

Return to L'Enfant
 Mass Avenue & Second Street NW, Washington DC 20001
 A Planned Unit Development

Zoning Commission Hearing
 December 6, 2010

Louis Dreyfus Property Group
 Holland & Knight LLP
 Skidmore Owings & Merrill LLP
 Kevin Roche John Dinkeloo and Associates
 AECOM
 Wells + Associates Inc
 Wiles Mensch Corporation
 Leslie E. Robertson Associates RLLP
 Terrapin Bright Green LLC
 Bolan Smart Associates



Georgetown University
 2nd Street NW
 I-305
 Massachusetts Ave. NW
 Holy Rosary
 3rd Street NW
 4th Street NW
 5th Street NW
 6th Street NW

Return to L'Enfant A Planned Unit Development
 Louis Dreyfus Property Group AECOM

Opening Remarks
 Existing Conditions

Zoning Commission Hearing - December 6, 2010

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
 District of Columbia
 CASE NO. 08-34
 EXHIBIT NO. 210

Requests Before Zoning Commission

- Application for a First-Stage PUD for the Entire Site
- Application for a Consolidated PUD for the following:
 1. Construction of the entire platform
 2. The proposed mix of uses, the height and density of each building in each block, and the site plan for the overall project.
 3. The North Block.
 4. Construction of all below-grade parking, concourse and service levels.
 5. The landscaping and streetscape design for the overall project.
- Zoning Map Amendment to C-4

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Leads Design/Project Group Helton/Knight

Opening Remarks
Requests Before Zoning Commission

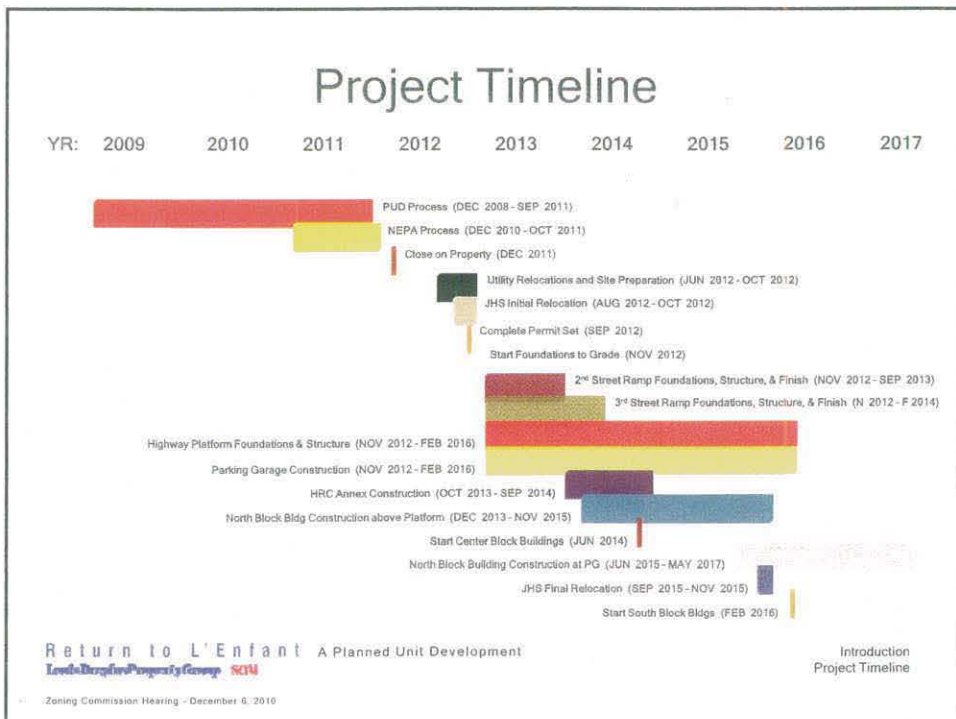
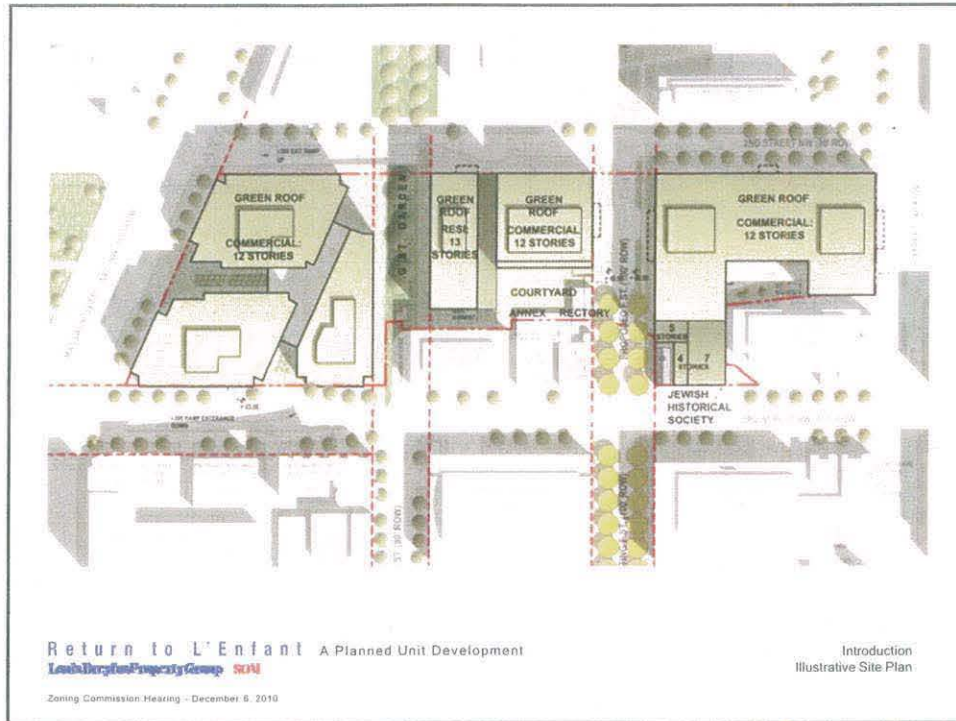
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Leads Design/Project Group SKM

Introduction
Existing Conditions

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Requested PUD Phasing

- **First-Stage PUD**
 - Valid for 5 years from effective date of order
 - Must submit at least 1 Second-Stage PUD application within that time
 - All remaining Second-Stage PUD applications - individually or in any combination - must be filed within 10 years from effective date of order
- **Consolidated PUD**
 - Must file for a building permit for construction of base infrastructure within 2 years
 - Construction must start within 3 years
 - Must file for a building permit for the North Block buildings within 2 years of the completion of the construction of the base infrastructure.
 - Construction of the North Block must start within 4 years of the completion of the construction of the base infrastructure

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Leidos Design Properties Group

Introduction
Benefits & Amenities

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Public Benefits & Project Amenities

- Construction of Platform over the Center Leg Freeway and Re-Opening of F and G Streets, N.W.
- Environmental Benefits, including cutting edge-sustainable design and LEED Platinum for core and shell of office buildings and LEED Gold for residential building.
- Housing and Affordable Housing, including 50 units set aside for affordable housing
- Historic Preservation for the Historic Adas Israel Synagogue with its relocation to F and 3rd Street, the provision of a site to accommodate museum space and additional office and supporting space, and contributions toward the construction of the new JHS facilities.

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Introduction
Benefits & Amenities

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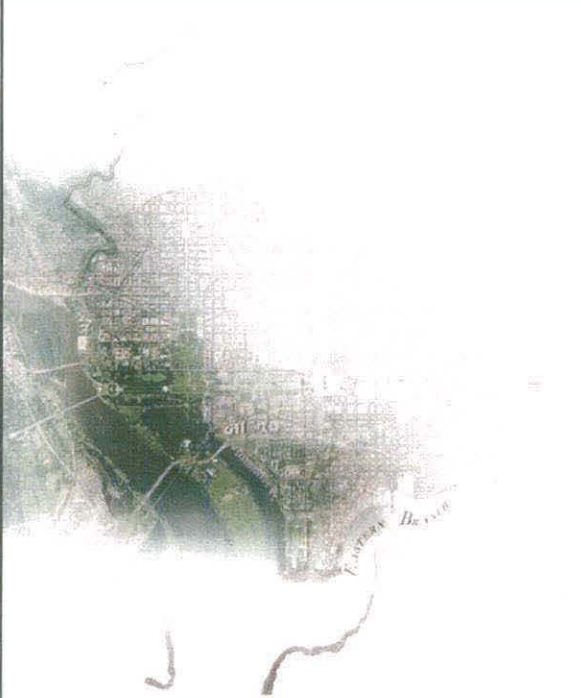
Public Benefits & Project Amenities

- Re-construction of the Holy Rosary Church's existing Annex and Rectory, both of which currently sit in the right-of-way of F Street, and payment of all costs associated with reconstruction, including additional cash contributions to church.
- Creation of important public open spaces, including the G Street Garden between the North and Center Blocks and the Central Plaza located in the North Block.
- \$50,000 contribution to Casey Trees to improve the existing park at 2nd and H Streets and Massachusetts Avenue.
- Transportation Management Measures, including centralized below-grade loading and parking facilities, Capital BikeShare Station and TMP program
- First Source Employment Agreement and CBE Agreement

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Louis Dreyfus Property Group

Introduction
Benefits & Amenities

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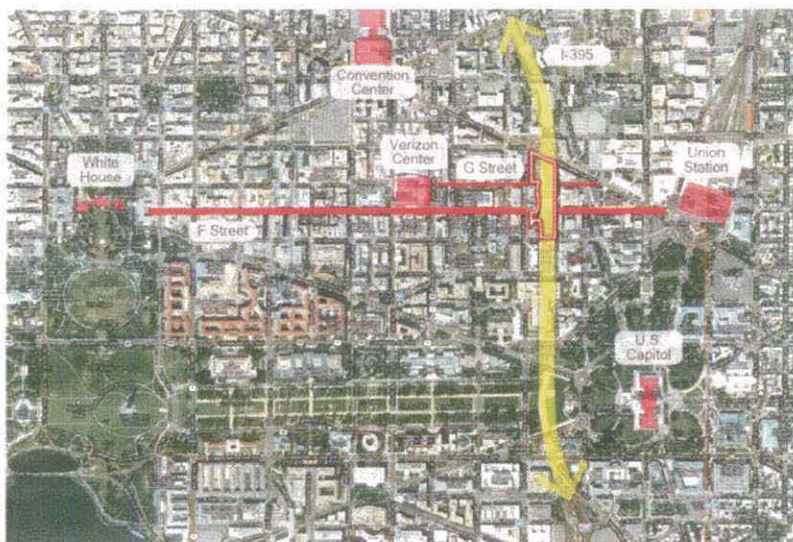


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Mass Avenue & Second Street NW, Washington DC 20001
A Planned Unit Development

Master Plan

Rod Garrett
Skidmore Owings & Merrill LLP

- (1) History & Context
- (2) Opportunities & Constraints
- (3) Below Street Level Infrastructure
- (4) Master Plan Overview
- (5) Sustainability Concepts
- (6) Street Level Details
- (7) Landscape Details



Return to L'Enfant A Planned Unit Development
Lend Lease Properties Group LLC

History & Context
Interruption of Street Grid

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VIEW FROM EAST



VIEW FROM WEST

Return to L'Enfant A Planned Unit Development
Lend Lease Properties Group LLC

History & Context
Aerial Photo - Bird's Eye Views

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Leads Development Group **RDW**

History & Context
Aerial Photo - View from South

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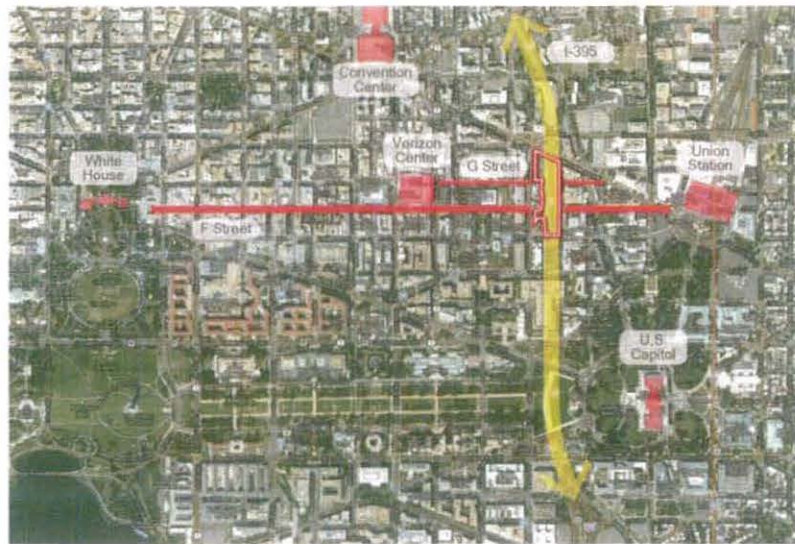


Photo by Anita Lambert, February 2008

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Leads Development Group **RDW**

History & Context
Aerial Photo - View from North

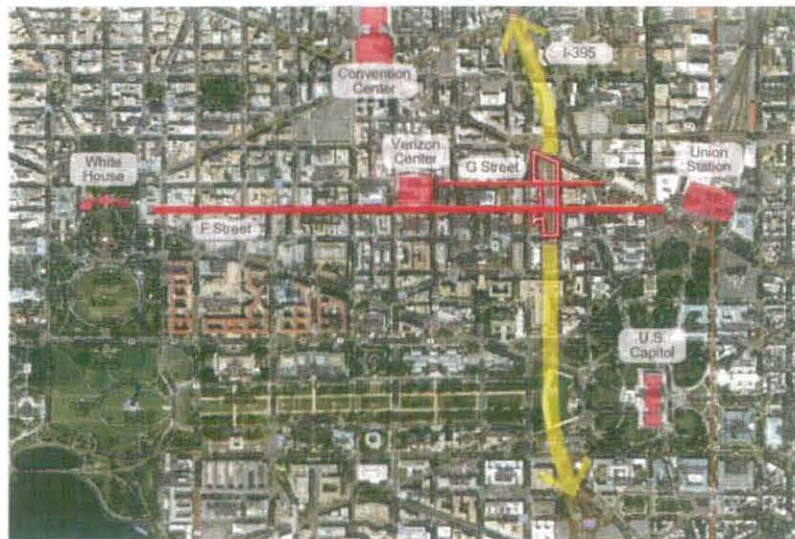
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Lend Lease Property Group LLC

History & Context
Interruption of Street Grid

Zoning Commission Hearing - December 6, 2010



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History & Context
Restoration of Street Grid

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**L'ENFANT PLAN FACSIMILE
PRESERVING THE SHAPE
THE U.S. COURT AND GARDENS
SERIES 1487**

1793. Plan of the City intended
to be Erected in the
Federal City.

DATE DEPICTED: 1793 (Original)
DATE ISSUED: 1961
CARTOGRAPHER:
Pope John, Charles L. Cook,
F. A. Johnson & Co. Inc.
P. 60, 70, 80

PUBLISHER:
U.S. Coast and Geodetic
Survey, Office, Atlas and
Map Division
Washington, D.C.
Scale: 1:25,000 (1" = 211.33')
Office of Geographical
Names and Map Control
GPO: 1961 O-511-144

SOURCE
Waller, Inc.
Baltimore, Md. 21204
Reprint International Publications, Inc.
Pages 28-32

LEGEND
1" = 1"

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Levin Bergend Property Group **NCM**

History & Context
Original L'Enfant Plan

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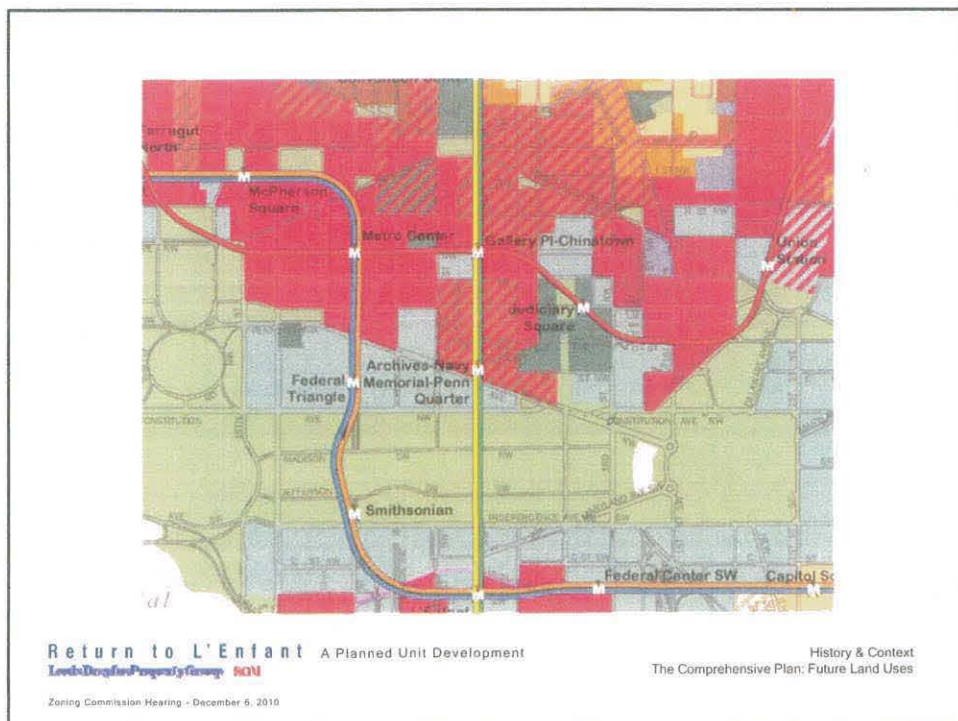
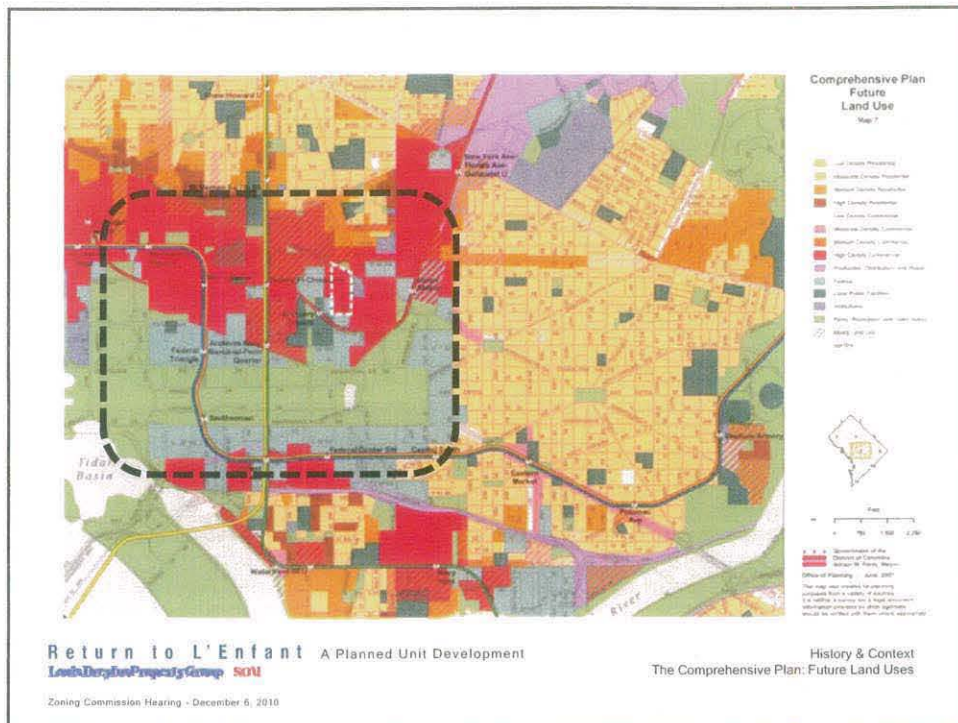
**Comprehensive Plan
Future Land Use
Map 1**

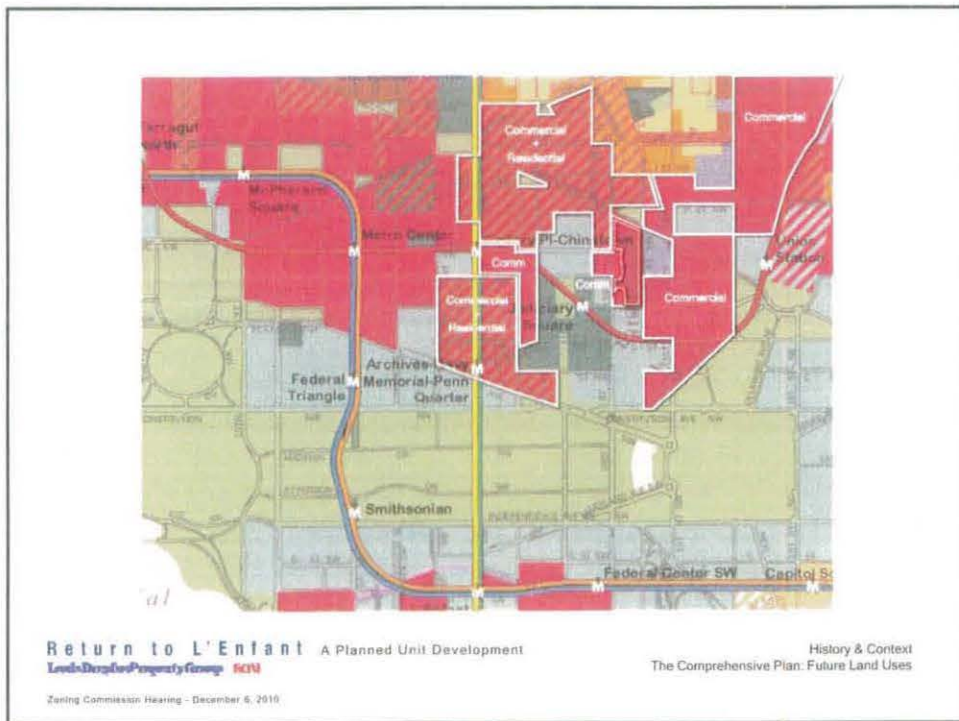
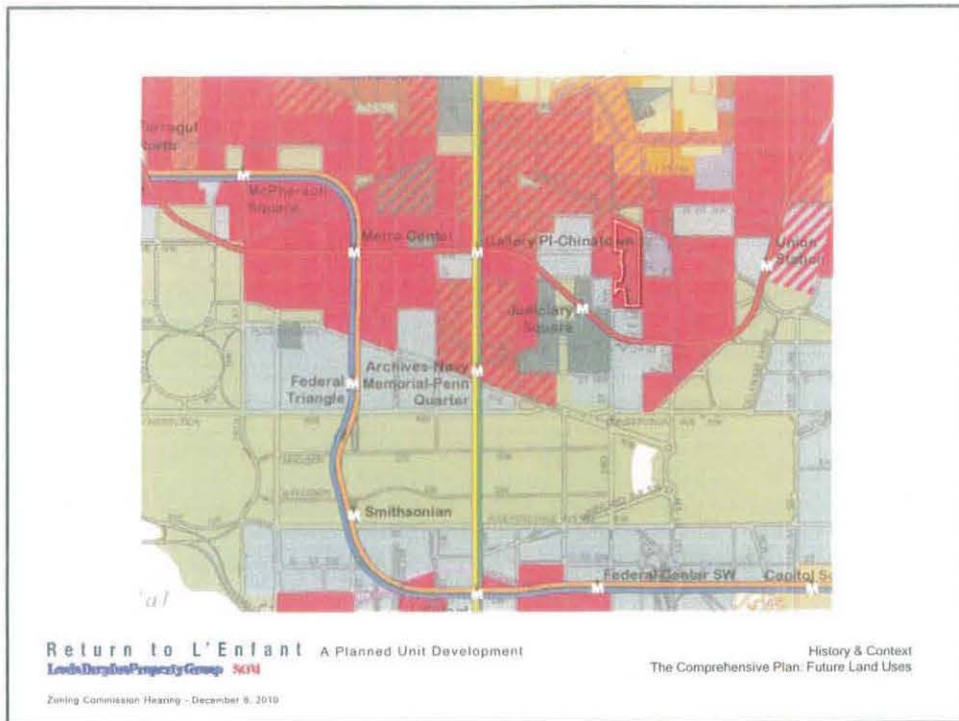
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Center / Community
- High Center / Community
- High Center / Community (with Transit)
- Office / Professional
- Industrial
- Heavy Industrial and Light Industrial
- Water and Wetlands

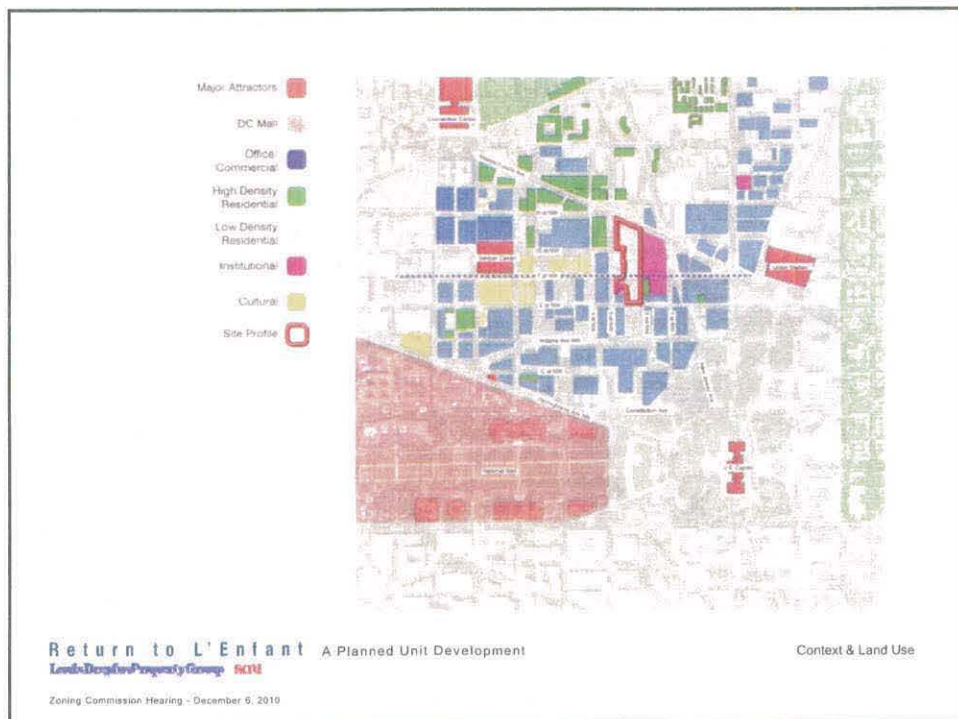
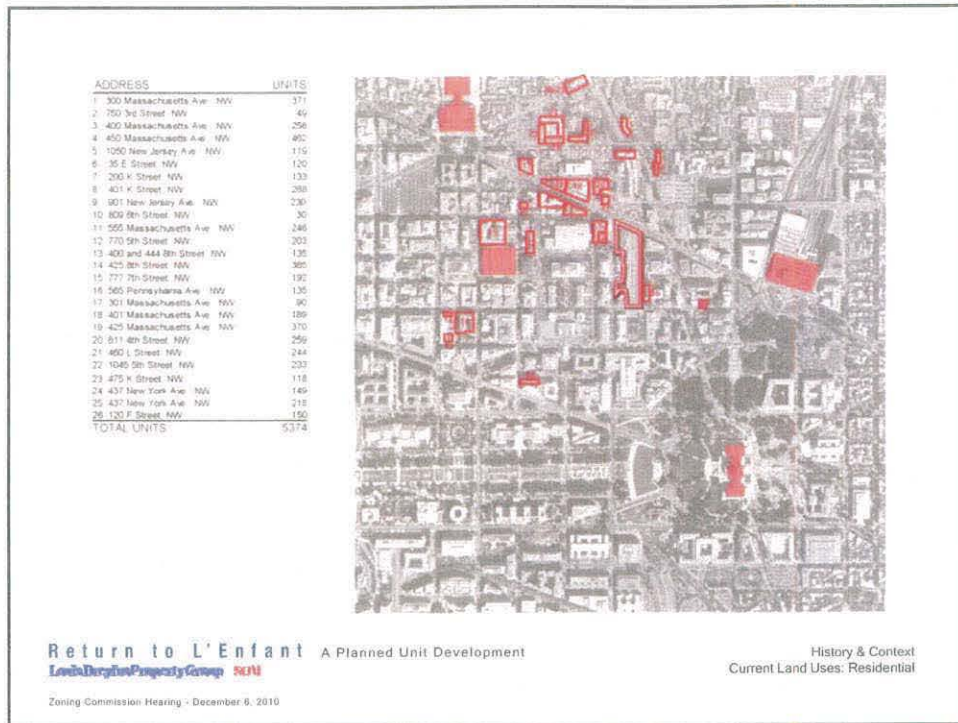
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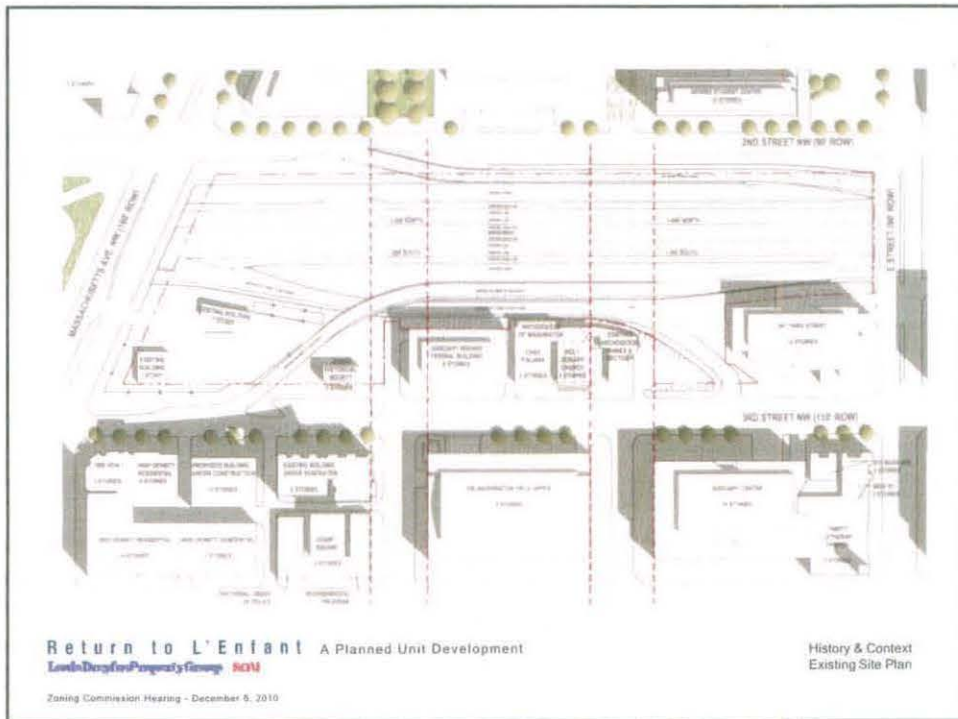
History & Context
The Comprehensive Plan: Future Land Uses

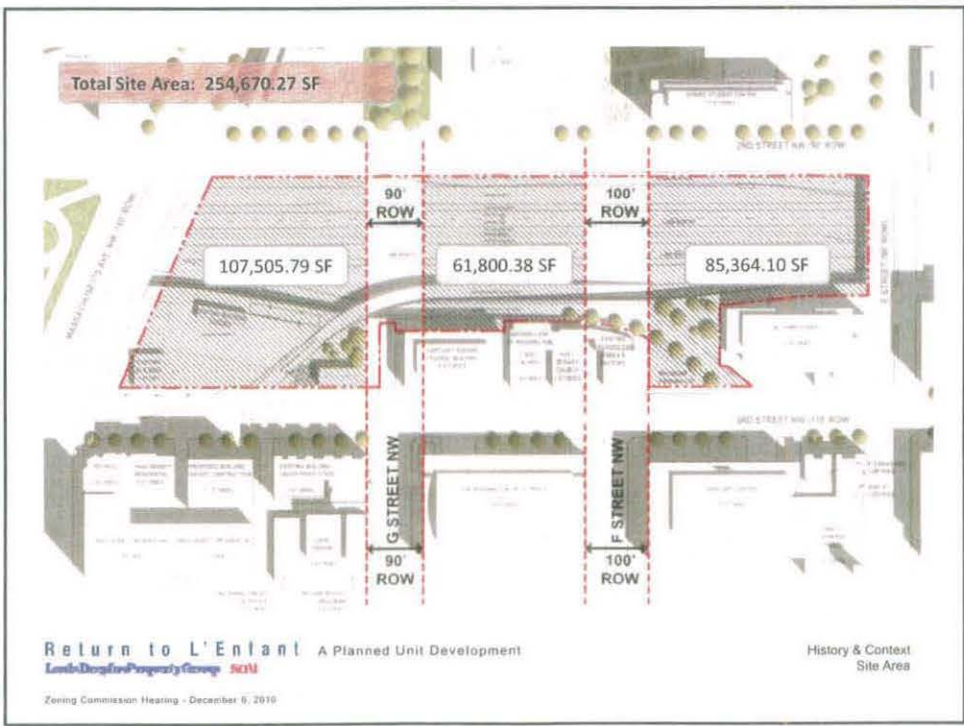
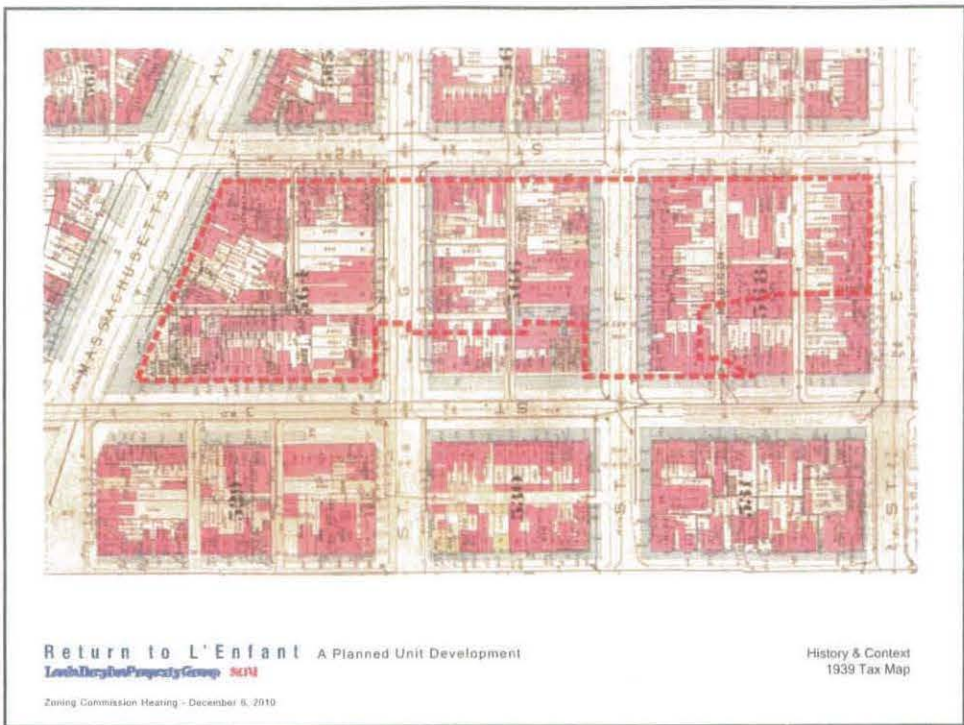
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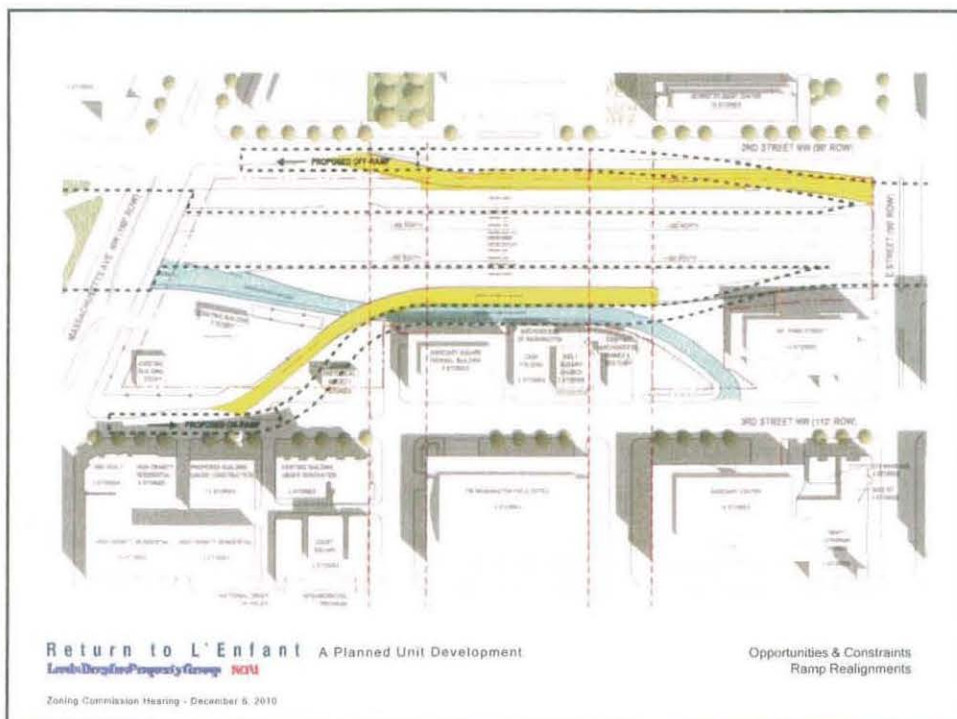
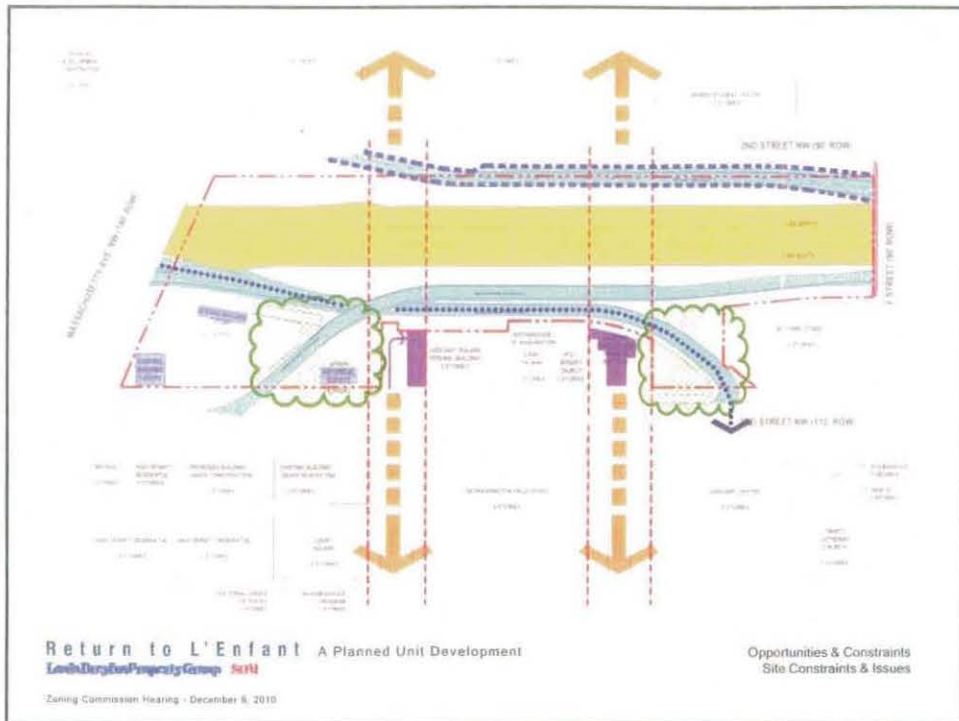


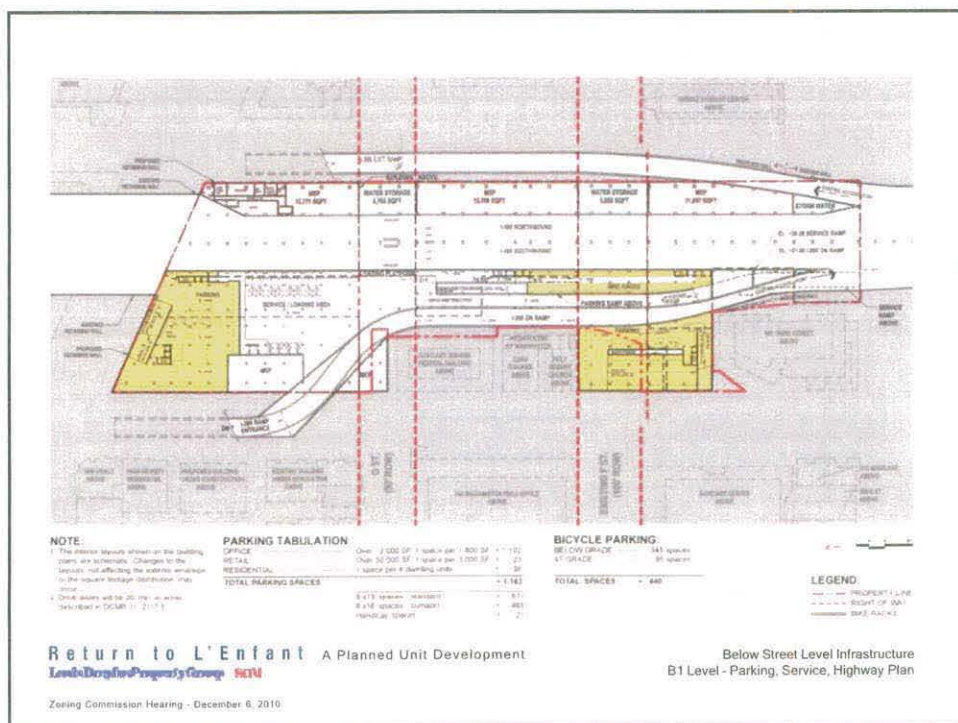
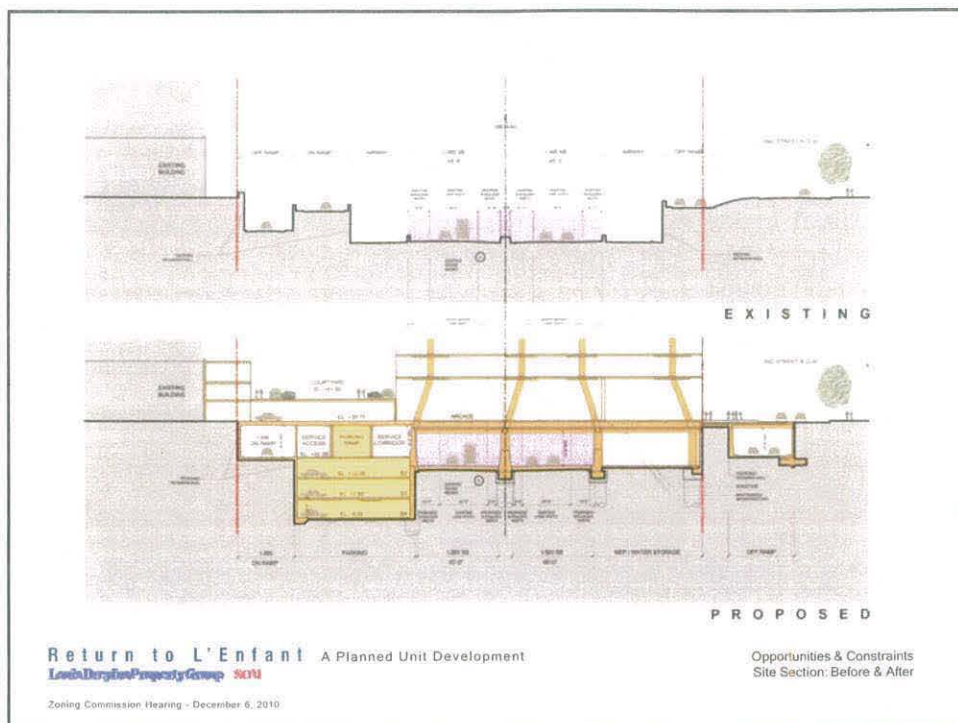


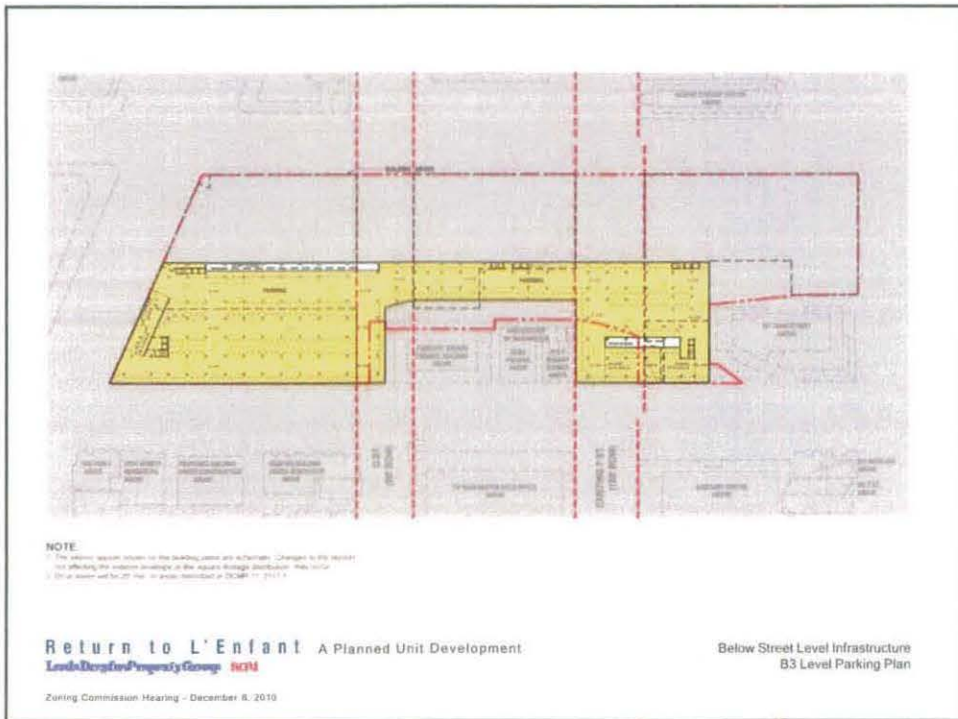
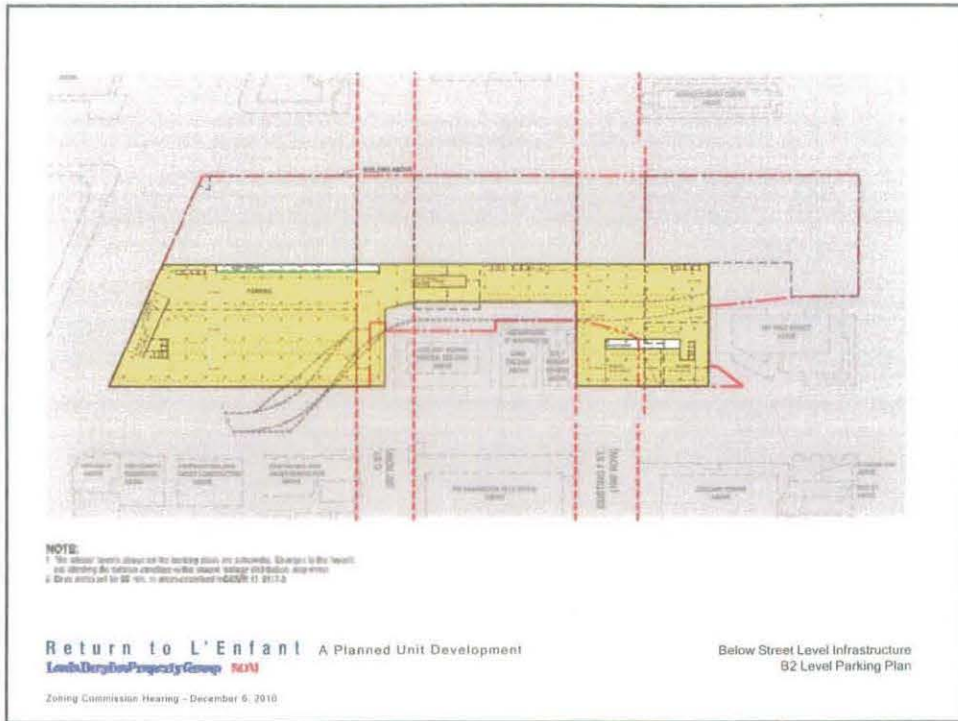


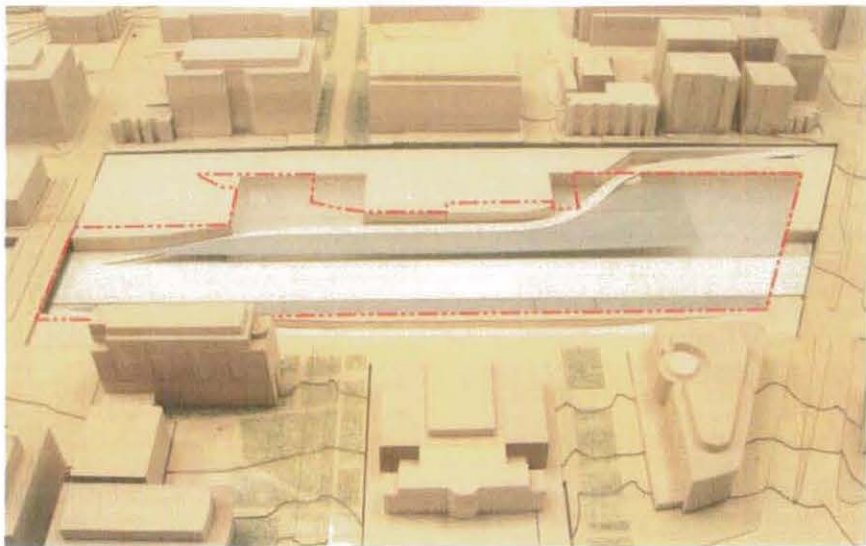








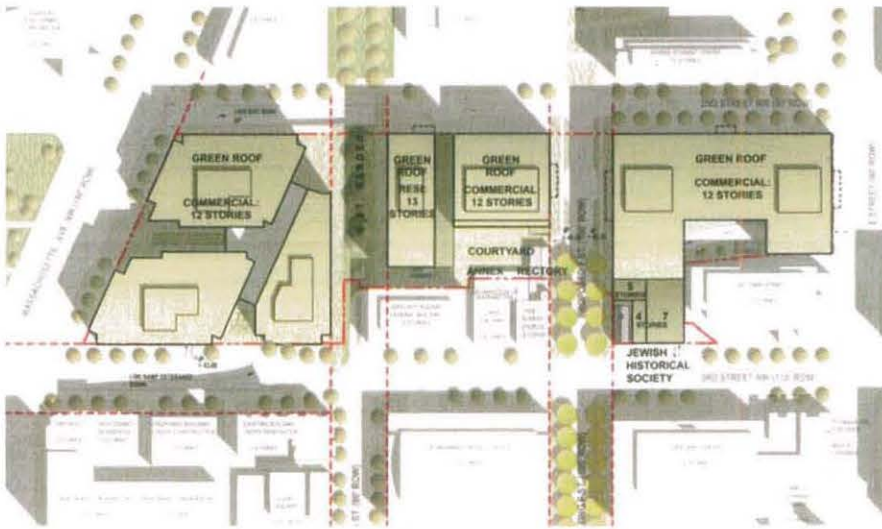




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 Lewis/Deryn/Property Group **NDM**

Below Street Level Infrastructure
 Model Photograph - View Below the Platform

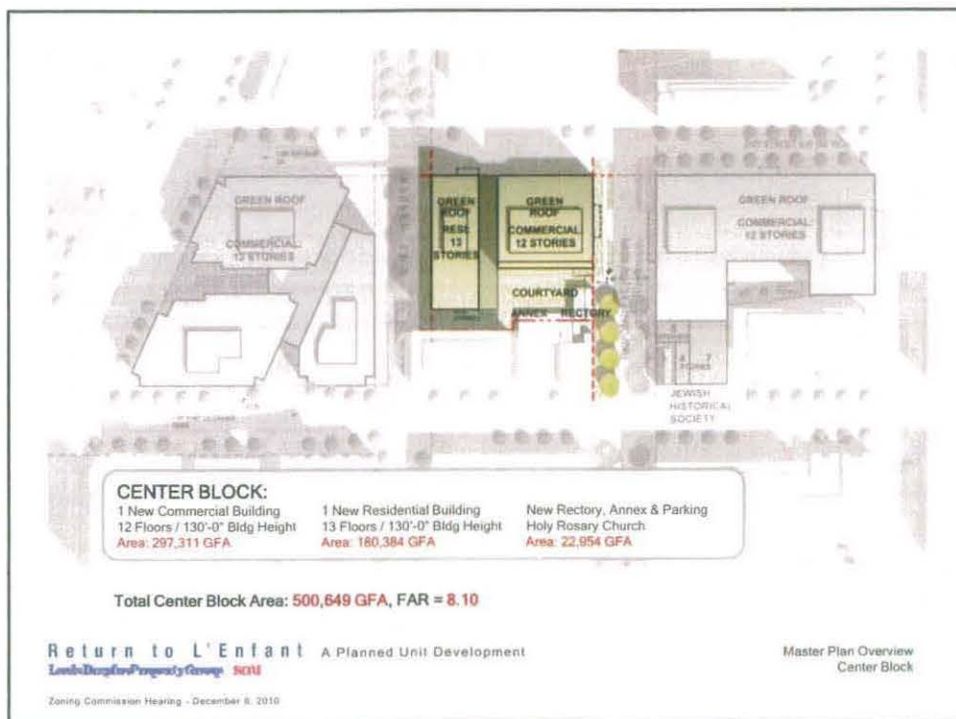
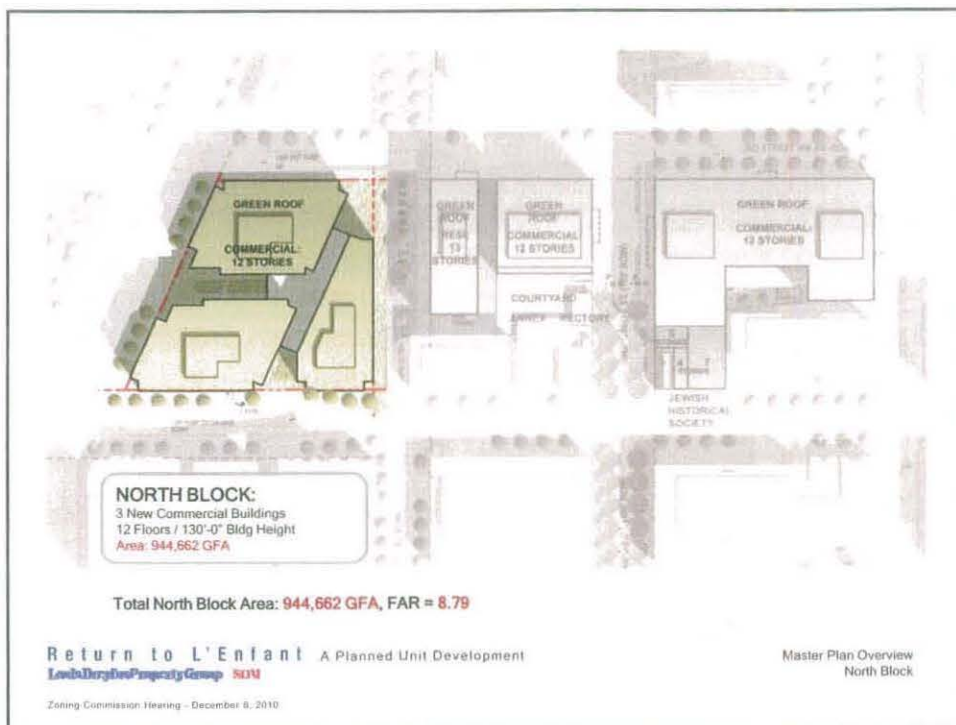
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 Lewis/Deryn/Property Group **NDM**

Master Plan Overview
 Illustrative Site Plan

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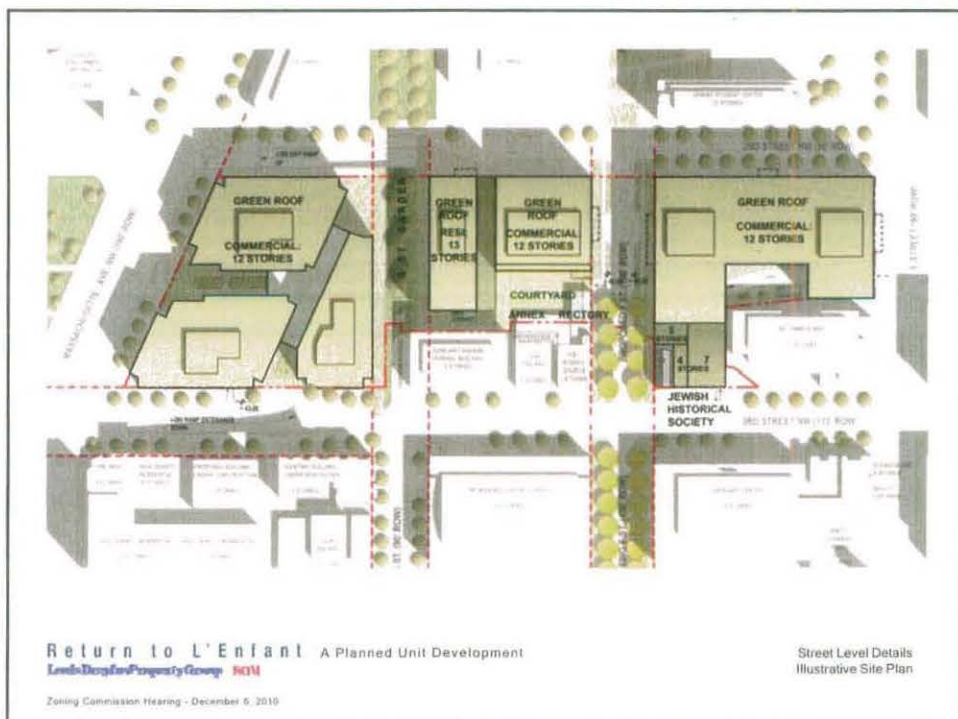


<p>LEED for Shell and Core v2.0 Registered Project Checklist</p> <p>Project: L'Enfant Owner: L'Enfant Properties, LLC Architect: Skidmore, OWINGS & Merrill LLP (SOM)</p>	<p>SUSTAINABLE SITES</p> <ul style="list-style-type: none"> Prerequisite: Construction Activity Pollution Prevention Prerequisite: Site Transition Prerequisite: Sustainable Context & Community Connections Prerequisite: Sustainable Transportation Prerequisite: Water Conservation, Public, Temporary Access Prerequisite: Material Stewardship: Waste Storage & Recycling Plans Prerequisite: Material Stewardship: Low-Glazing, Low-Emissivity Windows Prerequisite: Alternative Transportation, Parking Capacity Prerequisite: Site Development, Storm or Flood Hazard Prerequisite: Site Development, Stormwater Quality Control Prerequisite: Site Development, Quality Control Prerequisite: Heat Island Effect, Roof Prerequisite: Heat Island Effect, Pavement Prerequisite: Light Pollution Reduction Prerequisite: Noise Shield & Orientation Markings 	<p>MATERIALS & RESOURCES</p> <ul style="list-style-type: none"> Prerequisite: Design & Collection of Recyclables Prerequisite: Construction Waste Management, Paper & Wood Prerequisite: Construction Waste Management, Steel Prerequisite: Construction Waste Management, Other Prerequisite: Recycled Content, 10% (Total Recycled) Prerequisite: Recycled Content, 20% (Total Recycled) Prerequisite: Recycled Content, 30% (Total Recycled) Prerequisite: Recycled Content, 40% (Total Recycled) Prerequisite: Recycled Content, 50% (Total Recycled) Prerequisite: Recycled Content, 60% (Total Recycled) Prerequisite: Recycled Content, 70% (Total Recycled) Prerequisite: Recycled Content, 80% (Total Recycled) Prerequisite: Recycled Content, 90% (Total Recycled) Prerequisite: Recycled Content, 100% (Total Recycled)
<p>PROJECT LEED POINTS SUMMARY</p> <p>80</p> <p>LEED Points out of maximum 88 (see also table)</p> <p>43 LEED Credits facilitated by a construction of the platform.</p>	<p>WATER EFFICIENCY</p> <ul style="list-style-type: none"> Prerequisite: Water Use Reduction, 20% Reduction Prerequisite: Water Use Reduction, 30% Reduction Prerequisite: Water Use Reduction, 40% Reduction Prerequisite: Water Use Reduction, 50% Reduction Prerequisite: Water Use Reduction, 60% Reduction Prerequisite: Water Use Reduction, 70% Reduction Prerequisite: Water Use Reduction, 80% Reduction Prerequisite: Water Use Reduction, 90% Reduction Prerequisite: Water Use Reduction, 100% Reduction 	<p>INDOOR ENVIRONMENTAL QUALITY</p> <ul style="list-style-type: none"> Prerequisite: Minimum IAQ Performance Prerequisite: Environmental Tobacco Smoke (ETS) Control Prerequisite: Prohibit Air Delivery Workflows Prerequisite: Minimum Ventilation Prerequisite: Construction IAQ Management Plan, During Construction Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Adhesives & Sealants Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Paints & Coatings Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Carpeting Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Upholstery Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Acoustic Ceiling Tiles Prerequisite: Low-Volatile Organic Compounds (LVC) in Building Materials, Other Prerequisite: Prohibit Smoking, During Construction Prerequisite: Prohibit Smoking, After Construction
<p>LEED Platinum</p> <p>LEED Gold</p> <p>LEED Silver</p> <p>LEED Certified</p>	<p>ENERGY ATMOSPHERE</p> <ul style="list-style-type: none"> Prerequisite: Fundamental Commissioning of the Building Energy System Prerequisite: Advanced Energy Performance Prerequisite: Fundamental Performance Prerequisite: Fundamental Performance, 10% New Savings Prerequisite: Fundamental Performance, 20% New Savings Prerequisite: Fundamental Performance, 30% New Savings Prerequisite: Fundamental Performance, 40% New Savings Prerequisite: Fundamental Performance, 50% New Savings Prerequisite: Fundamental Performance, 60% New Savings Prerequisite: Fundamental Performance, 70% New Savings Prerequisite: Fundamental Performance, 80% New Savings Prerequisite: Fundamental Performance, 90% New Savings Prerequisite: Fundamental Performance, 100% New Savings 	<p>INNOVATION & DESIGN PROCESS (4 Points Only)</p> <ul style="list-style-type: none"> Prerequisite: Innovation in Design (IDP) - 1 Point Prerequisite: Innovation in Design (IDP) - 2 Points Prerequisite: Innovation in Design (IDP) - 3 Points Prerequisite: Innovation in Design (IDP) - 4 Points
<p>LEED RATING</p> <p>LEED Platinum: 80-110 Points</p> <p>LEED Gold: 60-79 Points</p> <p>LEED Silver: 50-59 Points</p> <p>LEED Certified: 40-49 Points</p>	<p>REGIONAL PRIORITY</p> <ul style="list-style-type: none"> Prerequisite: Regional Priority Prerequisite: Regional Priority Prerequisite: Regional Priority Prerequisite: Regional Priority 	<p>REGIONAL PRIORITY</p> <ul style="list-style-type: none"> Prerequisite: Regional Priority Prerequisite: Regional Priority Prerequisite: Regional Priority Prerequisite: Regional Priority

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Sustainability Concepts
 LEED Score Card

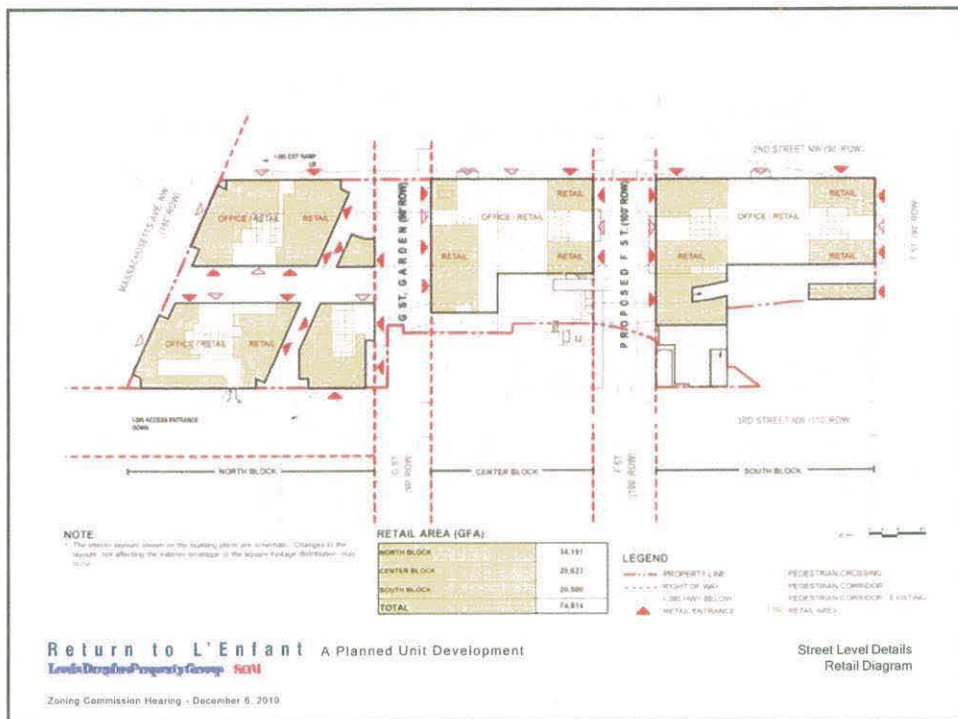
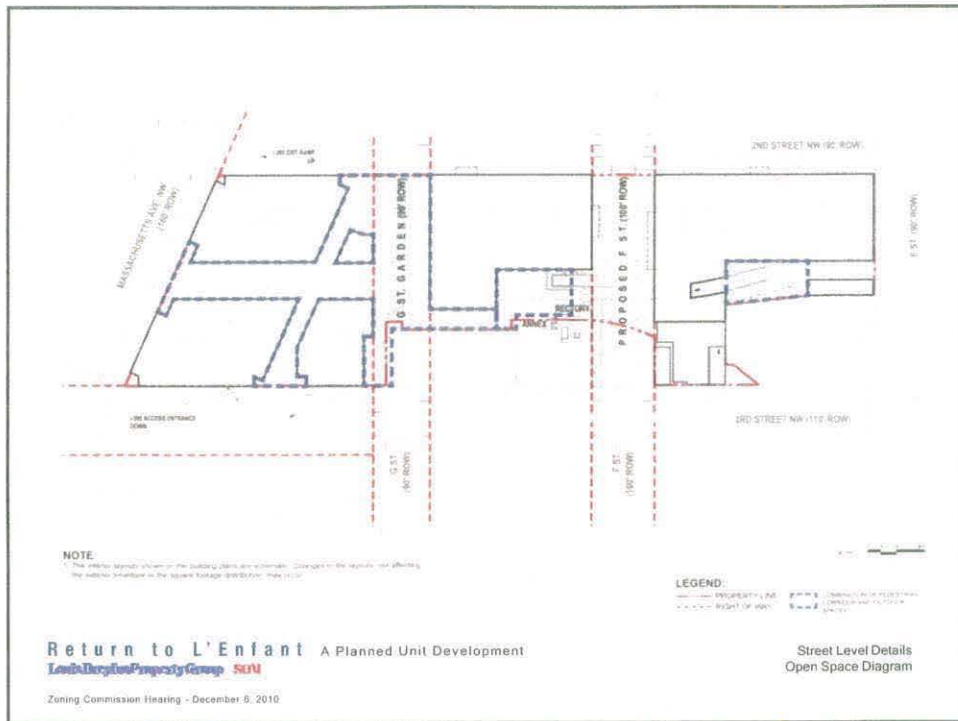
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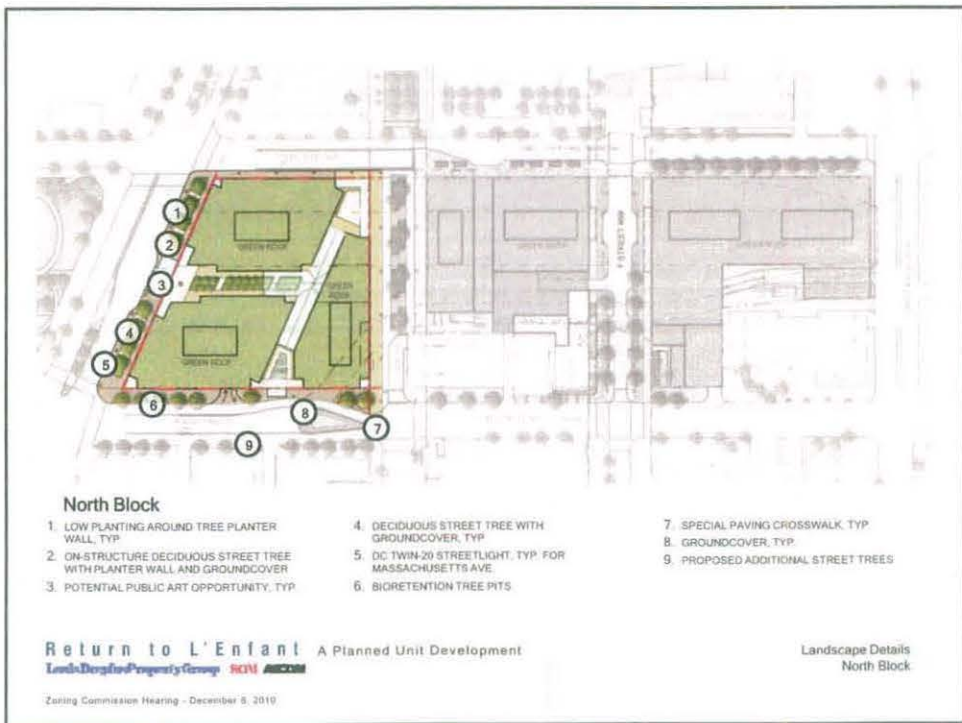
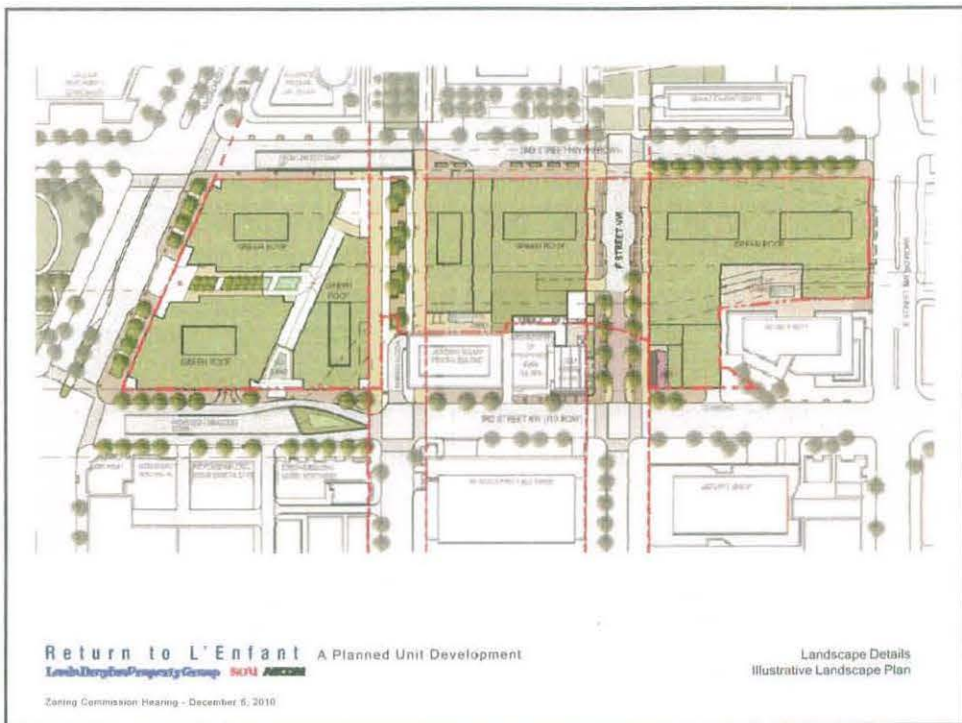


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 L'Enfant Properties Group SOM

Street Level Details
 Illustrative Site Plan

Zoning Commission Hearing - December 6, 2010





Center Block

1. ON-STRUCTURE LOW PLANTER WALL AND GROUND COVER, TYP
2. SPECIAL PAVING CROSSWALK, TYP

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Leidos Design Properties Group **NCM** **ARCHITECTS**

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Landscape Details
Center Block

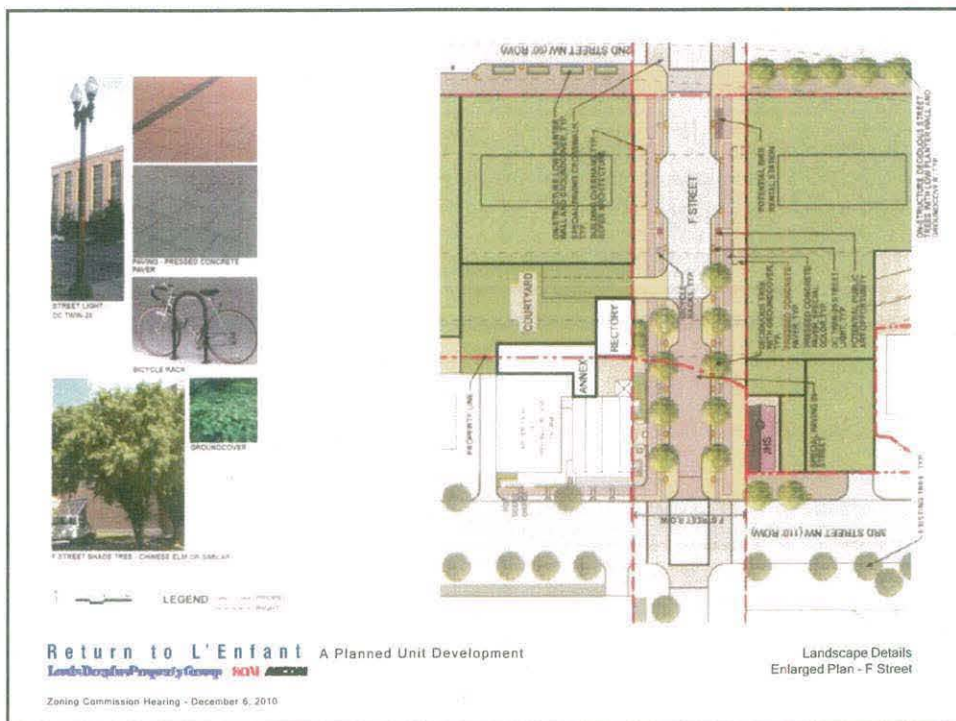
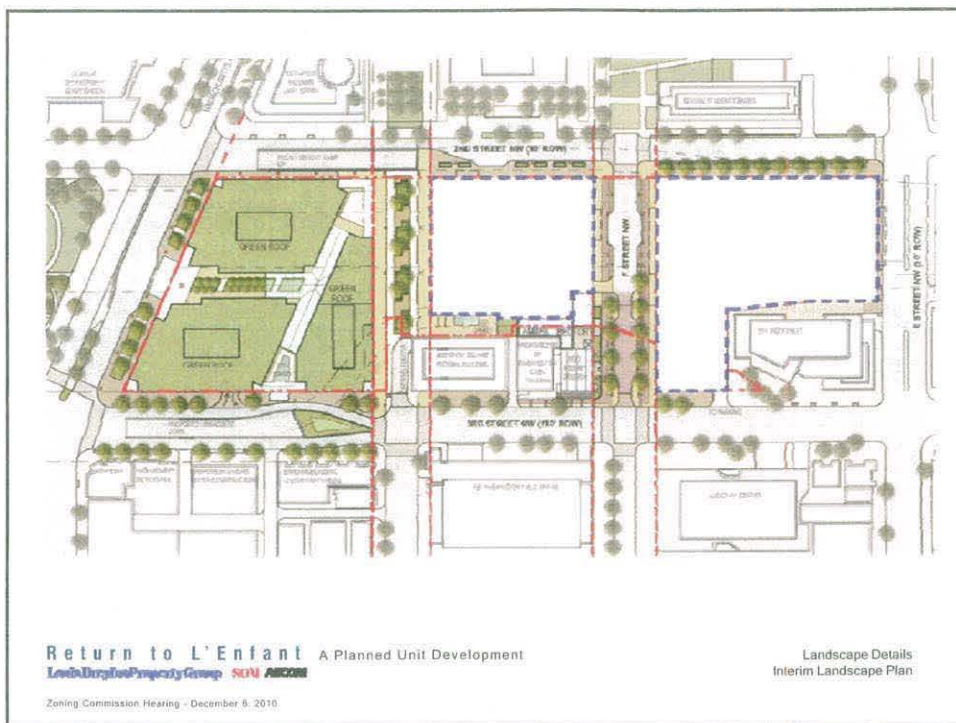
South Block

1. DC NO. 16 SINGLE GLOBE STREET LIGHT
2. 2'X3' PRESSED CONCRETE PAVER, TYP
3. ON-STRUCTURE DECIDUOUS STREET TREE WITH LOW PLANTER WALL AND GROUND COVER, TYP
4. DECIDUOUS STREET TREE WITH GROUND COVER, TYP

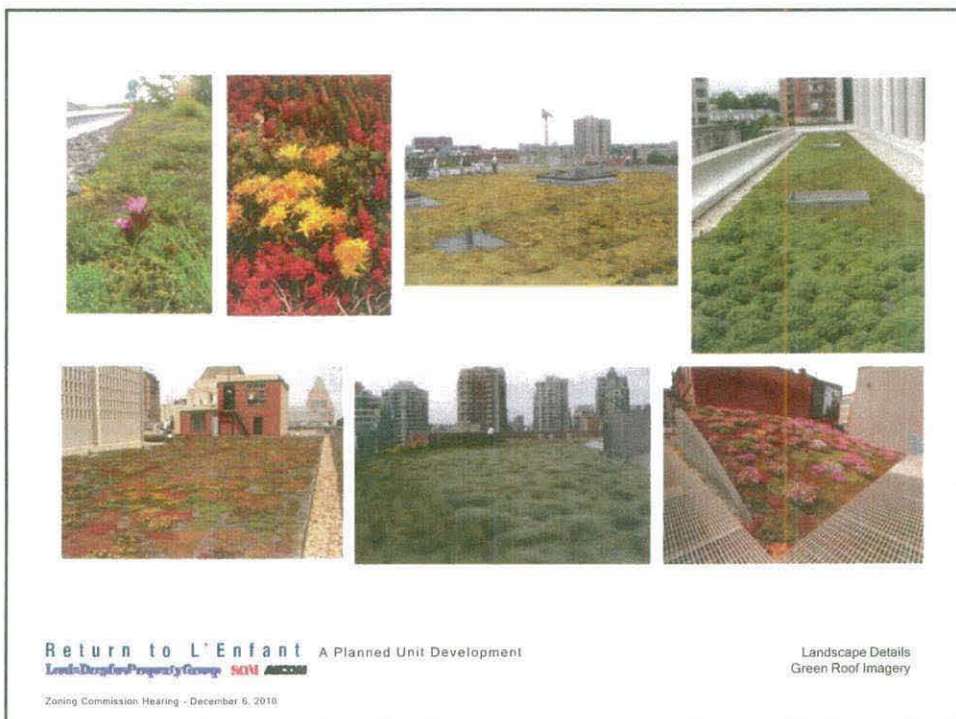
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Leidos Design Properties Group **NCM** **ARCHITECTS**

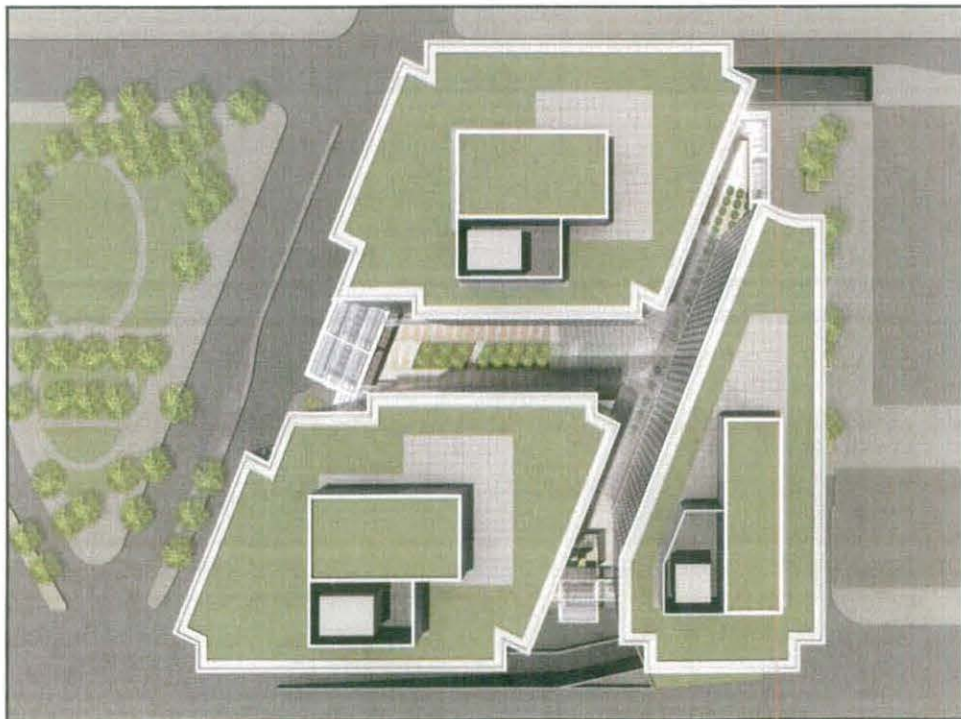
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Landscape Details
South Block









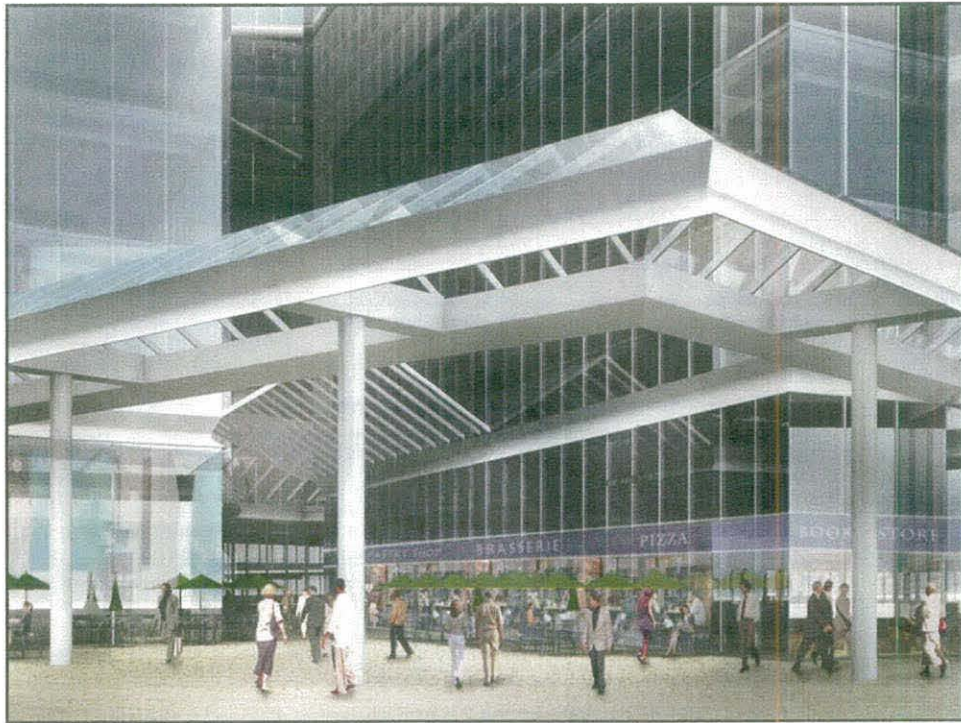












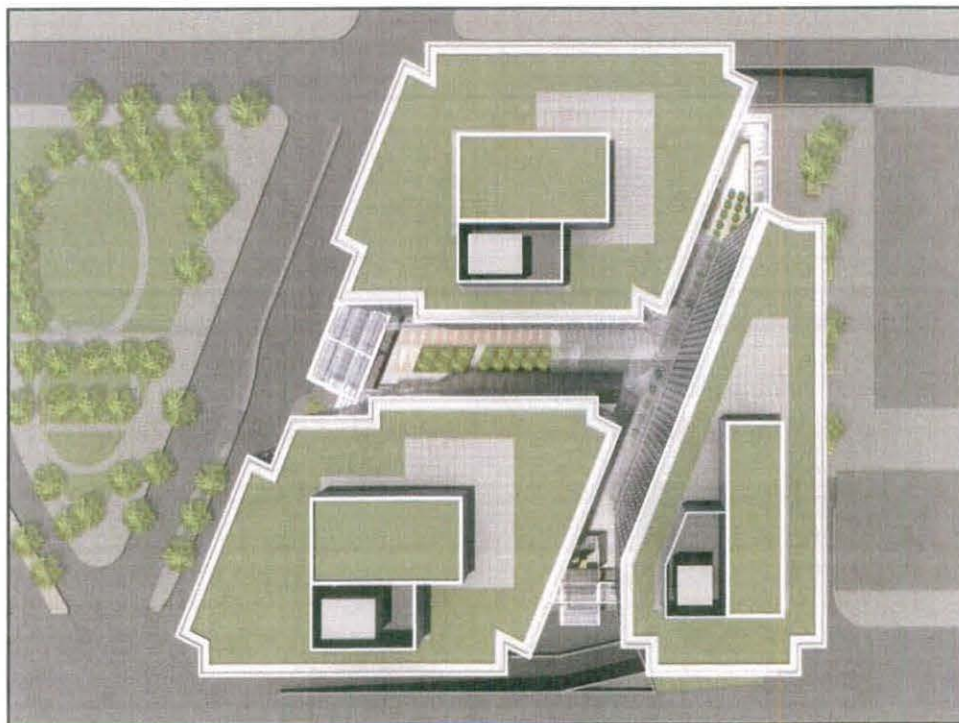




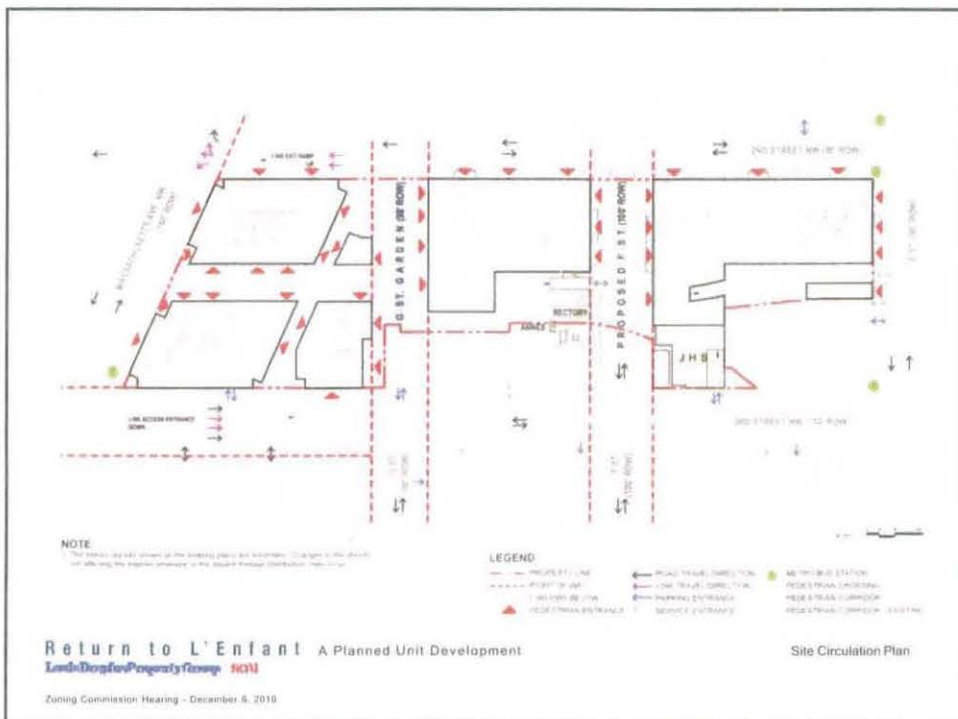
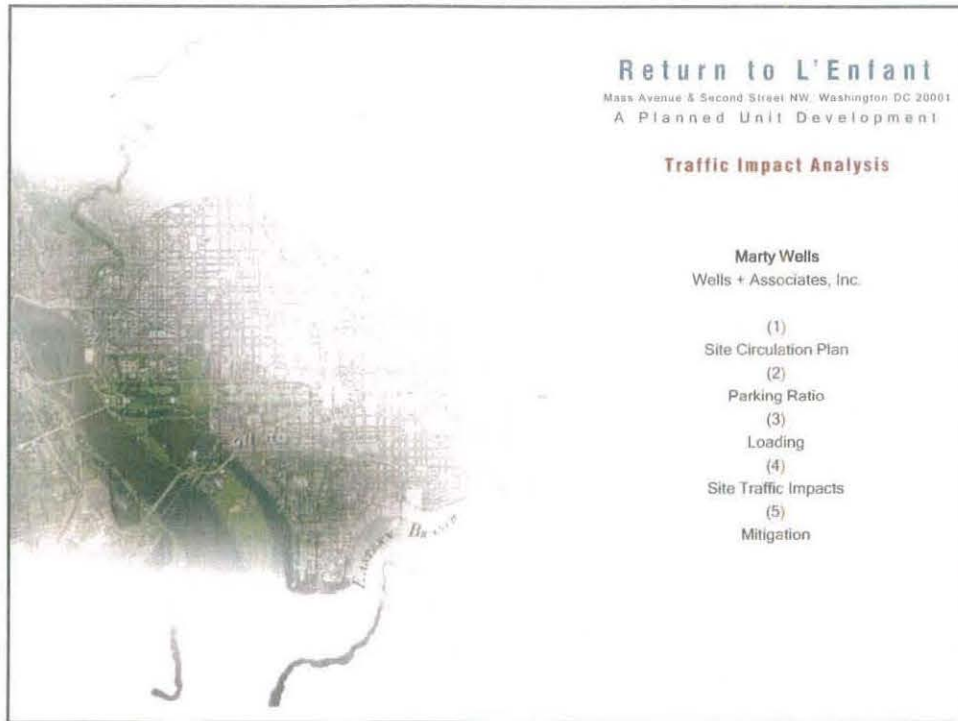












Parking Ratio

- Minimum number required by code
- Number required to market the project
- Excellent transit service
- Consistent with transit-oriented development
 - 1 out of every 8 employees could drive
- Bicycle parking
- On-site bike-share station
- Travel Demand Management (TDM) Plan

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Leads Development Group WELLS + ASSOCIATES

Traffic Impact Analysis
Parking Ratio

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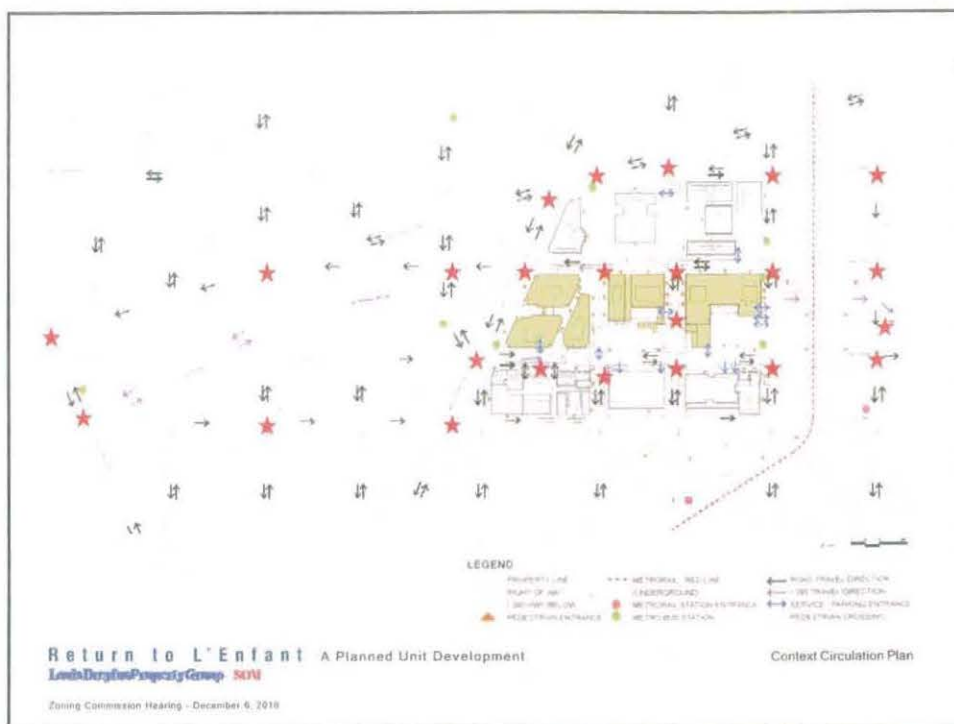
Loading

- Loading berths
 - Eight (8) 30-foot berths
 - One (1) 55-foot berth
 - Four (4) 20-foot service/delivery spaces
- Below grade
- Front-in/front-out

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Leads Development Group WELLS + ASSOCIATES

Traffic Impact Analysis
Loading

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Site Traffic Impacts

- Return to L'Enfant Transportation Impact Analysis, December 19, 2008
- Traffic counts have been stable in past three years:
 - Average daily traffic: -3.5% from 2007 to 2008
 - Peak hour traffic: -5.0% in AM, -4.6% in PM (2007 to 2010)
- Return to L'Enfant:
 - 663 AM peak hour trips
 - 755 PM peak hour trips
- Insignificant increase in street traffic


Mitigation

- Re-connecting the grid
- Construct F and G Streets
- Optimize traffic signal phasing and timing
- Re-configure I-395 ramp terminals
- Bicycle parking
- Travel Demand Management (TDM) Plan

Return to L'Enfant A Planned Unit Development
Landmark Property Group **WELLS + ASSOCIATES**

Traffic Impact Analysis
Mitigation


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Mass Avenue & Second Street NW, Washington DC 20001
A Planned Unit Development

Land Use & Comprehensive Plan


Steve Sher
Holland & Knight LLP



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Mass Avenue & Second Street NW, Washington DC 20001
A Planned Unit Development

Closing Remarks

Christy Shiker
Holland & Knight LLP



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