

2011 MAR 25 11:27

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Massachusetts Avenue & Second Street NW, Washington DC 20001

A PLANNED UNIT DEVELOPMENT

UPDATED PUD PLANS

March 25, 2011

Exhibit A to the Supplemental Post-Hearing Submission

Enclosed Sections:

- Tab 1 - Updated First-Stage PUD Plans
- Tab 2 - Updated Consolidated PUD Plans

ZONING COMMISSION
 District of Columbia
 CASE NO. 08-34
 EXHIBIT NO. 57

ZONING COMMISSION
 District of Columbia
 CASE NO.08-34
 EXHIBIT NO.57A1

Updated First-Stage PUD Plans

1.0 SITE OVERVIEW :

- 1.1 Illustrative Site Plan
- 1.2 Development Data
- 1.3 Model Photograph - View from Southwest
- 1.4 Model Photograph - View from Northeast
- 1.5 Model Photograph - View from North
- 1.6 Model Photograph - View from Northwest
- 1.7 Model Photograph - View from Southeast

2.0 SITE DETAILS :

- 2.1 Building Height, Area and Use Diagram
- 2.2 Site Circulation Plan
- 2.3 Retail Diagram
- 2.4 Open Space Diagram
- 2.5 LEED Score Card
- 2.6 Sustainability Diagram

3.0 BELOW GRADE PLANS :

- 3.1 B0 Level - Concourse, Office Plan
- 3.2 B1 Level Parking Plan - Parking, Service, Highway Plan

4.0 SITE SECTIONS :

- 4.1 Site Section - Longitudinal Section - 1 of 2
- 4.2 Site Section - Longitudinal Section - 2 of 2

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

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

	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY ^{11 DCMR 772.1}	100%	
North Block		84%
Center Block		94%
South Block		90%
Overall Site		89%

USES ^{11 DCMR 780}	Office, Retail, Residential	Office, Retail, Residential, Institutional
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FLOOR AREA RATIO (FAR) ^{11 DCMR 780}	11.0	8.74
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BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ³
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PENTHOUSE HEIGHT ^{11 DCMR 770.8.2}	18'-6"	18'-6"
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PARKING ^{11 DCMR 2101.1}		
Office: ⁵	$(1,910,386+50,214) / (1,910,386+50,214+62,687) \times 2,000 = 1,938$ $((1,910,386+50,214) - 1,938) / 1,800 = 1,088$ spaces	1,088 spaces
Retail:	$62,687 / (1,910,386+50,214+62,687) \times 30,000 = 929$ $((62,387) - 929) / 3,000 = 20$ spaces	20 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,088 + 20 + 38 = 1,146	1,146 spaces

BICYCLE SPACES ^{11 DCMR 2119.2}	5% of 1,146 parking spaces 1,146 x 0.05 = 57 bicycles	440 bicycles ⁶
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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 2203.4}	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			FAR
	OFFICE	RETAIL	
LEVEL 12	77,887	0	
LEVEL 11	77,267	0	
LEVEL 10	77,967	0	
LEVEL 9	77,967	0	
LEVEL 8	77,887	0	
LEVEL 7	77,887	0	
LEVEL 6	77,967	0	
LEVEL 5	77,967	0	
LEVEL 4	84,481	0	
LEVEL 3	84,481	0	
LEVEL 2	74,169	0	
LEVEL 1	68,329	22,064	
TOTAL	935,636	22,064	957,700 8.91

CENTER BLOCK					FAR
	COMMERCIAL	RESIDENTIAL	ANNEX ⁴	RECTORY ⁵	
LEVEL 13	0	18,171			
LEVEL 12	21,312	16,171			
LEVEL 11	21,312	16,171			
LEVEL 10	21,312	16,171			
LEVEL 9	22,758	16,171			
LEVEL 8	22,758	16,171			
LEVEL 7	22,758	16,171			
LEVEL 6	22,758	16,171			
LEVEL 5	22,758	16,171	1,038	1,385	
LEVEL 4	22,758	16,171	1,038	1,315	
LEVEL 3	22,758	16,171	1,038	1,315	
LEVEL 2	22,758	0	4,008	1,710	
LEVEL 1	43,211	2,500	400	12,133	
TOTAL	297,211	180,384	4,806	16,543	500,649 8.10

SOUTH BLOCK				FAR
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING	
LEVEL 12	58,410			
LEVEL 11	58,410			
LEVEL 10	58,410			
LEVEL 9	58,410			
LEVEL 8	58,410			
LEVEL 7	58,410			
LEVEL 6	58,410			
LEVEL 5	58,410			
LEVEL 4	58,410			
LEVEL 3	58,410			1,483
LEVEL 2	66,981			1,483
LEVEL 1	66,981			1,483
TOTAL	718,062	46,785	4,449	768,276 9.00

TOTAL FAR AREA	2,226,625	8.74
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Uses Gross floor area (GFA) above grade in square feet

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

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

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

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

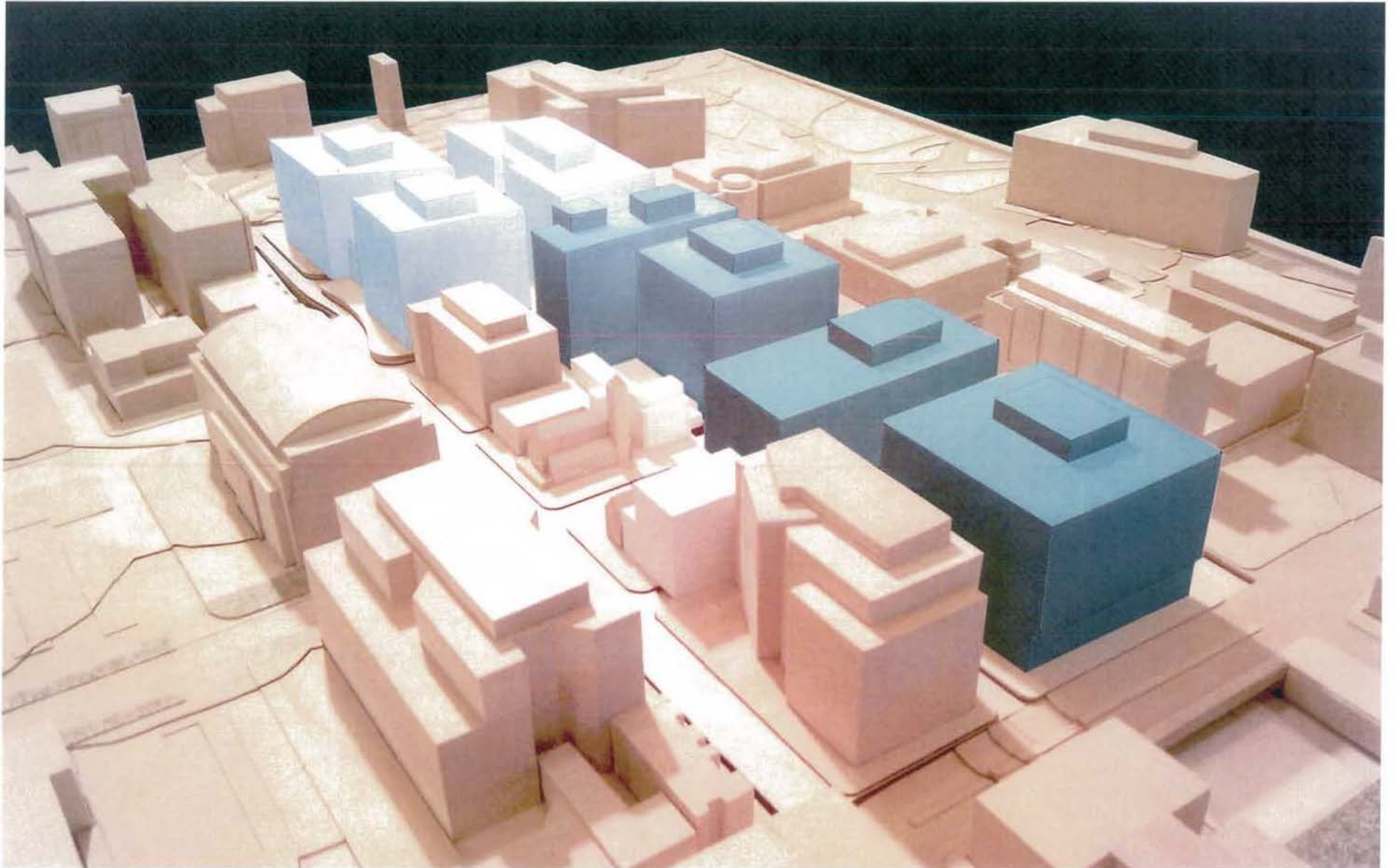
4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)

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

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

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

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



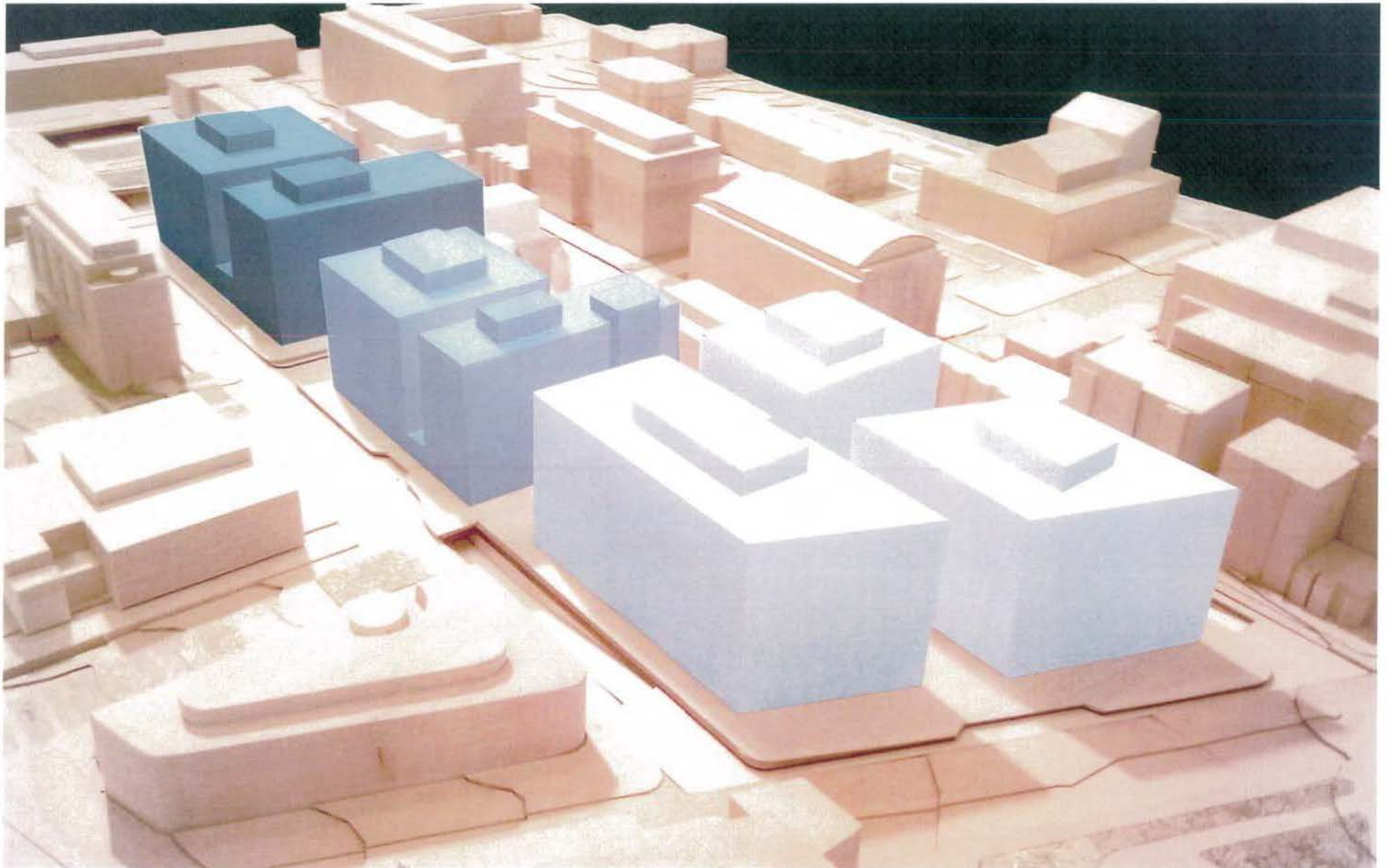
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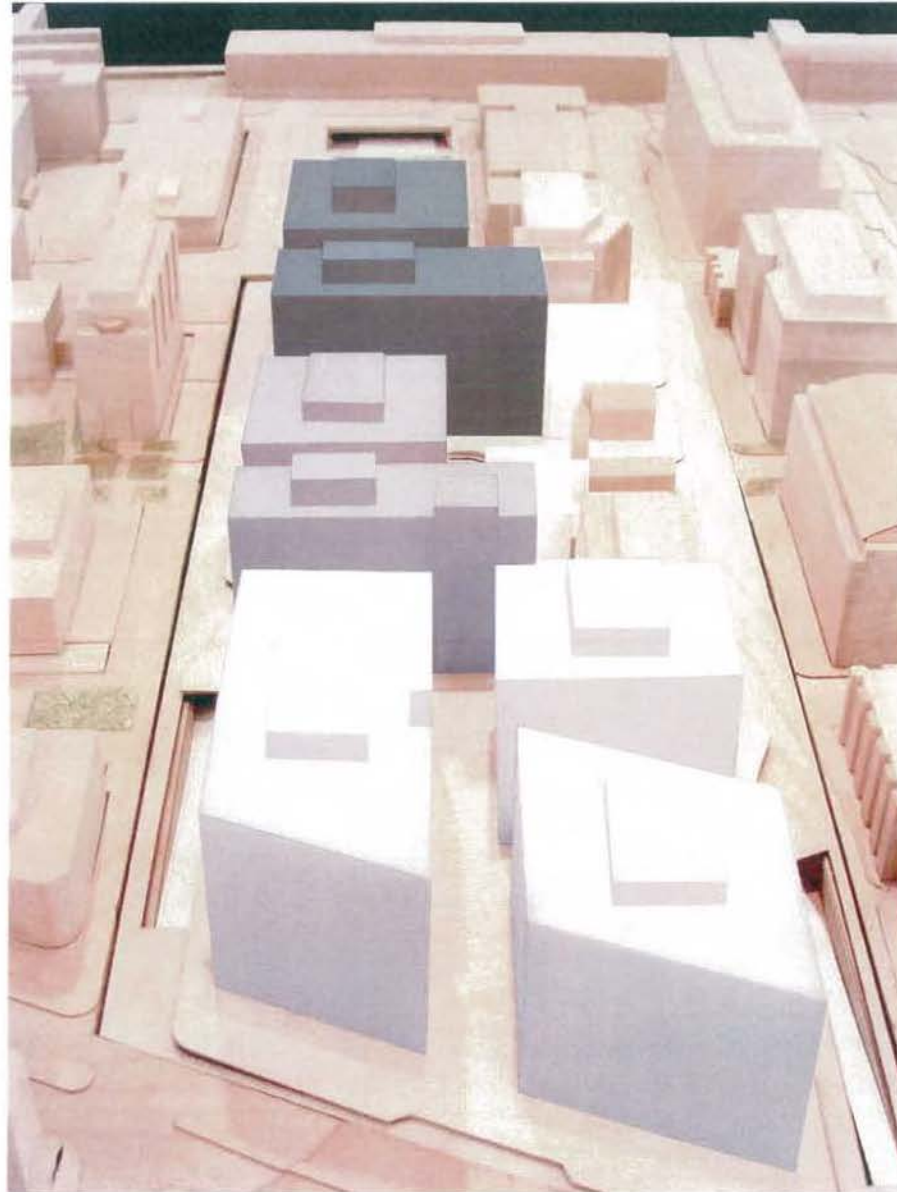
1.3 First-Stage PUD Application

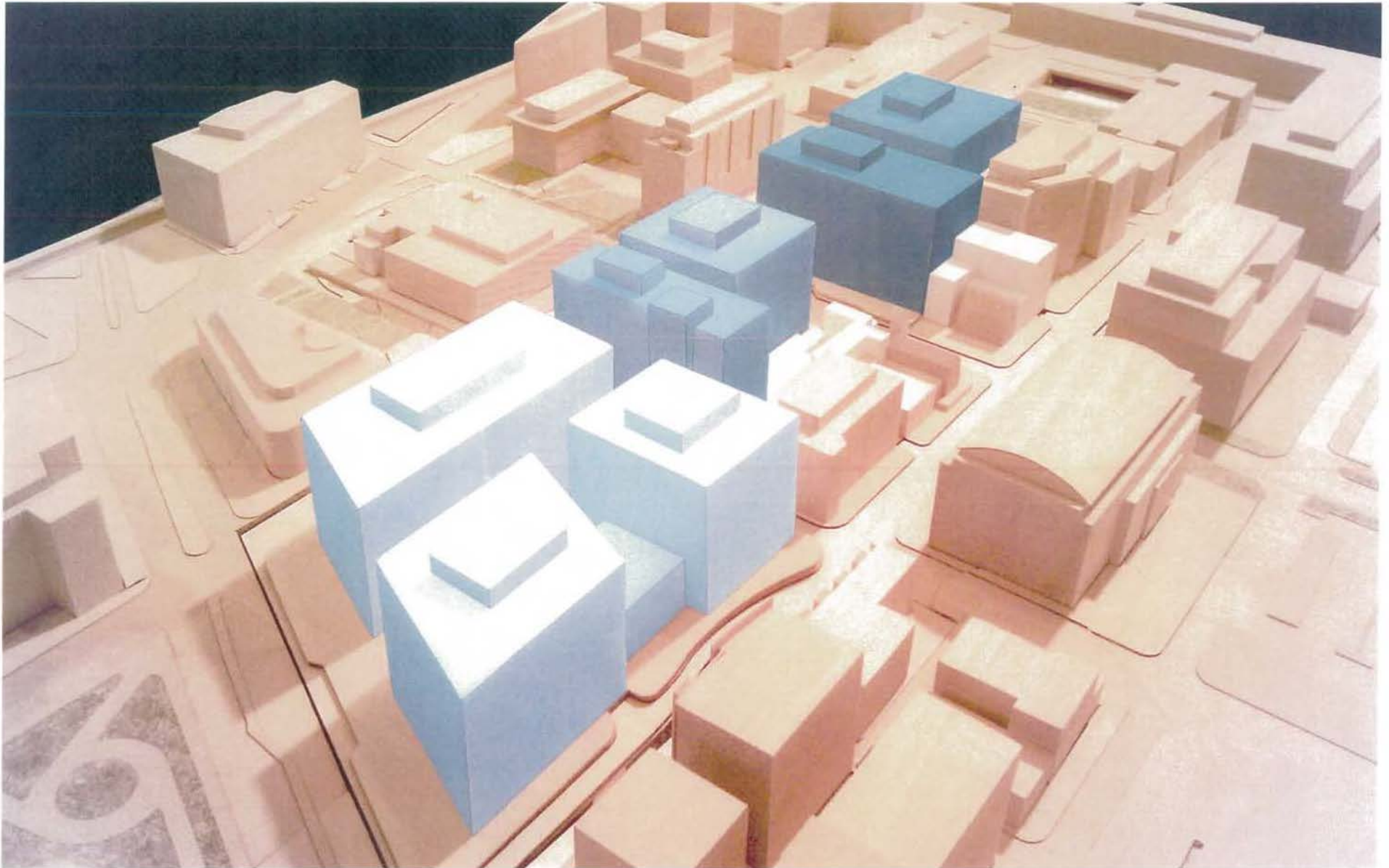
Supplemental Post-Hearing Submission - March 25, 2011

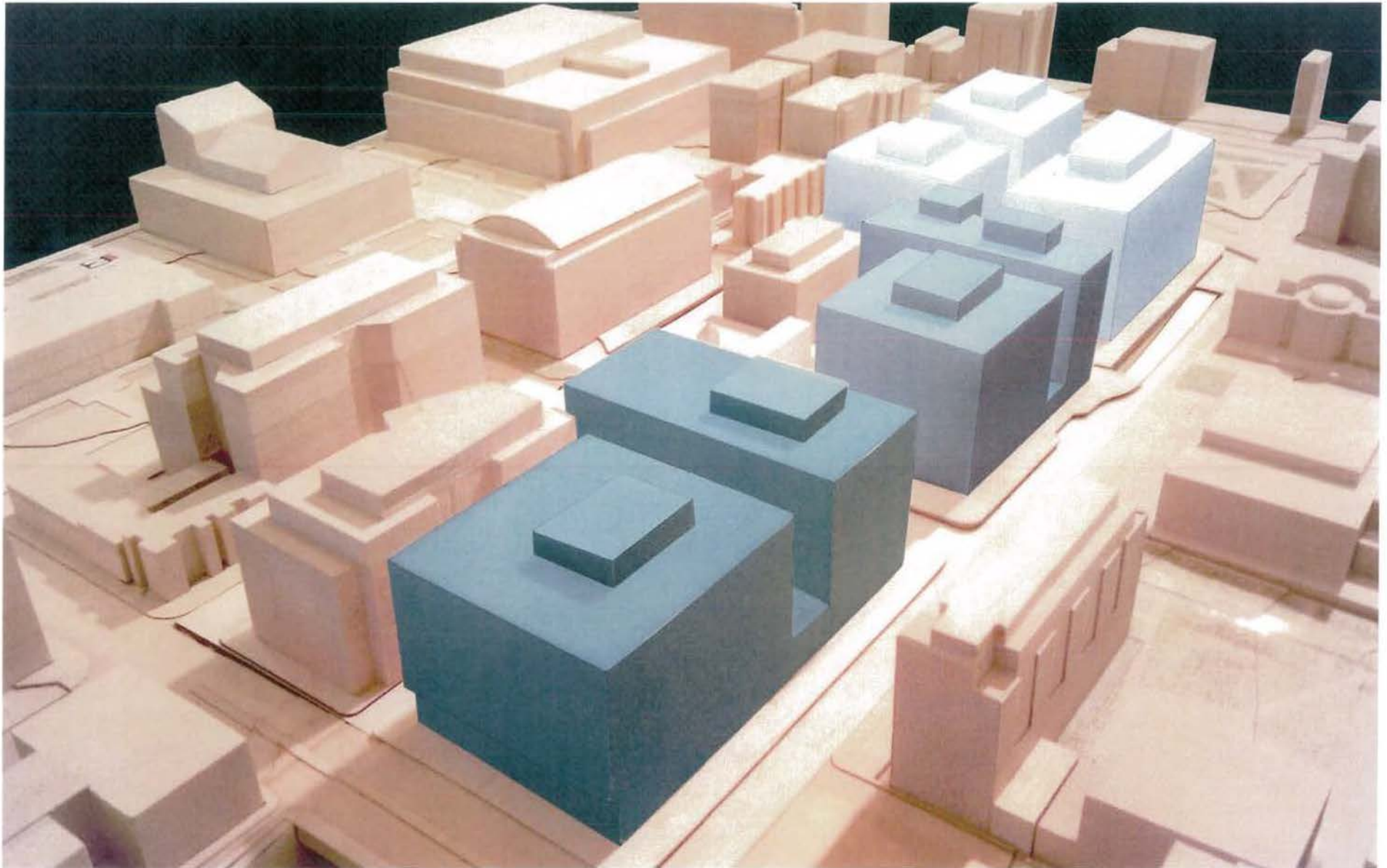
Model Photograph - View from Southwest

SOM Louis Dreyfus Property Group









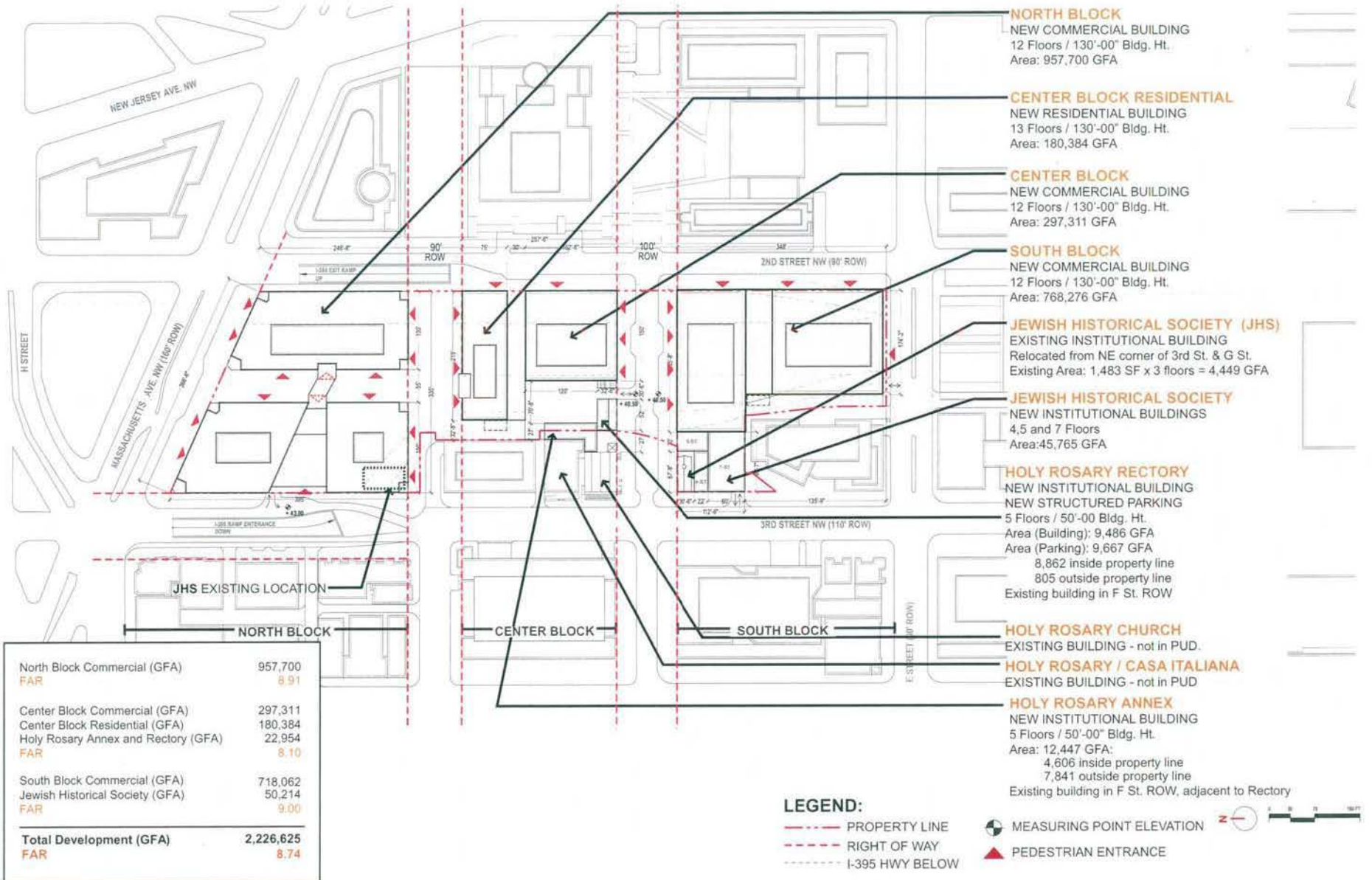
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1.7 First-Stage PUD Application

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Model Photograph - View from Southeast

SOM Louis Dreyfus Property Group



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

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

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

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

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

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

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

HOLY ROSARY CHURCH
 EXISTING BUILDING - not in PUD.

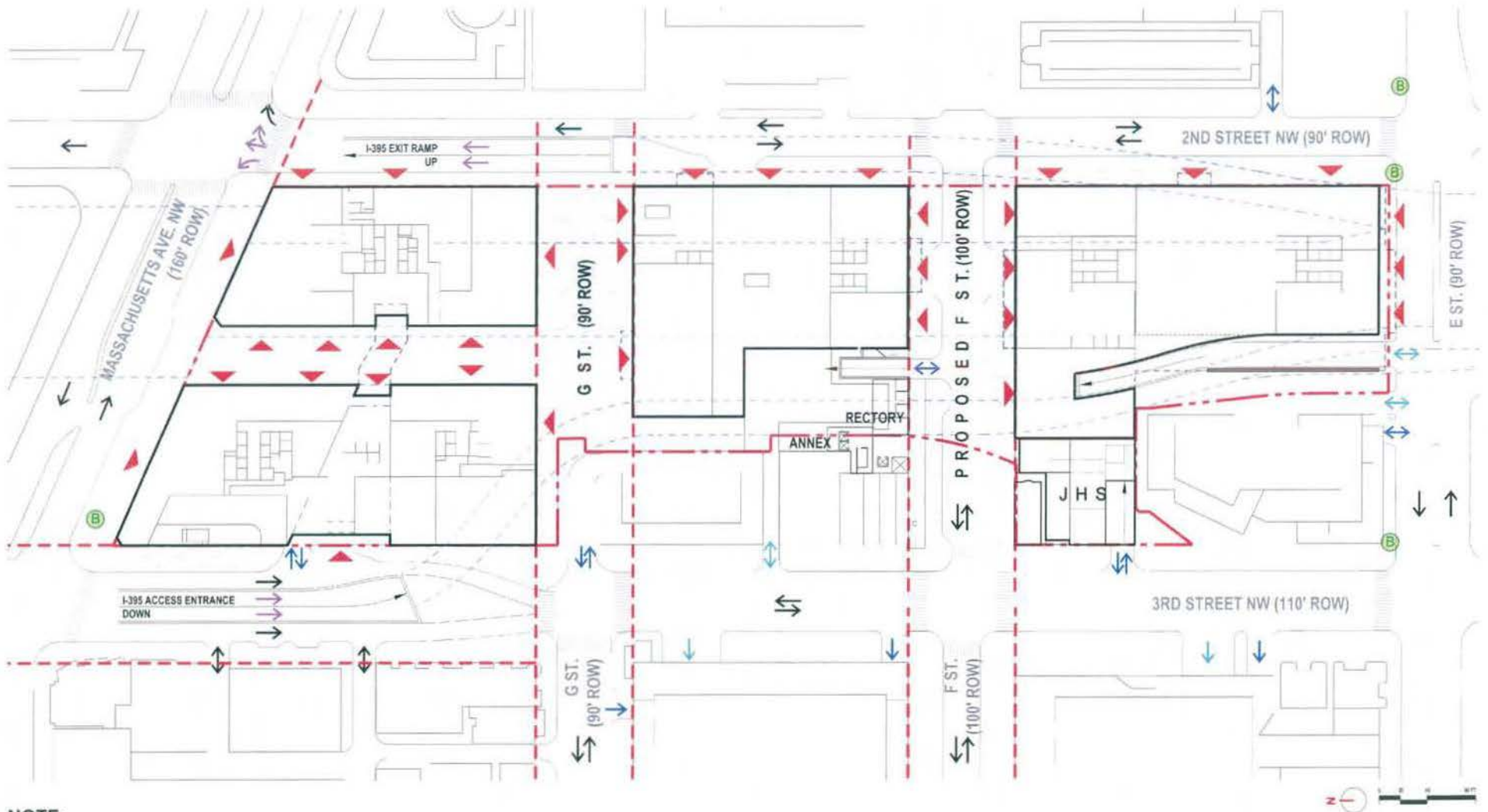
HOLY ROSARY / CASA ITALIANA
 EXISTING BUILDING - not in PUD

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

North Block Commercial (GFA)	957,700
FAR	8.91
Center Block Commercial (GFA)	297,311
Center Block Residential (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	22,954
FAR	8.10
South Block Commercial (GFA)	718,062
Jewish Historical Society (GFA)	50,214
FAR	9.00
Total Development (GFA)	2,226,625
FAR	8.74

LEGEND:

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

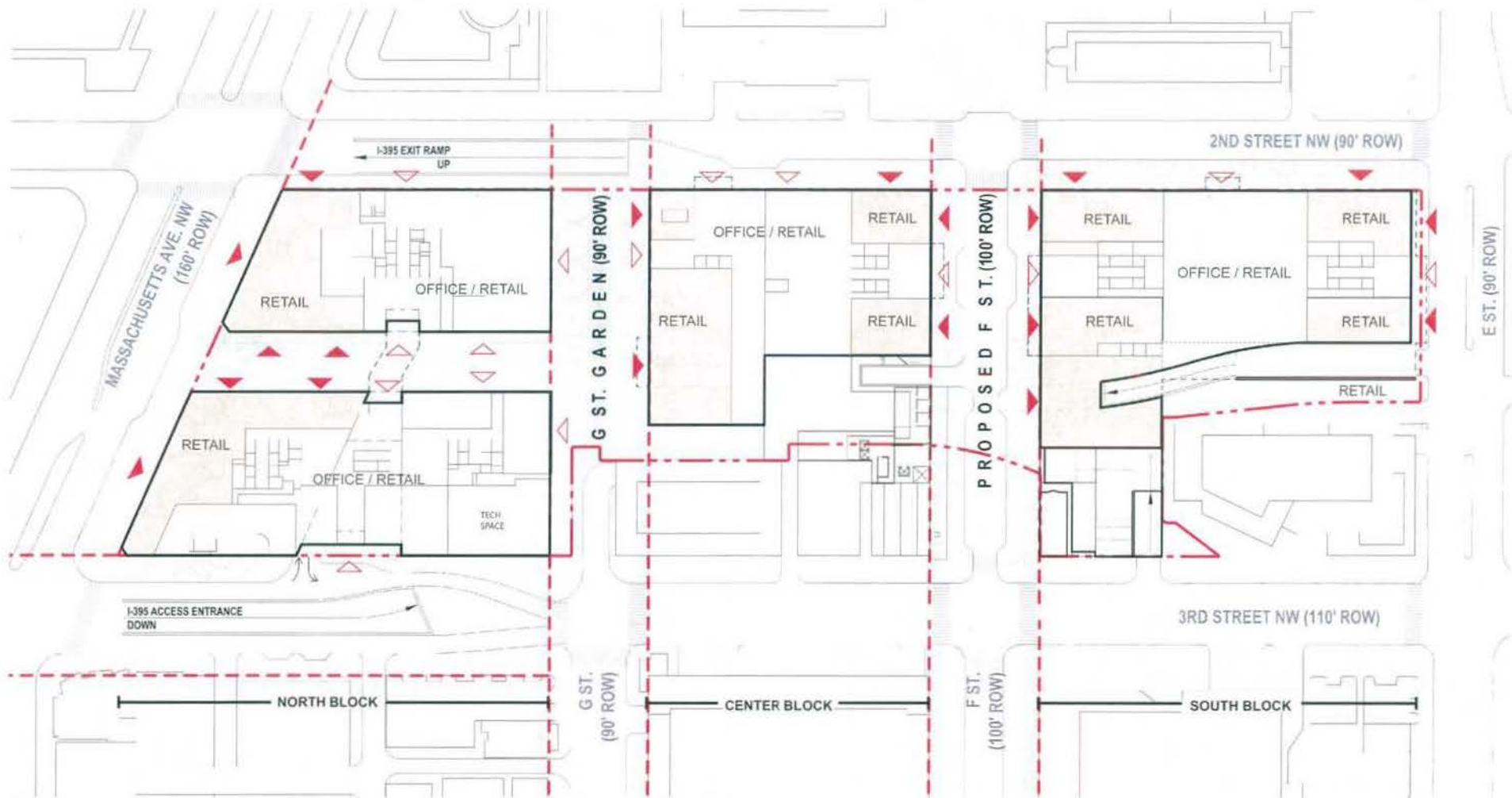


NOTE:

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



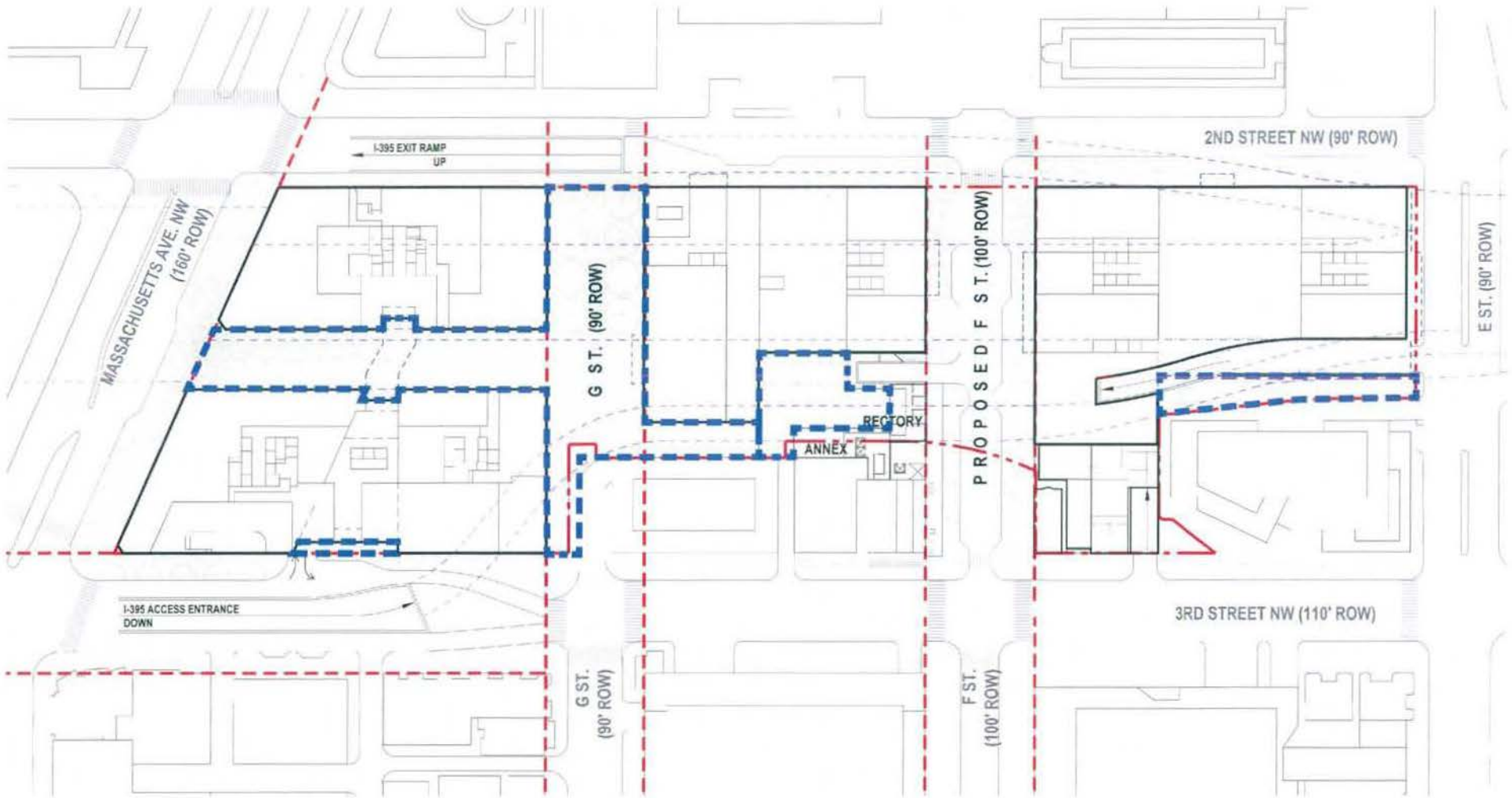
NOTE:
 1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

RETAIL AREA (GFA):

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

LEGEND:

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



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:**

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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 5.4 (1 Point)
LEED ID 1 (1 Point)
LEED ID 1 (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 attain ID point.
Site landscape plan for list of plant and animal species that will be part of the urban 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 5.5 (1 Point)
Project is within 1/2 mile of a residential zone of an average density of 10 units per acre, and is within 1/2 mile of at least 10 transit services.

SITE SELECTION

LEED SS 1.9 (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. Accredited for each building to provide shower and changing facilities within for 0.5% of FTE occupants.

ALTERNATIVE TRANSPORTATION

Public Transportation Access
LEED 4.1 (1 Point)
Project is located within 1/2 of a mile of three existing subway stations.

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

Parking Capacity
LEED SS 4.3 (1 Point)
Parking meets but does not exceed local zoning requirements. 5% (70 spaces distributed amongst five levels) of total spaces are provided as preferred parking for carpools.

STORM WATER DESIGN

Quantity Control
LEED SS 5.1 (1 Point)
LEED SS 5.1 (1 Point)
B/NM can collect any runoff from freeway. Water systems collect all storm water. Regional Priority point for zip code 20001.

Quality Control
LEED SS 5.1 (1 Point)
Water systems capture and treat at least 80% of the storm water run-off.

HEAT ISLAND EFFECT

Non-Roof
LEED SS 5.1 (1 Point)
100% of paving areas with a SRI of 29 or more. 25% Shade along areas of vehicle traffic.
100% Building Parking underground.

LANDSCAPING

Landscaping
LEED WE 1.1 (1 Point)
Reduce water used for landscaping by 50%.

No Potable Use
LEED WE 1.2 (2 Points)
No potable water use for irrigation.

ZIPCAR PARKING

LEED SS 4.3 (1 Point)
The site provides 21 Zipcar parking spaces. 4 Zipcar vehicles are currently stored on-site at 1/2 hour.

WATER USE REDUCTION

Water Use 30% Reduction
LEED WE 1.1 (2 Points)
Water harvesting reduces potable water use by 30%.

Water Use 35% Reduction
LEED WE 1.2 (1 Point)
Water harvesting reduces potable water use by 35%.

Water Use 40% Reduction
LEED WE 1.3 (1 Point)
Water harvesting reduces potable water use by 40%.

Water Use 45% Reduction
LEED ID 1 (1 Point)
Water harvesting reduces potable water use by 45%.

INNOVATIVE WASTEWATER TECHNOLOGIES
LEED WE 2.0 (2 Points)
LEED ID 1 (1 Point)
LEED RP 1 (1 Point)
Reduce use of potable water under conveyance by 50% through the use of non-potable water. Reduce by 100% to attain ID point.

LIGHT POLLUTION REDUCTION

LEED SS 5.6 (1 Point)
Exterior lighting (LE2 Commercial/Industrial, high-Density Residential) per LEED Standards.

BROWNFIELD REDEVELOPMENT

LEED SS 4.1 (1 Point)

CONSTRUCTION ACTIVITY & POLLUTION PREVENTION

LEED SS 7.1 (1 Point)

INNOVATION IN DESIGN

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

INNOVATION IN DESIGN

Education
LEED ID 1 (1 Point)
Demonstrations of the systems utilized in the project.

INNOVATION IN DESIGN

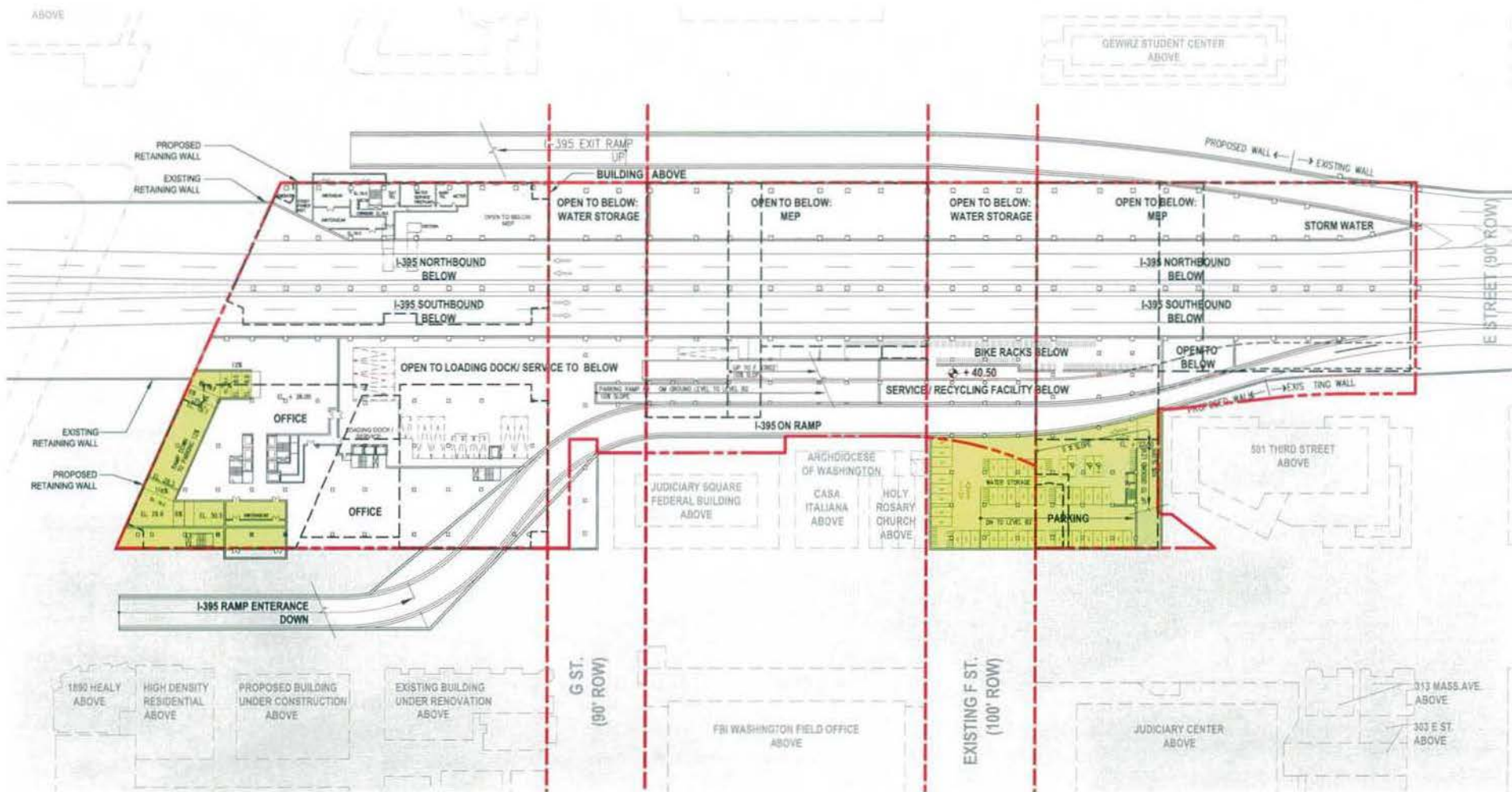
Outdoor Air Quality: Eco-Chimney
LEED ID 1 (1 Point)
The Eco-Chimneys clean exhaust from the freeway and parking structures before releasing it into the atmosphere.

INNOVATION IN DESIGN

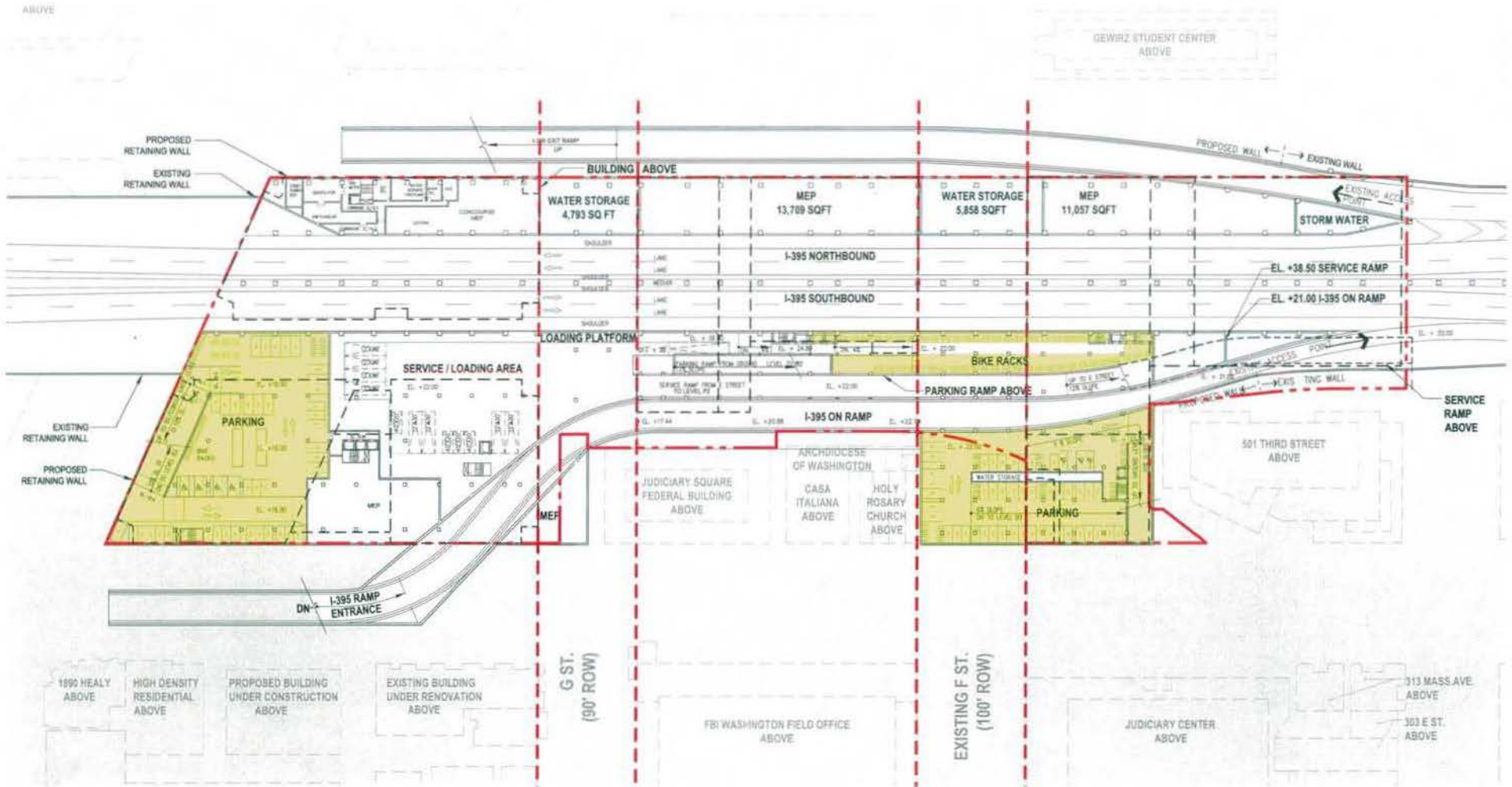
100% Covered Parking
LEED ID 1 (1 Point)
100% of parking for the buildings on the site is underground.

CENTRALIZED RECYCLING STATION

Storage and Collection of Recyclables
LEED RP 1 (1 Point)
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, plastic, and metals. The minimum area designated for the recycling station is 1000 sq ft.



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



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	= 1,088
RETAIL	Over 30,000 SF, 1 space per 3,000 SF	= 20
RESIDENTIAL	1 space per 4 dwelling units	= 38
TOTAL PARKING SPACES		= 1,146

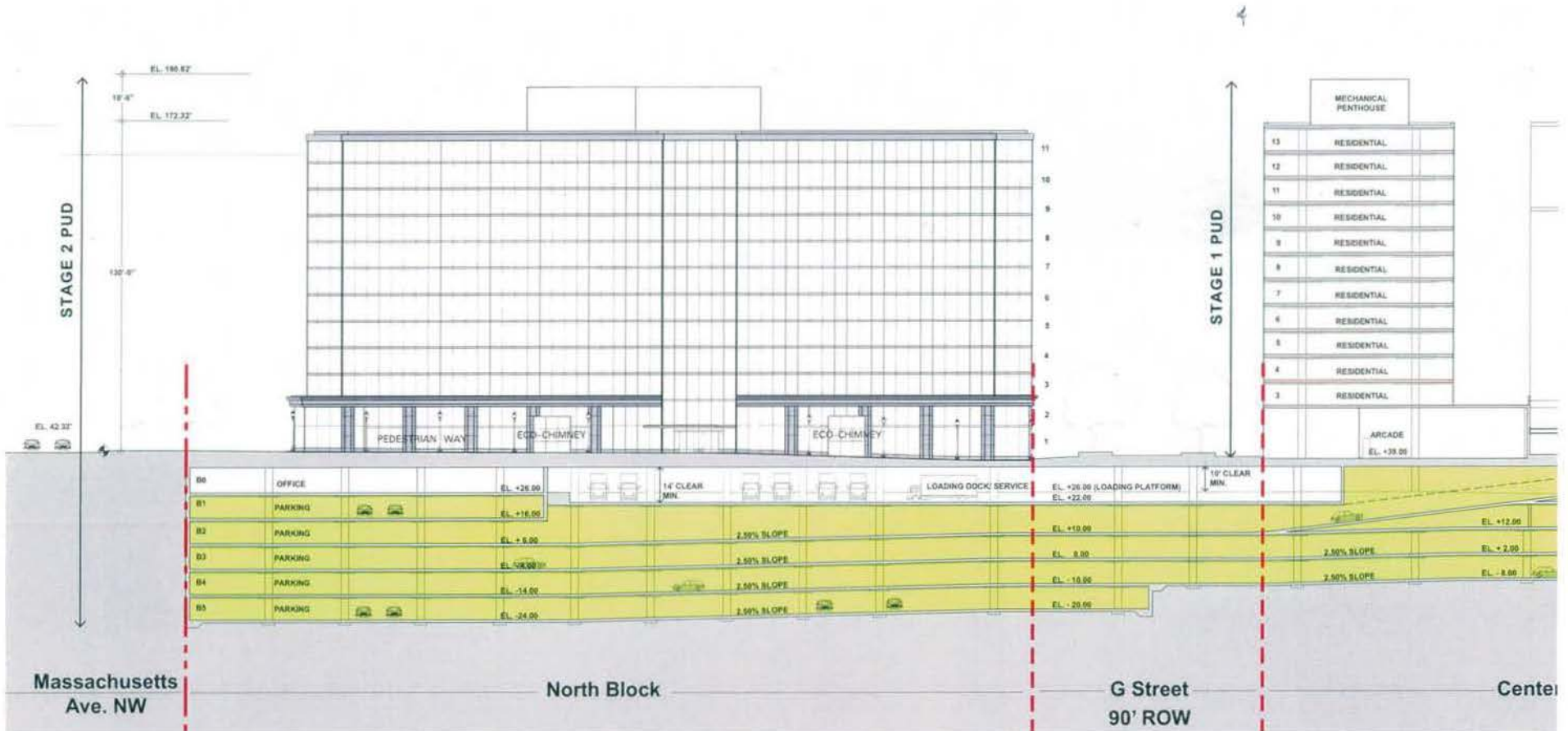
BICYCLE PARKING:

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



LEGEND:

- - - - - PROPERTY LINE
- - - - - RIGHT OF WAY
- ||||||| BIKE RACKS



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



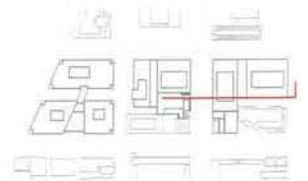


NOTE:

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



Updated Consolidated PUD Plans

1.0 DIAGRAMS AND DEVELOPMENT DATA:

- 1.1 Illustrative Site Plan
- 1.2 Detailed Site Plan
- 1.3 Development Data
- 1.4 Detailed Site Circulation Plan
- 1.5 LEED Score Card
- 1.6 Sustainability Diagram

2.0 IMAGES:

- 2.1 Axonometric - Aerial Plan - North Block
- 2.2 Axonometric - View From Southeast - North Block
- 2.3 Axonometric - View From Southwest - North Block
- 2.4 Axonometric - View From West - North Block
- 2.5 Axonometric - View From Northwest - North Block
- 2.5.1 Axonometric - View From North at Pedestrian Way - North Block
- 2.6 Axonometric - View From North - North Block
- 2.7 Perspective View - Ground View From Northeast - North Block
- 2.8 Perspective View - Building 1 Massachusetts Avenue - North Block
- 2.9 Perspective View - Building 1 Massachusetts Avenue - North Block
- 2.9.1 Perspective View - Building 1 Massachusetts Avenue - Night - North Block
- 2.10 Perspective View - Building 1 Massachusetts Avenue - North Block
- 2.11 Perspective View - Building 2 Massachusetts Avenue - North Block
- 2.12 Perspective View - Building 2 Massachusetts Avenue - North Block
- 2.13 Perspective View - Pedestrian Way Looking South - North Block
- 2.14 Perspective View - Pedestrian Way Typical Retail - North Block
- 2.15 Perspective View - North Block & G Street ROW From Southwest - North Block
- 2.16 Buildings 1 & 2 Curtainwall - North Block

3.0 BUILDING ELEVATIONS:

- 3.1 Elevation - Massachusetts Avenue / North Elevation - North Block
- 3.2 Elevation - 2nd Street / East Elevation - North Block
- 3.3 Elevation - G Street ROW / South Elevation - North Block
- 3.4 Elevation - 3rd Street / West Elevation - North Block

4.0 BUILDING SECTIONS / DETAIL:

- 4.1 Transverse Section Looking North - North Block
- 4.2 Longitudinal Section / Elevation Through Pedestrian Way Looking East - North Block
- 4.3 1st Floor Plan - Retail Heights - North Block
- 4.4 Sections Showing Retail Heights - North Block
- 4.5 1st Floor Curtainwall Details - North Block
- 4.6 Building Curtainwall Details - North Block
- 4.7 Building Curtainwall Details - North Block

5.0 BUILDING PLANS:

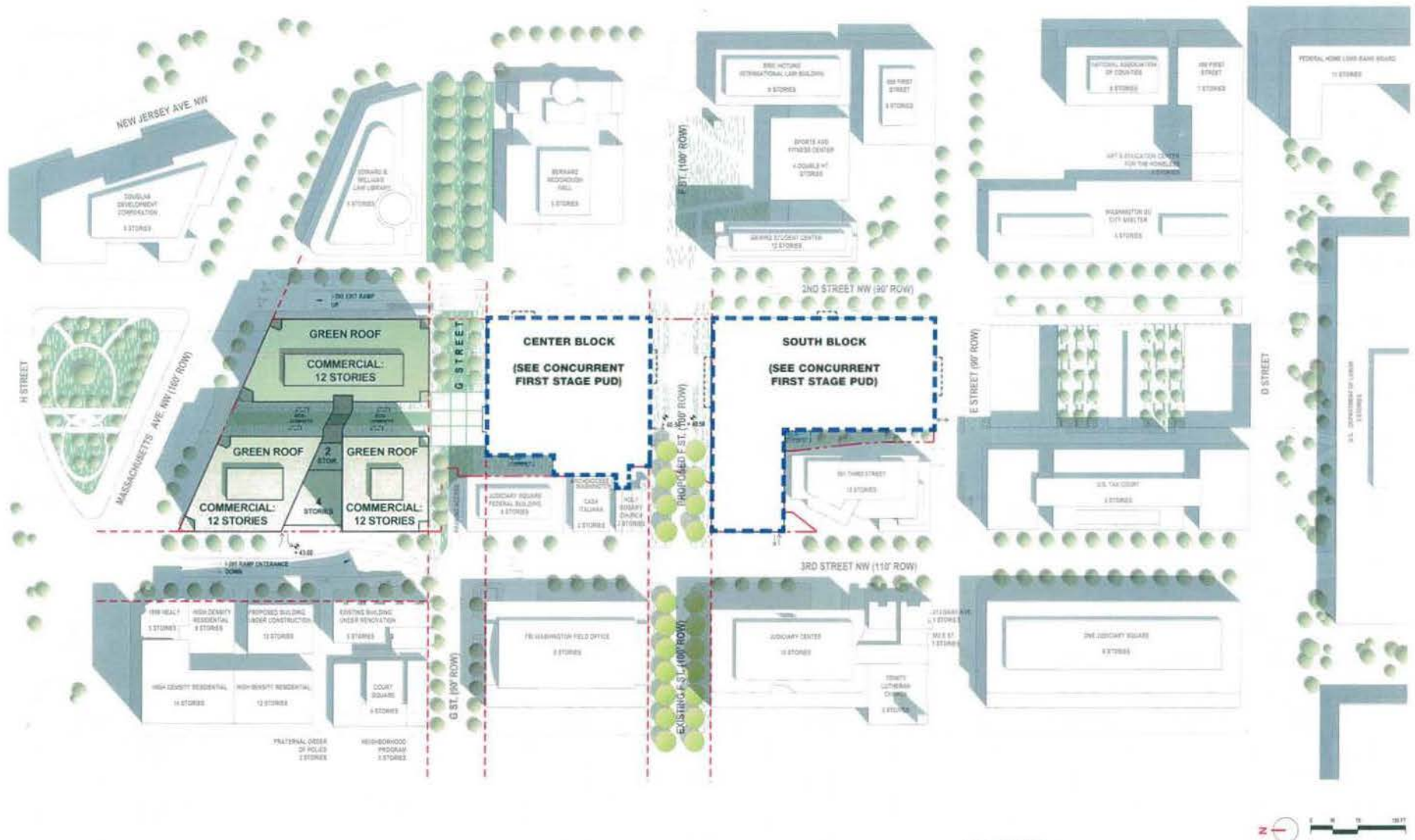
- 5.1 1st Floor Plan - North Block
- 5.2 2nd Floor Plan - North Block
- 5.3 3rd & 4th Floor Plans - North Block
- 5.4 5th-12th Floor Plans - North Block
- 5.5 Penthouse Plan - North Block
- 5.6 Roof Plan - North Block

6.0 LANDSCAPE:

- 6.1 Illustrative Landscape Plan
- 6.2 Annotated Landscape Plan
- 6.3 Interim Landscape Plan
- 6.4 Annotated Interim Landscape Plan

7.0 G STREET GARDEN:

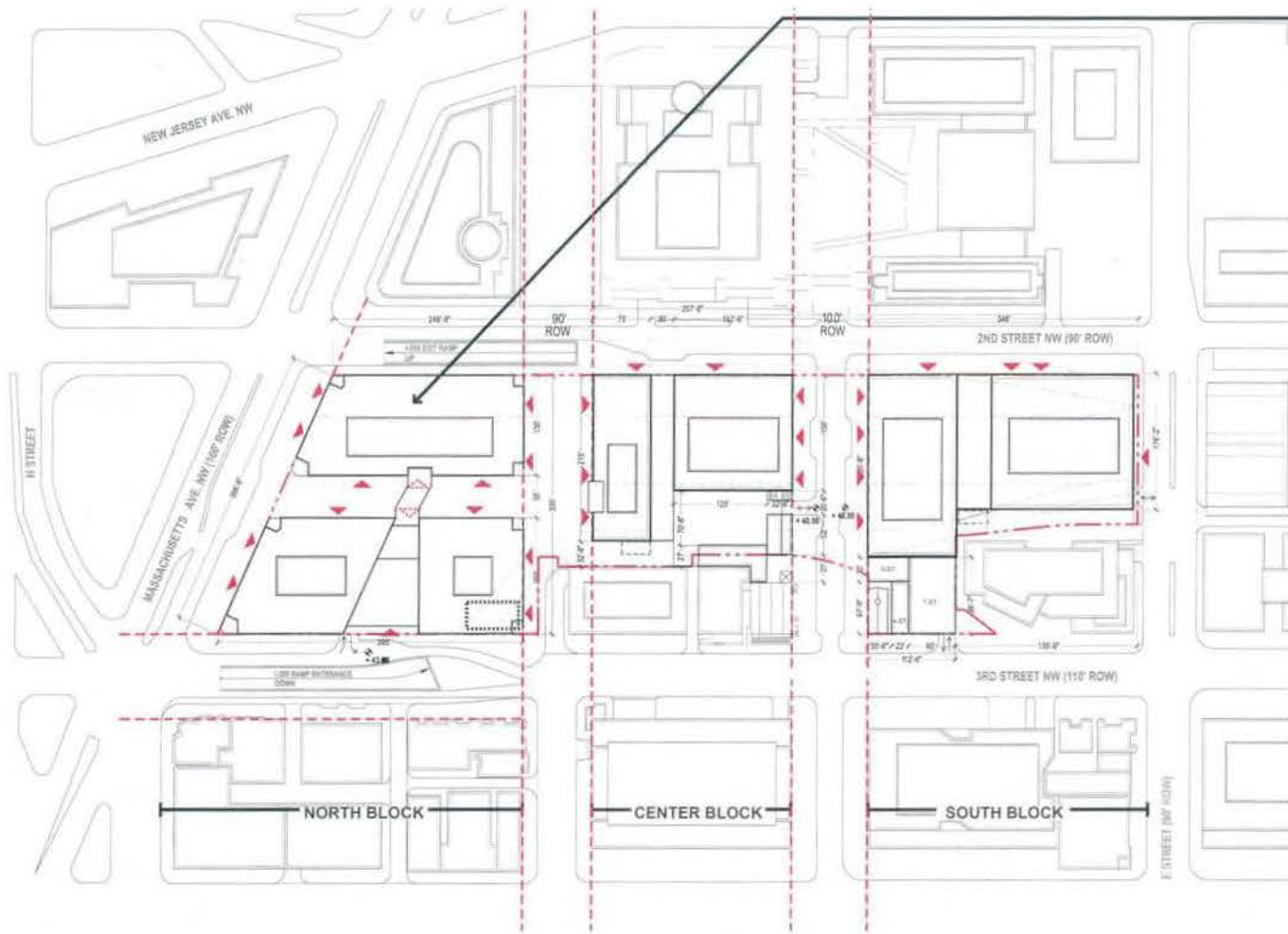
- 7.1 Enlarged Plan - G Street
- 7.2 Street Section - G Street
- 7.3 Perspective View 1 - G Street
- 7.4 Perspective View 2 - G Street
- 7.5 G Street - Potential Landscape Elements



LEGEND:

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

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NORTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 957,700 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 772.1}		
North Block	100%	84%
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 730}	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) ^{9 11 DCMR 730}	11.0	8.91
BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ¹
PENTHOUSE HEIGHT ^{11 DCMR 773.6.4}	18'-6"	18'-6"

PARKING ^{2 11 DCMR 2101.1}		
Office: ³	$(1,910,386+50,214) / (1,910,386+50,214+62,687) \times 2,000 = 1,938$ sf $((1,910,386+50,214) - 1,938) / 1,800 = 1,088$ spaces	1,088 spaces
Retail:	$62,687 / (1,910,386+50,214+62,687) \times 30,000 = 929$ sf $((62,687) - 929) / 3,000 = 20$ spaces	20 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,088 + 20 + 38 = 1,146	1,146 spaces

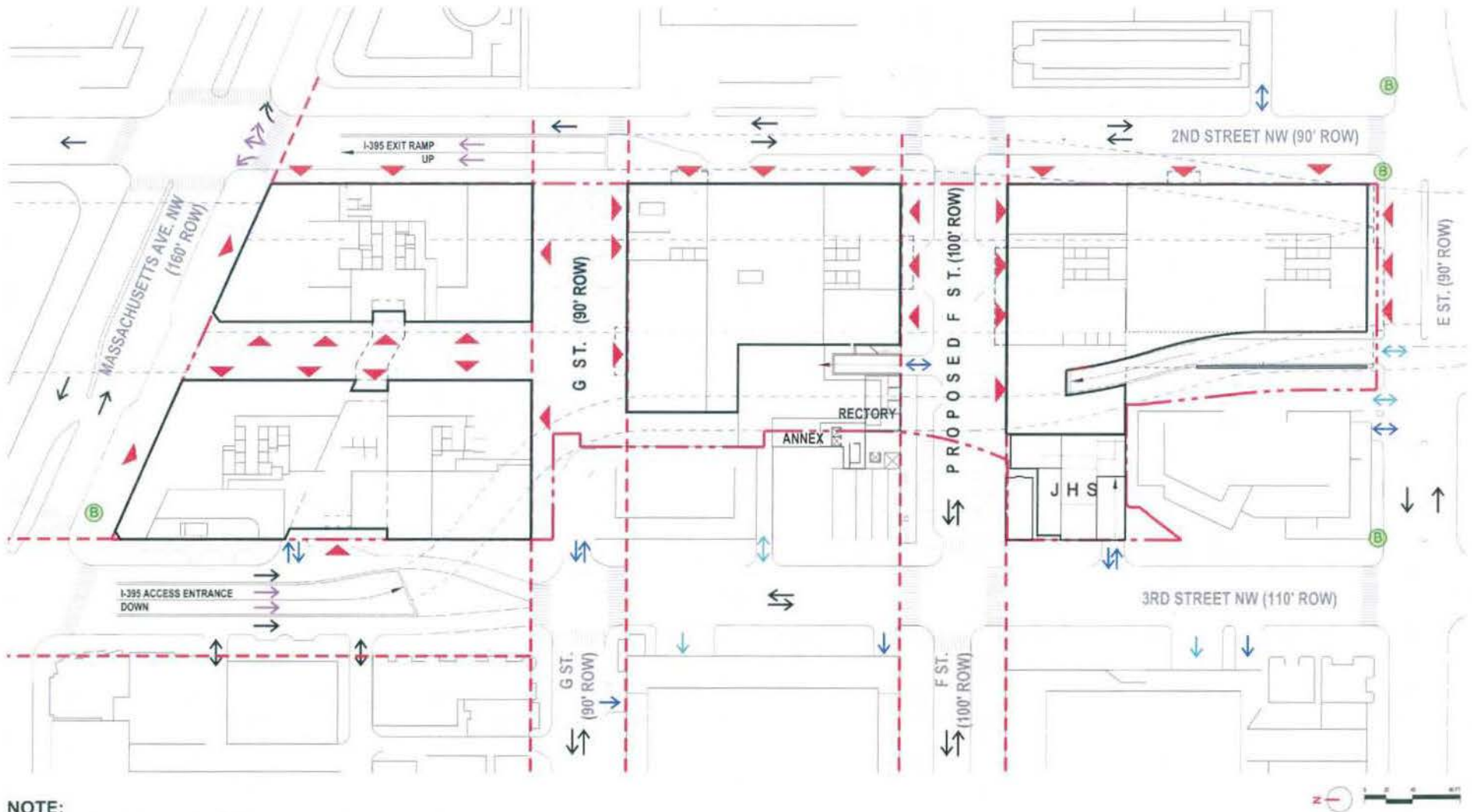
BICYCLE SPACES ^{2 11 DCMR 2119.2}		
	5% of 1,146 parking spaces 1,146 x 0.05 = 57 bicycles	440 bicycles

LOADING ^{2 11 DCMR 2201.1}		
Office:	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
Retail:	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Residential:	1 berth @ 55-ft deep 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Institutional: ^{11 DCMR 2205.4}	No loading required	
TOTAL:	4 berths @ 30-ft, 2 berths @ 55-ft deep 4 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep ³ 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	
	OFFICE	RETAIL		
LEVEL 12	77,907	0		
LEVEL 11	77,907	0		
LEVEL 10	77,907	0		
LEVEL 9	77,907	0		
LEVEL 8	77,907	0		
LEVEL 7	77,907	0		
LEVEL 6	77,907	0		
LEVEL 5	77,907	0		
LEVEL 4	94,491	0		
LEVEL 3	94,491	0		
LEVEL 2	74,109	0		
LEVEL 1	30,326	22,064		
TOTAL	935,636	22,064	957,700	8.91³

- 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 | ← ROAD TRAVEL DIRECTION | ⊙ METRO BUS STATION |
| - - - RIGHT OF WAY | ↔ I-395 TRAVEL DIRECTION | ⋯ PEDESTRIAN CROSSING |
| - - - I-395 HIGHWAY BELOW | ↔ PARKING ENTRANCE | — PEDESTRIAN CORRIDOR |
| ▲ PEDESTRIAN ENTRANCE | ↔ SERVICE ENTRANCE | — PEDESTRIAN CORRIDOR - EXISTING |

**LEED for Shell and Core 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 S&E 1 (1 Point)
 LEED SD 1 (1 Point)
 LEED RP 1 (1 Point)
 At least 30% of open space will be restored with native or adapted vegetation. Regional Priority point for zip code 20001. At least 70% to retain 10 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 3.2 (1 Point)
 At least 20% of the site will be open public space.

DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY
 LEED SS 3.3 (2 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 satisfies LEED expectations for site selection by restoring the city grid, bringing back local ecosystems, and creating public open space.

ALTERNATIVE TRANSPORTATION
 Bicycle Storage and Changing Rooms
 LEED SS 4.2 (2 Points)
 Within 200 yards of building entrance, 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 (0 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 5.1 (1 Point)
 LEED SS 5.2 (1 Point)
 SWM cell collects any runoff from freeways. Water systems collect all storm water. Regional Priority point for zip code 20001.
 Quality Control
 LEED SS 5.3 (1 Point)
 Water systems 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 parking areas with a SRI of 20 or more. 25% Shade along areas of vehicle traffic.
 100% Building parking underground.

LANDSCAPING
 Landscaping
 LEED SS 7.1 (1 Point)
 Reduce water used for landscaping by 50%.
 No Potable Use
 LEED SS 7.2 (0 Points)
 No potable water used for irrigation.

WATER USE REDUCTION
 Water Use 30% Reduction
 LEED WE 1.1 (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%.

LIGHT POLLUTION REDUCTION
 LEED WE 8.1 (0 Points)
 Exterior lighting (SCS Commercial, Industrial, High-Density Residential) per LEED Standards.

BROWNFIELD REDEVELOPMENT
 LEED SS 3.1 (1 Point)

CONSTRUCTION ACTIVITY & POLLUTION PREVENTION
 LEED SS 7.0 (1 Point)

ZIPCAR PARKING
 No LEED points
 No site owner's 15 parking spaces, located on ground level for convenient access around building 1000.

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 10 point.

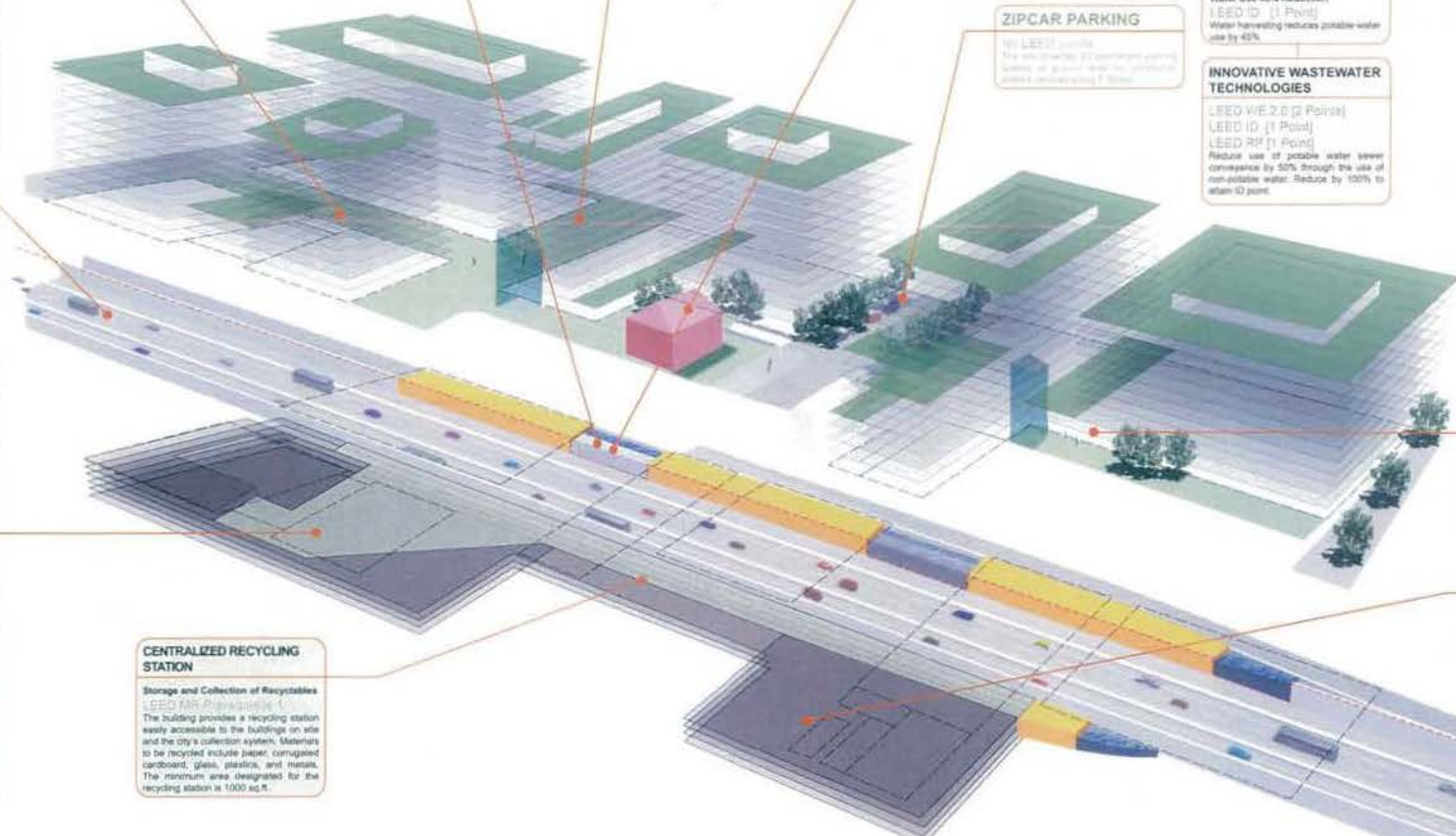
INNOVATION IN DESIGN
 Reconnecting the City Fabric
 LEED ID (1 Point)
 The project restores the city grid, providing connectivity and open space.

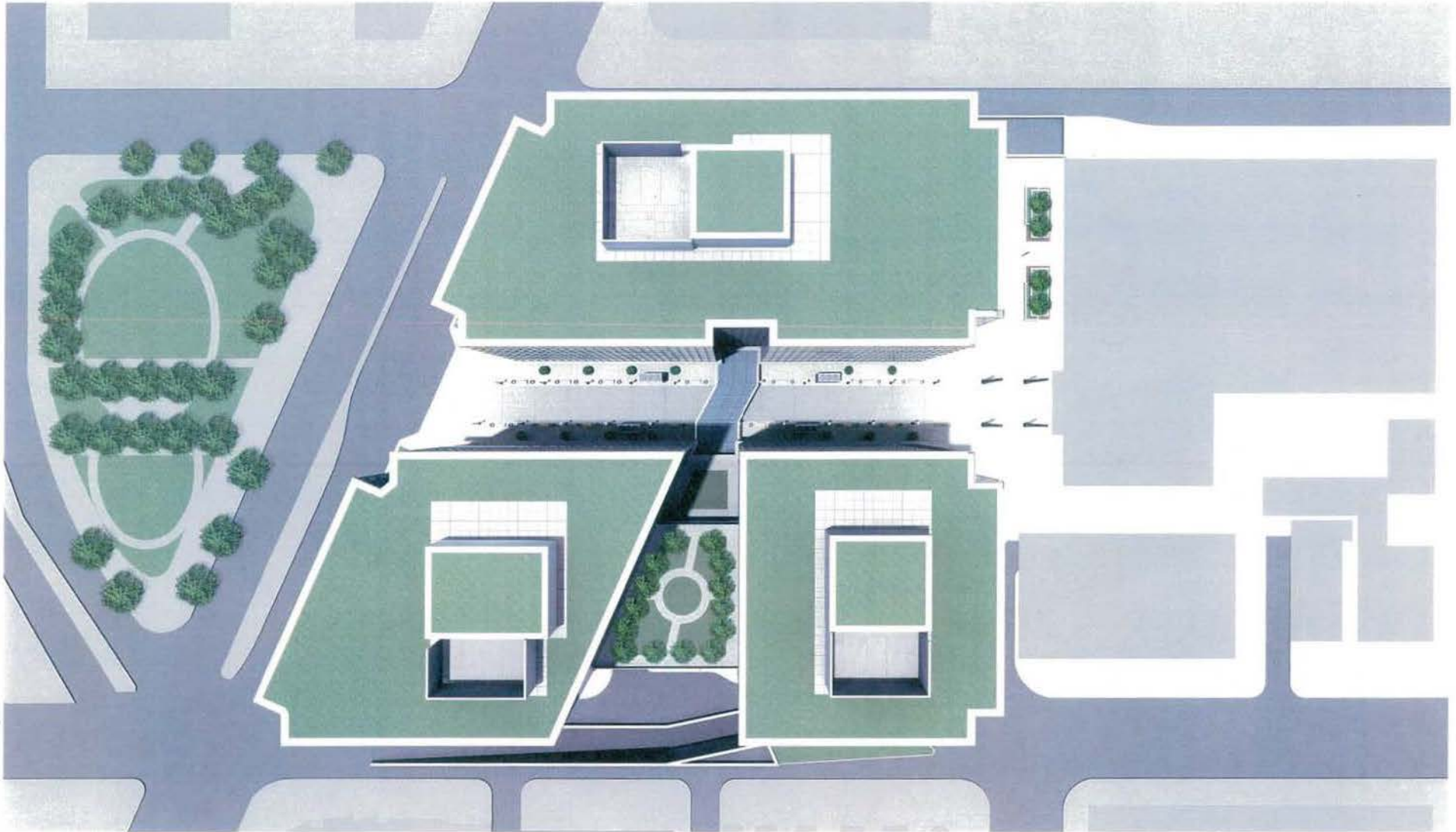
INNOVATION IN DESIGN
 Education
 LEED ID (1 Point)
 Demonstration of the systems utilized in the project.

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 4.1 (1 Point)
 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, plastic, and metals. The minimum area designated for the recycling station is 1000 sq.ft.



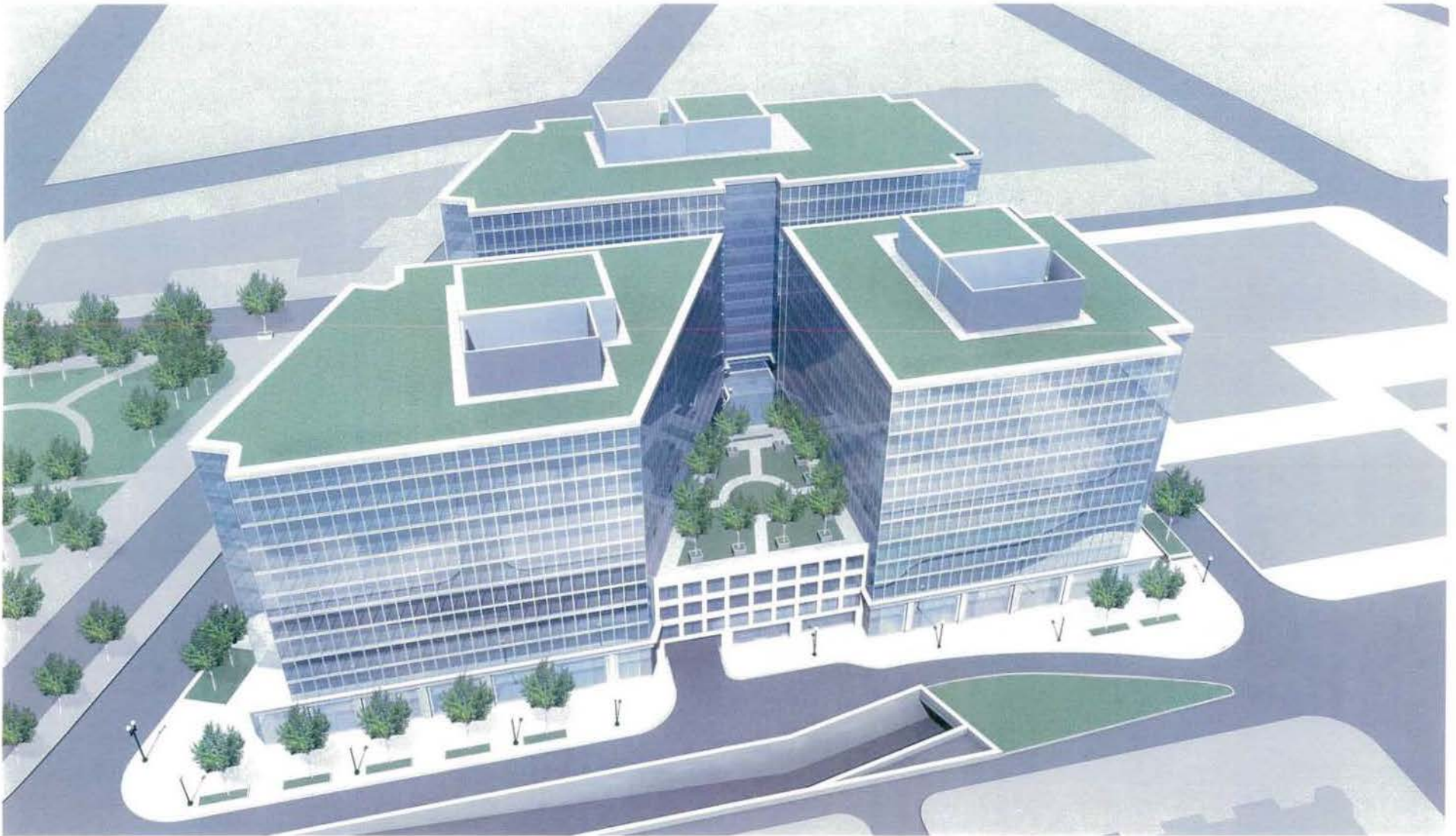


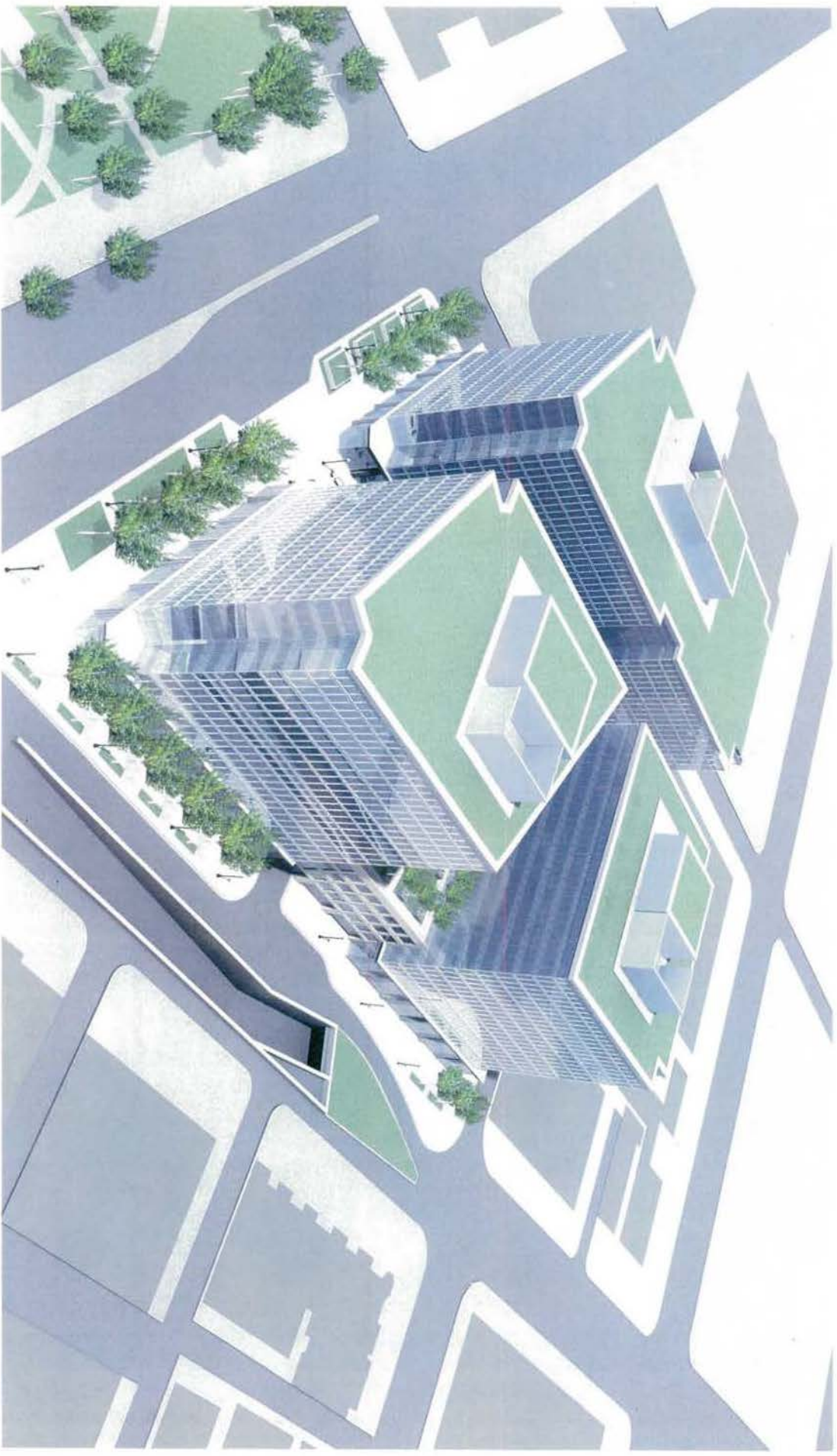




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Axonometric - View From Southwest - North Block





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25 Consolidated PUD Application Supplemental Post-Hearing Submission - March 25, 2011

Axonometric - View From Northwest - North Block

KEVIN ROCHE JOHN DINKELLOO AND ASSOCIATES LLC Louis Dreyfus Property Group



