				
LEVEL 4	65,853				
LEVEL 3	65,853		1,483		
LEVEL 2	65,853		1,483		
LEVEL 1	65,853		1,483		
TOTAL	799,236	40,765	4,449	840,450	9.85
TOTAL FAR AREA				2,285,761	8.98

Uses Gross floor area (GFA) above grade in square feet

	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
OFFICE	910,471	276,688	770,236	1,957,395
RETAIL	34,191	20,623	20,000	74,814
RESIDENTIAL	0	180,384	0	180,384
INSTITUTIONAL	0	22,954	50,214	73,168
TOTAL				2,285,761

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.

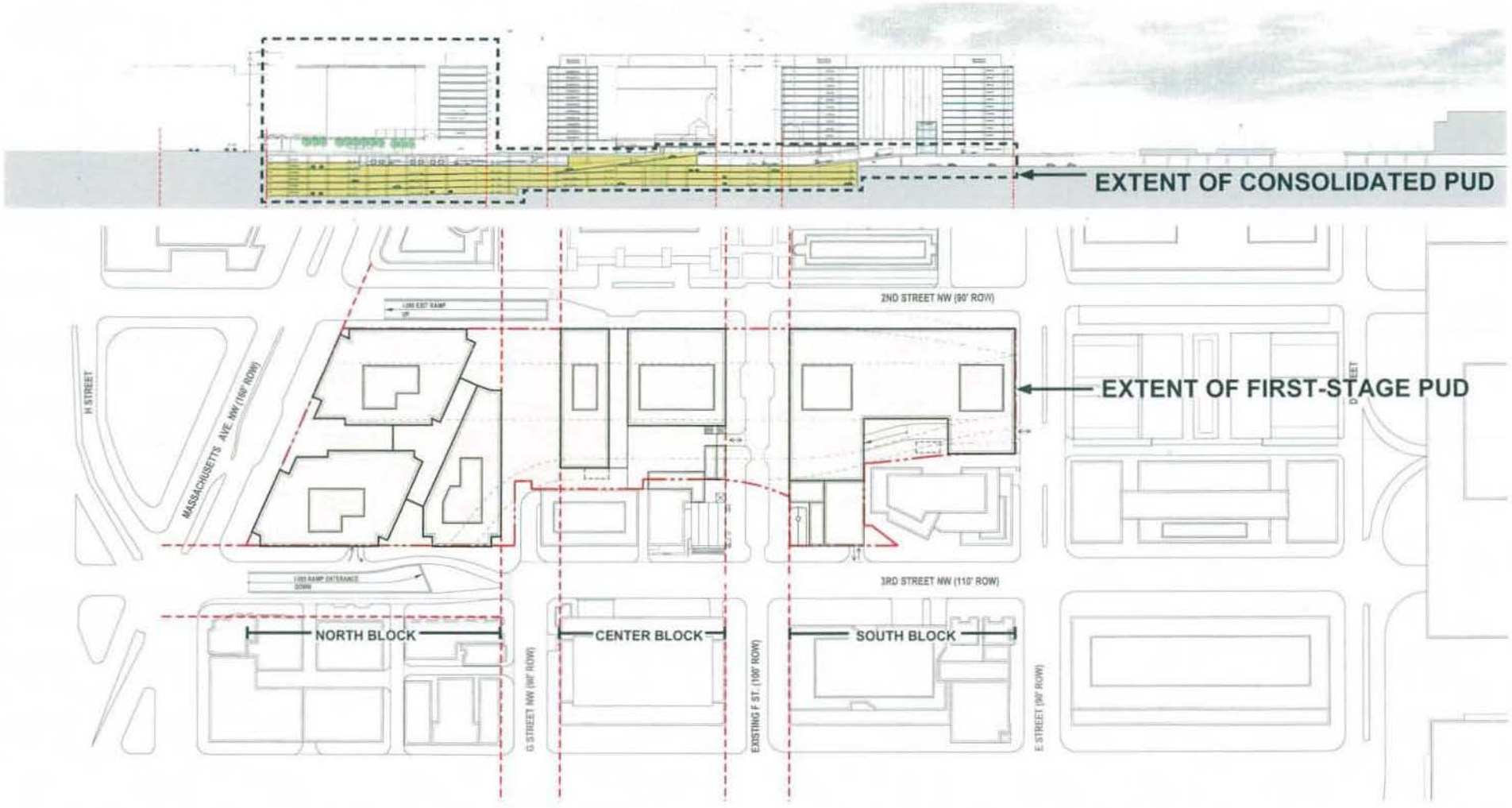
4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)

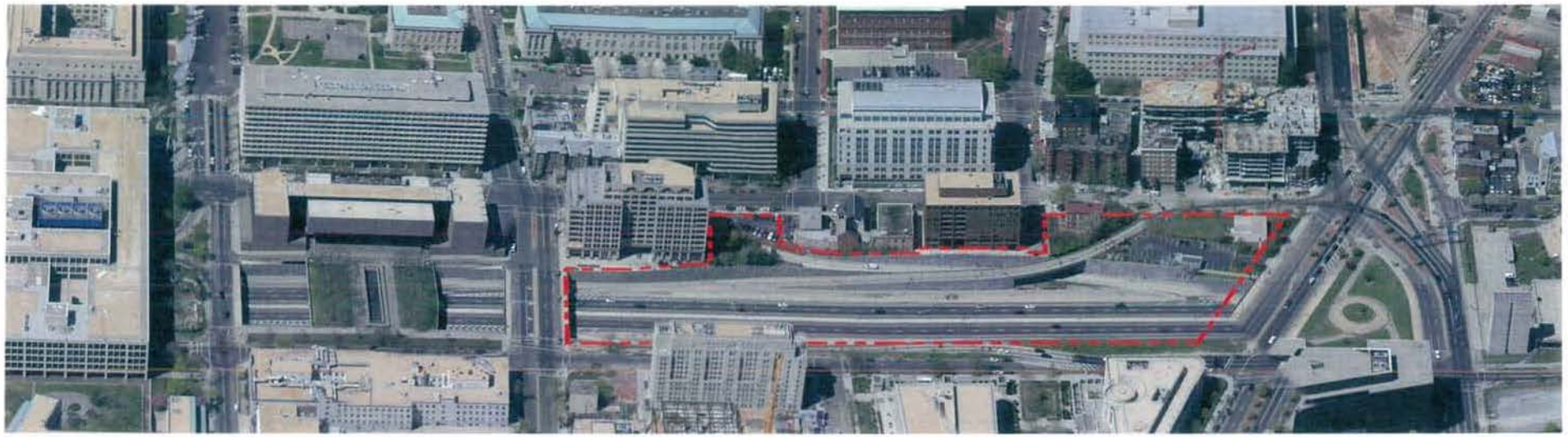
5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district

6. Bicycle spaces proposed per LEED v.2.2 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.

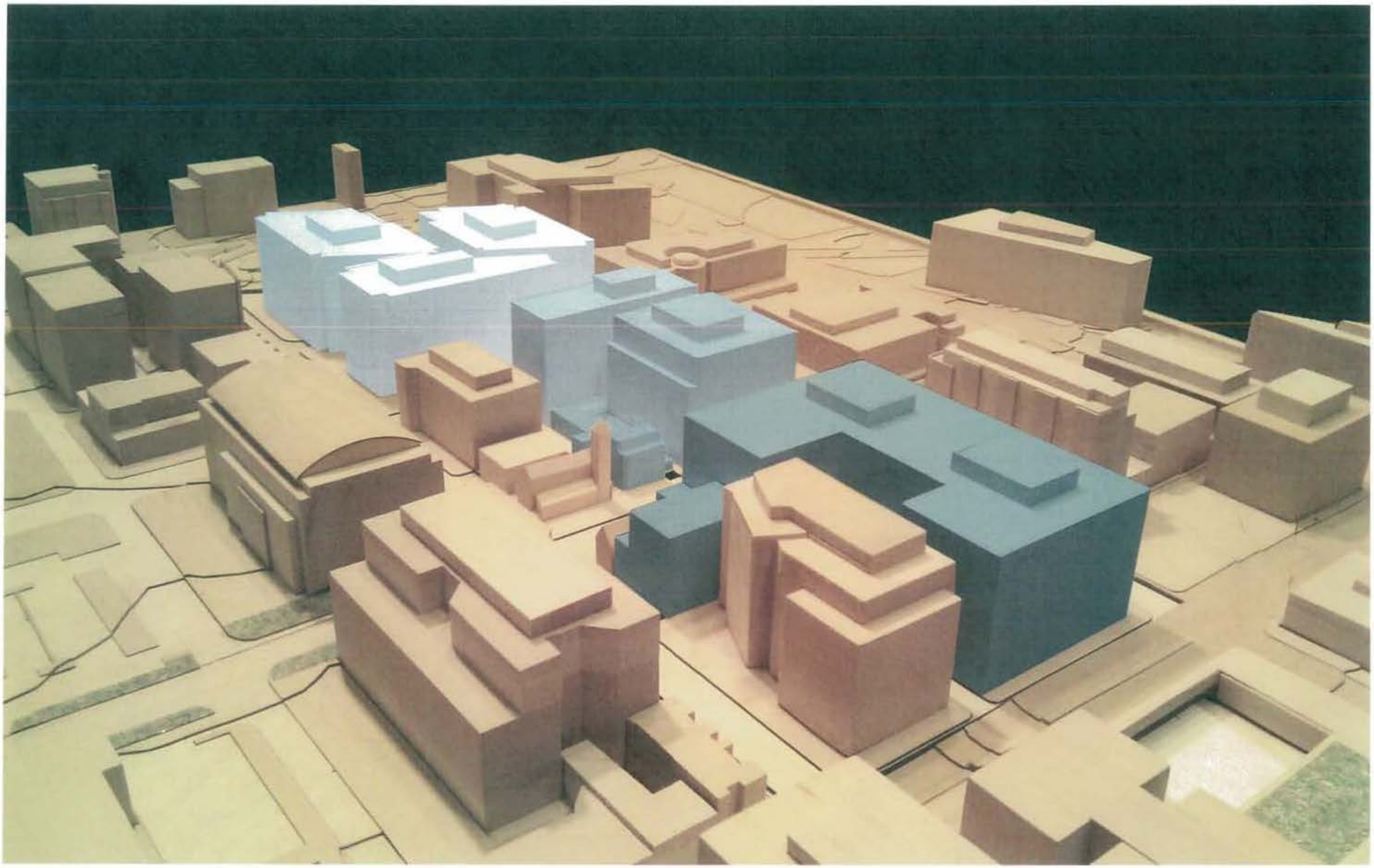
8. The total proposed gross floor area (GFA) for the Annex, Rectory and covered parking is 31,600. 73% of this area lies inside the project property and is included in the FAR Tabulations as 22,954 GFA. The remaining 27% or 8,646 GFA lies in Holy Rosary Church property and is not included in the FAR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

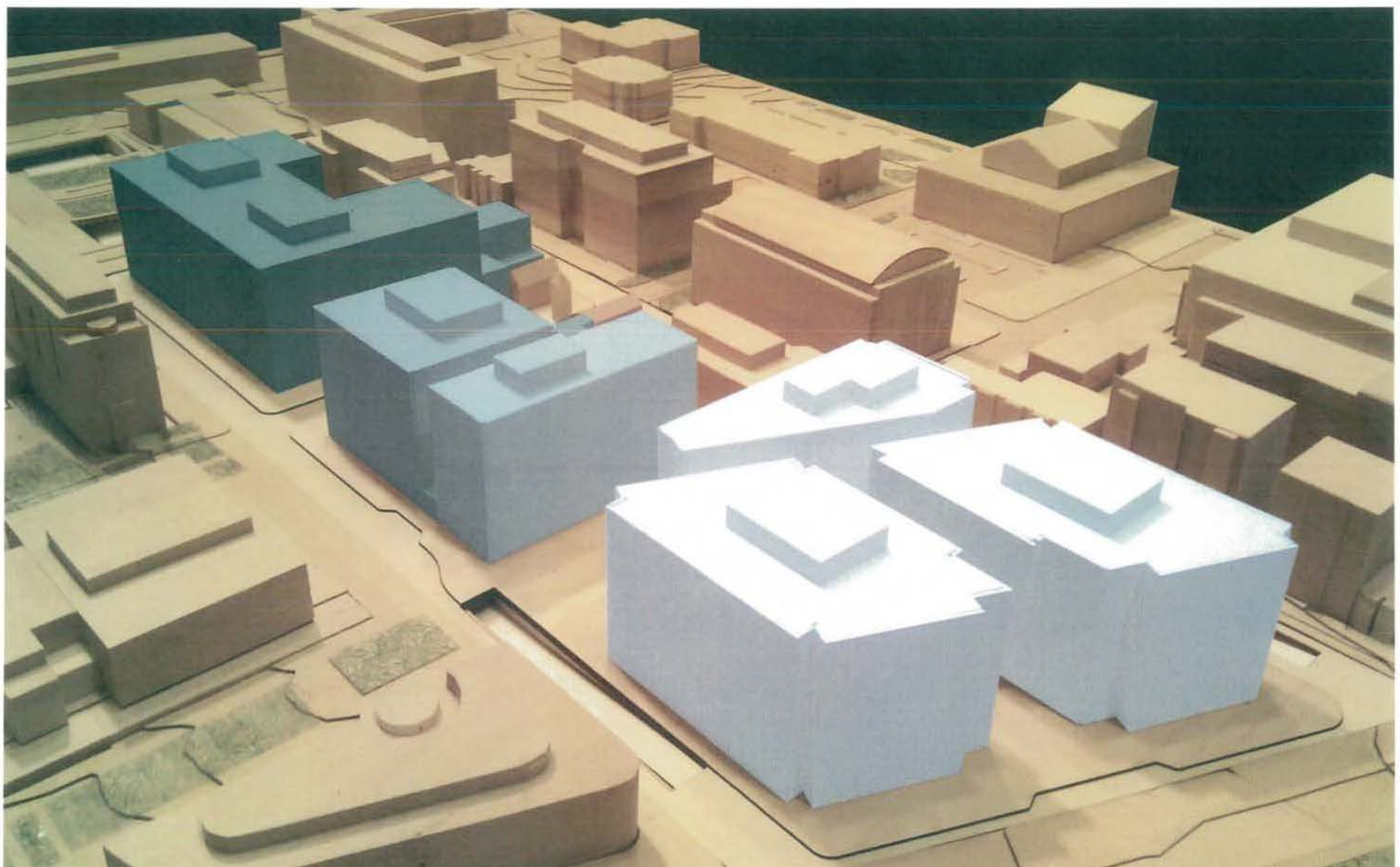

EXTENT OF CONSOLIDATED PUD
EXTENT OF FIRST-STAGE PUD
2ND STREET NW (90' ROW)
3RD STREET NW (110' ROW)
H STREET
MASSACHUSETTS AVE. NW (150' ROW)
NORTH BLOCK
CENTER BLOCK
SOUTH BLOCK
G STREET NW (90' ROW)
EXISTING F ST. (100' ROW)
E STREET (90' ROW)
LEGEND:
PROPERTY LINE
RIGHT OF WAY
I-395 HWY BELOW

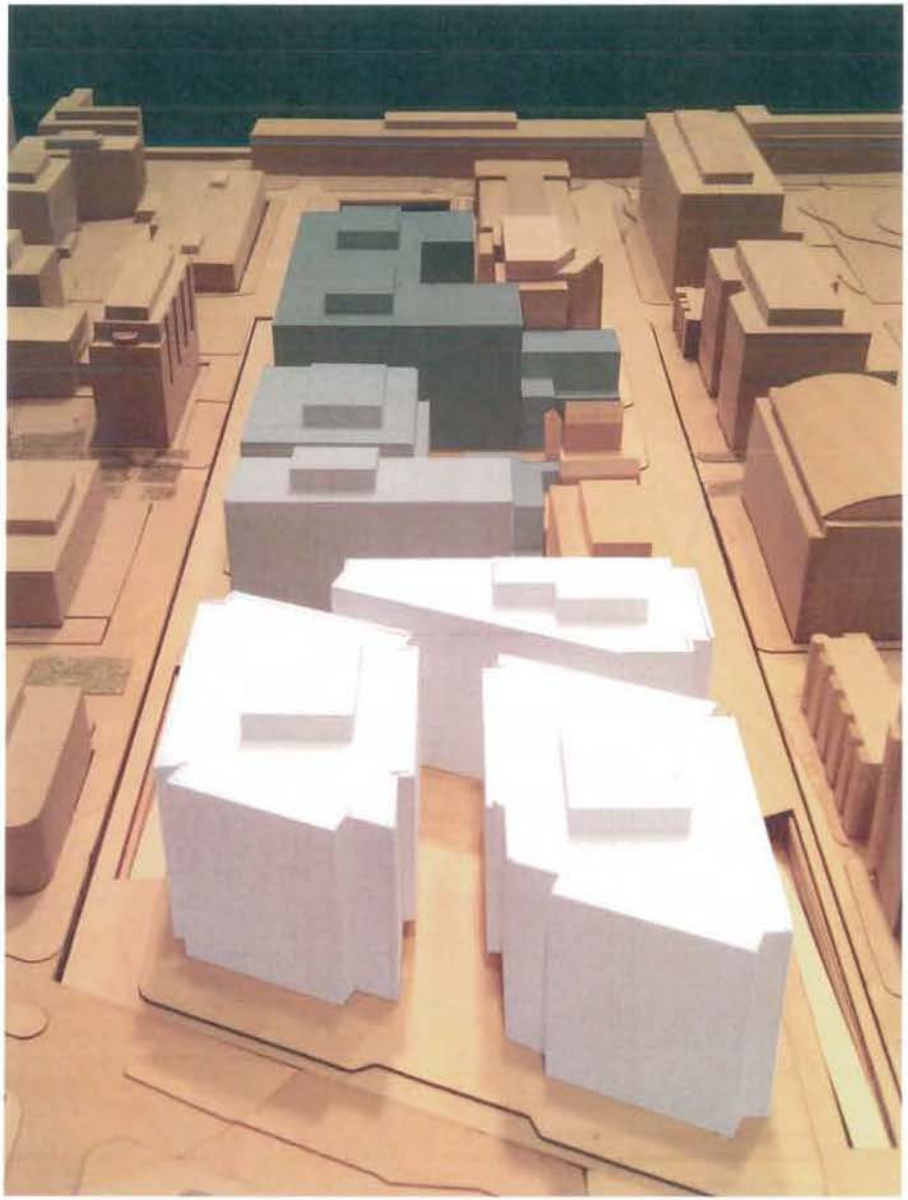


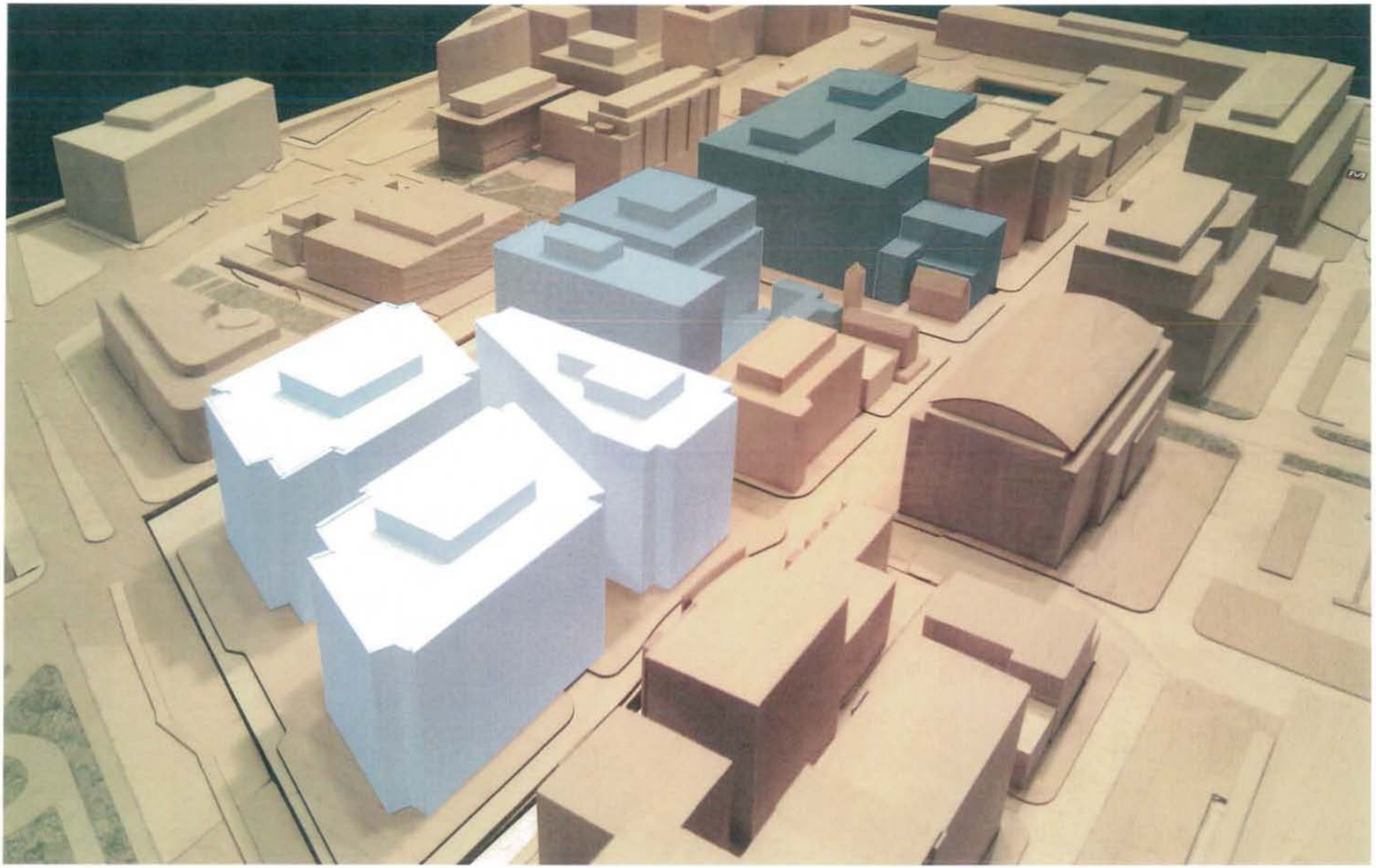
VIEW FROM EAST

VIEW FROM WEST

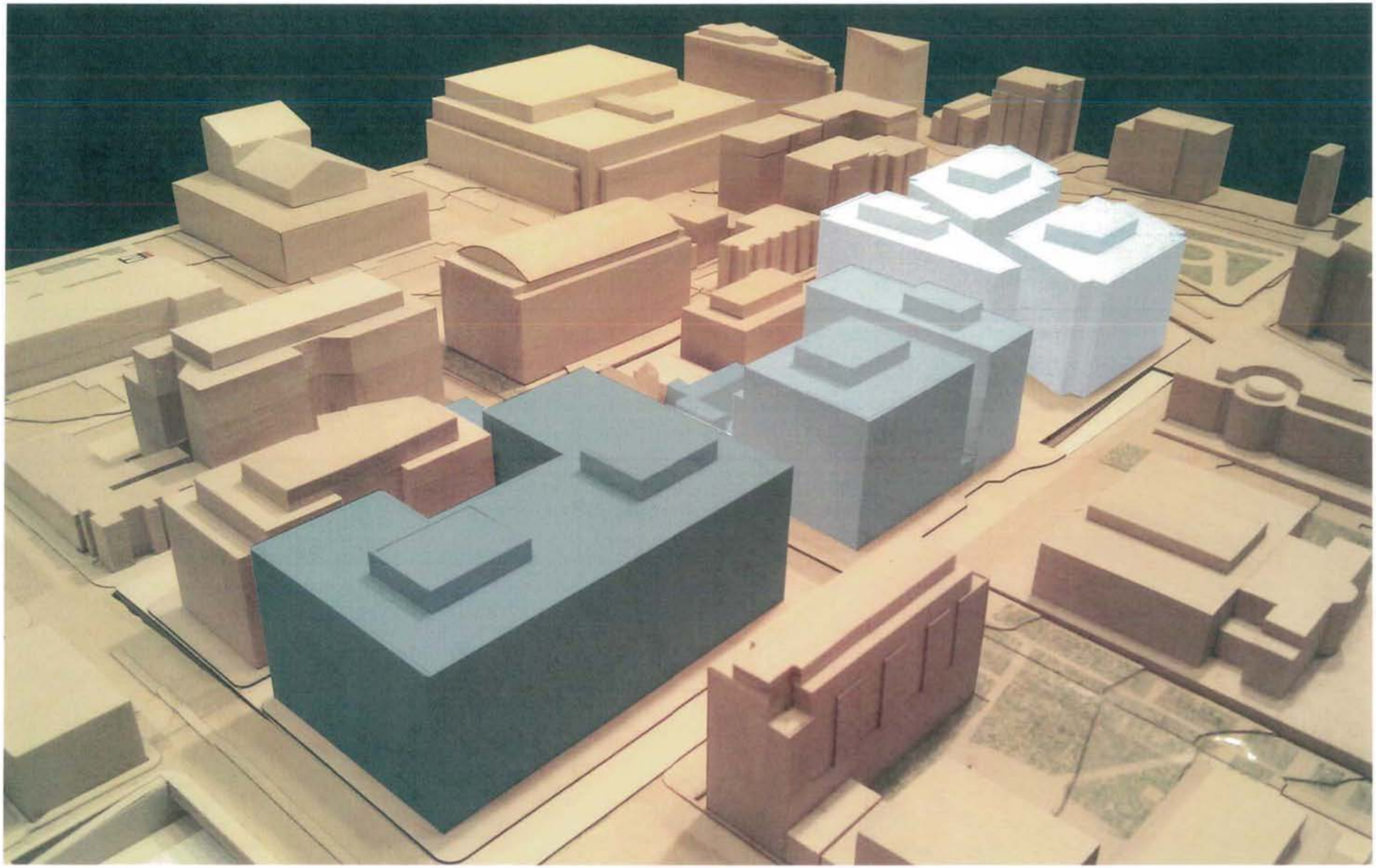


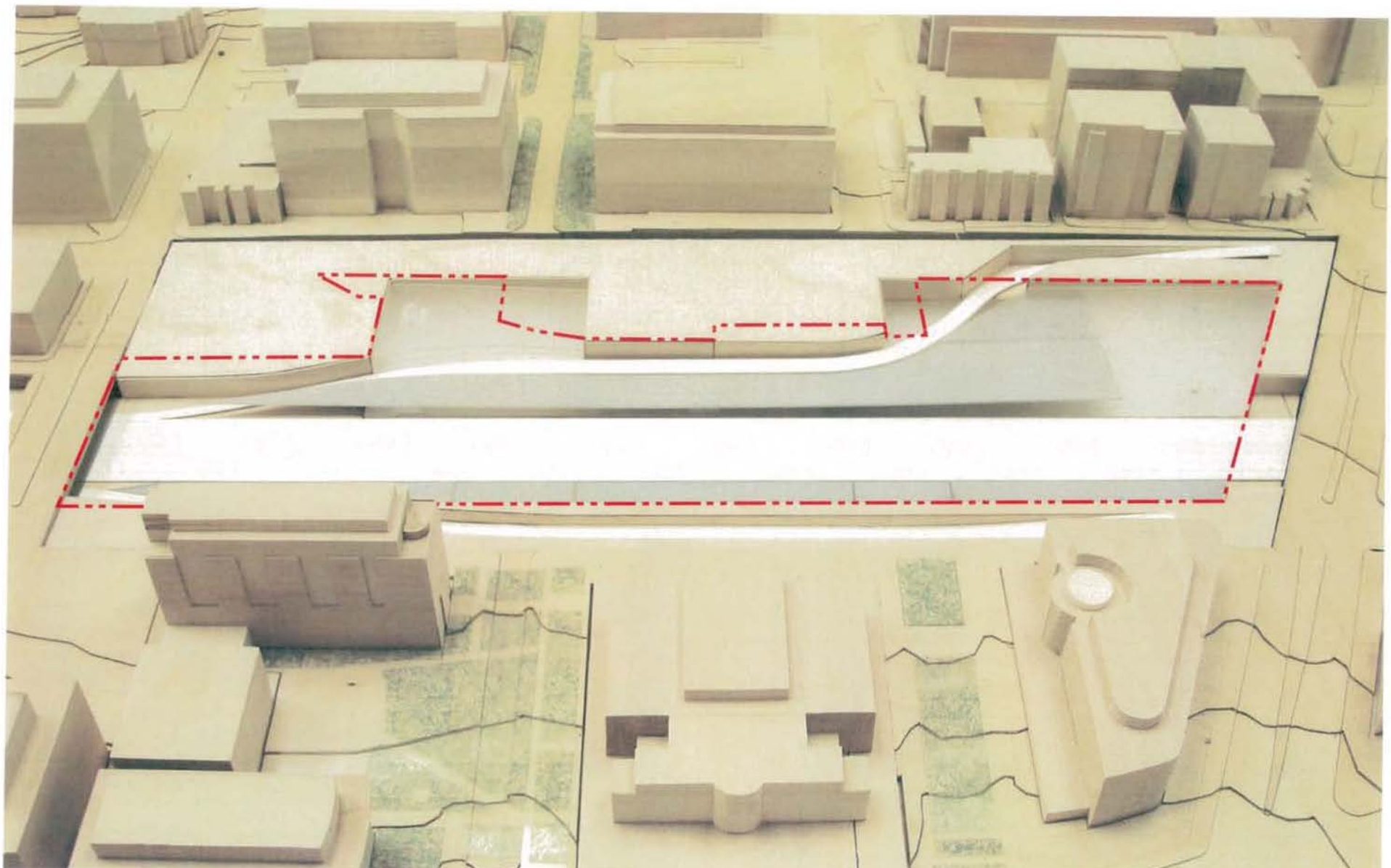




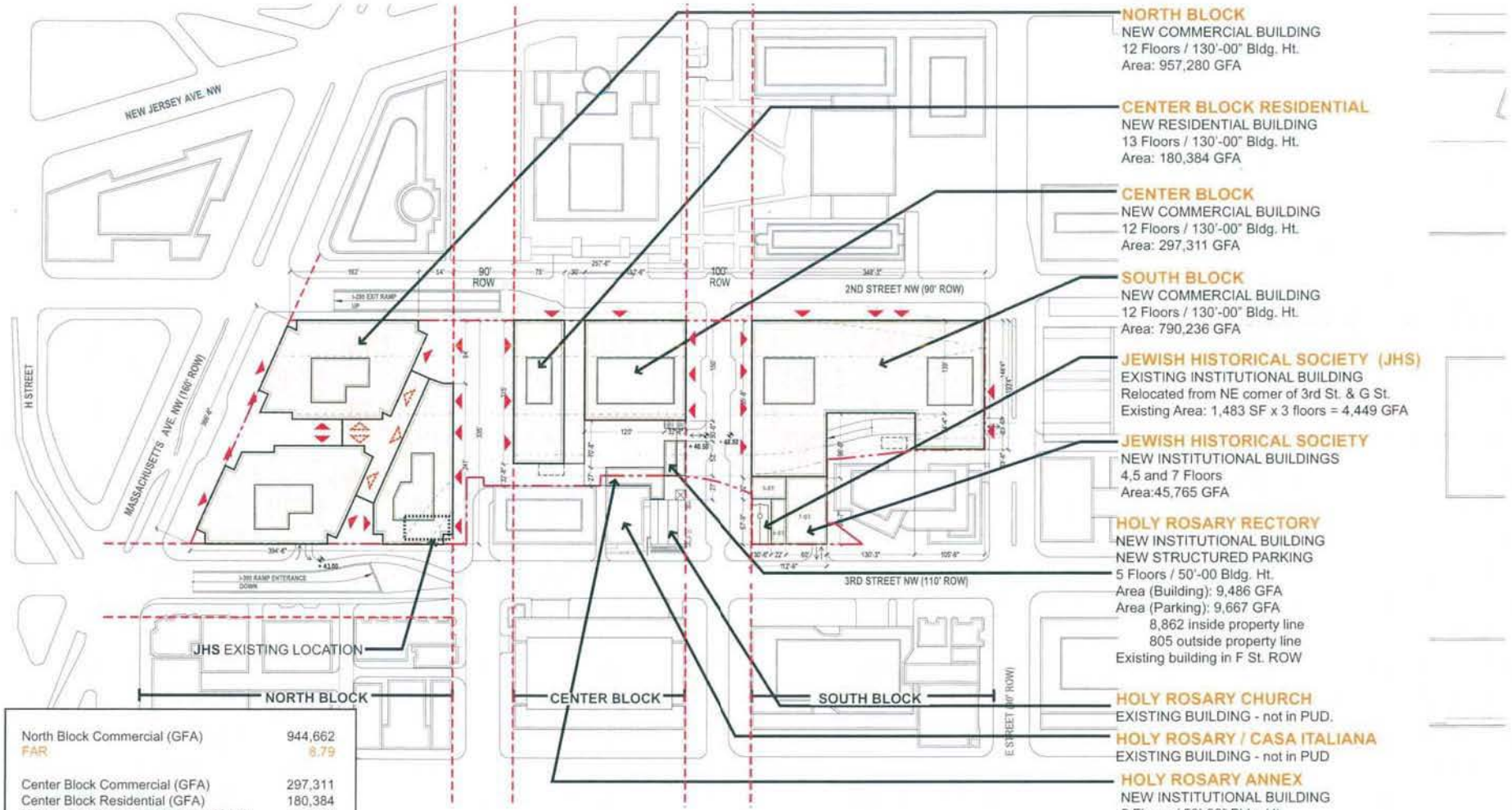


Model Photograph - View from Northwest





Model Photograph - View below the Platform, from East



NORTH BLOCK
NEW COMMERCIAL BUILDING
12 Floors / 130'-00" Bldg. Ht.
Area: 957,280 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: 790,236 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.

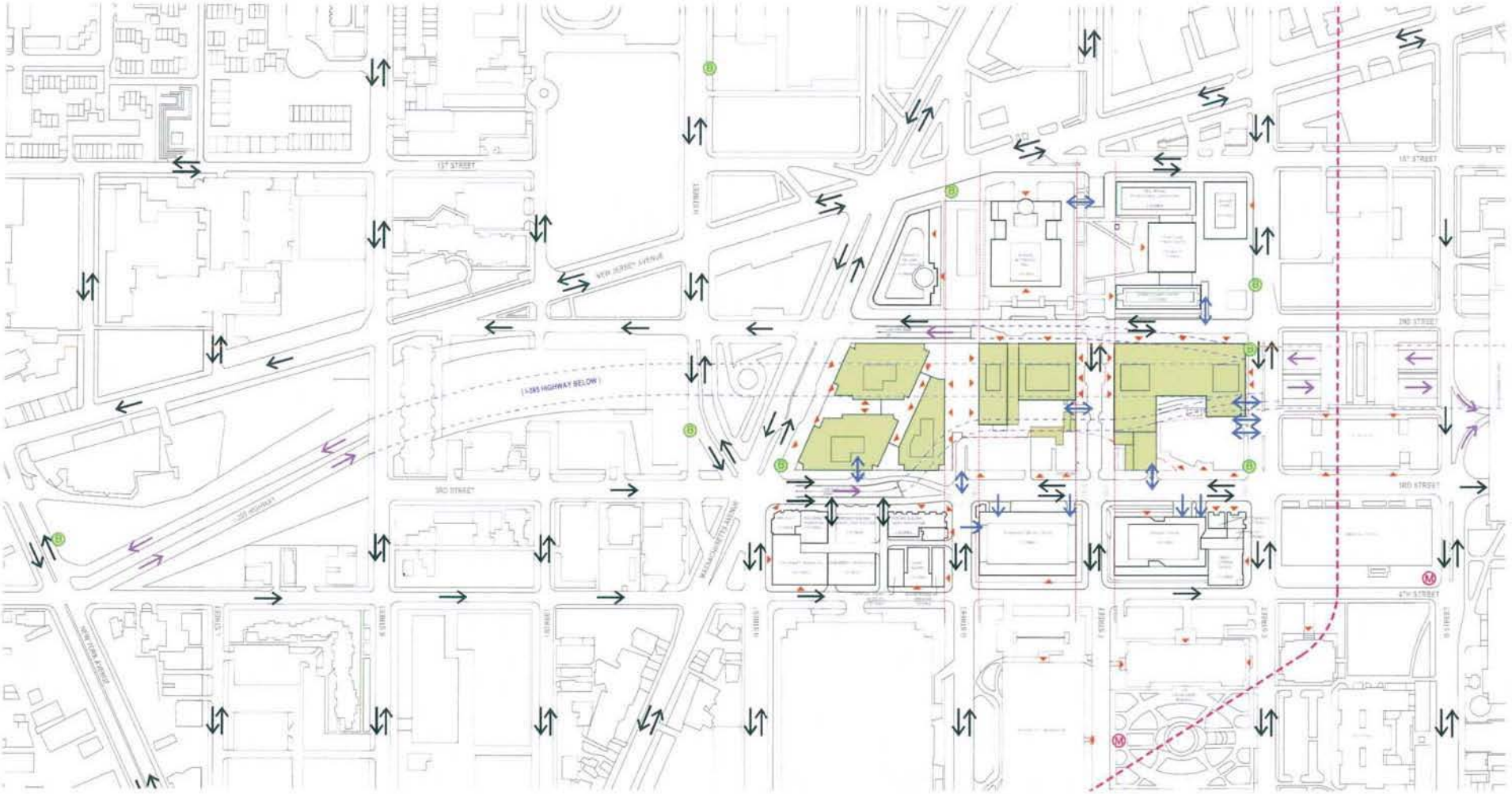
HOLY ROSARY / CASA ITALIANA
EXISTING BUILDING - not in PUD

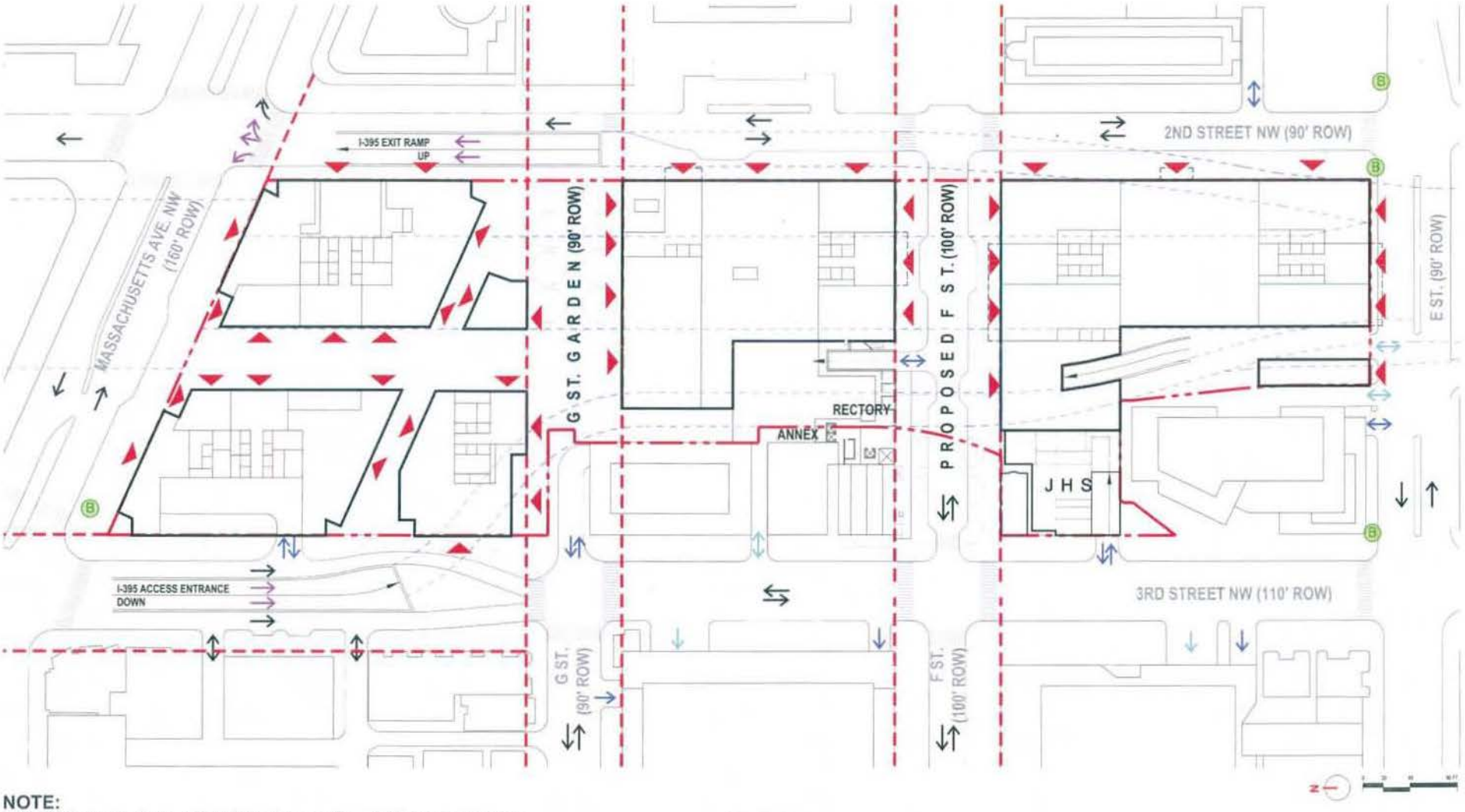
HOLY ROSARY ANNEX
NEW INSTITUTIONAL BUILDING
5 Floors / 50'-00" Bldg. Ht.
Area: 12,447 GFA:
4,606 inside property line
7,841 outside property line
Existing building in F St. ROW, adjacent to Rectory

North Block Commercial (GFA)	944,662
FAR	8.79
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)	790,236
Jewish Historical Society (GFA)	50,214
FAR	9.85
Total Development (GFA)	**2,285,761**
FAR	8.98

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

Building Height, Area and Use Diagram


LEGEND
PROPERTY LINE
RIGHT OF WAY
I-395 HWY BELOW
PEDESTRIAN ENTRANCE
METRORAIL - RED LINE (UNDERGROUND)
METRORAIL STATION ENTRANCE
METRO BUS STATION
ROAD TRAVEL DIRECTION
I-395 TRAVEL DIRECTION
SERVICE / PARKING ENTRANCE
PEDESTRIAN CROSSING

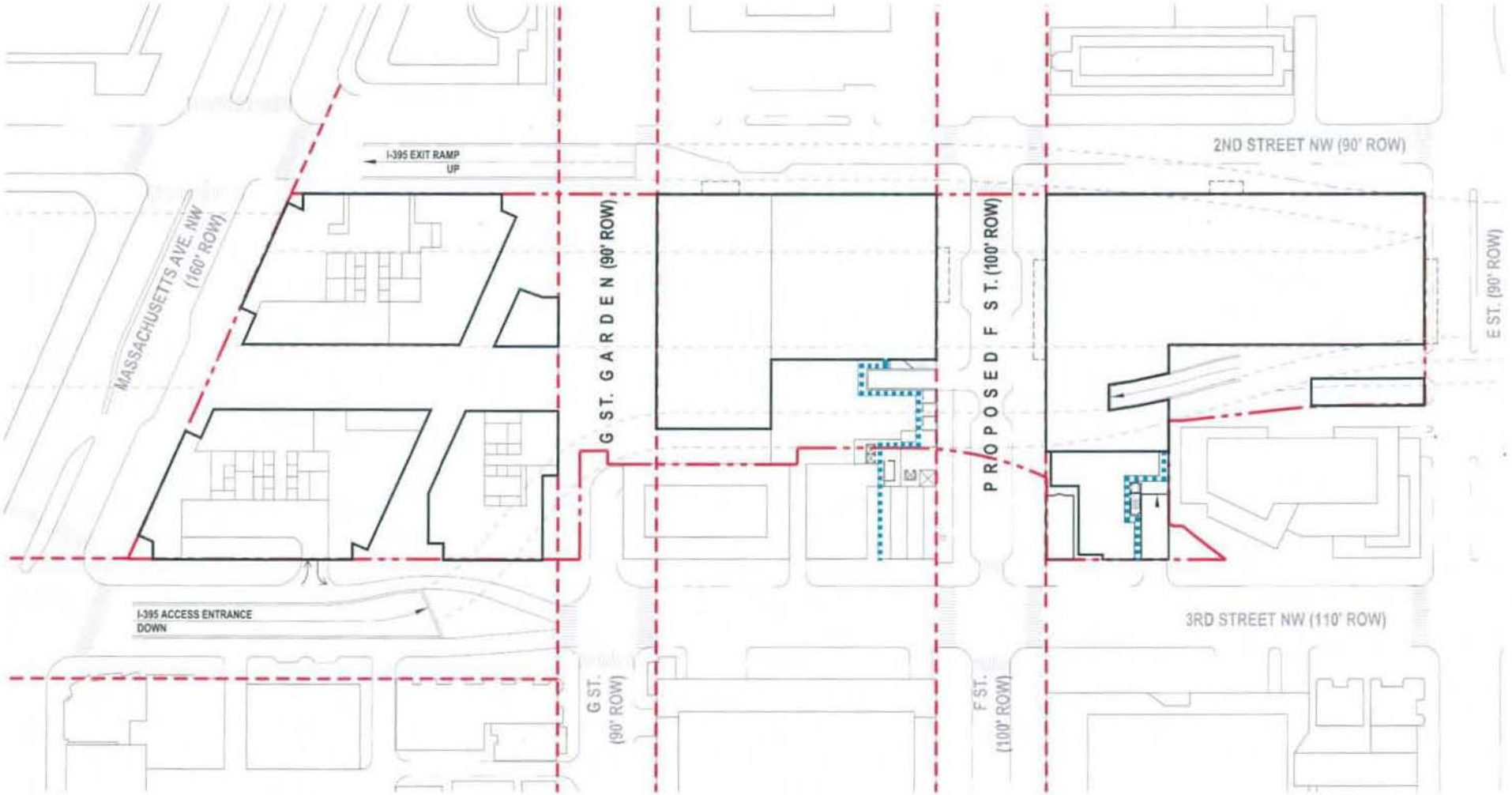


NOTE:

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

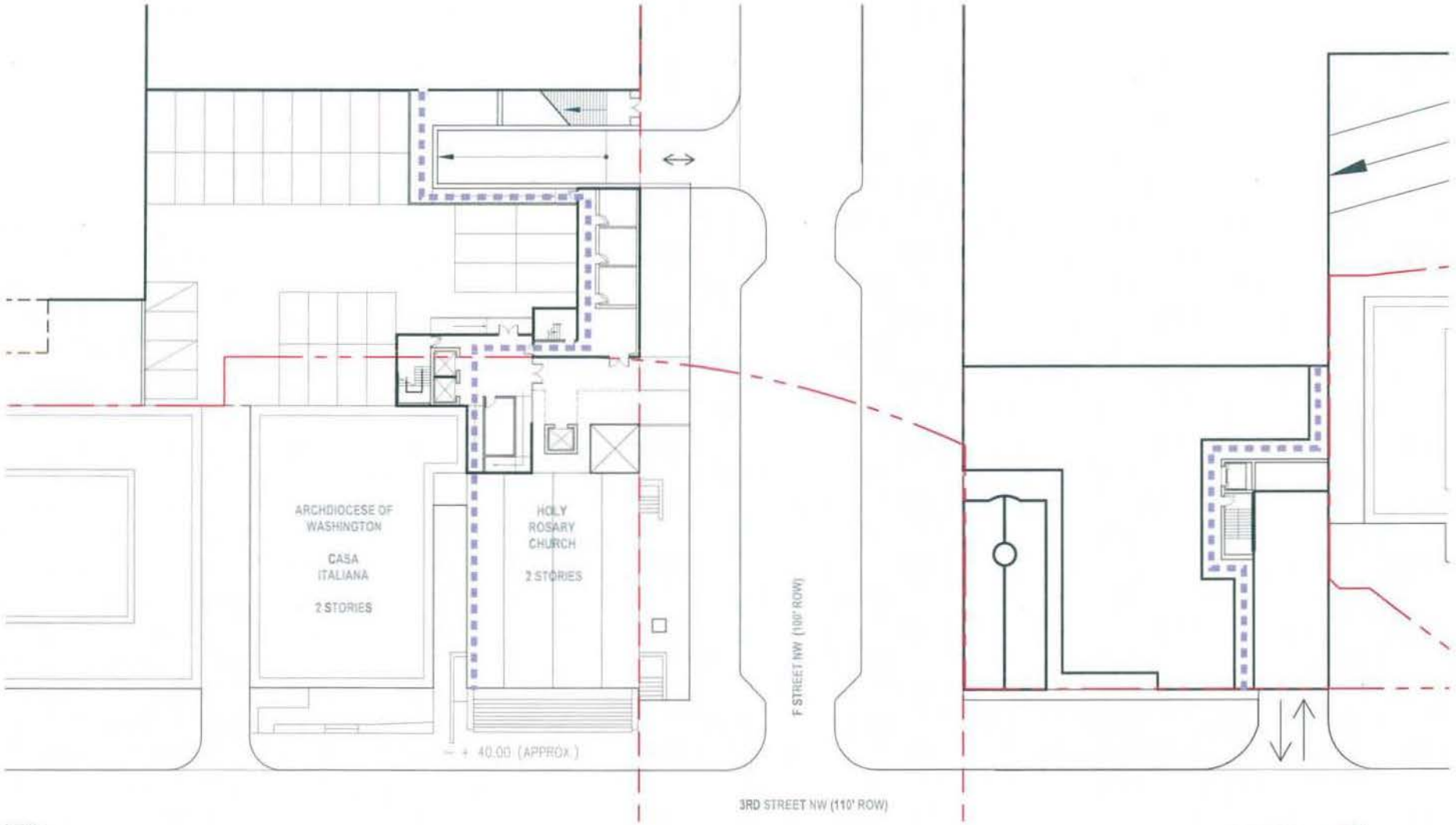


NOTE:

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



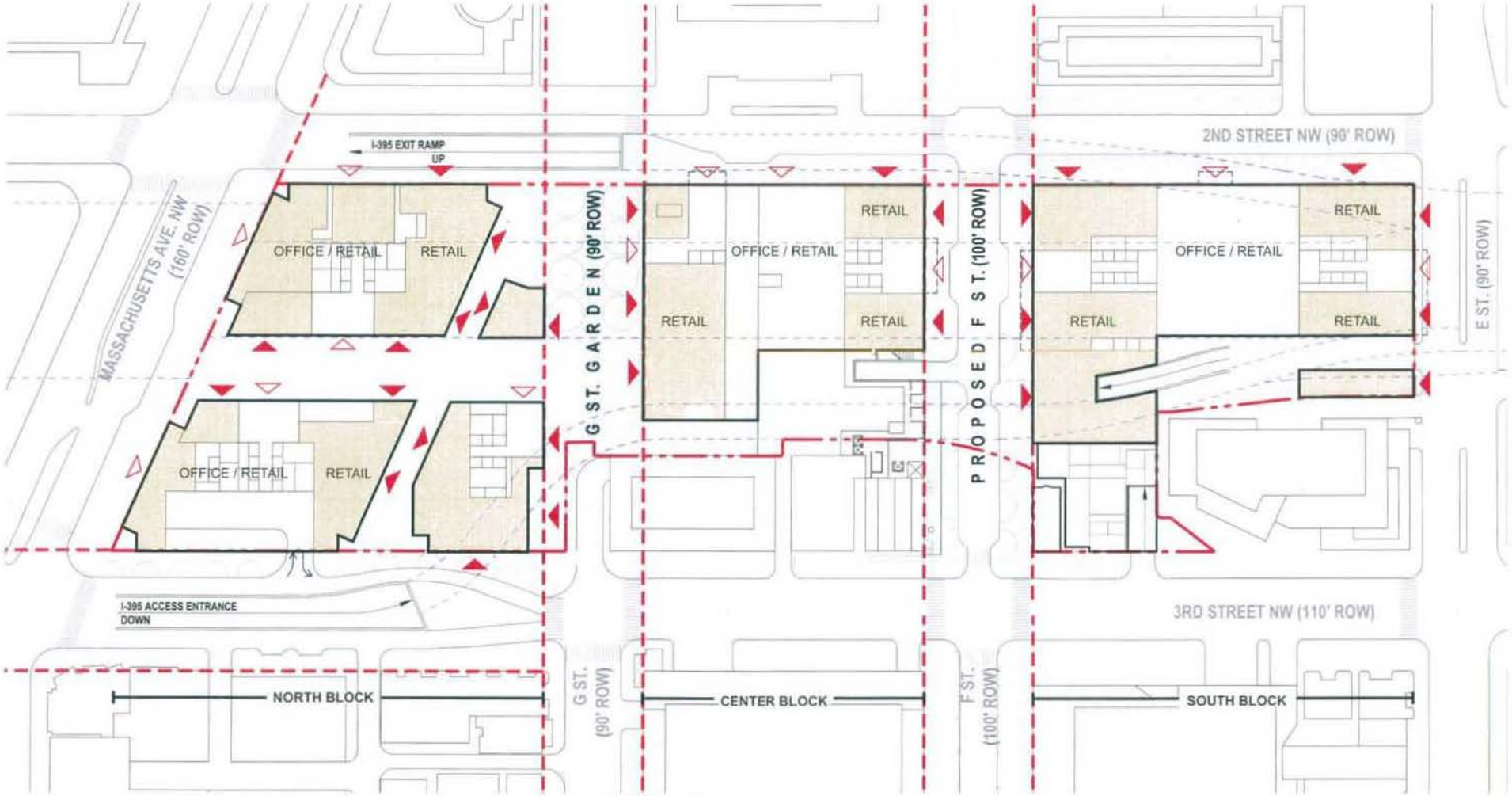
NOTE:

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

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



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.

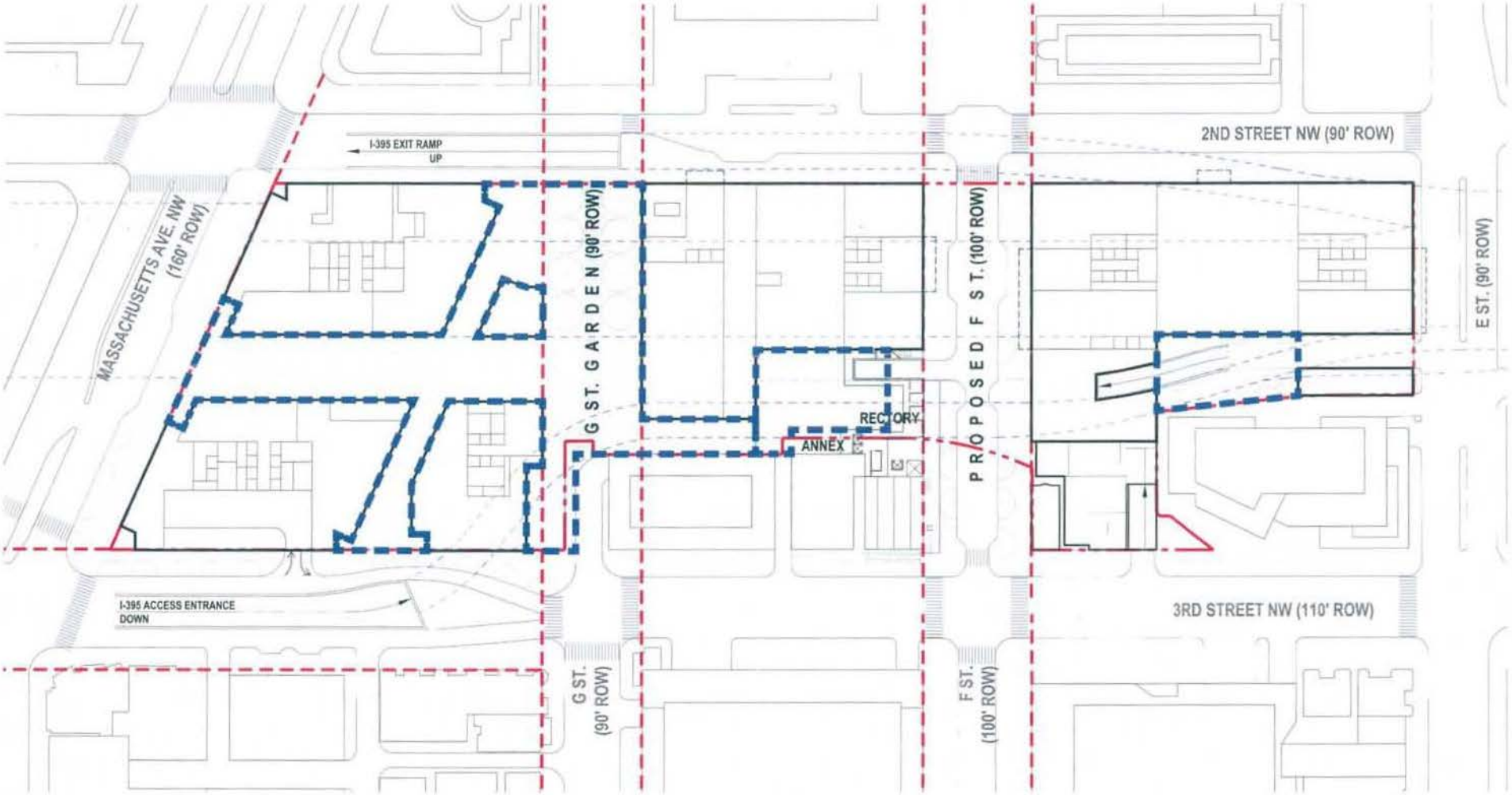
RETAIL AREA (GFA):

NORTH BLOCK	34,191
CENTER BLOCK	20,623
SOUTH BLOCK	20,000
TOTAL	74,814

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



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

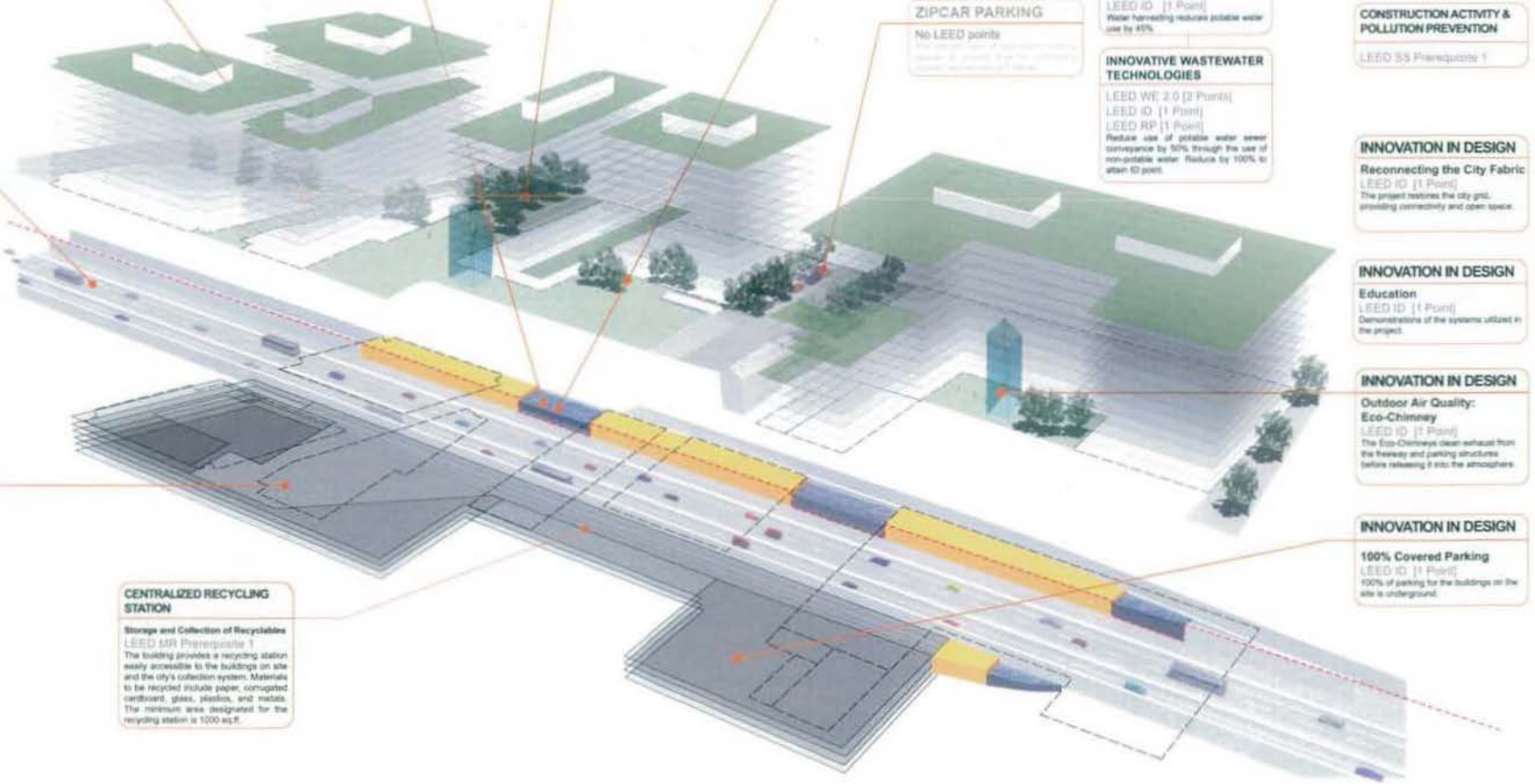
	Prereq 1	Minimum IAQ Performance
	Prereq 2	Environmental Tobacco Smoke (ETS) Control
1 Point	Credit 1	Outdoor Air Delivery Monitoring
1 Point	Credit 2	Increased Ventilation
1 Point	Credit 3	Construction IAQ Management Plan, During Construction
1 Point	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants
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

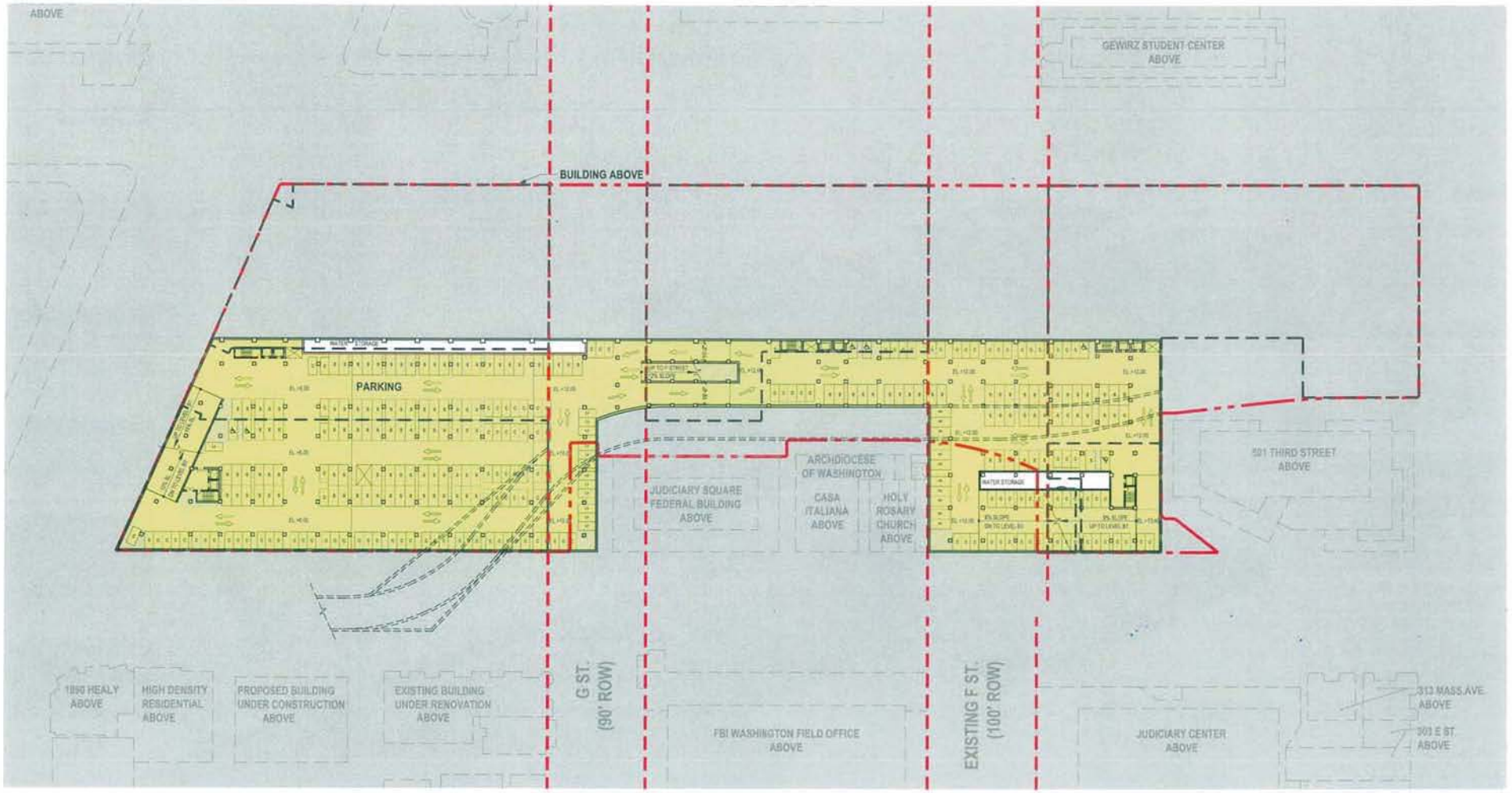
INNOVATION & DESIGN PROCESS (4 Points Only)

▶	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

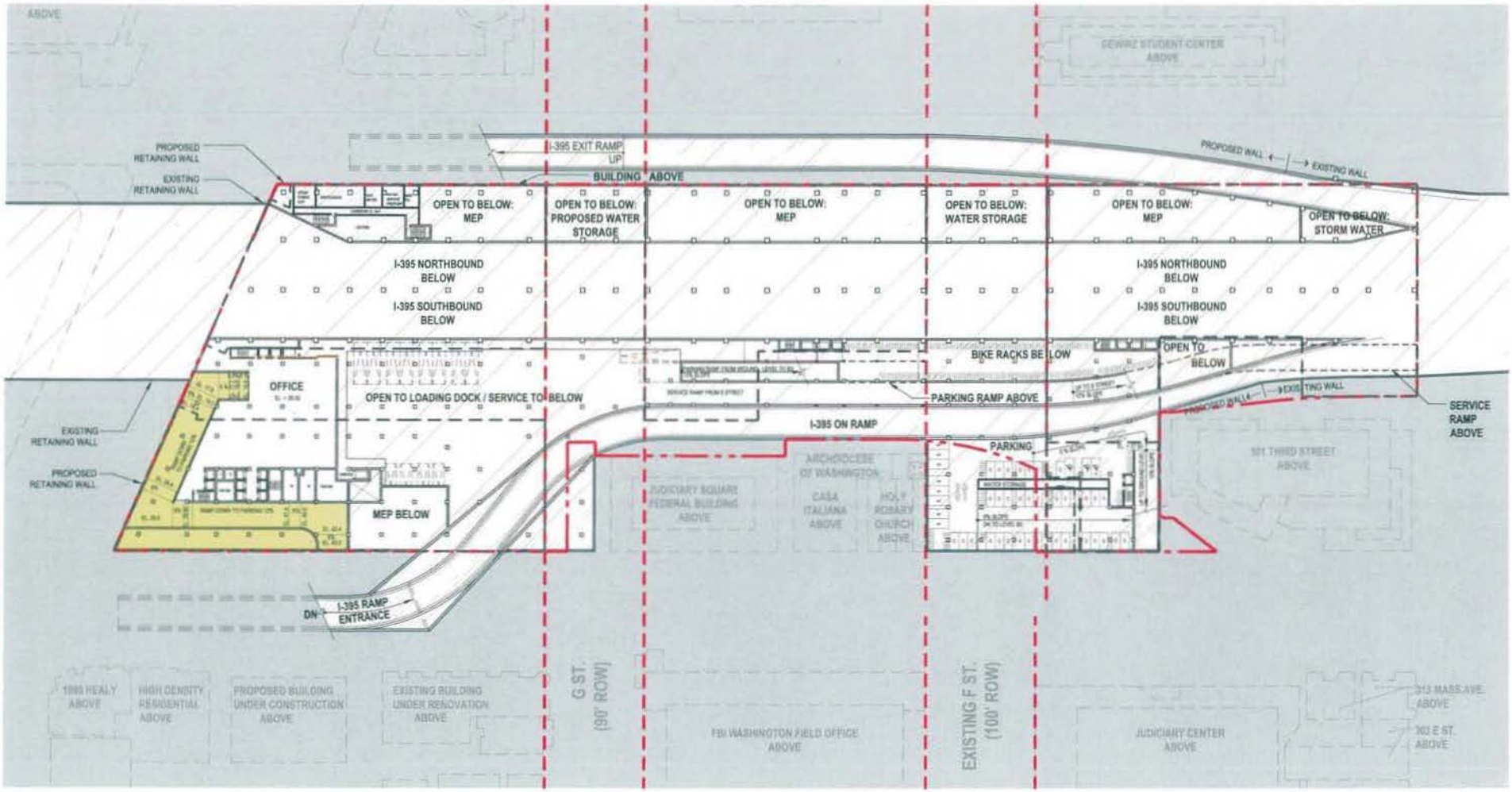
▶ 1 Point	Credit 1.1	Site Development, Protect and Restore Habitat [SS 5.1]
▶ 1 Point	Credit 1.2	Stormwater Design, Quantity Control [SS 6.1]
▶ 1 Point	Credit 1.3	Innovative Wastewater Technologies [WE 2]
1 Point	Credit 1.4	Optimize Energy Performance 40% [EA 2]


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
LEED SS 2.0 [5 Points]
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-Emitting 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-efficient 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
LEED SS 6.1 [1 Point]
LEED RP [1 Point]
SWM cell collects any runoff from freeway. Water cisterns collects all storm water. Regional Priority point for zip code 20001.
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 [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.
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.
LIGHT POLLUTION REDUCTION
LEED SS 8.0 [1 Point]
Exterior lighting (LZ3 Commercial, Industrial, High-Density Residential) per LEED Standards
BROWNFIELD REDEVELOPMENT
LEED SS 8.0 [1 Point]
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.



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



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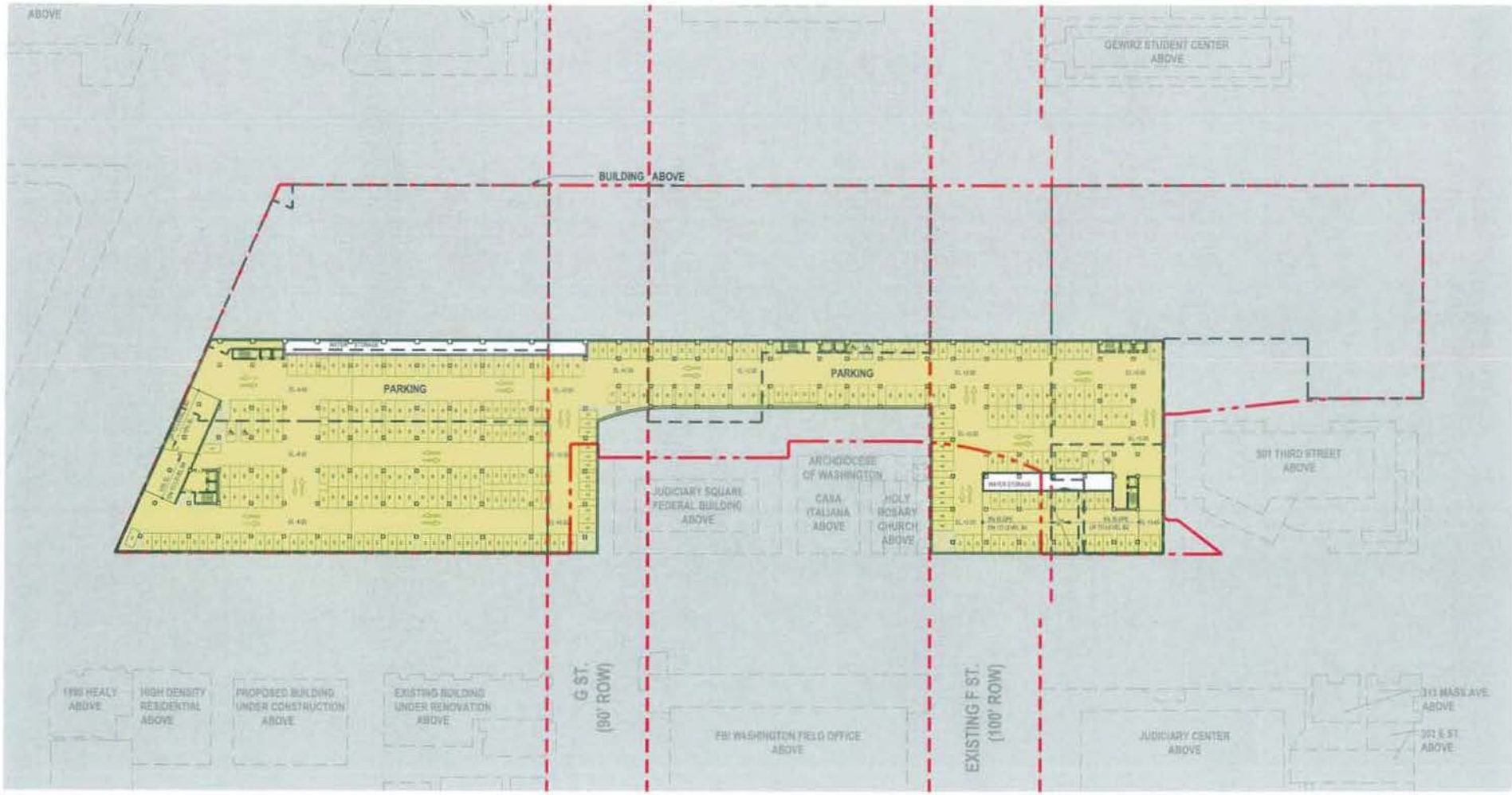

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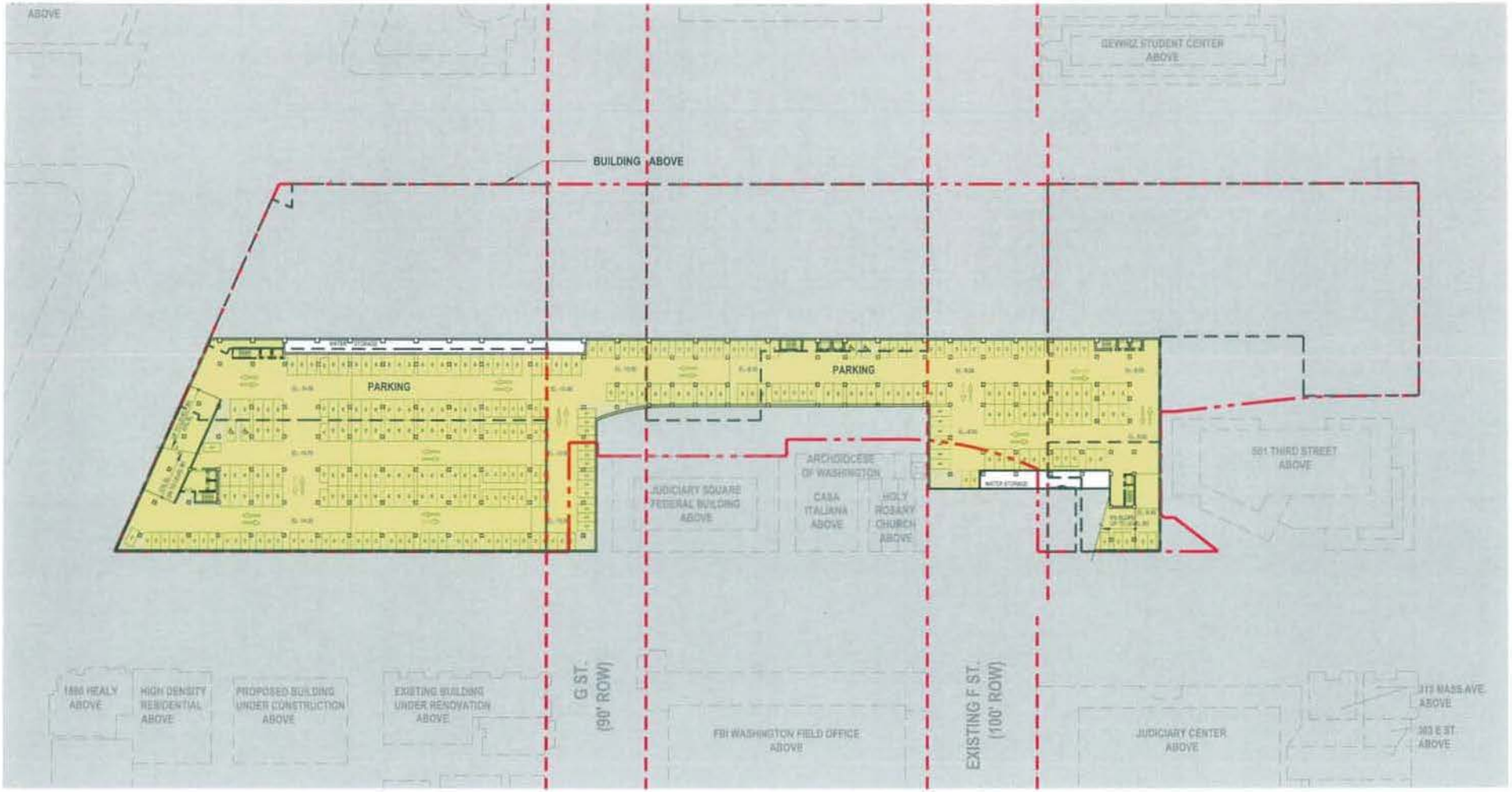

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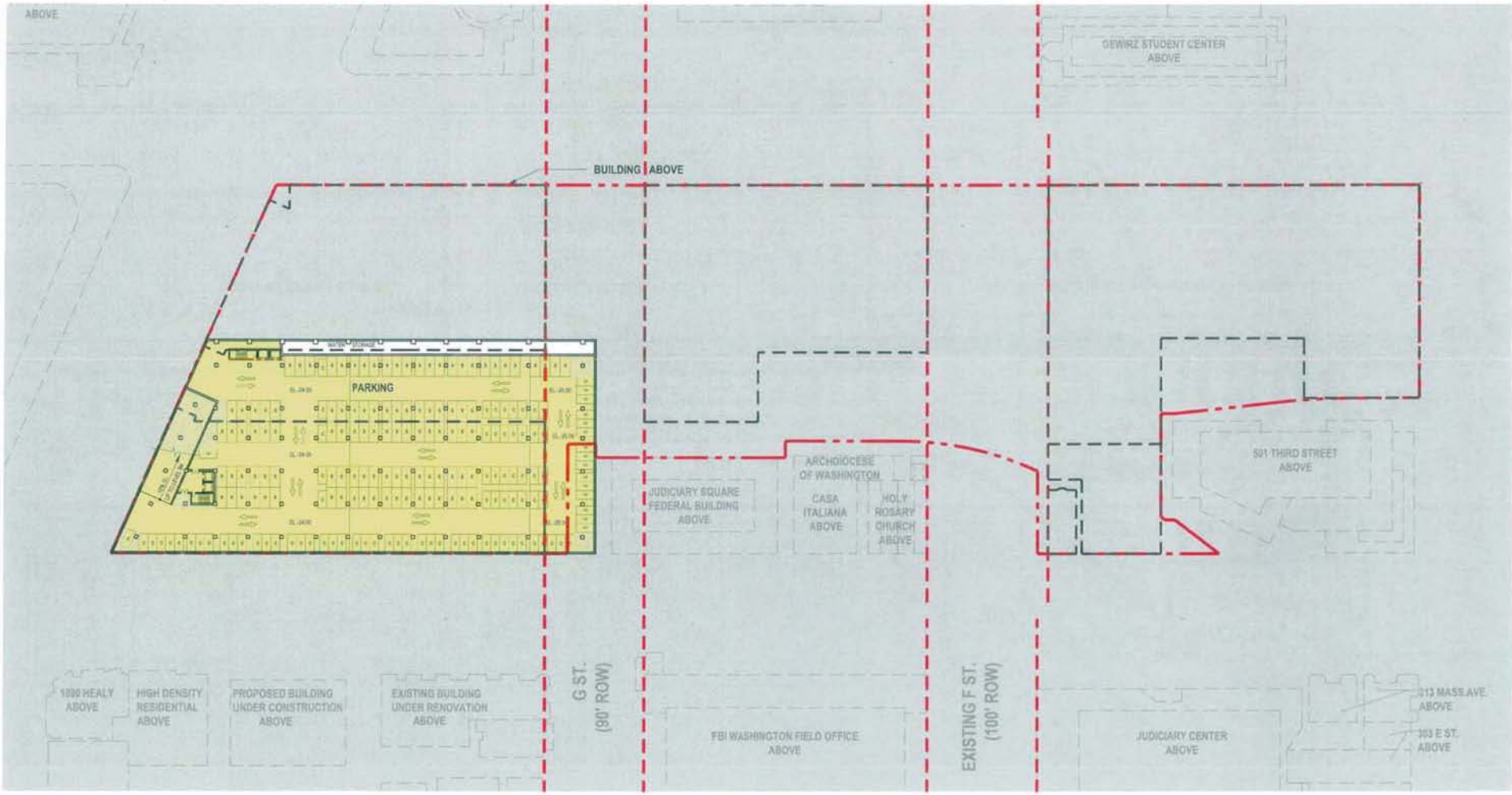

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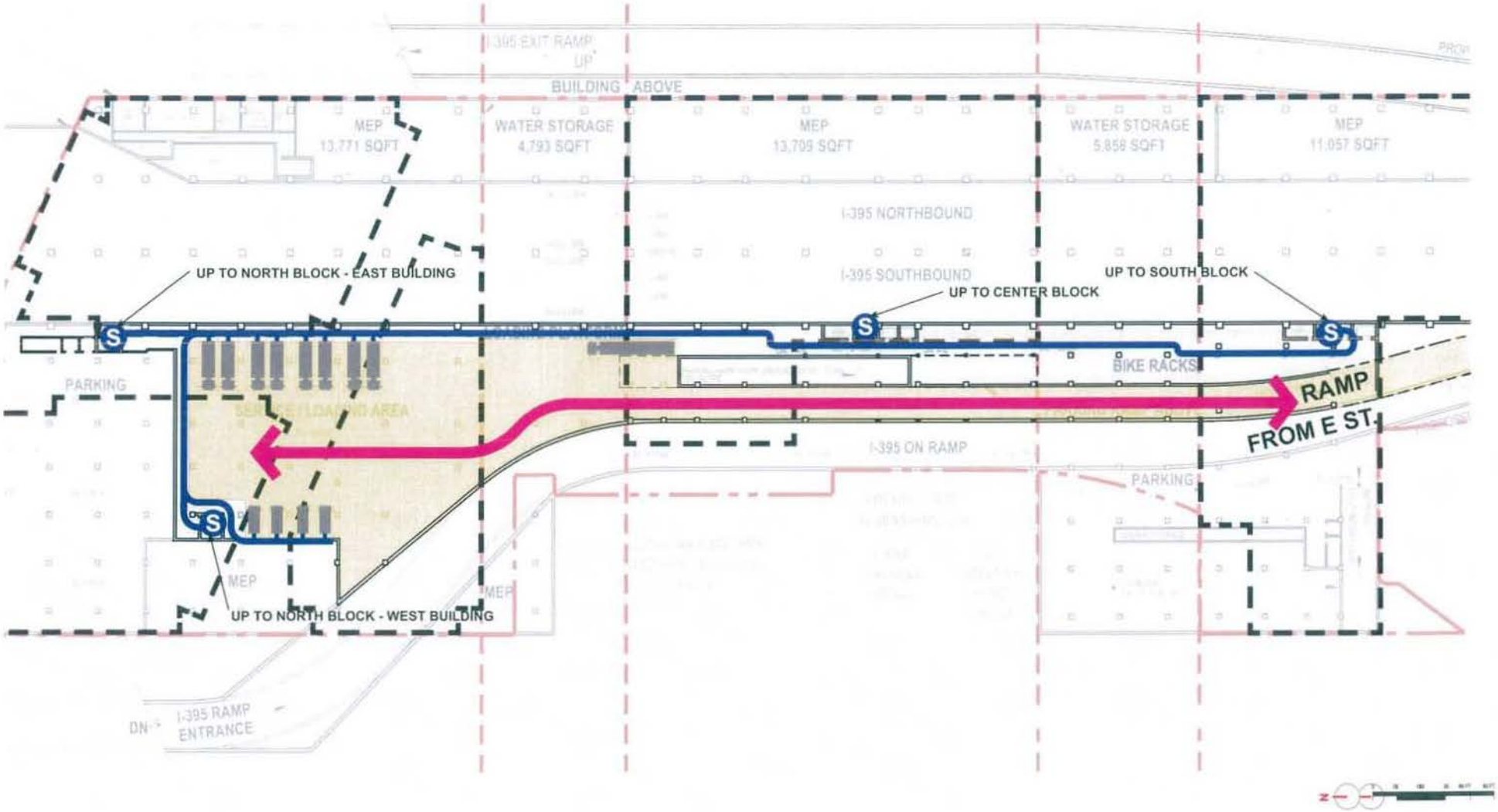
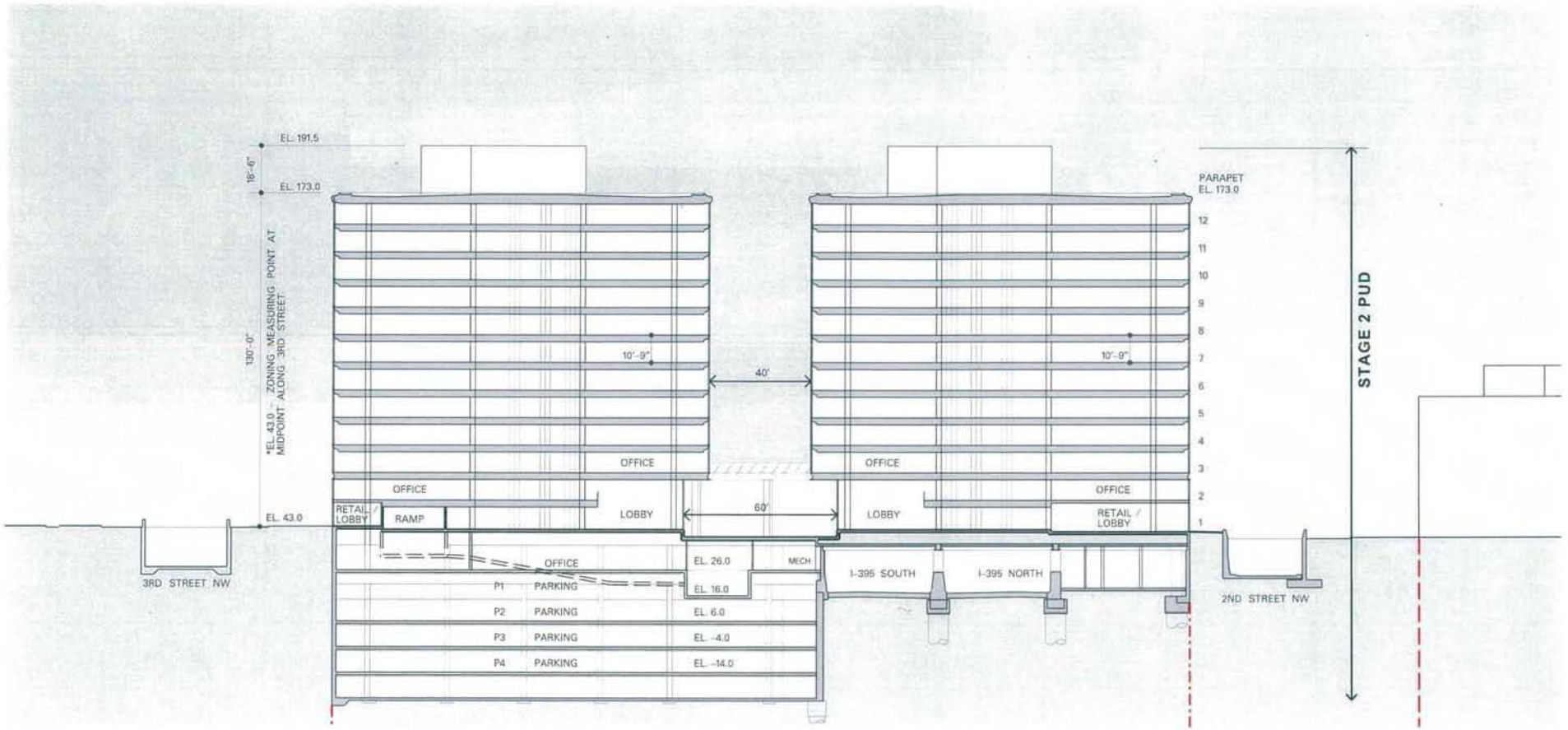


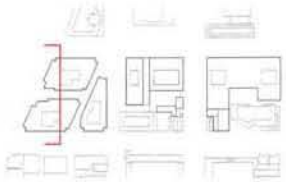
NOTE:
The interior layouts shown on the building plans are schematic.
Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

LEGEND:

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

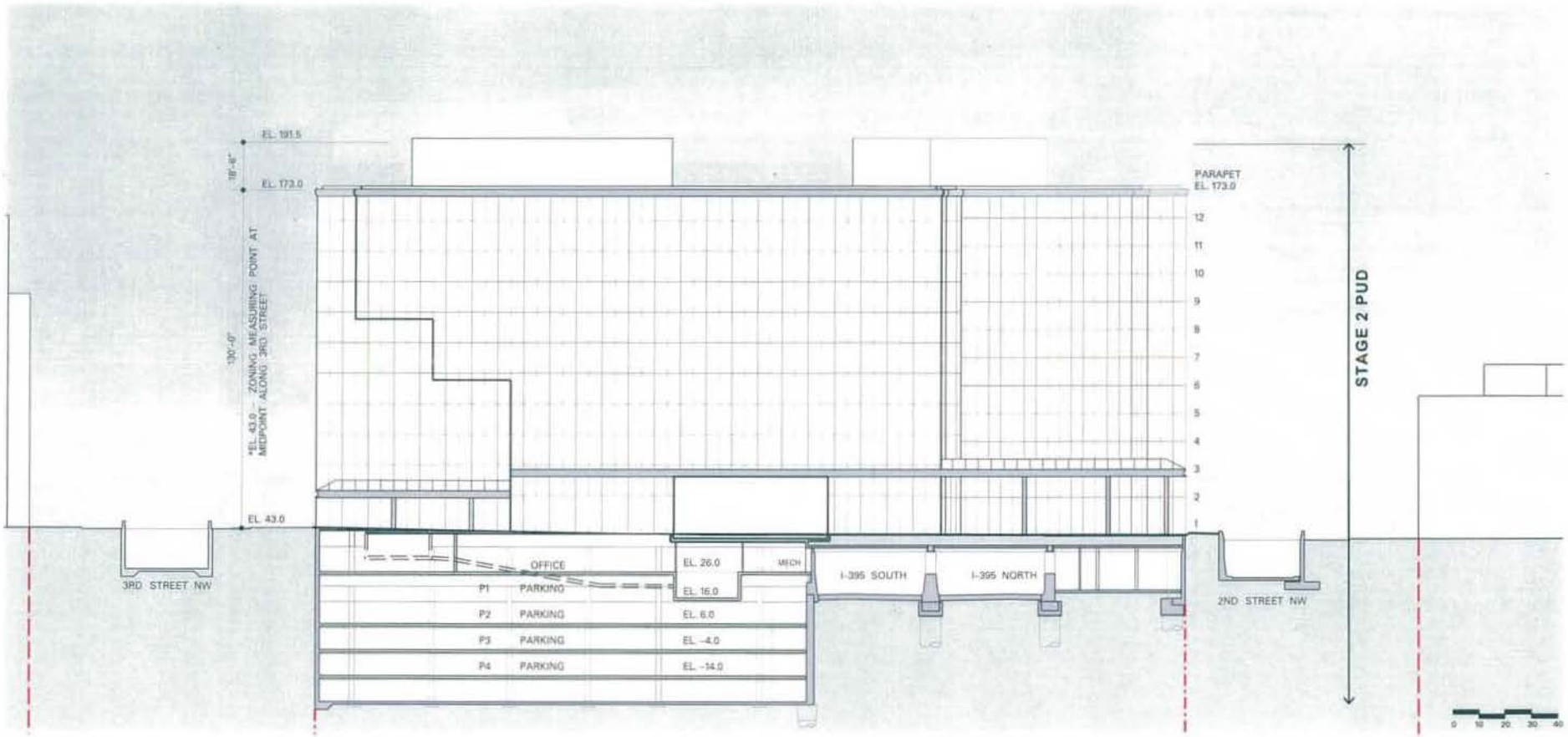
Service Circulation Diagram

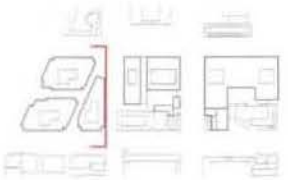




NOTE:

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.





NOTE:

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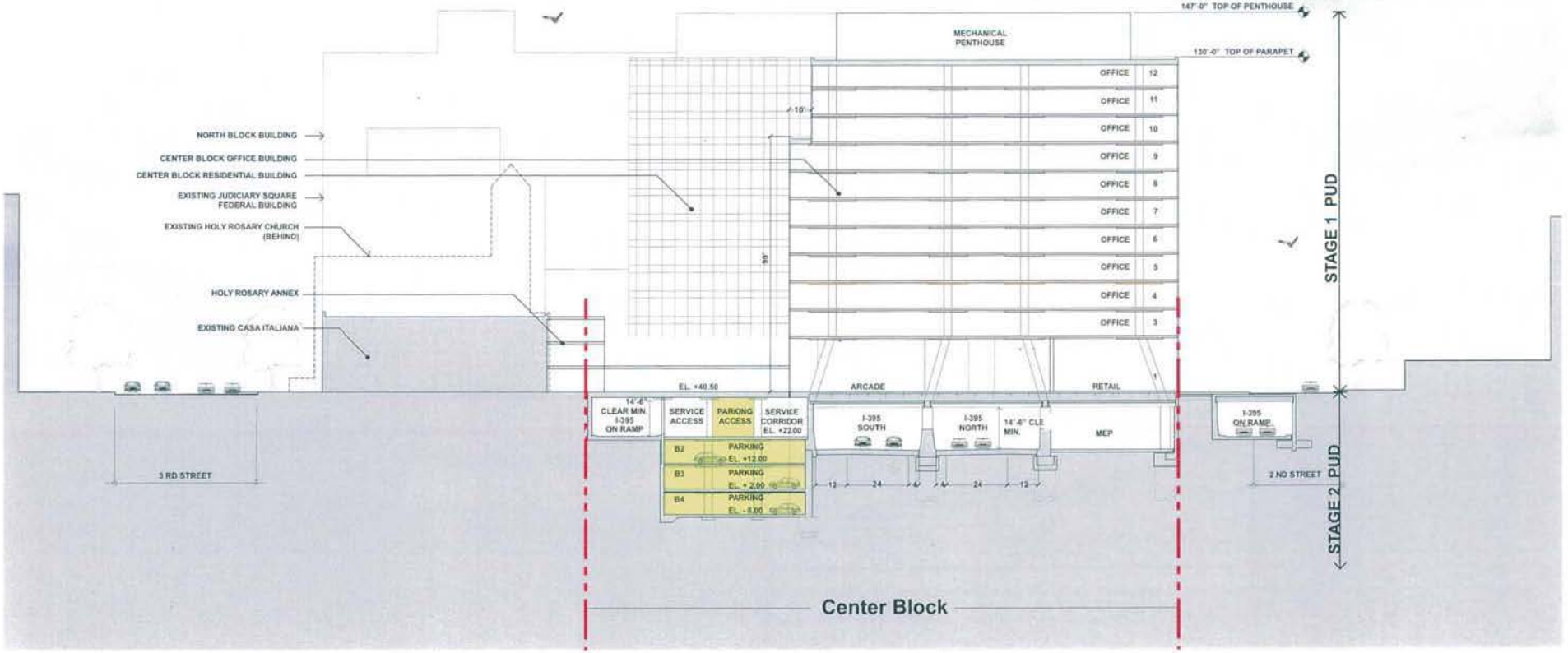
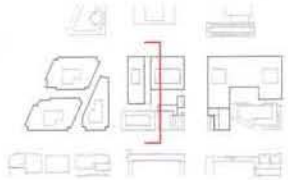
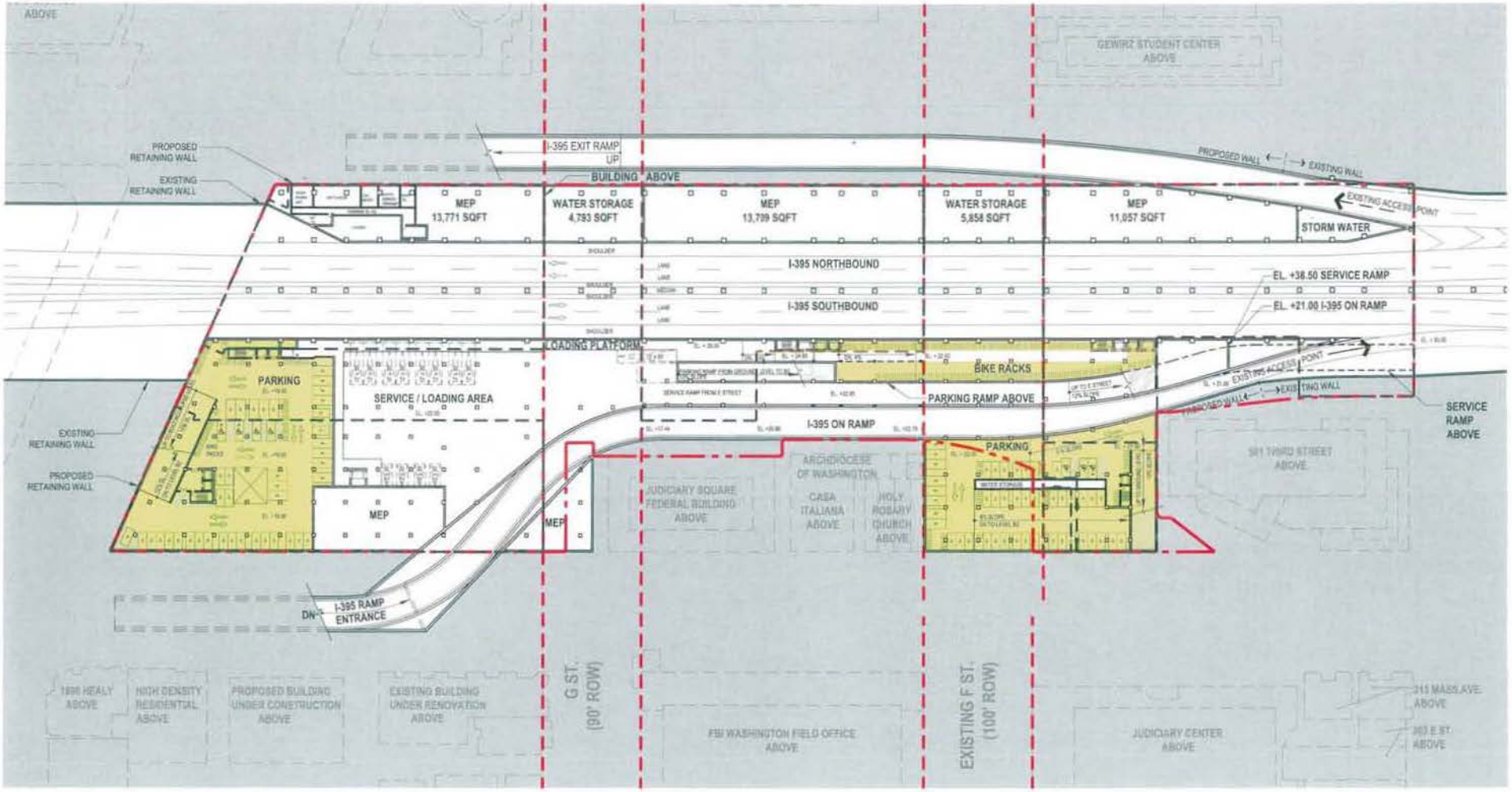




NOTE:

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.



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

PARKING TABULATION:

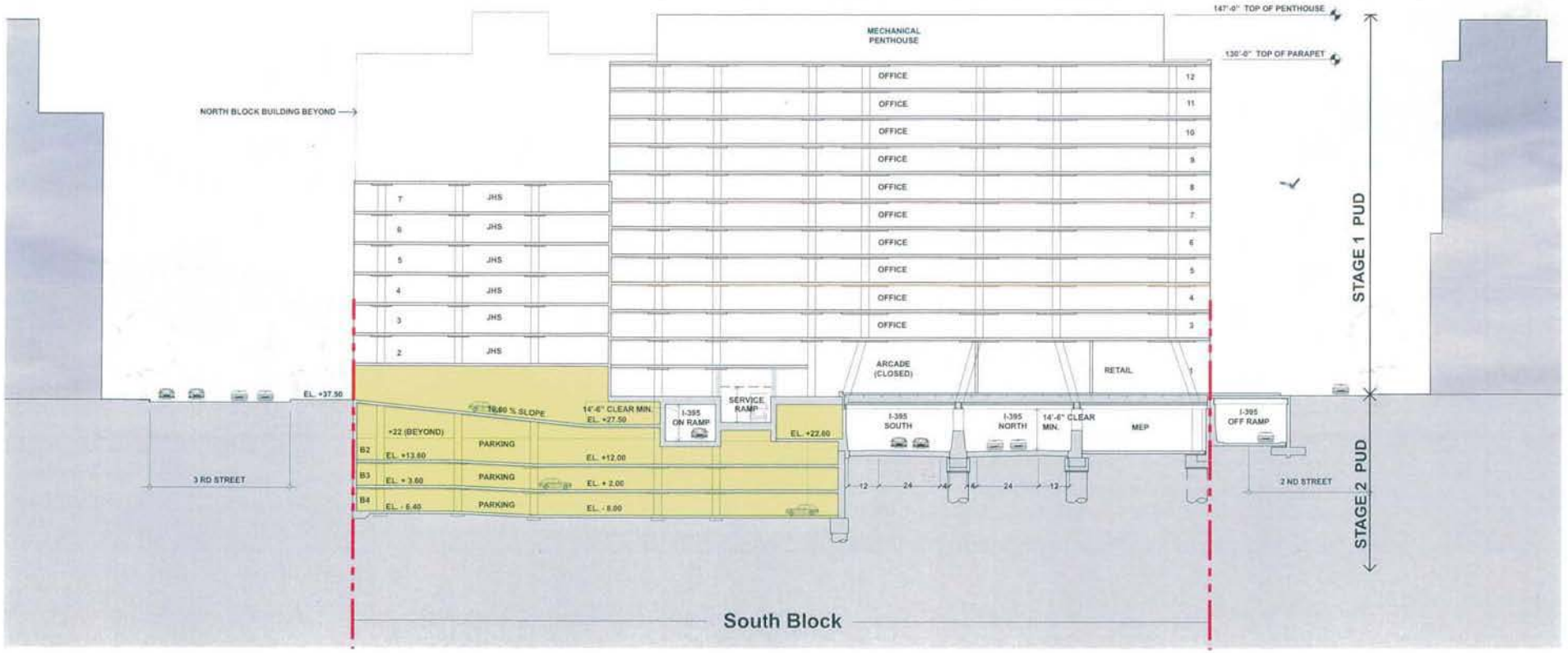
OFFICE	Over 2,000 SF, 1 space per 1,800 SF	= 1,102
RETAIL	Over 30,000 SF, 1 space per 3,000 SF	= 23
RESIDENTIAL	1 space per 4 dwelling units	= 38
TOTAL PARKING SPACES		**= 1,163**
9'x19' spaces - standard		= 677
8'x16' spaces - comapct		= 465
Handicap spaces		= 21

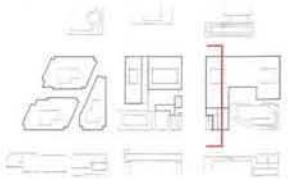
BICYCLE PARKING:

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

LEGEND:

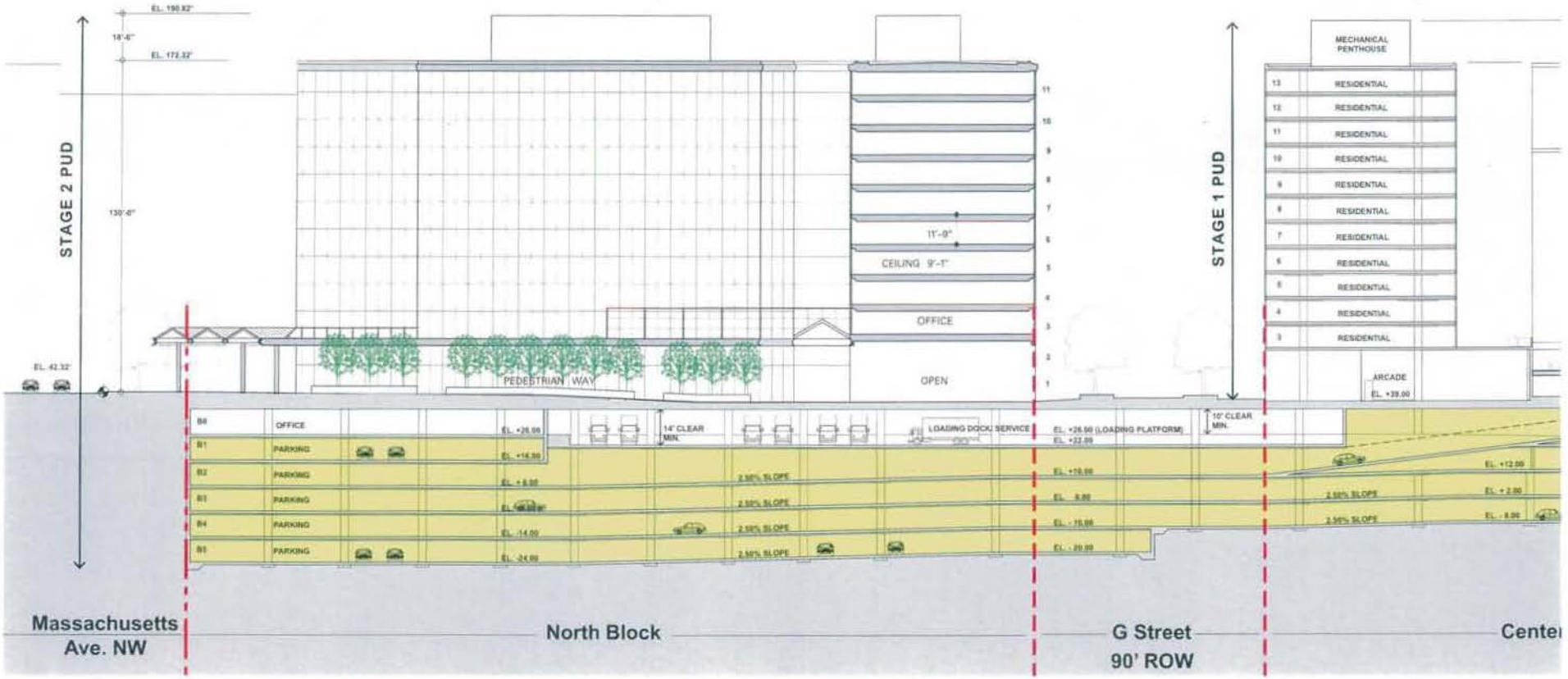
PROPERTY LINE
RIGHT OF WAY
BIKE RACKS





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.



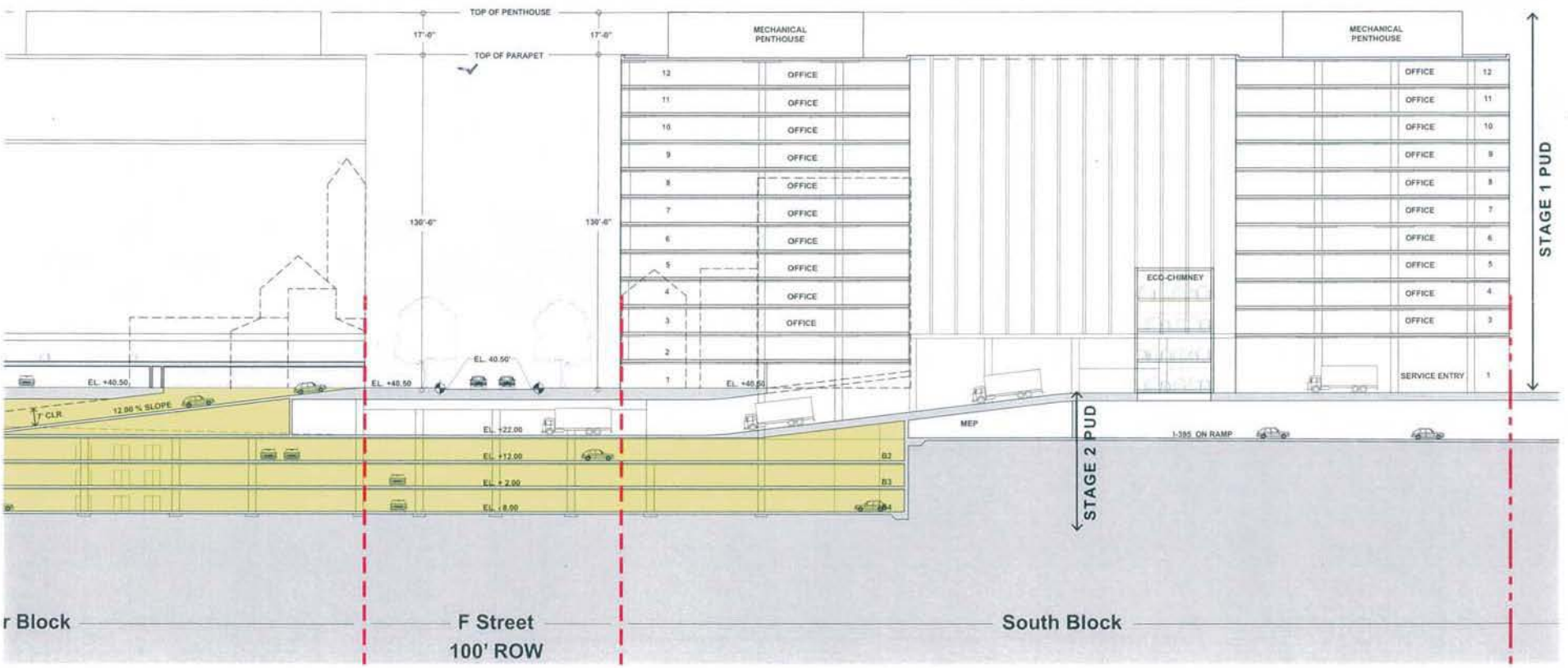
NOTE:

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

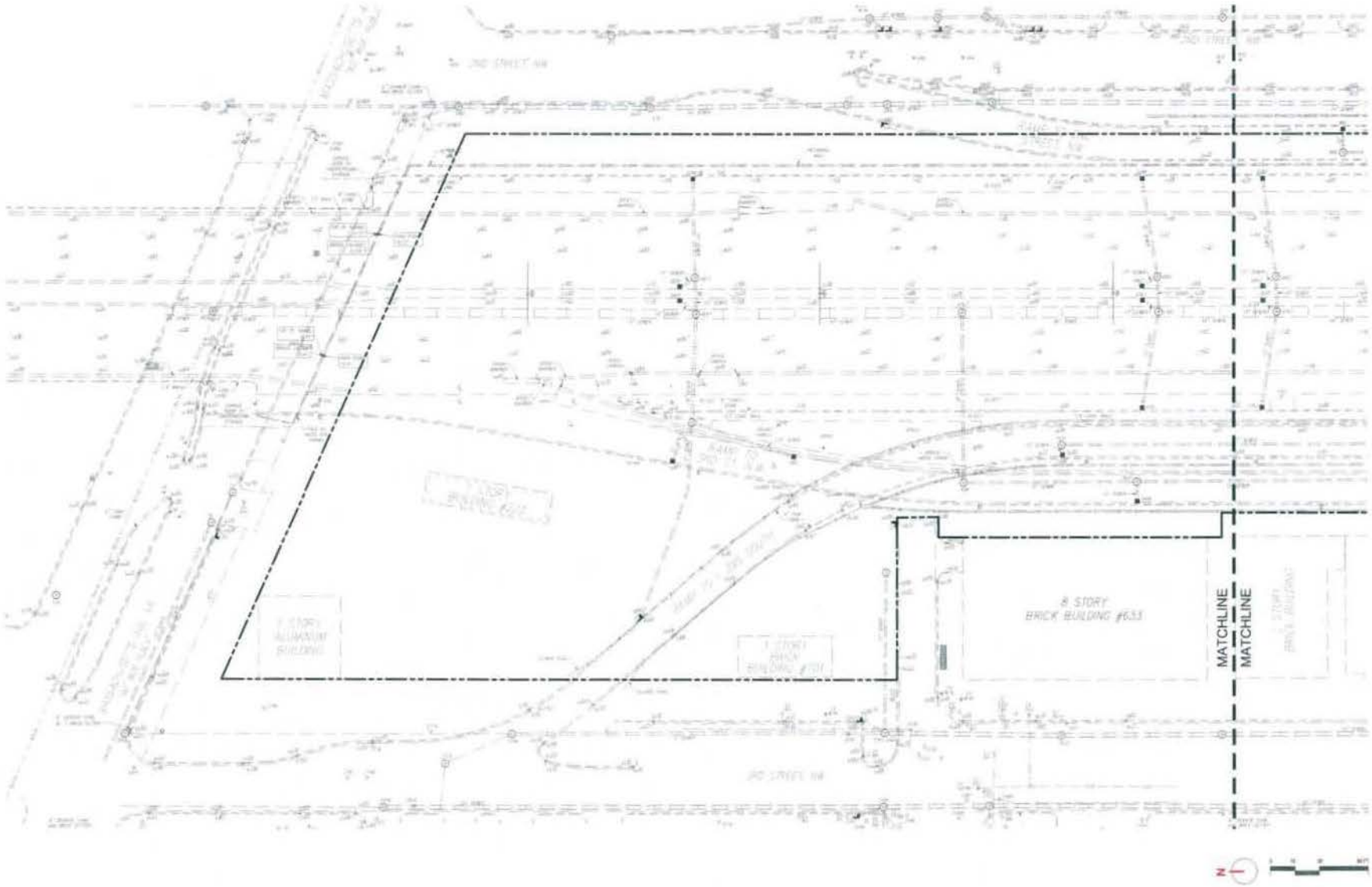


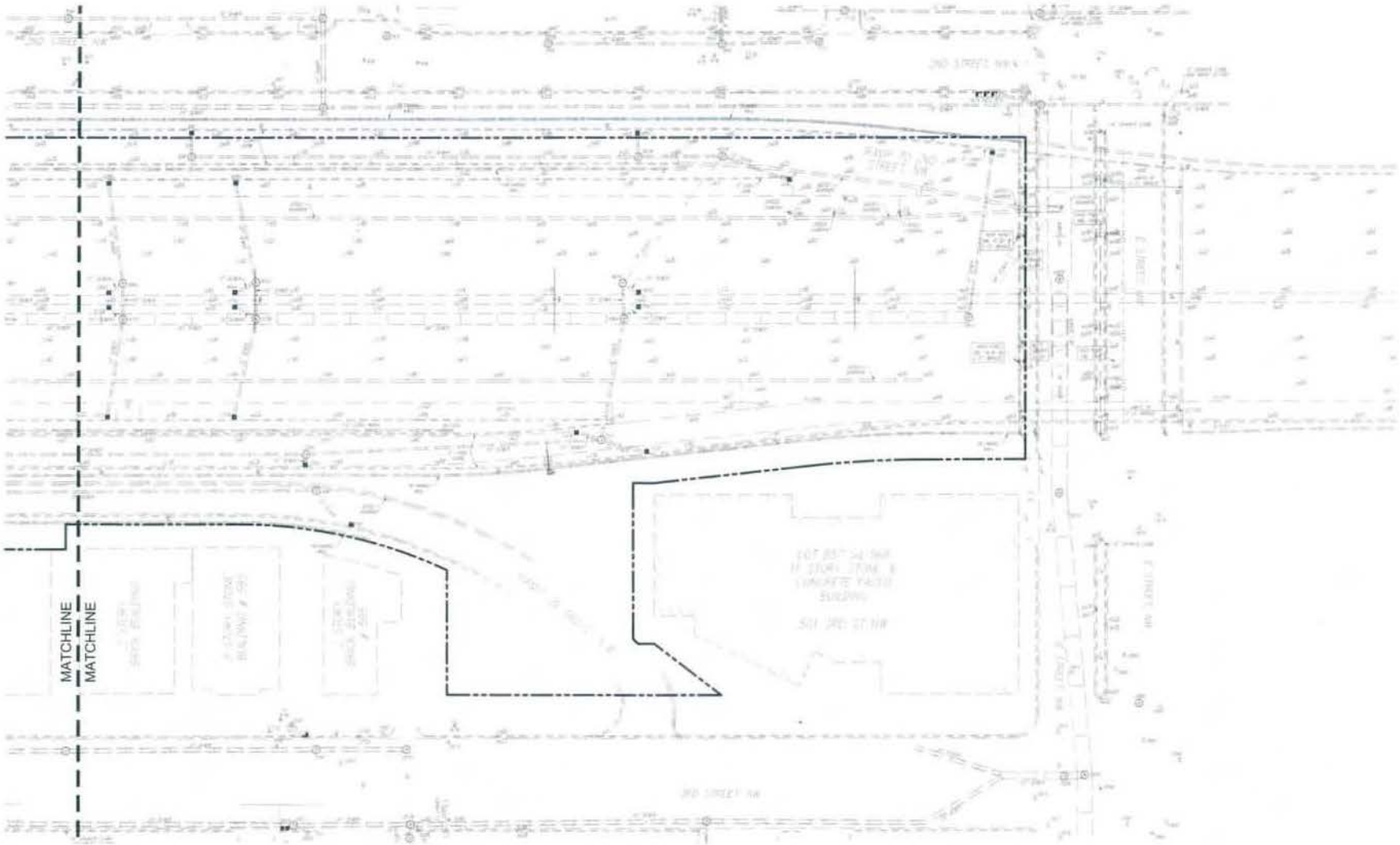
NOTE:

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
N


MATCHLINE
MATCHLINE

TOTAL FOR ALL BULDINGS

DAYS PER YEAR OFFICE BUILDING IS OCCUPIED	260
NUMBER OF MALE OCCUPANTS	10182
NUMBER OF FEMALE OCCUPANTS	10182

DUAL FLUSH TOILETS OPERATED @ 1.1 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.1	1.6
WATER USE (GALLONS / DAY)	23,618	34,354
WATER USE (GALLONS / YEAR)	6,256,769	9,100,755

DUAL FLUSH TOILETS OPERATED @ 1.6 GPF

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER FLUSH	1.6	1.6
WATER USE (GALLONS / DAY)	33,212	33,212
WATER USE (GALLONS / YEAR)	8,718,201	8,718,201

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)	2,546	20,364
WATER USE (GALLONS / YEAR)	661,834	5,294,674

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

BATHROOM SINK FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	0.5	0.5 comm./ 2.2 res.
WATER USE (GALLONS / DAY)	6,859	11,387
WATER USE (GALLONS / YEAR)	1,862,152	3,354,253

SHOWERS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.6	2.5
WATER USE (GALLONS / DAY)	18,873	31,455
WATER USE (GALLONS / YEAR)	5,285,005	8,808,342

PANTRY/KITCHEN FAUCETS

	DESIGN GALLONS	LEED BASELINE GALLONS
GALLONS PER MINUTE	1.5	2.2
WATER USE (GALLONS / DAY)	9,437	13,840
WATER USE (GALLONS / YEAR)	2,642,503	3,875,671

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
25,426,464	39,151,895

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
94,544	144,611

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE
13,725,431 GALLONS 35.06% 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	4744
NUMBER OF FEMALE OCCUPANTS	4744

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)	10,490	15,258
WATER USE (GALLONS / YEAR)	2,727,326	3,967,019

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)	15,106	15,106
WATER USE (GALLONS / YEAR)	3,927,546	3,927,546

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)	1,186	9,489
WATER USE (GALLONS / YEAR)	308,381	2,467,052

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)	2,847	3,558
WATER USE (GALLONS / YEAR)	740,115	925,144

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)	7,116	11,861
WATER USE (GALLONS / YEAR)	1,850,269	3,083,815

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)	3,558	5,219
WATER USE (GALLONS / YEAR)	925,144	1,356,878

TOTAL WATER USE (GALLONS / YR)

DESIGN GALLONS	LEED BASELINE GALLONS
10,478,802	15,727,454

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
40,303	60,490

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

5,248,652 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)	1,800	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	3951
NUMBER OF FEMALE OCCUPANTS	3951

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)	8,736	12,707
WATER USE (GALLONS / YEAR)	2,271,375	3,303,819

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)	12,581	12,581
WATER USE (GALLONS / YEAR)	3,270,945	3,270,945

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)	988	7,902
WATER USE (GALLONS / YEAR)	256,827	2,054,614

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)	2,371	2,963
WATER USE (GALLONS / YEAR)	616,384	770,480

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)	5,927	9,878
WATER USE (GALLONS / YEAR)	1,540,960	2,568,267

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)	2,963	4,346
WATER USE (GALLONS / YEAR)	770,480	1,130,037

TOTAL WATER USE (GALLONS / YR)

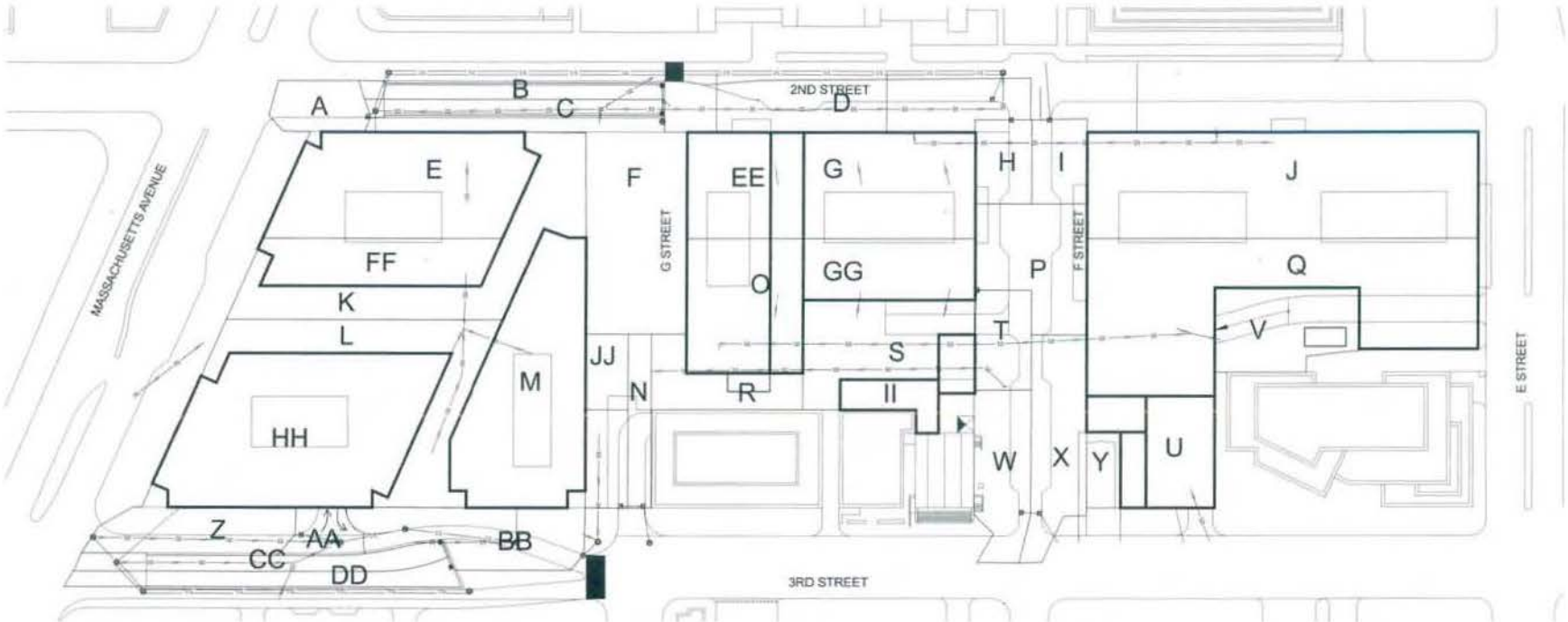
DESIGN GALLONS	LEED BASELINE GALLONS
8,726,971	13,098,162

TOTAL WATER USE (GALLONS / DAY)

DESIGN GALLONS	LEED BASELINE GALLONS
33,565	50,378

TOTAL ANNUAL WATER SAVINGS VS LEED BASELINE

4,371,190 GALLONS **33.37% PERCENT REDUCTION VS LEED BASELINE**



ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
A	3,863	3,863	100.0%	0.95
B	3,948	3,948	100.0%	0.95
C	3,870	3,870	100.0%	0.95
D	14,760	14,760	100.0%	0.95
E	19,977	19,977	100.0%	0.00*
F	18,112	3,955	24.5%	0.61
G	14,511	14,511	100.0%	0.00*
H	3,855	3,855	100.0%	0.95
I	3,718	3,718	100.0%	0.95
J	33,130	33,130	100.0%	0.00*
K	14,497	7,250	50.0%	0.73
L	13,490	6,745	50.0%	0.73
M	21,447	21,447	100.0%	0.00*
N	3,229	1,826	56.6%	0.75
O	12,579	12,579	100.0%	0.00*
P	9,702	9,702	100.0%	0.95
Q	31,826	31,826	100.0%	0.00*
R	5,520	613	11.1%	0.55

ID	AREA (sf)	IMP. AREA (sf)	IMP. %	C
S	10,336	5,168	50.0%	0.73
T	4,580	4,580	100.0%	0.95
U	9,176	9,176	100.0%	0.00*
V	8,998	8,998	41.4%	0.69
W	7,256	7,256	100.0%	0.95
X	8,990	8,990	100.0%	0.95
Y	2,020	2,020	100.0%	0.95
Z	7,544	7,544	100.0%	0.95
AA	2,494	2,494	100.0%	0.95
BB	9,828	9,828	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	8,609	8,609	100.0%	0.00
GG	8,307	8,307	100.0%	0.00
HH	28,669	28,669	100.0%	0.00
II	4,490	4,490	100.0%	0.95
JJ	5,836	3,294	56.4%	0.75
TOTAL	377,407	331,965	88.0%	0.40**

* 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

LEGEND:

EXISTING COMBINED SEWER TO BE REMOVED — CS —

PROPOSED COMBINED SEWER

PROPOSED STORM DRAIN — SD —

NOTE:

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. THE PROPOSED DEVELOPMENT WILL RESULT IN AN OVERALL IMPROVEMENT TO THE QUALITY AND REDUCTION IN QUANTITY OF THE STORMWATER BEING DISCHARGED FROM THE SITE.
7. 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

SKIDMORE, OWINGS & MERRILL LLP