



Return to L'Enfant

Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

UPDATED CONSOLIDATED PUD PLANS

November 15, 2010

Exhibit 2 to the Supplemental Prehearing Submission

OWNER

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

APPLICANT

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c/o LOUIS DREYFUS PROPERTY GROUP**

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WATER PLANNER
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CIVIL ENGINEER AND SURVEYOR
WILES MENSCH CORPORATION

STRUCTURAL ENGINEER
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SUSTAINABILITY CONSULTANT
TERRAPIN BRIGHT GREEN LLC

ECONOMIC IMPACT CONSULTANT
BOLAN SMART ASSOCIATES

ZONING COMMISSION
District of Columbia
District of Columbia
08-34

CASE NO. 08-34
EXHIBIT NO. 32A1

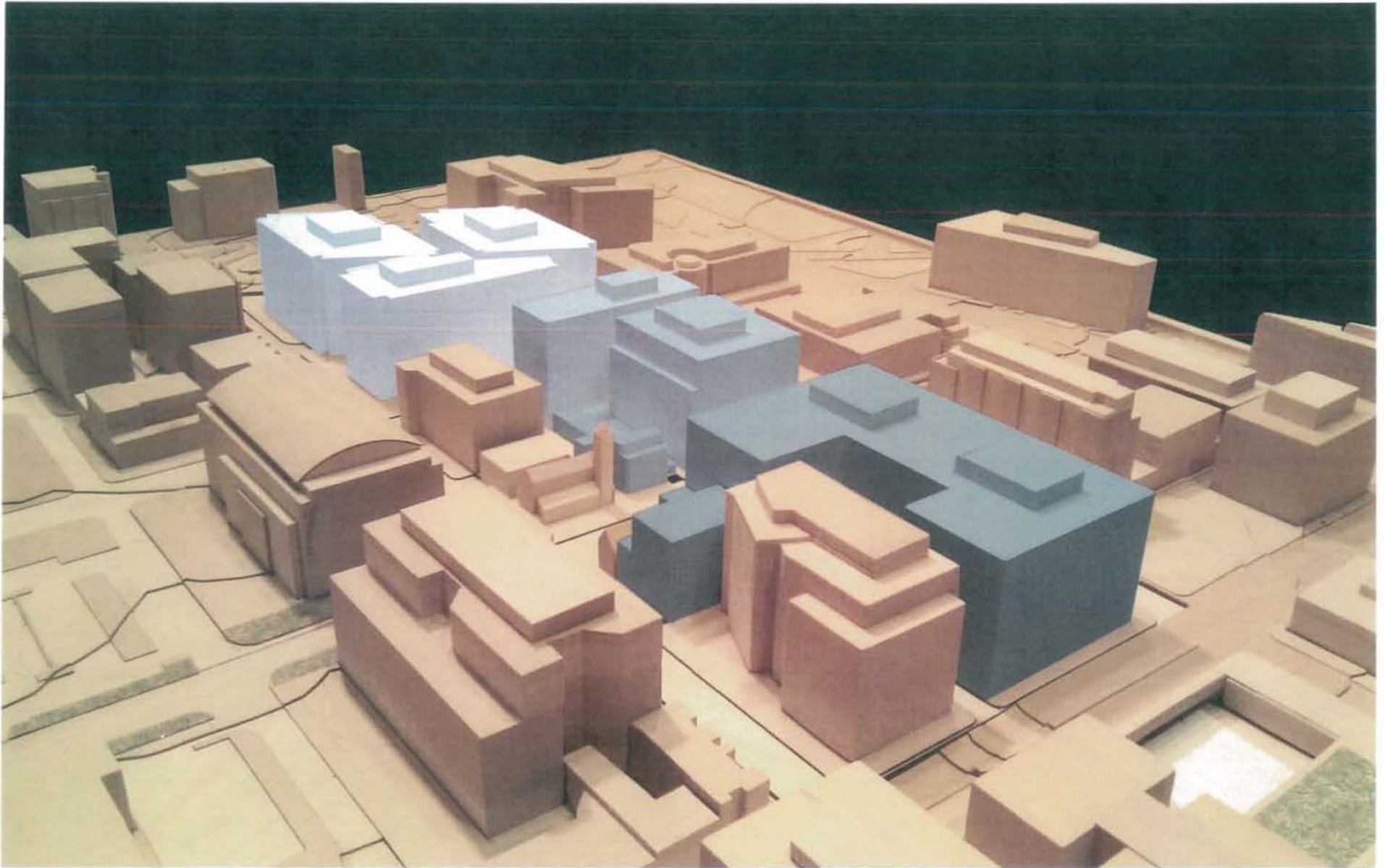
EXHIBIT NO. 32

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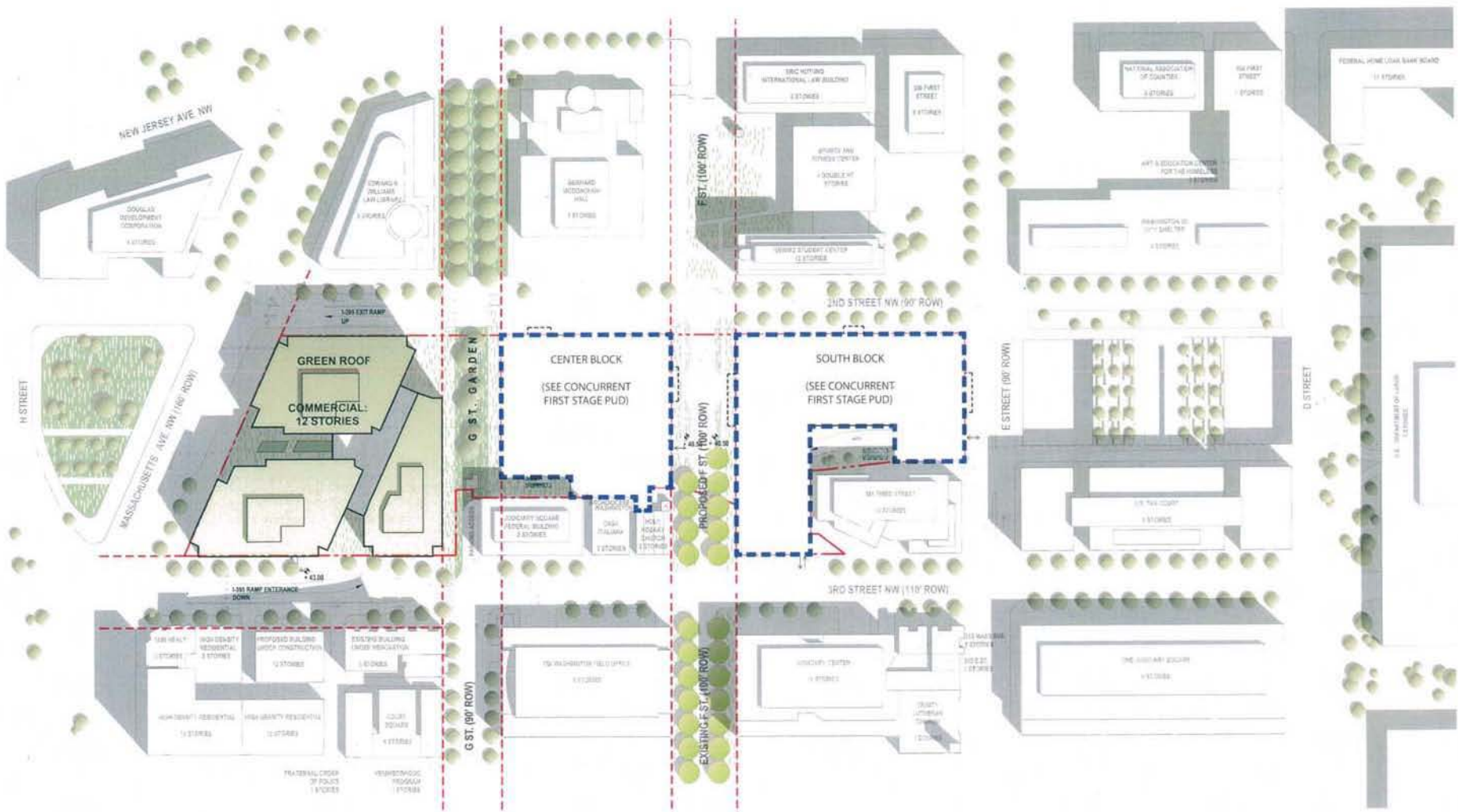
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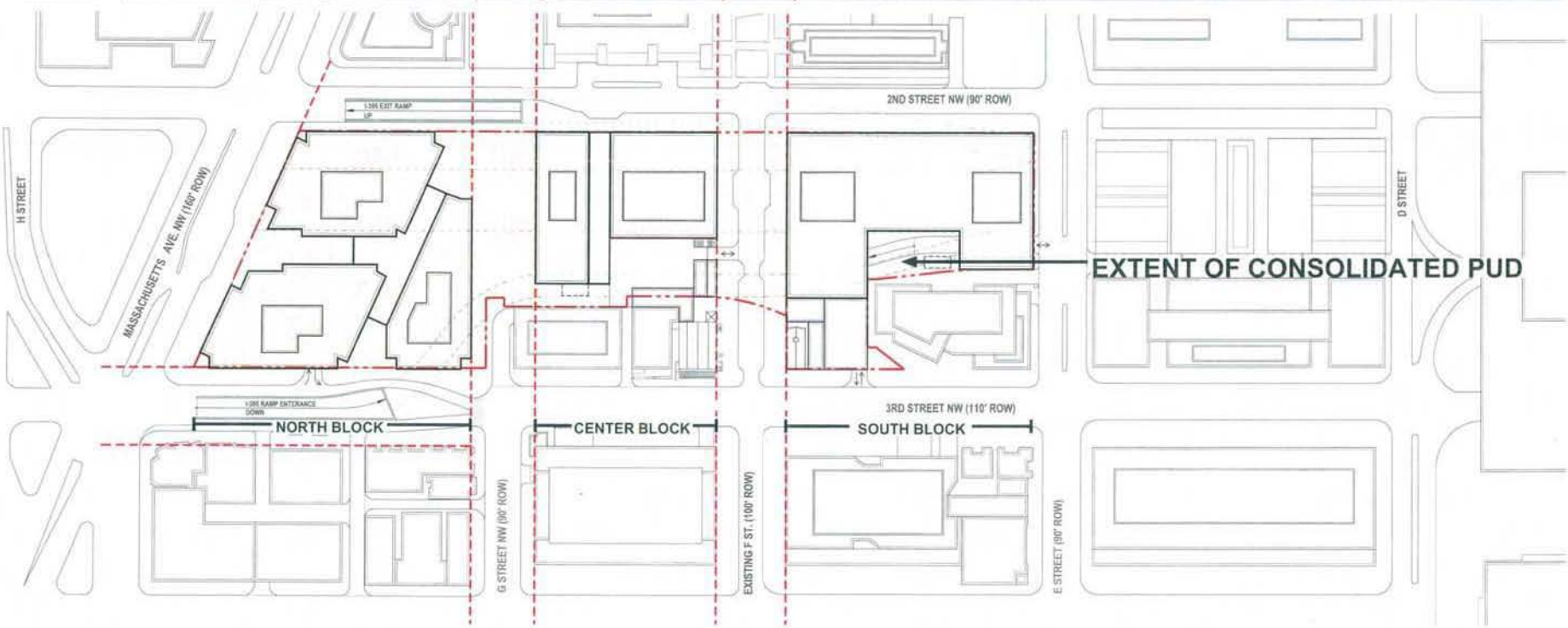
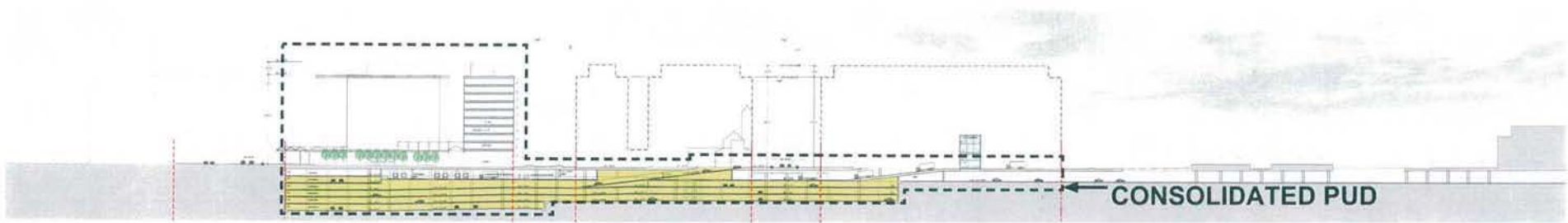


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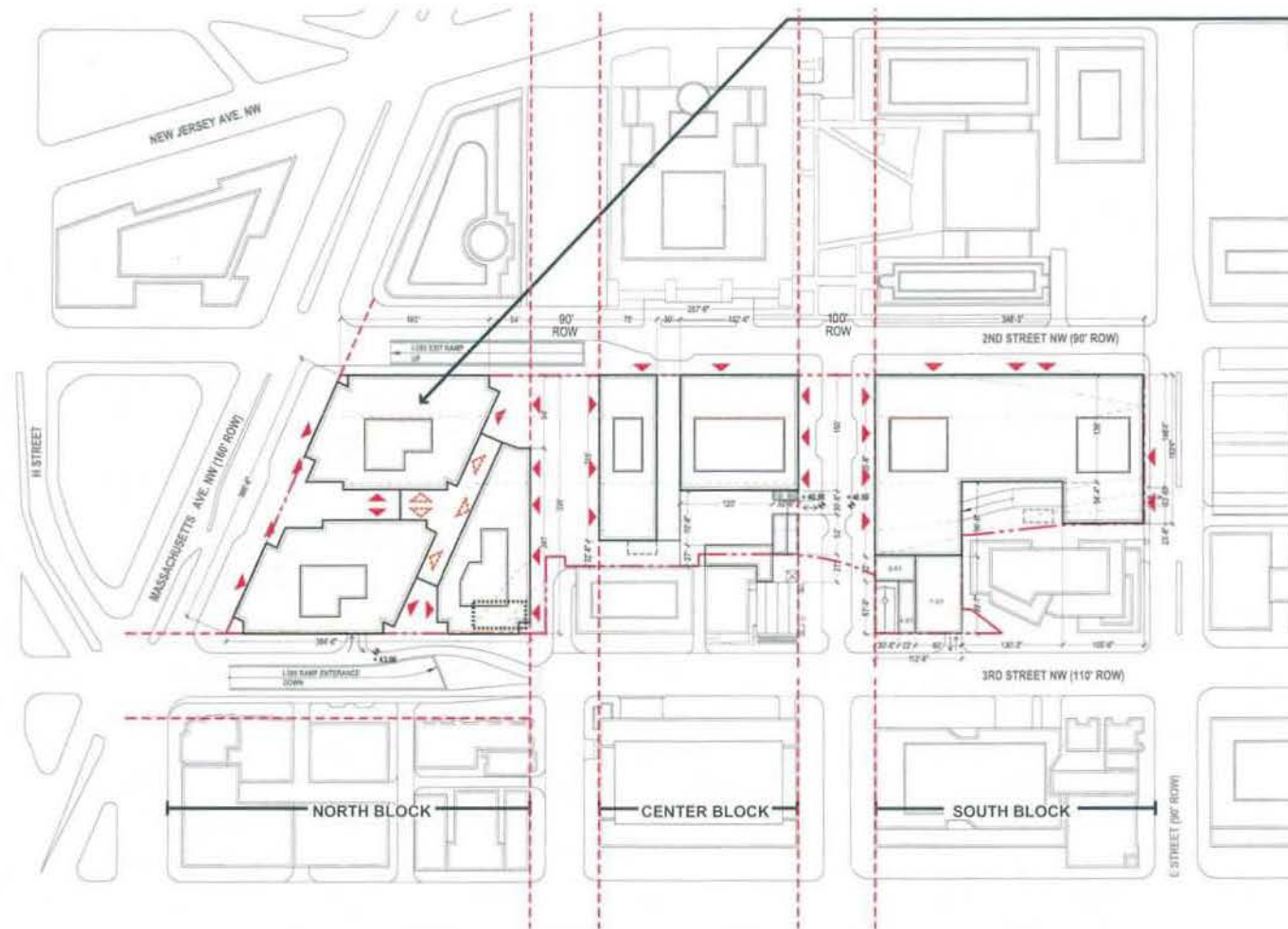
Model Photograph



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



- LEGEND:**
- PROPERTY LINE
 - - - RIGHT OF WAY
 - - - I-395 HWY BELOW



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

NORTH BLOCK

CENTER BLOCK

SOUTH BLOCK



LEGEND:

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

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 772.5}		
North Block	100%	91%
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	8.79
BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ¹
PENTHOUSE HEIGHT ^{11 DCMR 770.6}	18'-6"	18'-6"

PARKING² ^{11 DCMR 2101.1}		
Office: ³	$(1,957,395+50,214) / (1,957,395+50,214+74,814) \times 2,000 = 1,927 \text{ sf}$ $((1,957,395+50,214) - 1,927) / 1,800 = 1,115 \text{ spaces}$	1,115 spaces
Retail:	$74,814 / 1,957,395+50,214+74,814 \times 30,000 = 1,078 \text{ sf}$ $((74,814) - 1,078) / 3,000 = 25 \text{ spaces}$	25 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,115 + 25 + 38 = 1,178	1,178 spaces

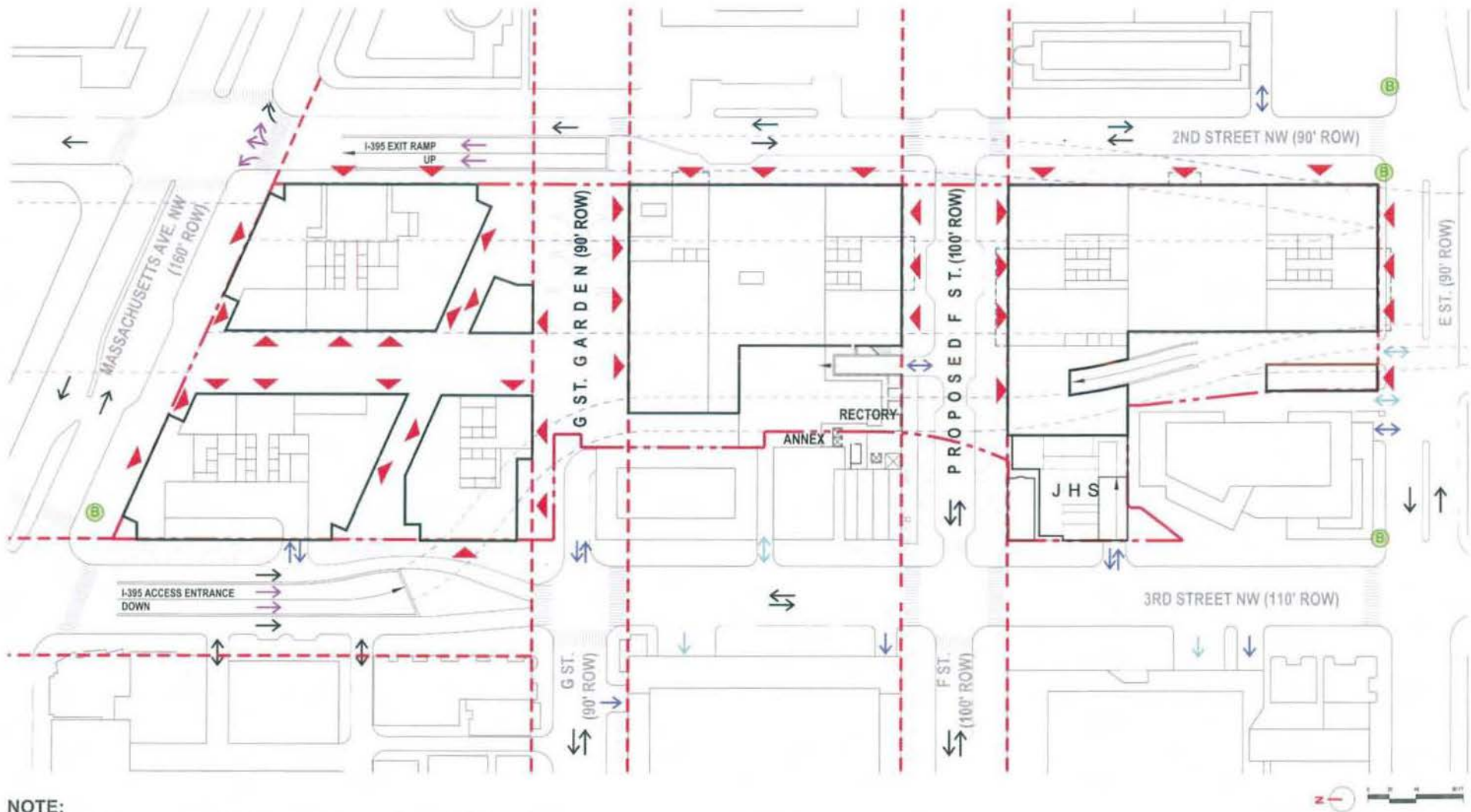
BICYCLE SPACES² ^{11 DCMR 2119.3}		
	5% of 1,178 parking spaces 1,178 x 0.05 = 59 bicycles	440 bicycles

LOADING² ^{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 ¹ 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	FAR		TOTAL	8.79 ³
	OFFICE	RETAIL		
LEVEL 12	38,072	0		
LEVEL 11	61,270	0		
LEVEL 10	61,270	0		
LEVEL 9	61,270	0		
LEVEL 8	61,270	0		
LEVEL 7	60,626	0		
LEVEL 6	60,626	0		
LEVEL 5	60,378	0		
LEVEL 4	60,378	0		
LEVEL 3	60,378	0		
LEVEL 2	58,402	0		
LEVEL 1	63,794	34,191		
TOTAL	916,471	34,191	944,662	

- 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. 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 HIGHWAY BELOW
- ▲ PEDESTRIAN ENTRANCE
- ← ROAD TRAVEL DIRECTION
- ← I-395 TRAVEL DIRECTION
- ← PARKING ENTRANCE
- ← SERVICE ENTRANCE
- B METRO BUS STATION
- ||||| PEDESTRIAN CROSSING
- PEDESTRIAN CORRIDOR
- PEDESTRIAN CORRIDOR - EXISTING

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

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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 + 1/2 pre-consumer)
1 Point Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 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 Only	Credit 1.4 Reconnecting the City Fabric
►	Credit 1.5	Educational Program
►	or	
►	Credit 1.5	Exemplary Performance: Restoring habitat on 75% of the site 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 20 code 20001. At least 75% to obtain IC 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. Available for each building to provide shower and changing facilities within for 0.3% 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 (2 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 driveway. Water cisterns collect all storm water. Regional Priority point for 20 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 50' of 29 or more 20% Shade along areas of vehicle traffic.
 100% Building Parking underground.

LANDSCAPING

Landscaping
 LEED WE 1.1 (2 Points)
 Reuse 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 25% Reduction
 LEED WE 3.2 (1 Point)
 Water harvesting reduces potable water use by 25%.

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 (3 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 earn IC point.

LIGHT POLLUTION REDUCTION

LEED SS 8.0 (1 Point)
 Exterior lighting (LE2 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)
 Demonstration 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.

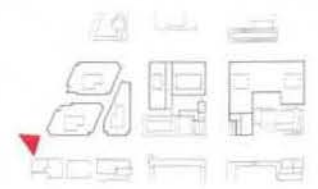
CENTRALIZED RECYCLING STATION

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.



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Perspective View - North Block from Massachusetts Avenue



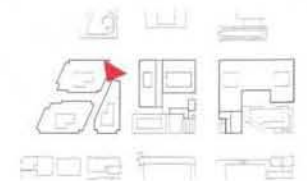


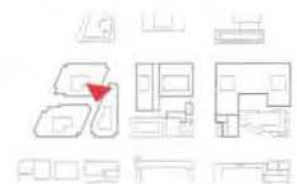




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Perspective View - North Block East Plaza Entrancettt



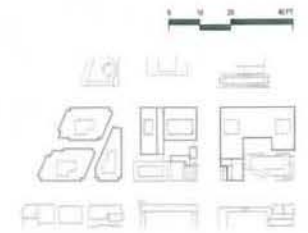
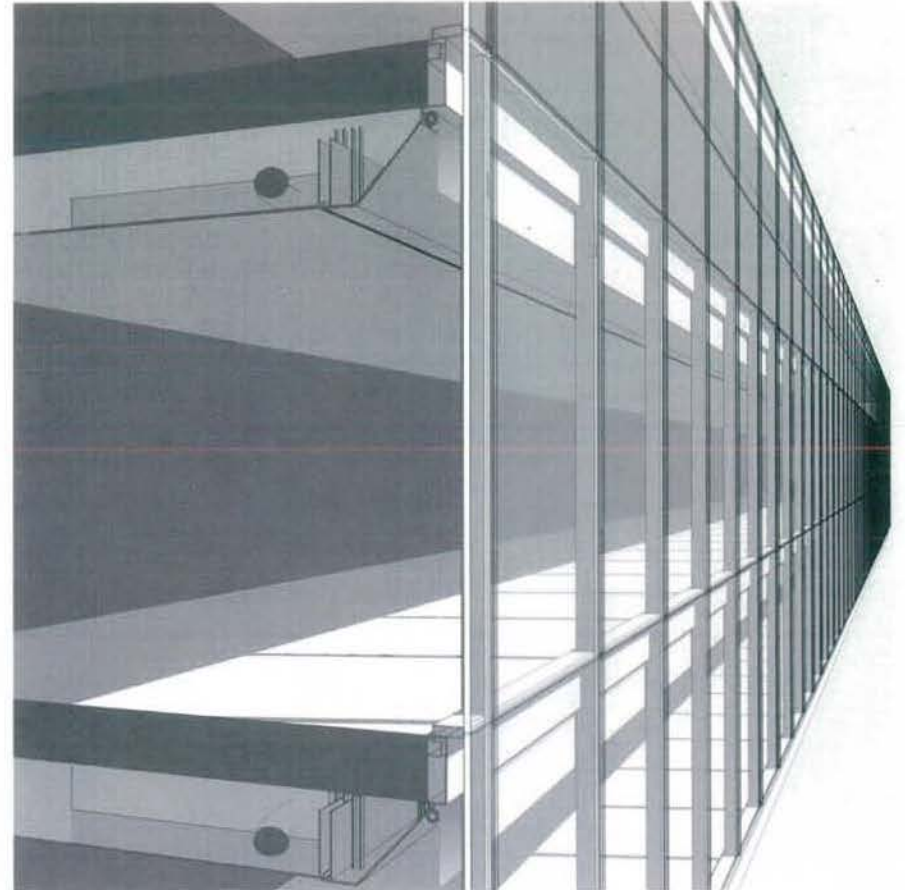
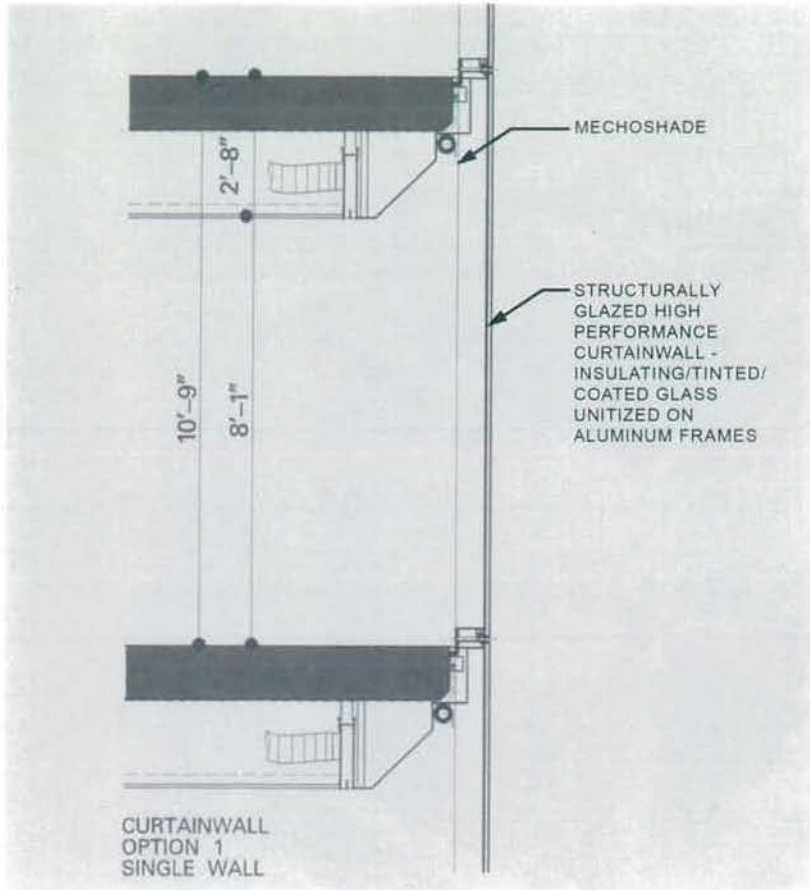


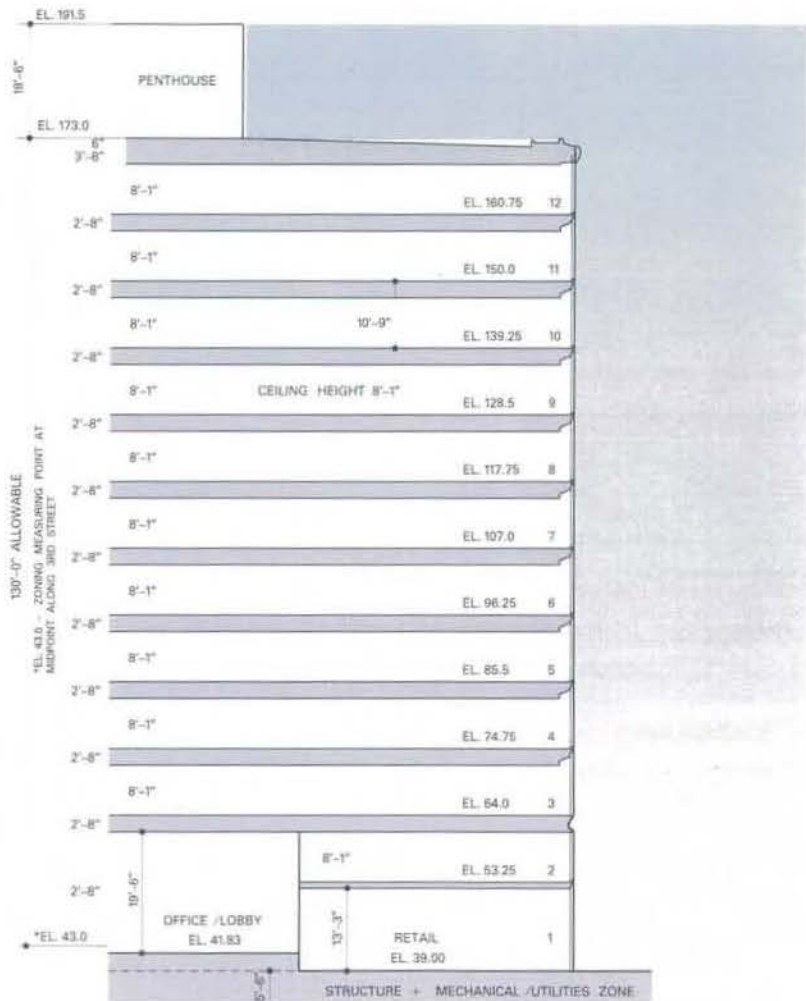


Return to L'Enfant **Perspective View - North Block Pedestrian Way Looking South at Building 3**

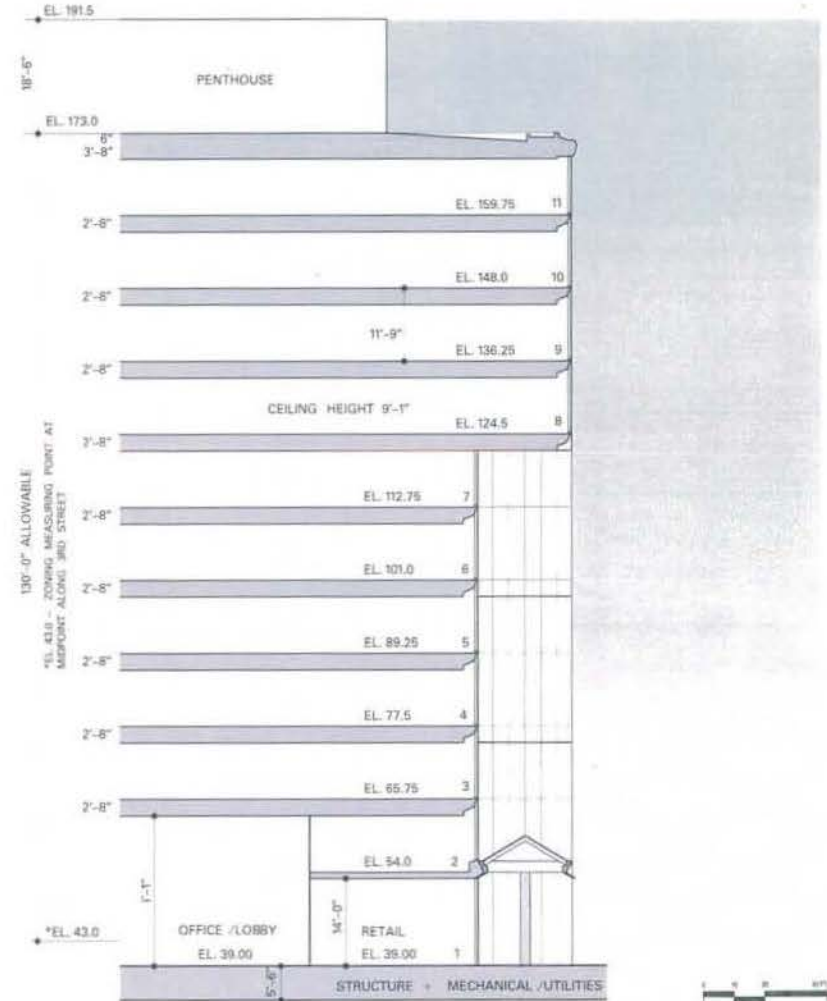




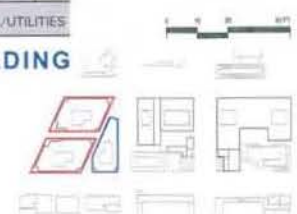


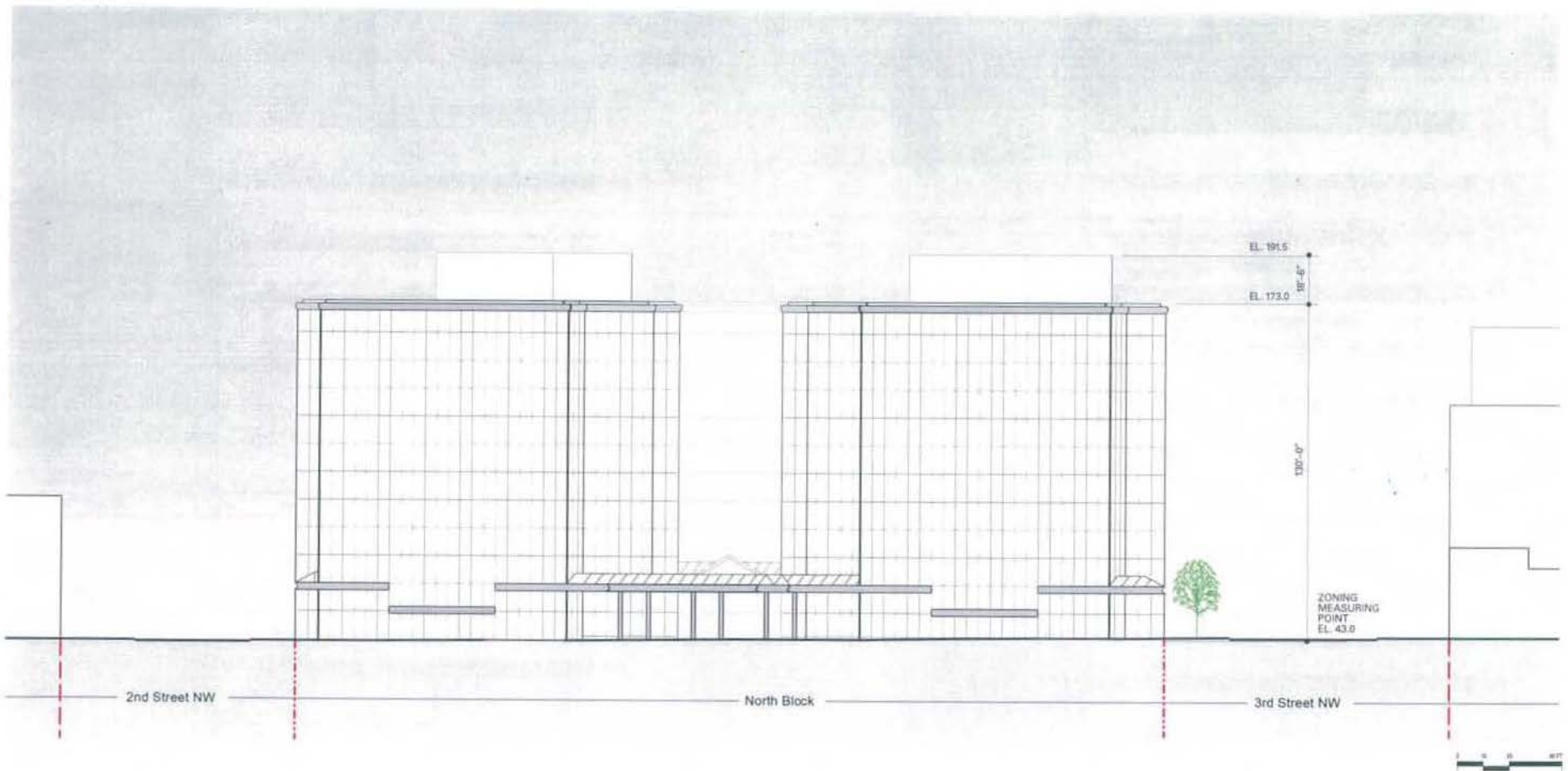


SECTION THROUGH MASS AVE BUILDINGS



SECTION THROUGH G ST BUILDING



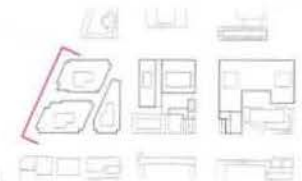


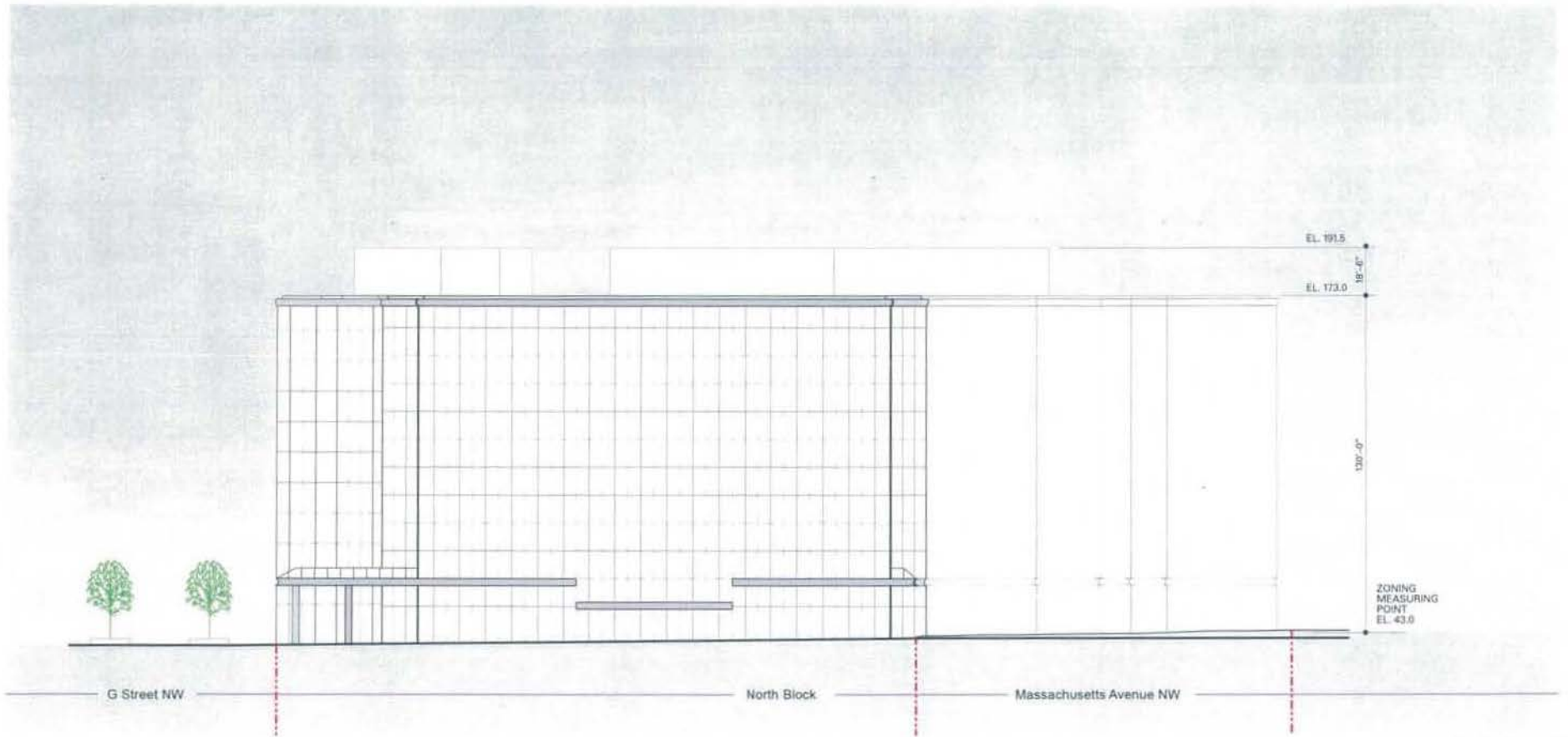
NOTE:

1. Building heights for the North Block are taken from the measuring point of 43.00'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

- - - PROPERTY LINE
- - - RIGHT OF WAY
- MEASURING POINT ELEVATION

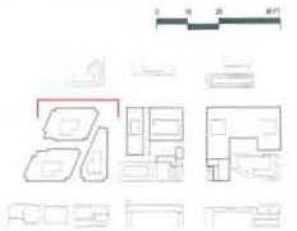


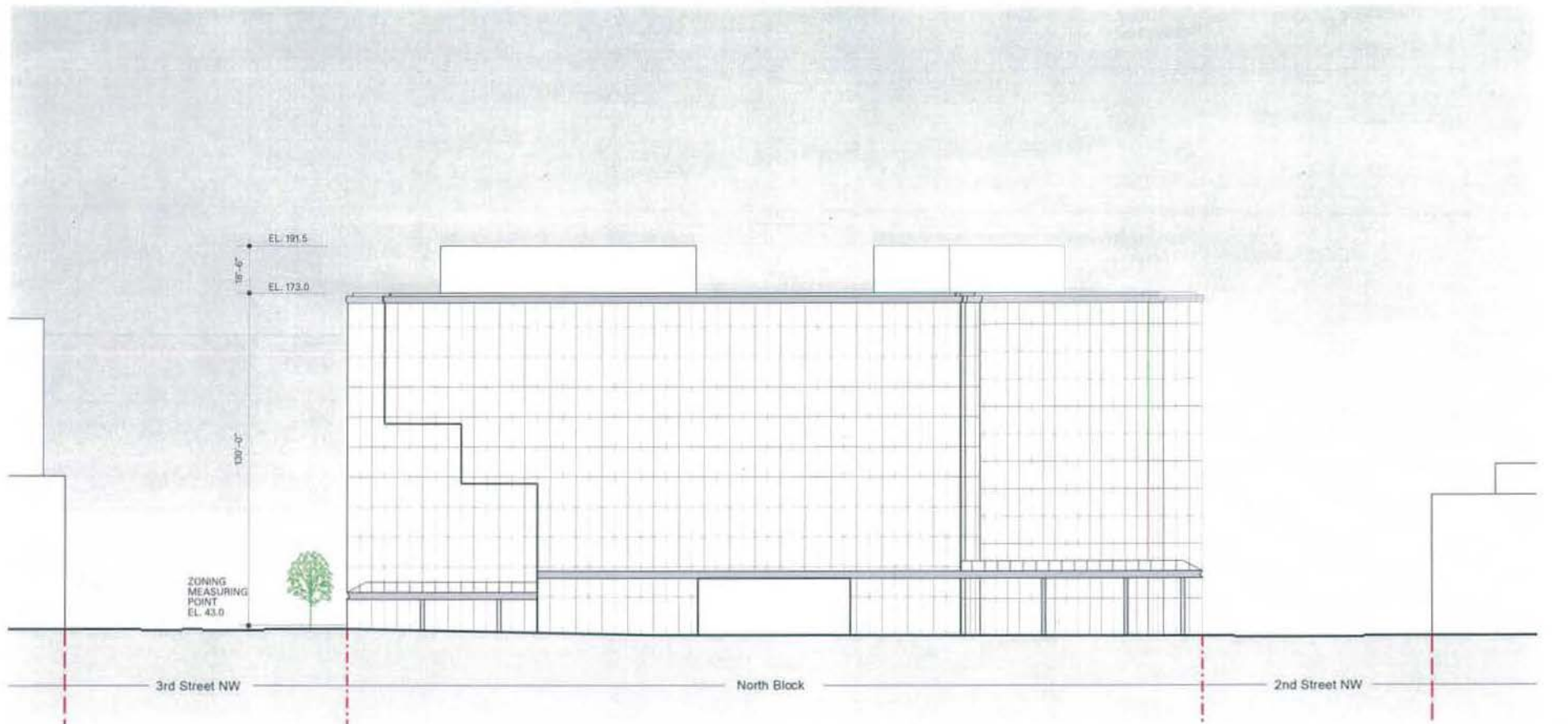


NOTE:
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LEGEND:

- - - PROPERTY LINE
- - - RIGHT OF WAY
- MEASURING POINT ELEVATION





NOTE:

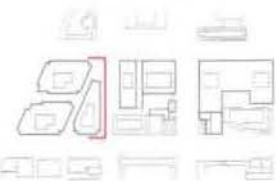
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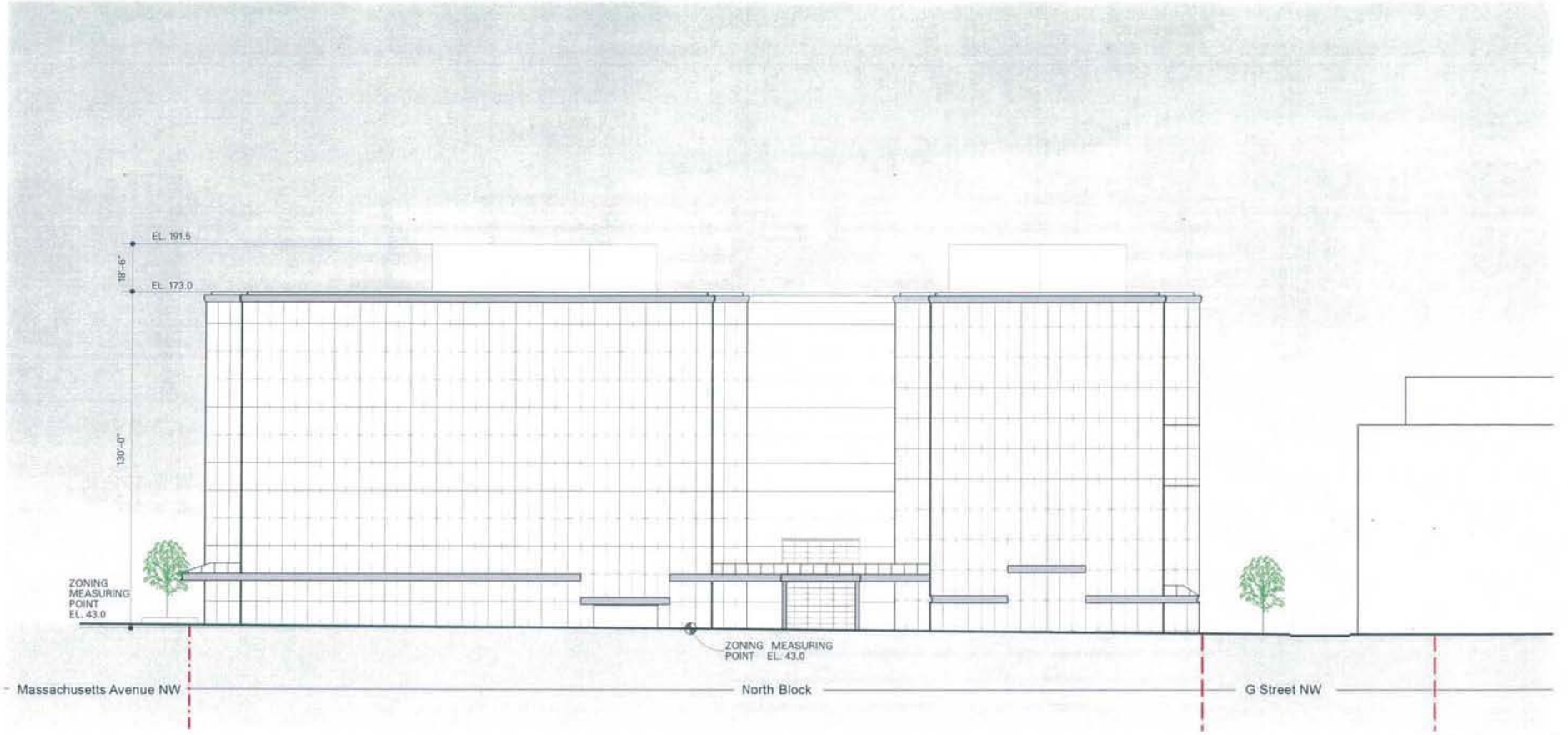
LEGEND:

--- PROPERTY LINE

--- RIGHT OF WAY

⊕ MEASURING POINT ELEVATION



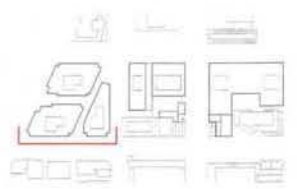


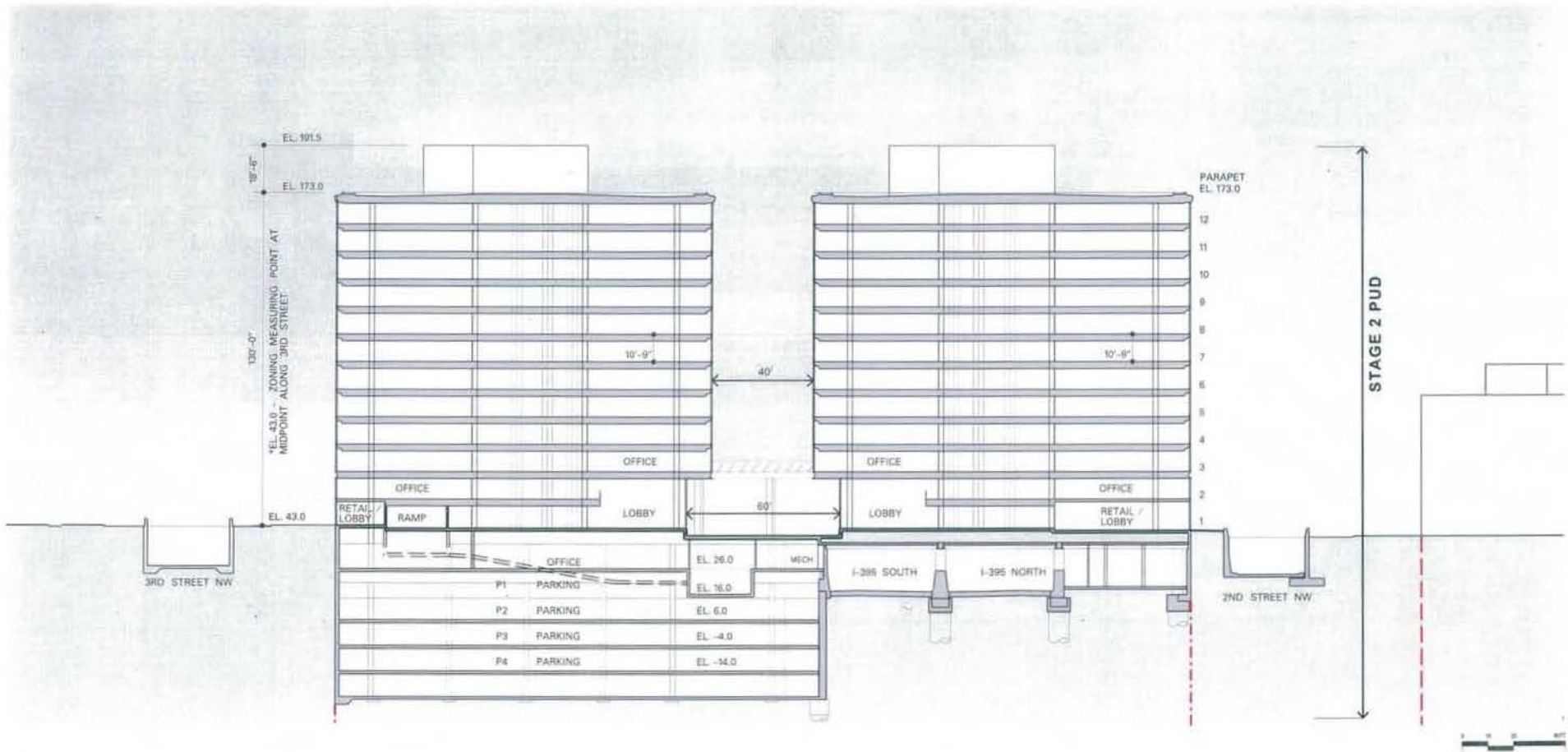
NOTE:

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- 2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

- - - PROPERTY LINE
- - - RIGHT OF WAY
- MEASURING POINT ELEVATION




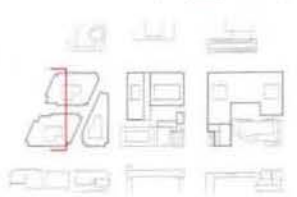


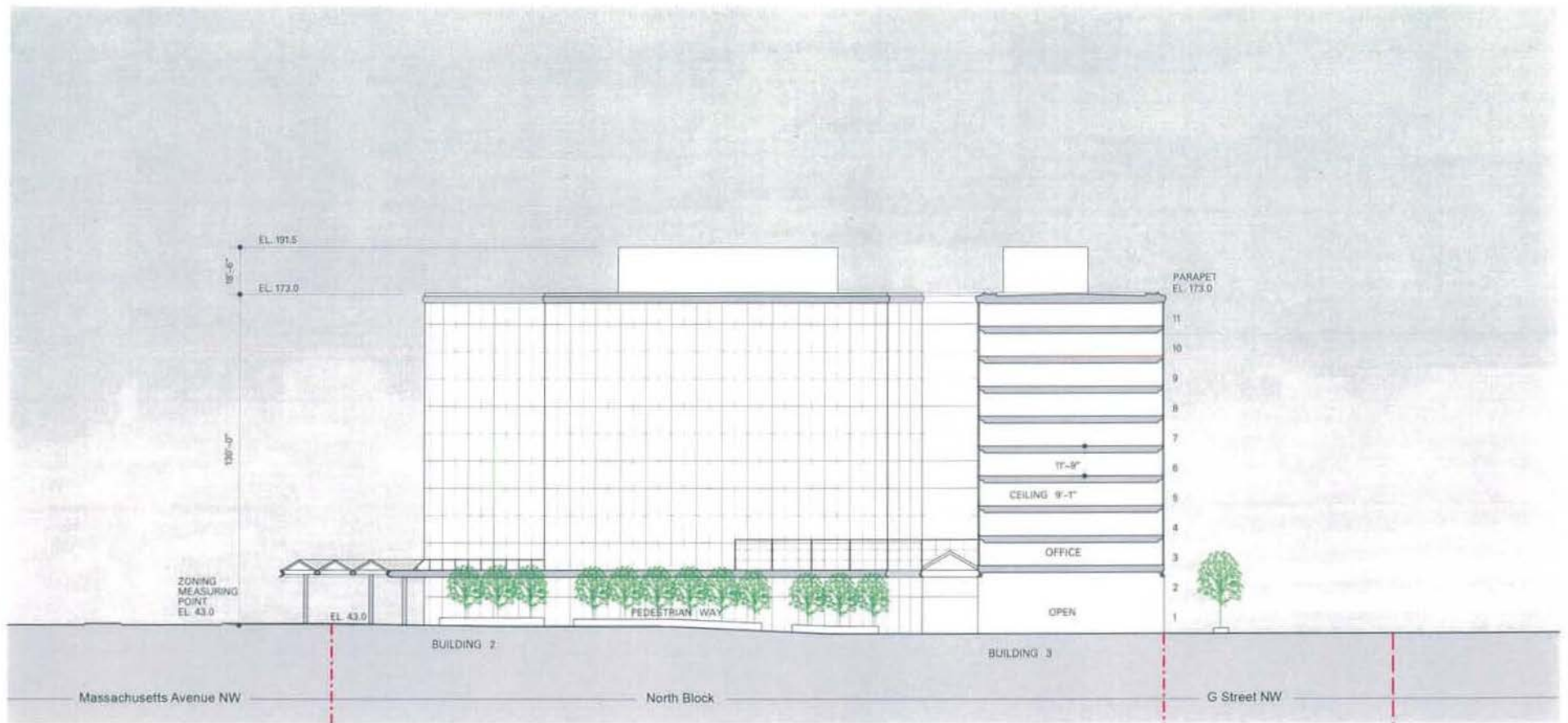
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LEGEND:

-  PROPERTY LINE
-  MEASURING POINT ELEVATION



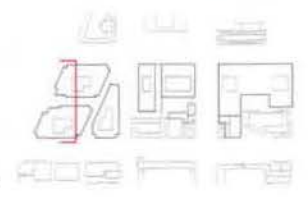


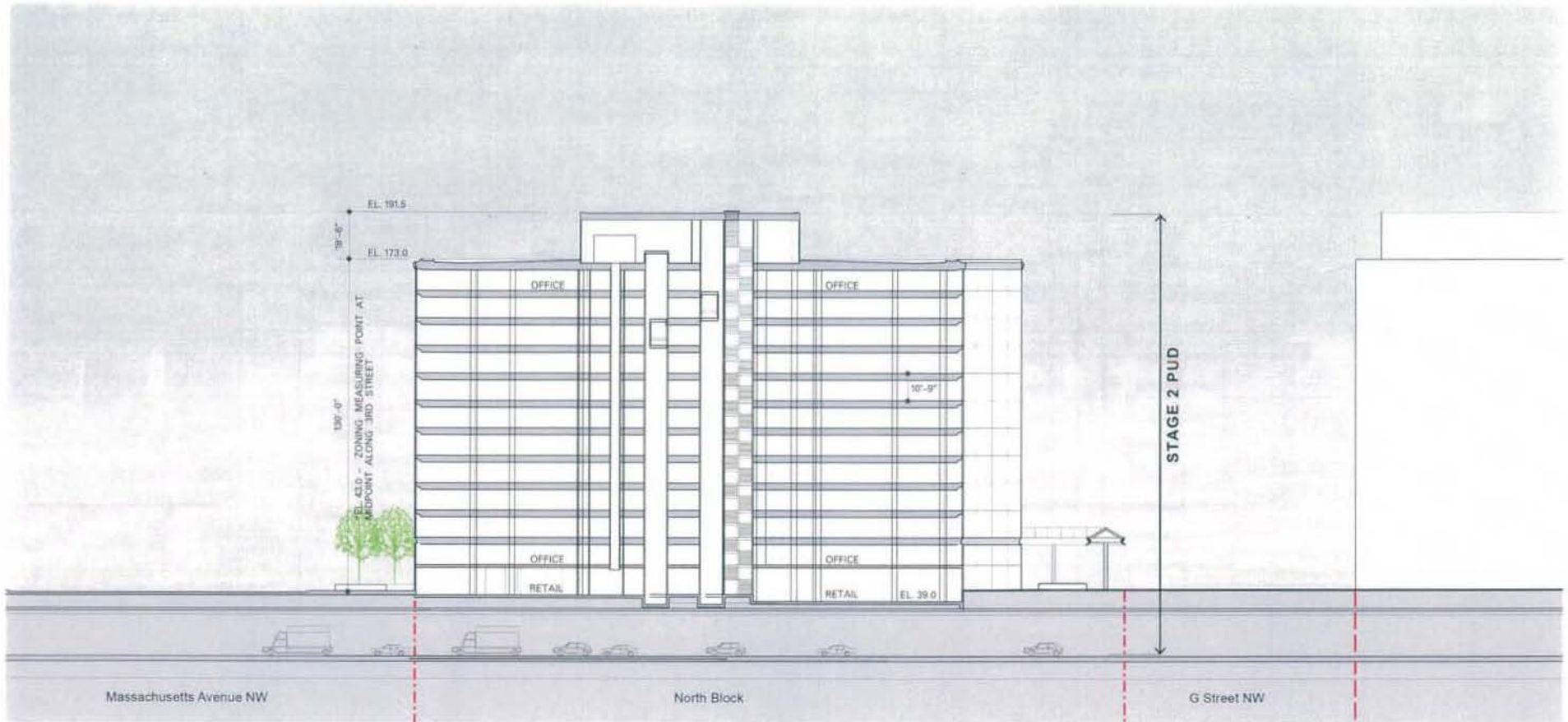
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LEGEND:

-  PROPERTY LINE
-  MEASURING POINT ELEVATION



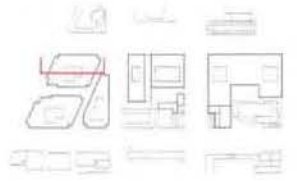


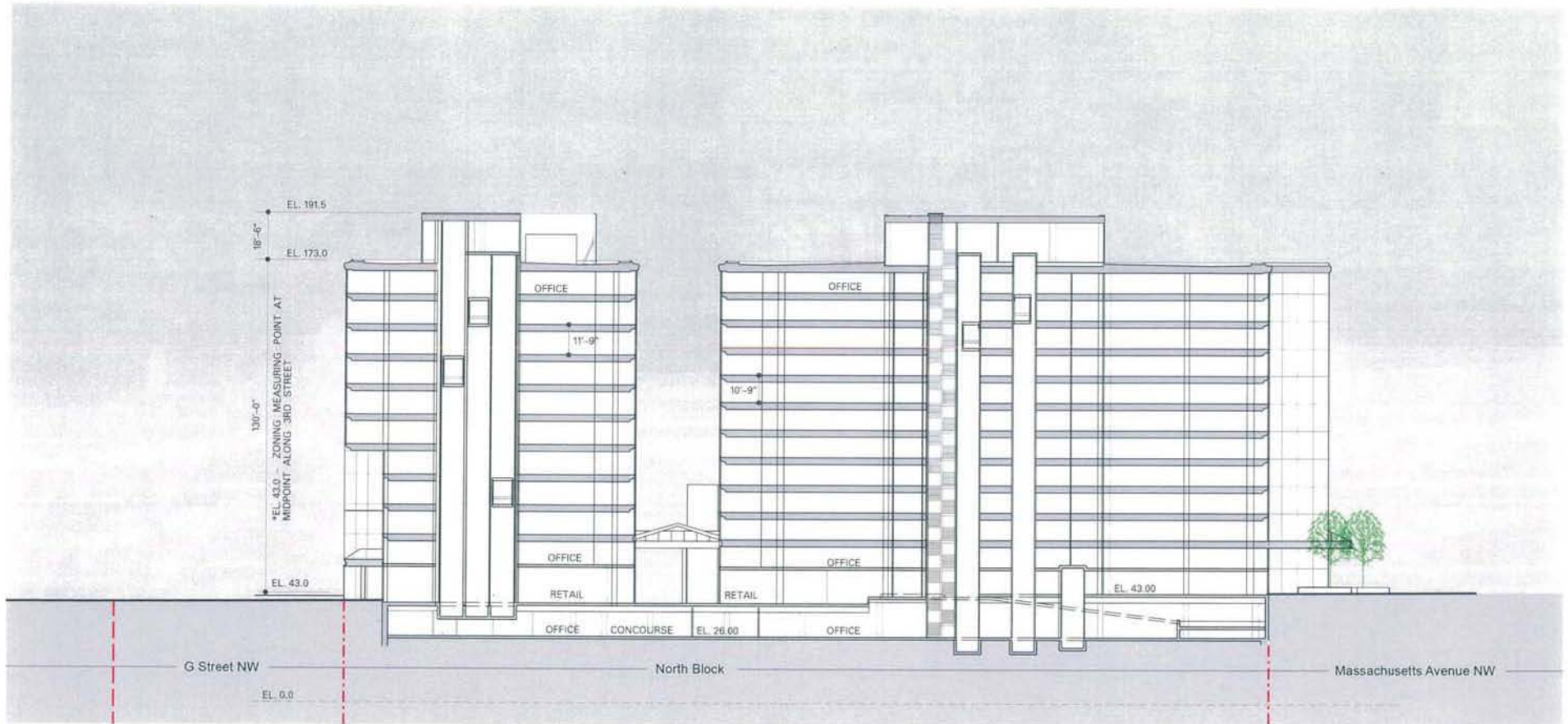
NOTE:

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2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

-  PROPERTY LINE
-  MEASURING POINT ELEVATION





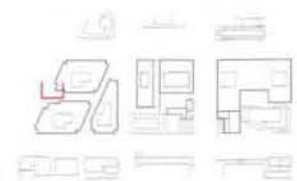
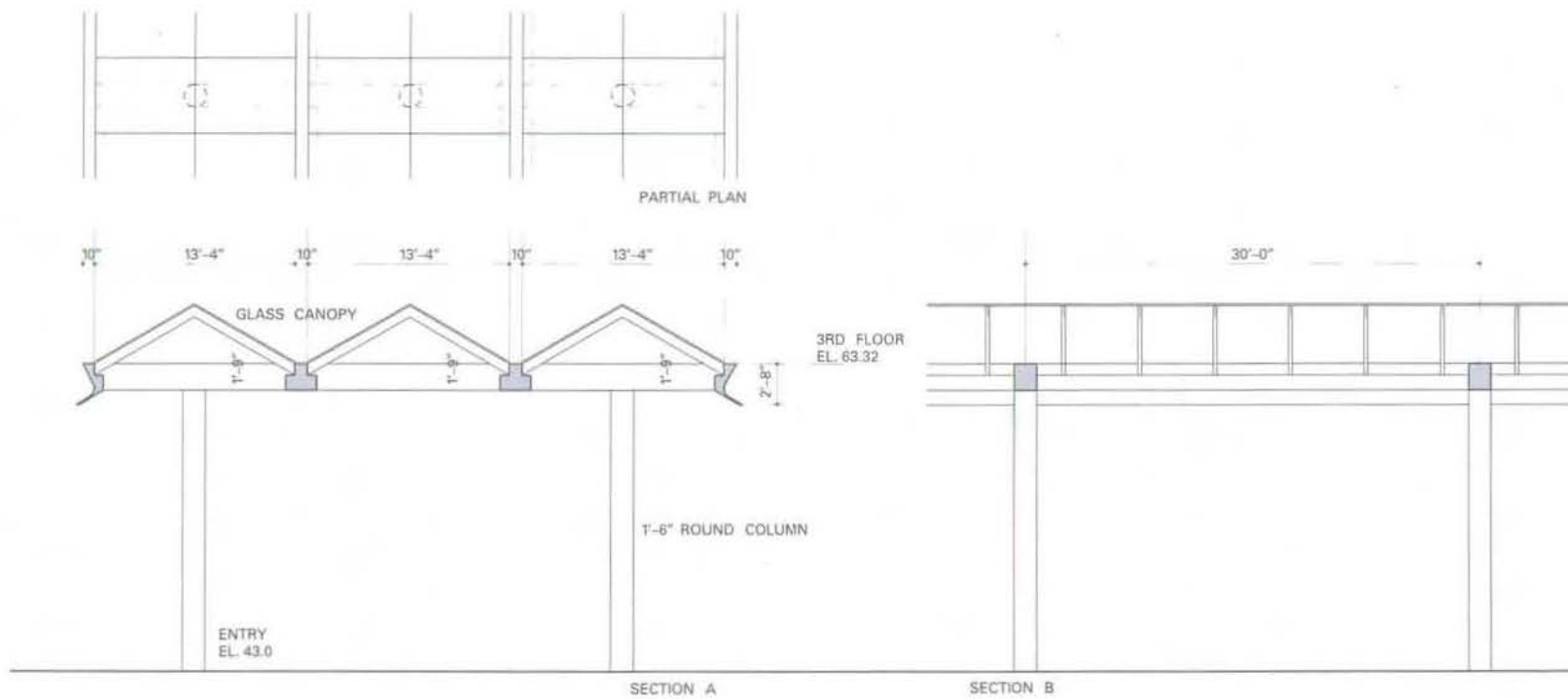
NOTE:

1. Building heights for the North Block are taken from the measuring point of 43.00'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

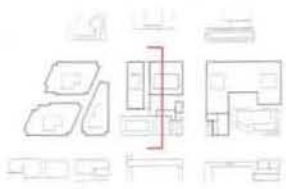
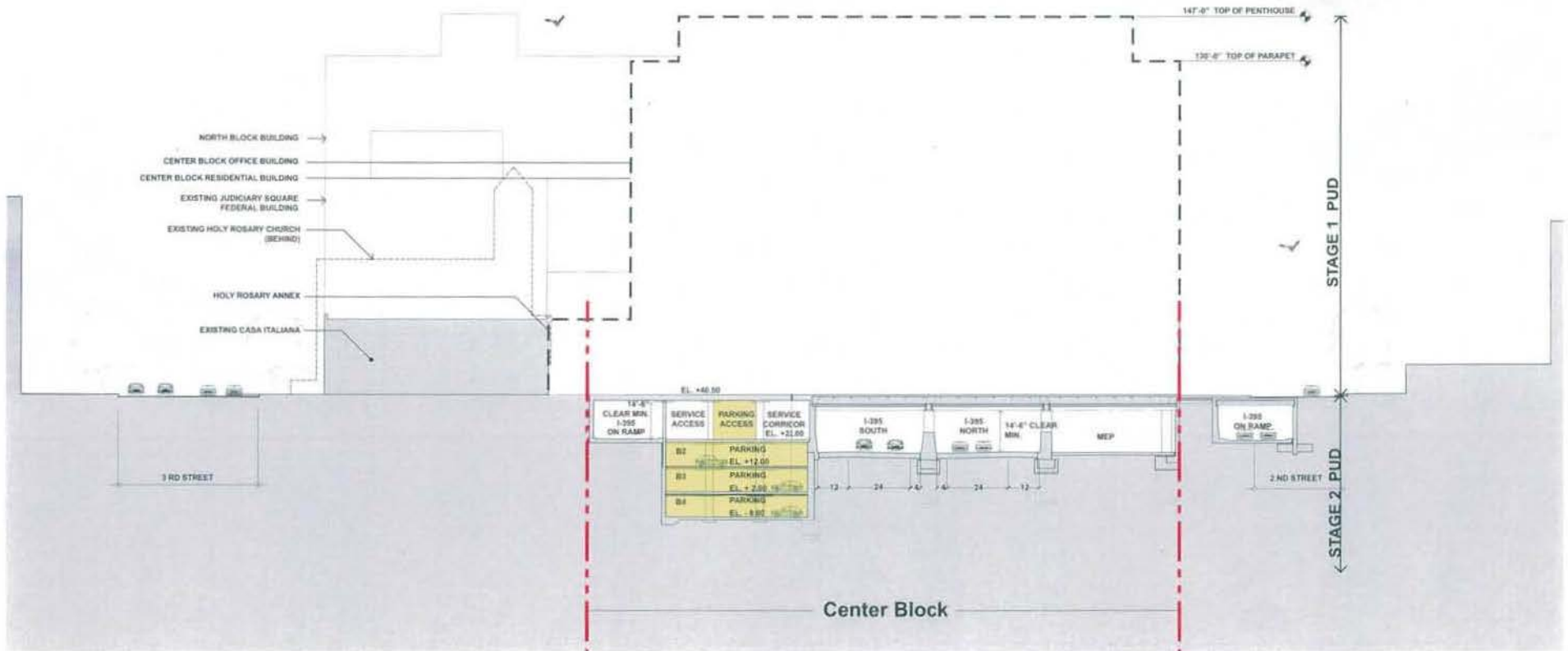
-  PROPERTY LINE
-  MEASURING POINT ELEVATION





NOTE:

1. Building heights for the North Block are taken from the measuring point of 43.00'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

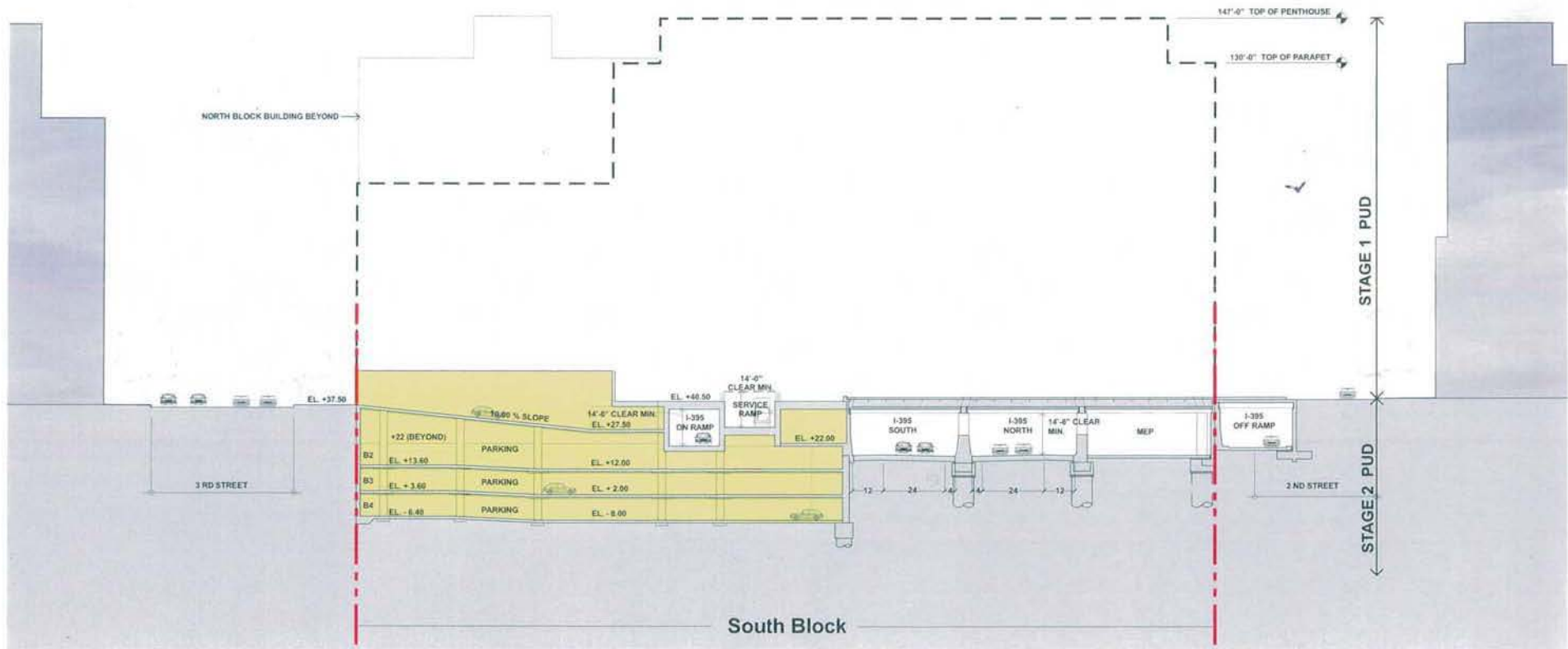


NOTE:

1. Building heights for the Center Block are taken from the measuring point of 40.50'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

- - - - - PROPERTY LINE
- MEASURING POINT ELEVATION

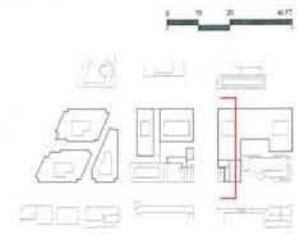


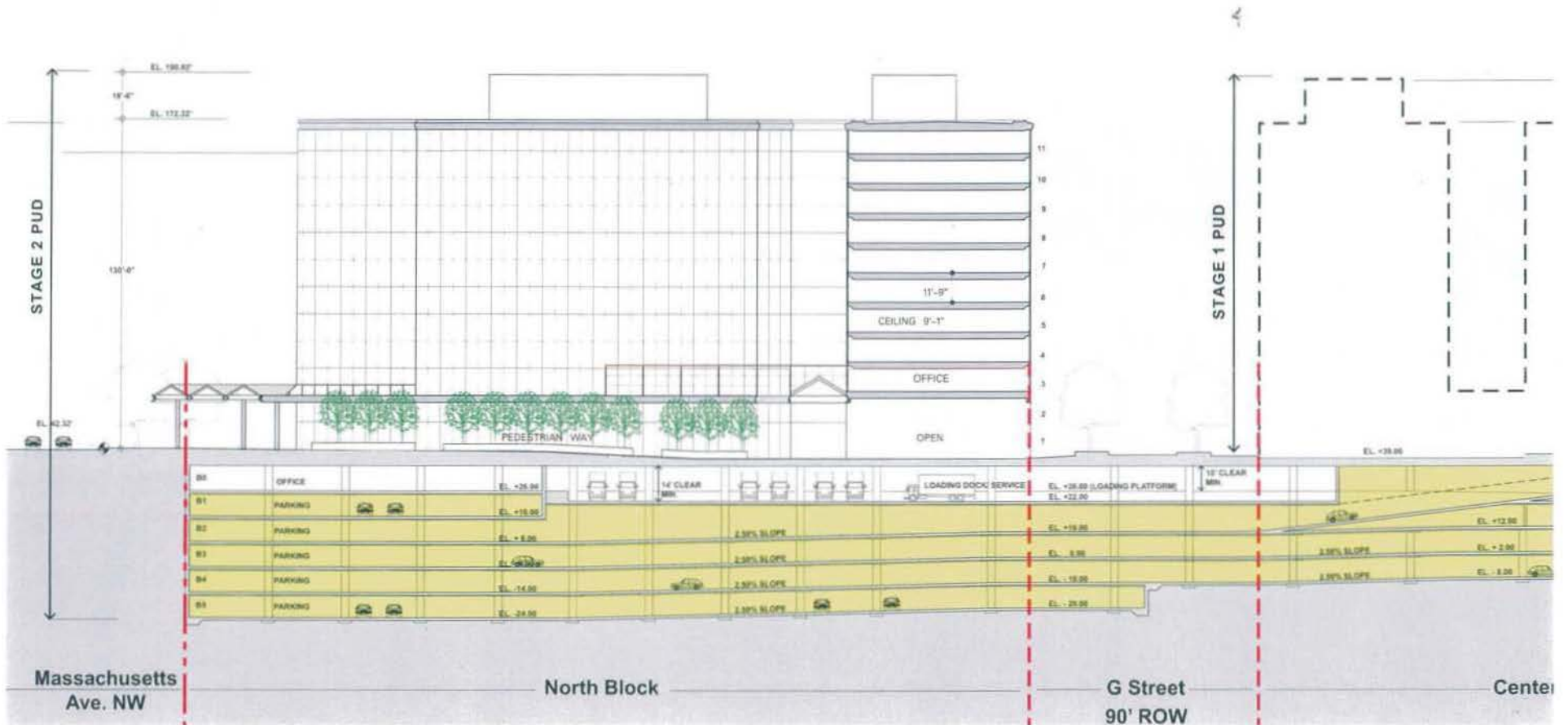
NOTE:

1. Building heights for the South Block are taken from the measuring point of 40.50'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

- PROPERTY LINE
- ⊙ MEASURING POINT ELEVATION





NOTE:

1. North Block building heights are taken from the measuring point of 42.32'. Refer to sheet 1.7 "Detailed Site Circulation Plan" for measuring point location.
2. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

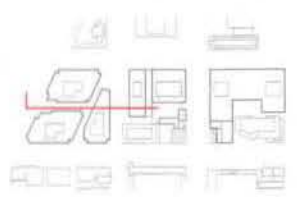
LEGEND:

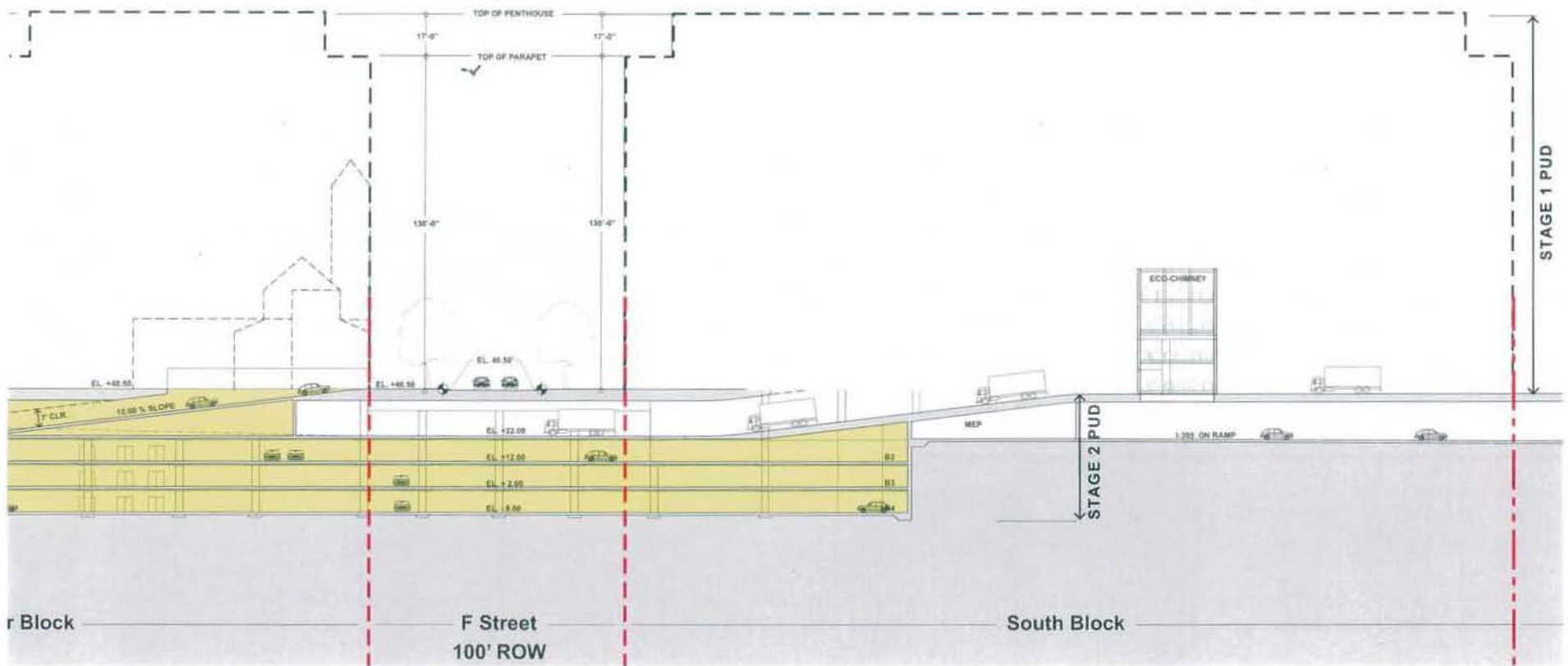
--- PROPERTY LINE

--- RIGHT OF WAY



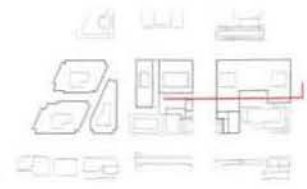
MEASURING POINT ELEVATION

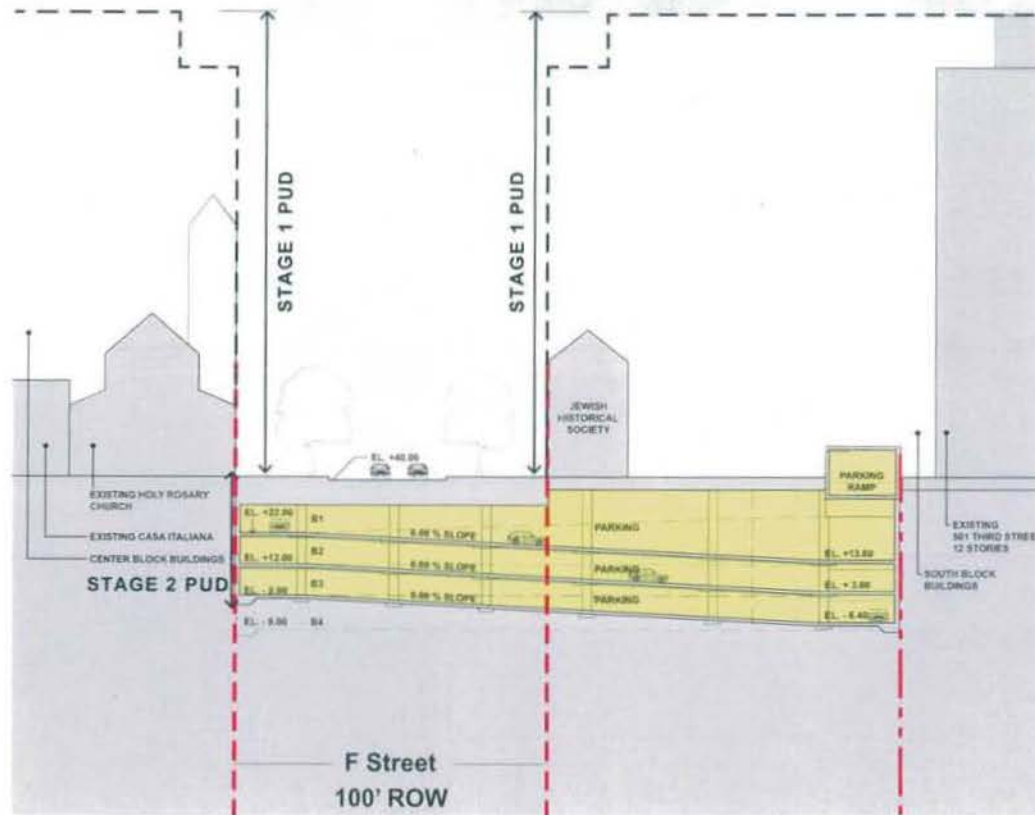




NOTE:
 1. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY
 ⊕ MEASURING POINT ELEVATION



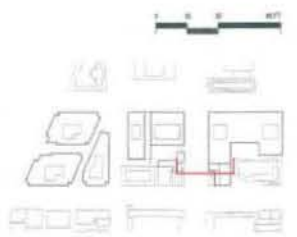


NOTE:

1. Refer to sheet 1.4 "Extent of Consolidated PUD Submission" for scope of PUD

LEGEND:

- PROPERTY LINE
- MEASURING POINT ELEVATION





- LEGEND:**
- PROPERTY LINE
 - RIGHT OF WAY
 - MEASURING POINT ELEVATION





LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY



LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY

Return to L'Enfant

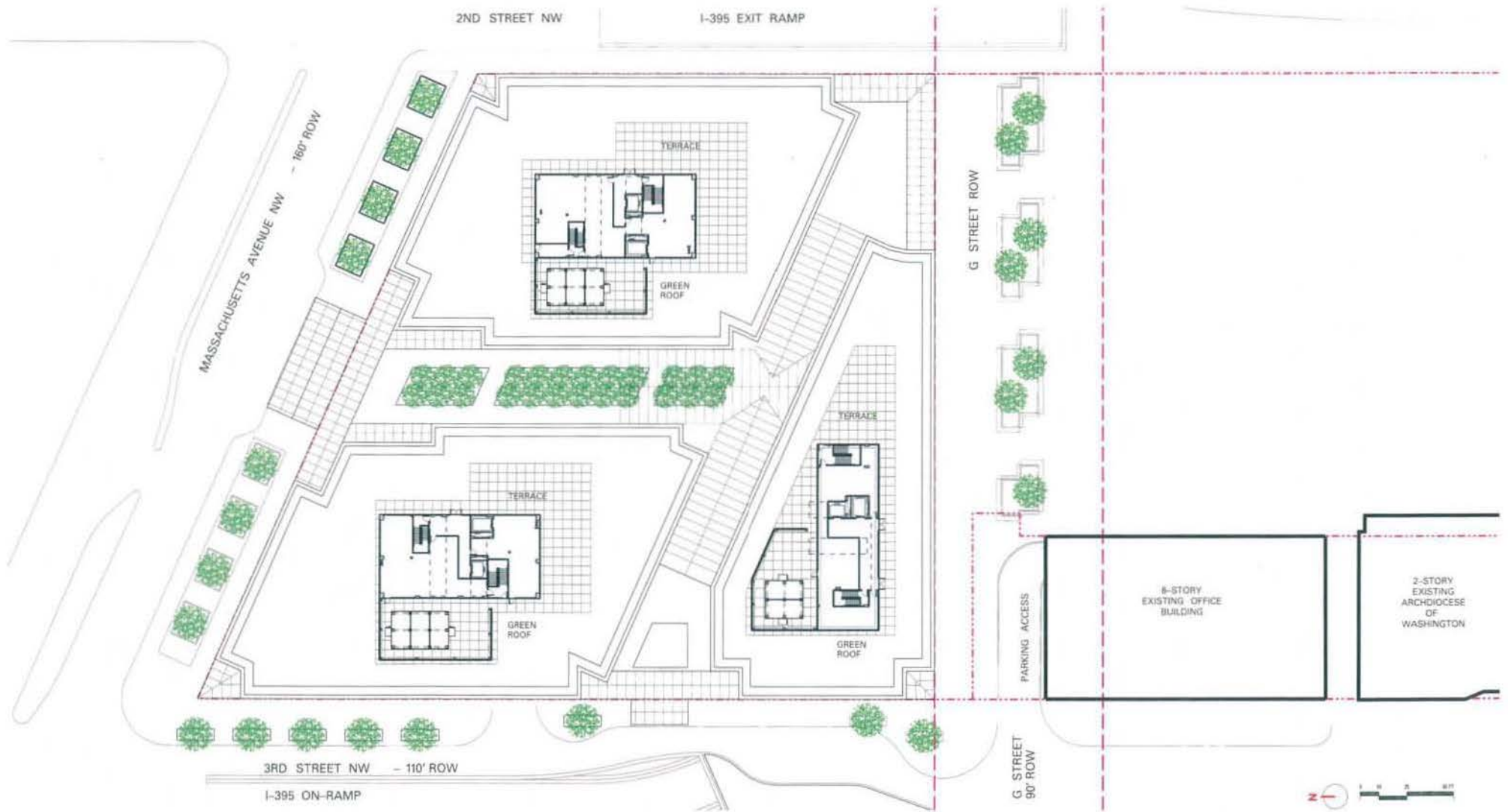
4th & 5th Floor Plans - North Block







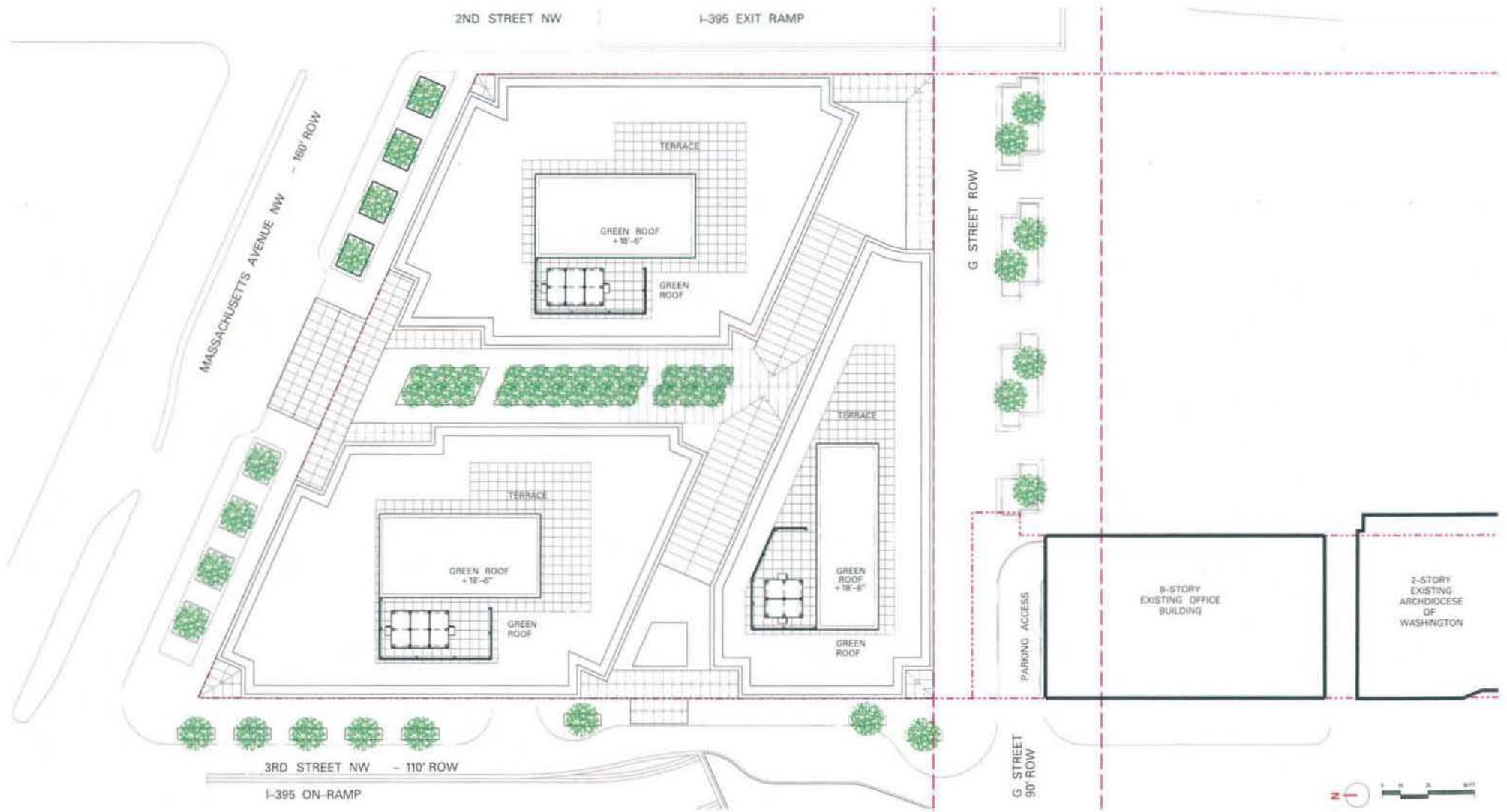
LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY



LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY

Return to L'Enfant

Penthouse Plan - North Block



LEGEND:
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY