



# Return to L'Enfant

Massachusetts Avenue & Second Street NW, Washington DC 20001

**A PLANNED UNIT DEVELOPMENT**

## FINAL CONSOLIDATED PUD PLANS

May 23, 2011

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

**HOLLAND & KNIGHT LLP**

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 SUPERVISOR

**WILES MENSCH CORPORATION**

STRUCTURAL ENGINEER

**LESLIE E. ROBERTSON ASSOCIATES RLLP**

SUSTAINABILITY CONSULTANT

**TERRAPIN BRIGHT GREEN LLC**

ECONOMIC IMPACT CONSULTANT

**BOLAN SMART ASSOCIATES**

OP-34

**ZONING COMMISSION**

District of Columbia

CASE NO.08-34

EXHIBIT NO.67A1

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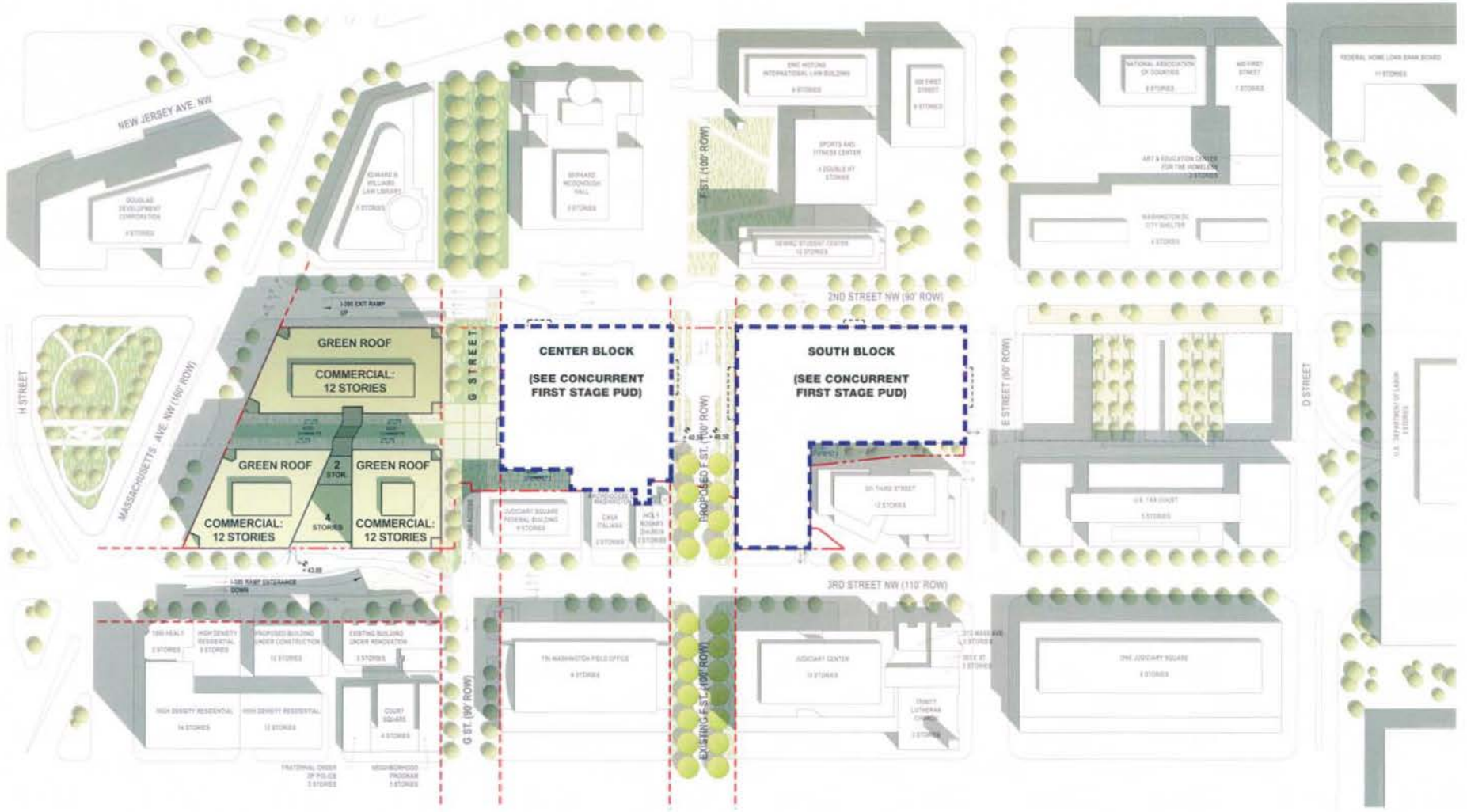


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1.2 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

Model Photograph

SOM Louis Dreyfus Property Group



**LEGEND:**

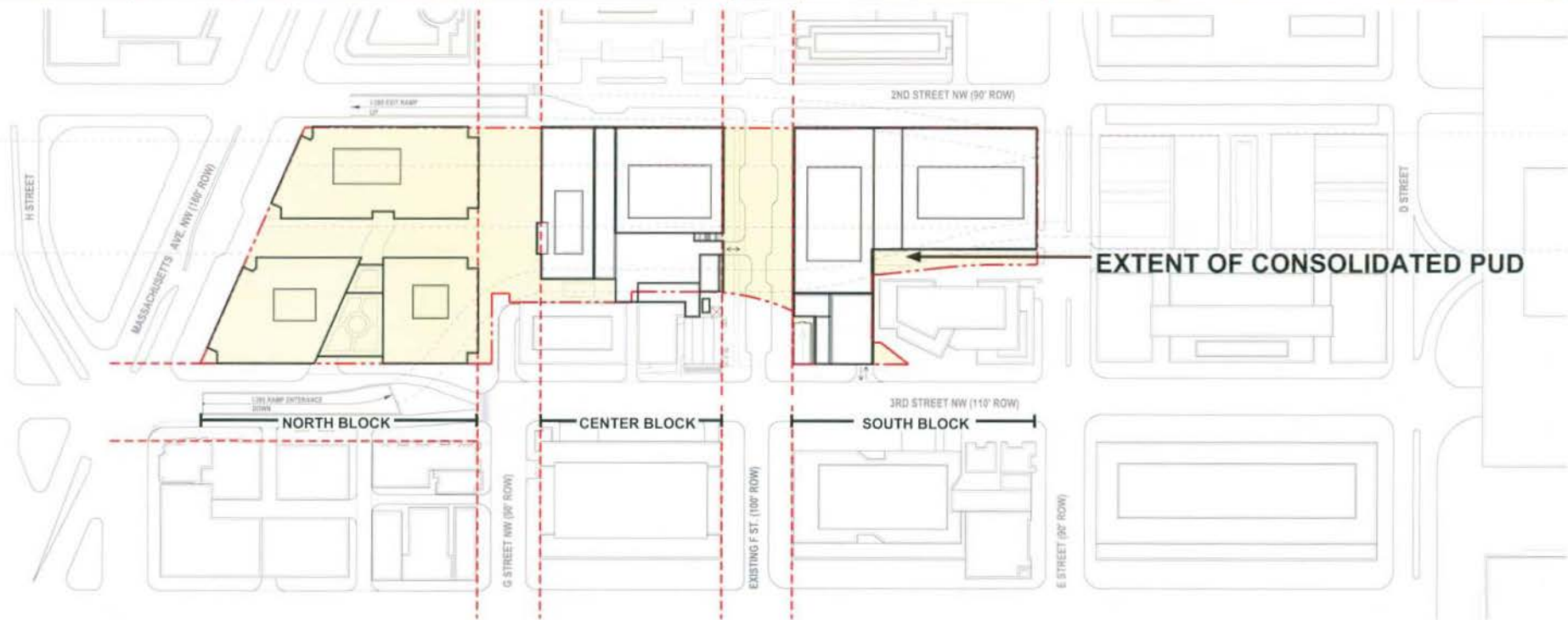
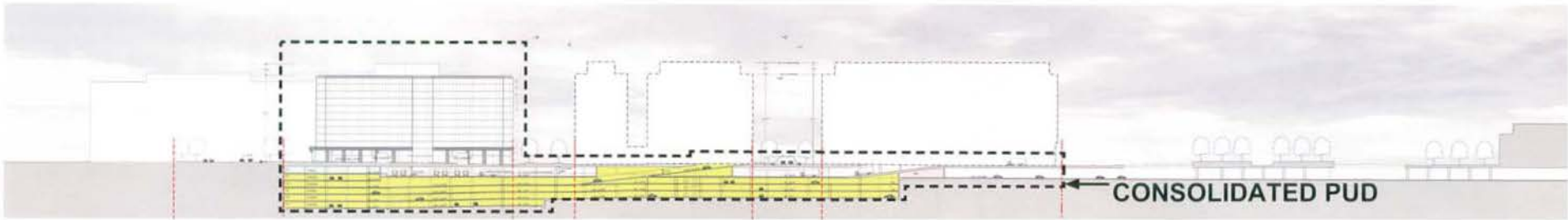
- - - - PROPERTY LINE
- - - - RIGHT OF WAY
- - - - I-395 HWY BELOW
- MEASURING POINT ELEVATION
- SERVICE / PARKING GARAGE ACCESS

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**Illustrative Site Plan**

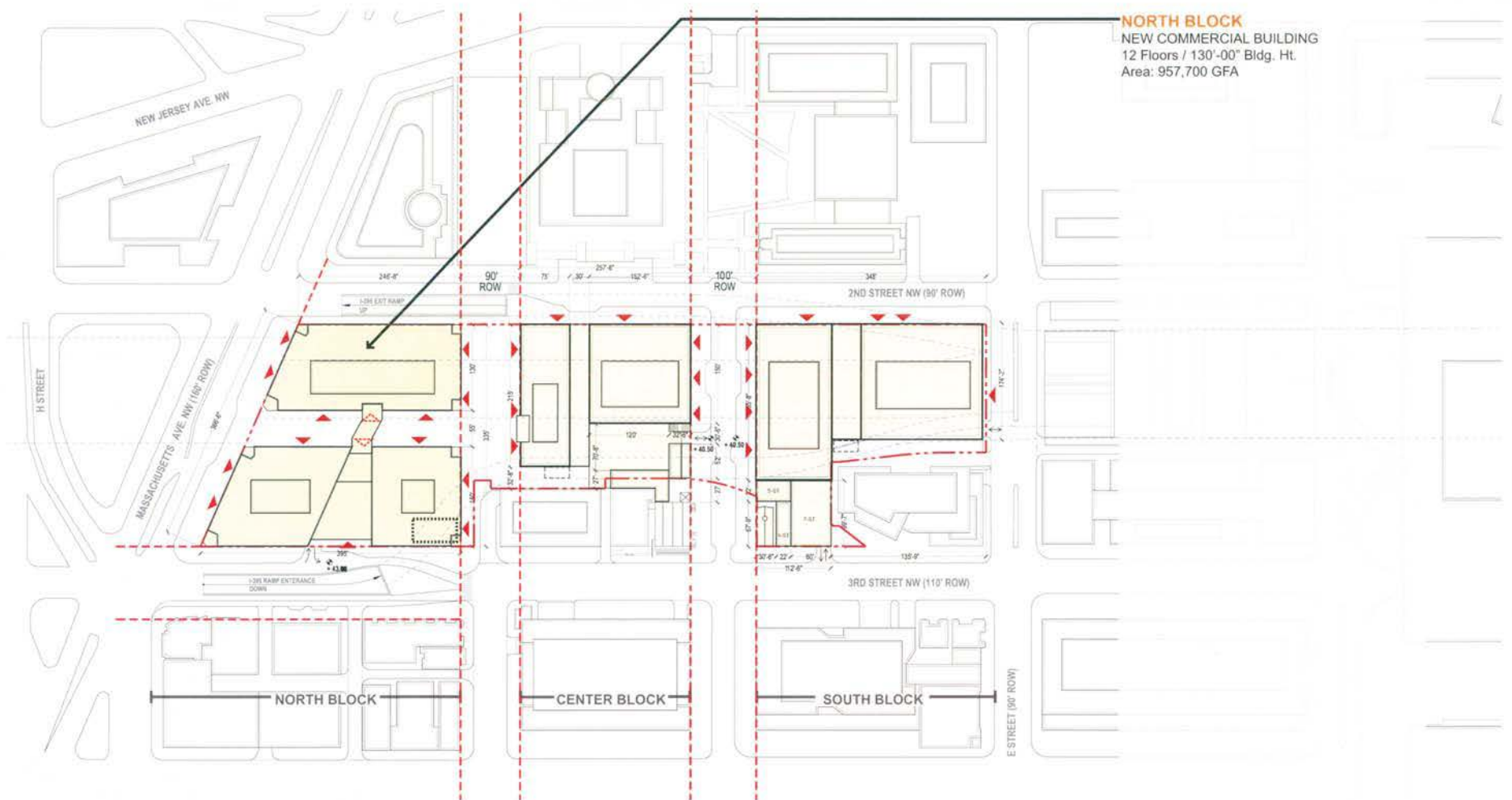
SOM LouisDreyfusProperty Group 1.3



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

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**Extent of Consolidated PUD Submission**



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



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

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**Detailed Site Plan**

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

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

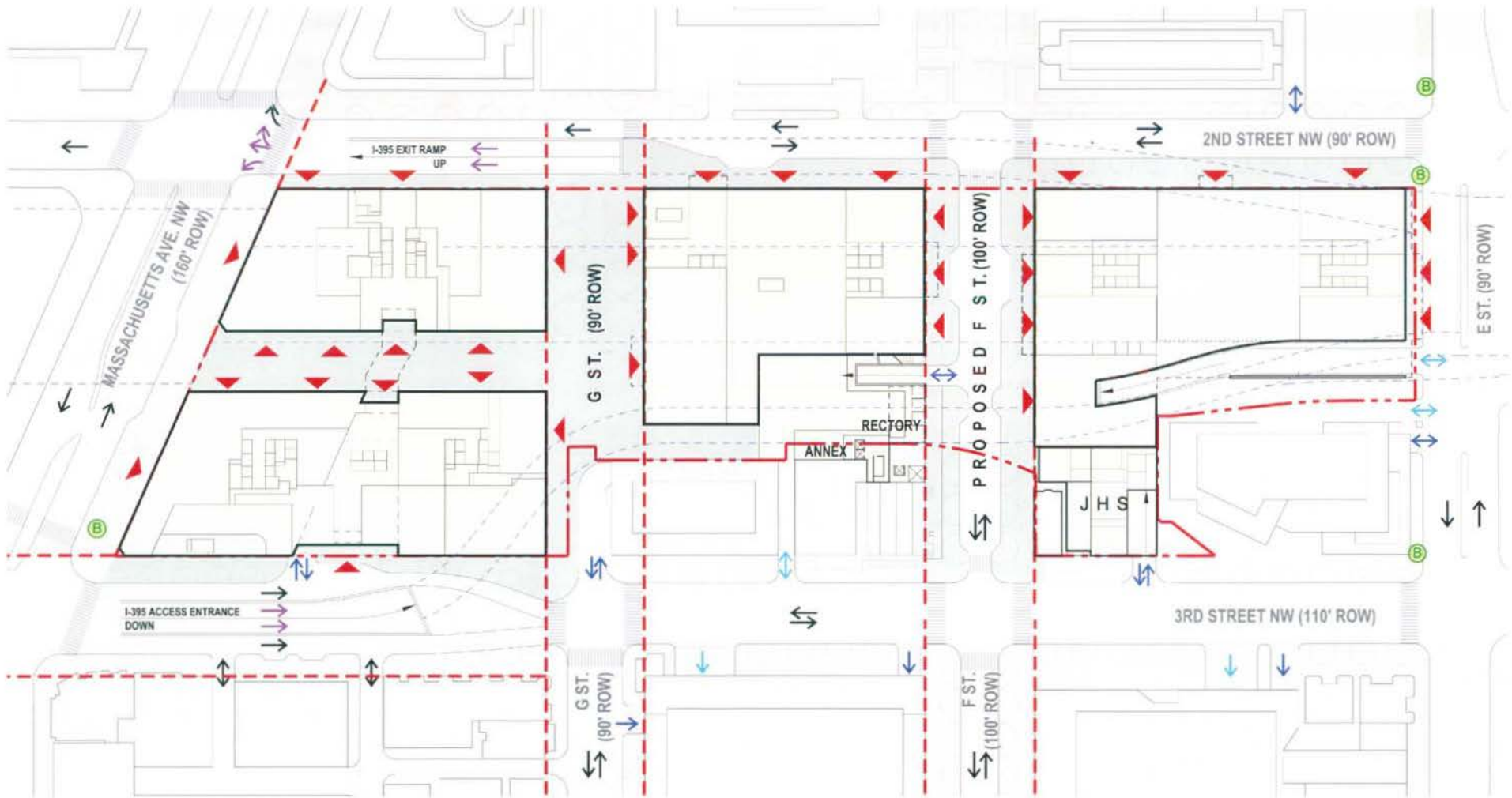
	REQUIRED / ALLOWED	PUD - PROPOSED
<b>LOT OCCUPANCY</b> <sup>11 DCMR 772.1</sup>		
North Block	100%	84%
<b>REAR YARD</b> <sup>11 DCMR 774.11</sup>	2.5' wide per foot of height measured from the finish grade at the rear of the structure to the highest point of the roof or parapet. 133.32' x 2.5' / 12" = 27.8'	27.8' on the G Street side
<b>USES</b> <sup>11 DCMR 750</sup>	Office, Retail, Residential	Office, Retail, Residential, Institutional
<b>FLOOR AREA RATIO (FAR)</b> <sup>3</sup> <sup>11 DCMR 750</sup>	11.0	8.91
<b>BUILDING HEIGHT</b> <sup>11 DCMR 2405.1</sup>	130'	130' from measuring point <sup>1</sup>
<b>PENTHOUSE HEIGHT</b> <sup>11 DCMR 770.6.2</sup>	18'-6"	18'-6"
<b>PARKING</b> <sup>2</sup> <sup>11 DCMR 2101.1</sup>		
Office: <sup>5</sup>	$(1,910,386+50,214) / (1,910,386+50,214+62,687) \times 2,000 = 1,938 \text{ sf}$ $((1,910,386+50,214) - 1,938) / 1,800 = 1,088 \text{ spaces}$	1,088 spaces
Retail:	$62,687 / (1,910,386+50,214+62,687) \times 30,000 = 929 \text{ sf}$ $((62,687) - 929) / 3,000 = 20 \text{ spaces}$	20 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
<b>TOTAL:</b>	1,088 + 20 + 38 = 1,146	1,146 spaces
<b>BICYCLE SPACES</b> <sup>2</sup> <sup>11 DCMR 2119.2</sup>	5% of 1,146 parking spaces 1,146 x 0.05 = 57 bicycles	440 bicycles
<b>LOADING</b> <sup>2</sup> <sup>11 DCMR 2201.1</sup>		
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: <sup>11 DCMR 2205.4</sup>	No loading required	
<b>TOTAL:</b>	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 <sup>7</sup> 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	957,700
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	84,451	0	
LEVEL 3	84,451	0	
LEVEL 2	74,100	0	
LEVEL 1	68,526	22,064	
<b>TOTAL</b>	<b>928,836</b>	<b>22,064</b>	<b>8.91</b> <sup>3</sup>

**FAR** Notes:

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



**NOTE:**

1. 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**

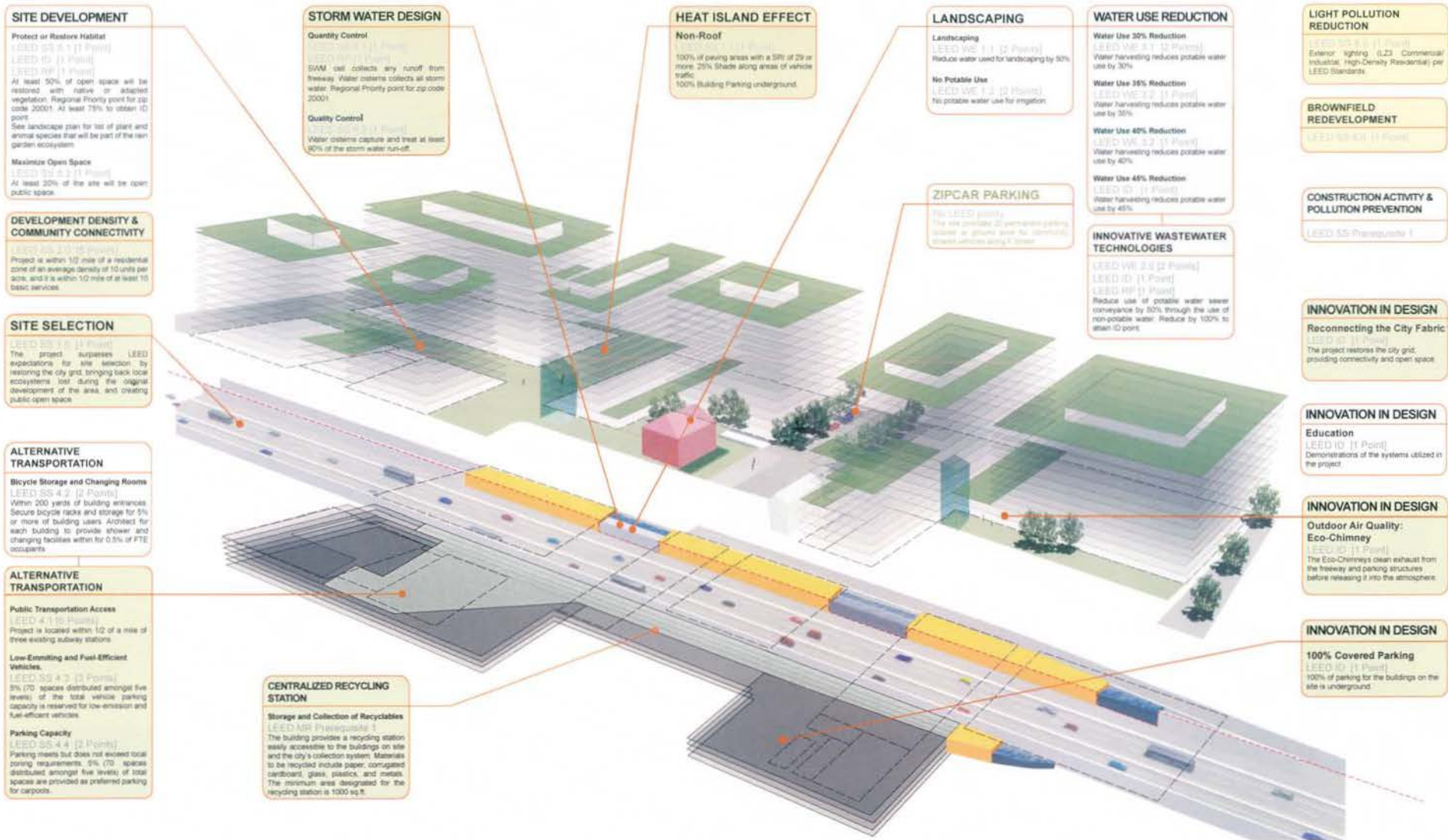
Prereq 1	Minimum IAQ Performance
Prereq 2	Environmental Tobacco Smoke (ETS) Control
1 Point	Credit 1 Outdoor Air Delivery Monitoring
1 Point	Credit 2 Increased Ventilation
1 Point	Credit 3 Construction IAQ Management Plan, During Construction
1 Point	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants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

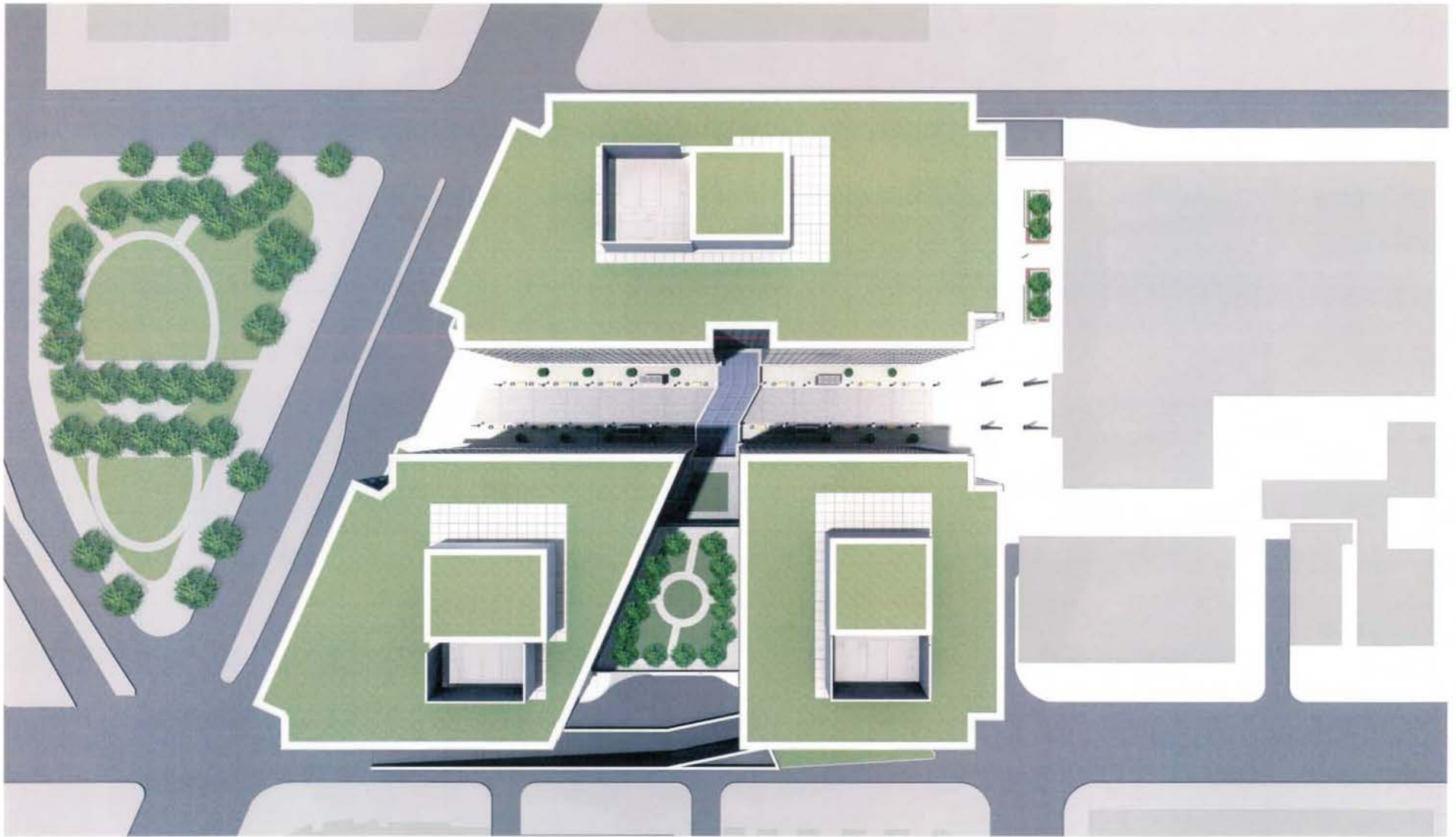
**INNOVATION & DESIGN PROCESS (4 Points Only)**

►	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]





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2.1 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

## Axonometric - Aerial Plan - North Block

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**Axonometric - View From Southeast - North Block**

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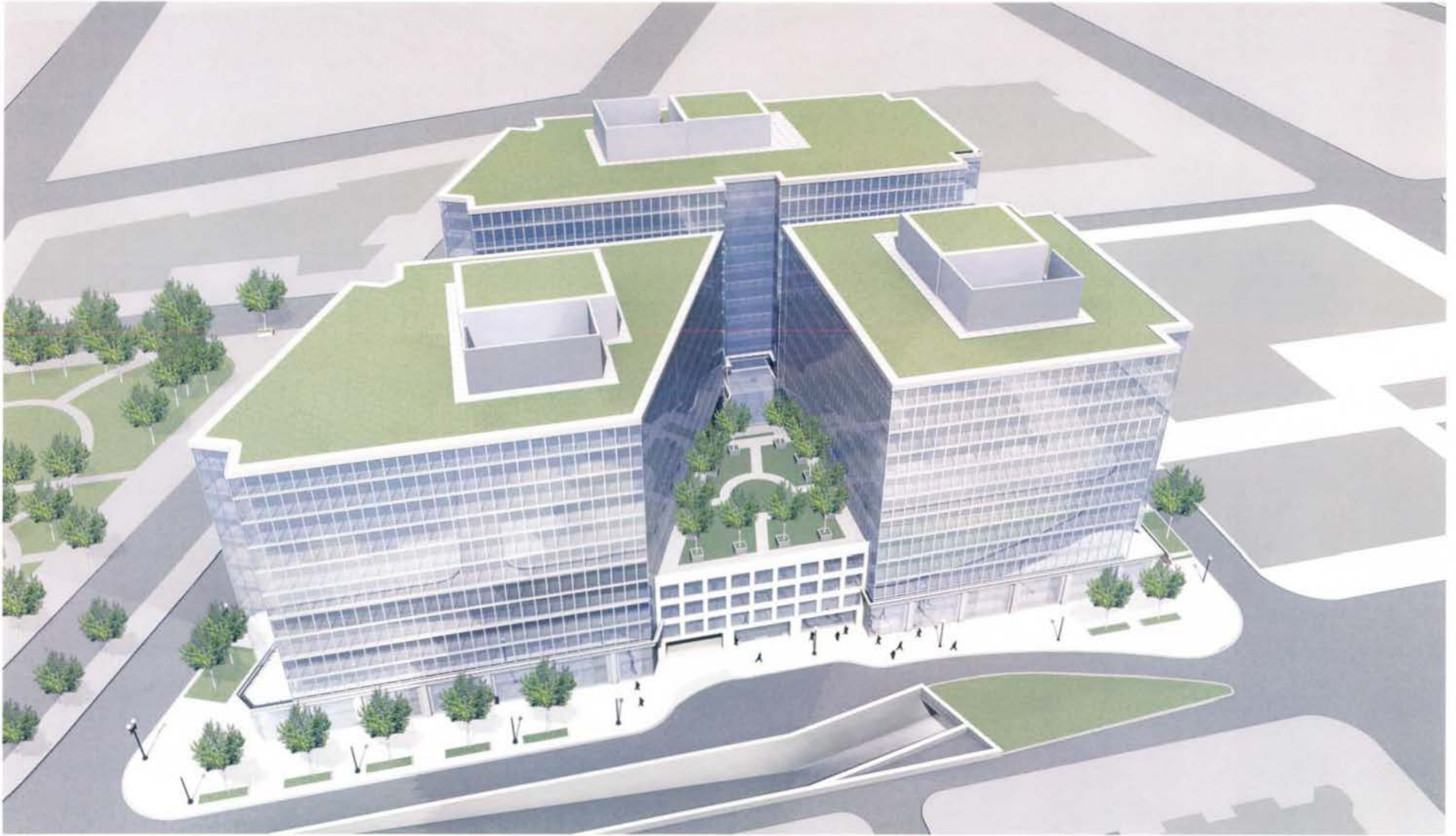


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2.3 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

## Axonometric - View From Southwest - North Block

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## Axonometric - View From West - North Block

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2.5 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

## Axonometric - View From Northwest - North Block

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**Axonometric - View From North at Pedestrian Way - North Block**

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2.7 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

## Axonometric - View From North - North Block

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**Perspective View - Ground View from Northwest - North Block**

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**Perspective View - Building 1 Massachusetts Avenue - North Block**

2.9 Consolidated PUD Application Final Consolidated PUD Plans - May 23, 2011

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**Return to L'Enfant** Perspective View - Building 1 Massachusetts Avenue - North Block

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**Perspective View - Building 1 Massachusetts Avenue - Night - North Block**



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Perspective View - Building 1 Massachusetts Avenue - North Block

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**Perspective View - Building 2 Massachusetts Avenue - North Block**



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Perspective View - Building 2 Massachusetts Avenue - North Block

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## Perspective View - Pedestrian Way Looking South - North Block



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Perspective - Pedestrian Way Looking South (Night) - North Block

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**Return to L'Enfant**      **Perspective View - Pedestrian Way Retail Looking East -North Block**

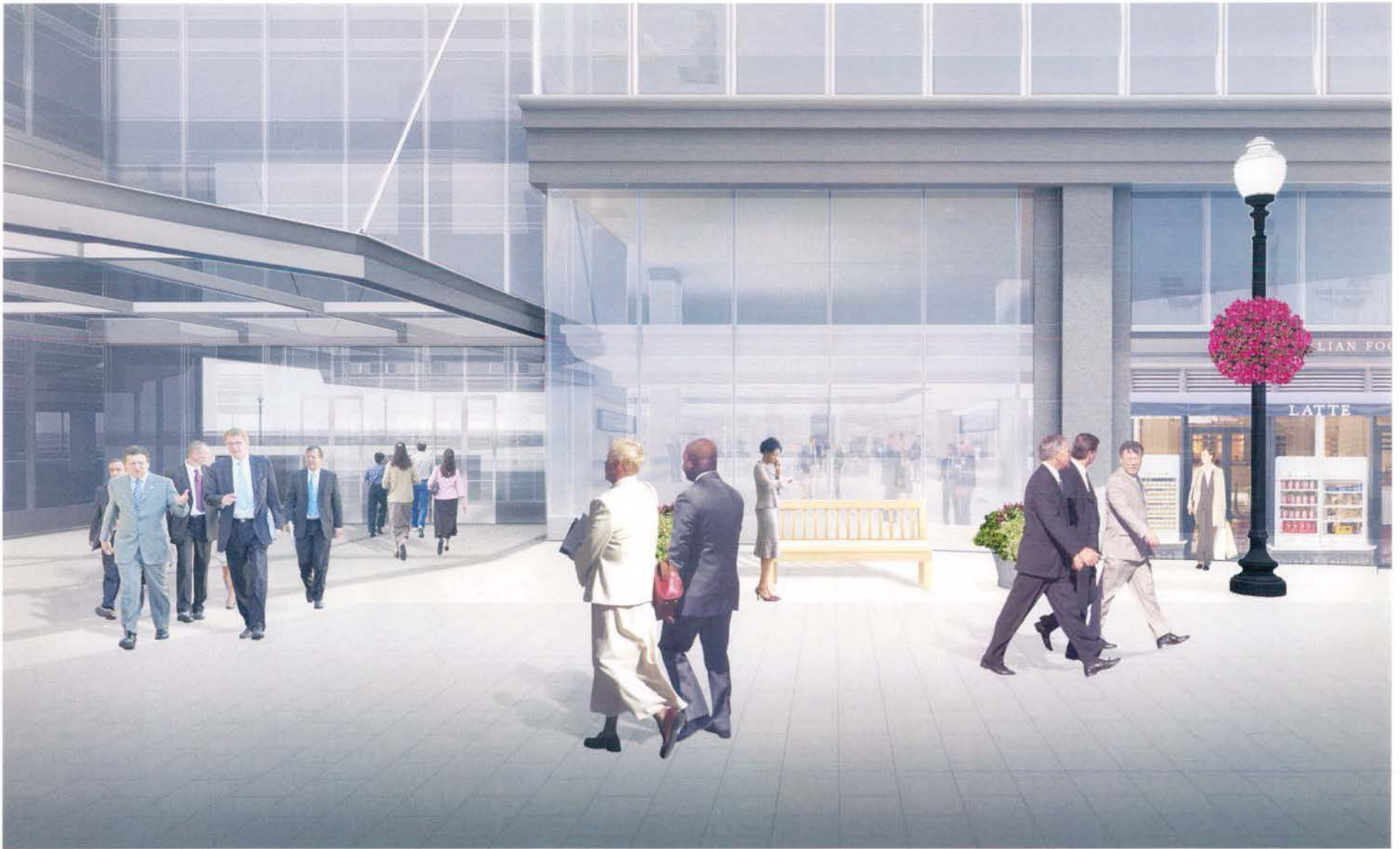


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## Pedestrian Way Retail/Lobby Looking East - North Block

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**Pedestrian Way Lobby/Retail Looking East - North Block**



**Return to L'Enfant** Perspective View - Pedestrian Way Retail Looking East - North Block

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**Perspective View - North Block & G Street ROW From Southwest - North Block**



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**Perspective View - 3rd Street Four Story Link - North Block**

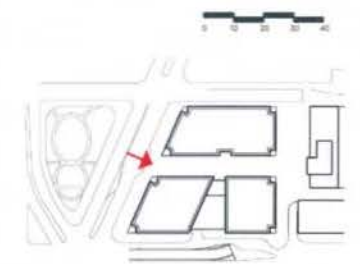
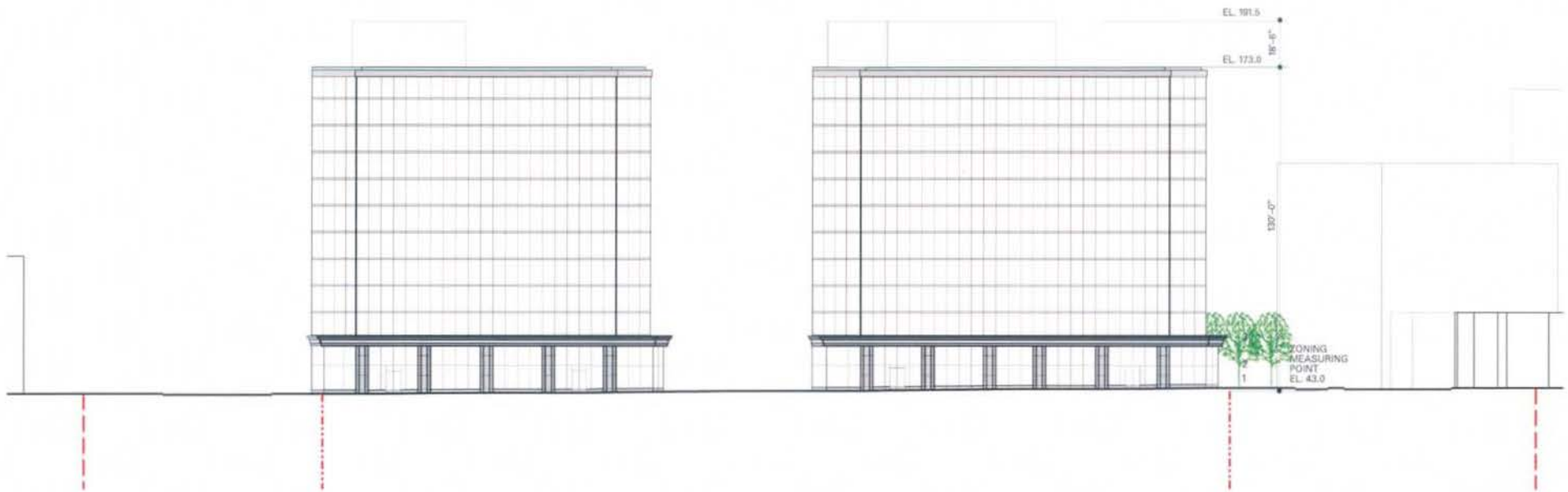
KEVIN ROCHE JOHN DINKELoo AND ASSOCIATES LLC Louis Dreyfus Property Group 2.22

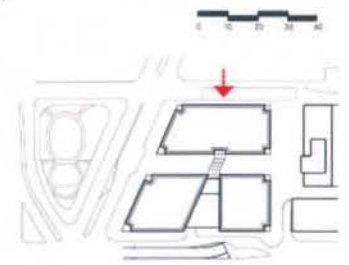
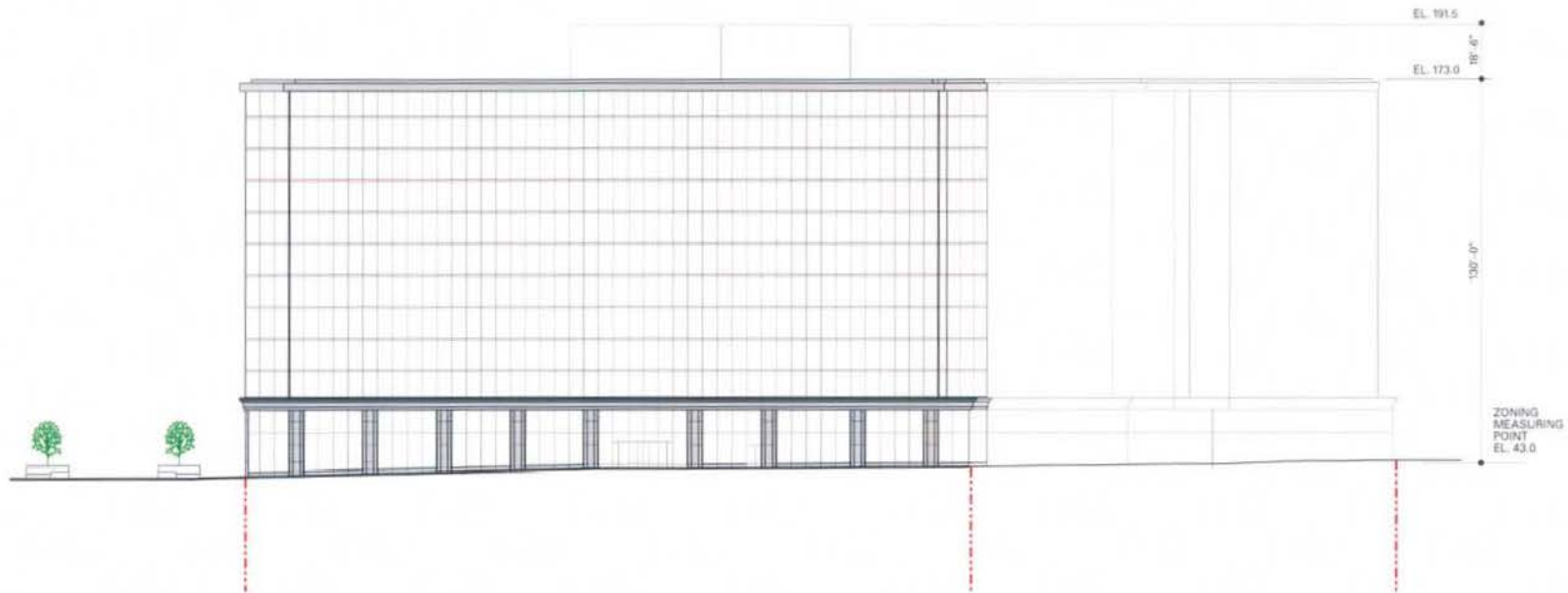


← TEXTURED STAINLESS STEEL SPANDF



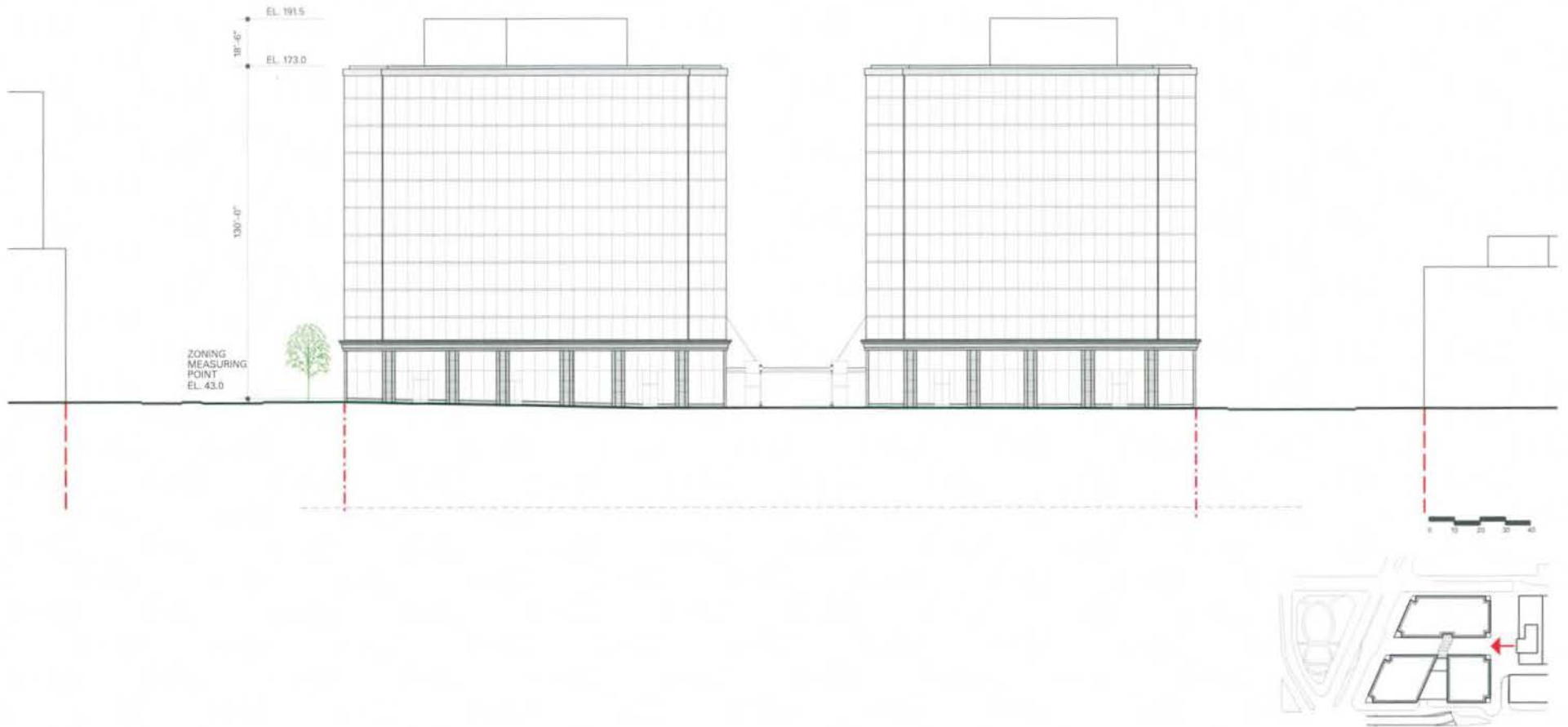
← FRIT PATTERN AS VIEWED FROM EXTERIOR





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**Elevation - 2nd Street / East Elevation - North Block**

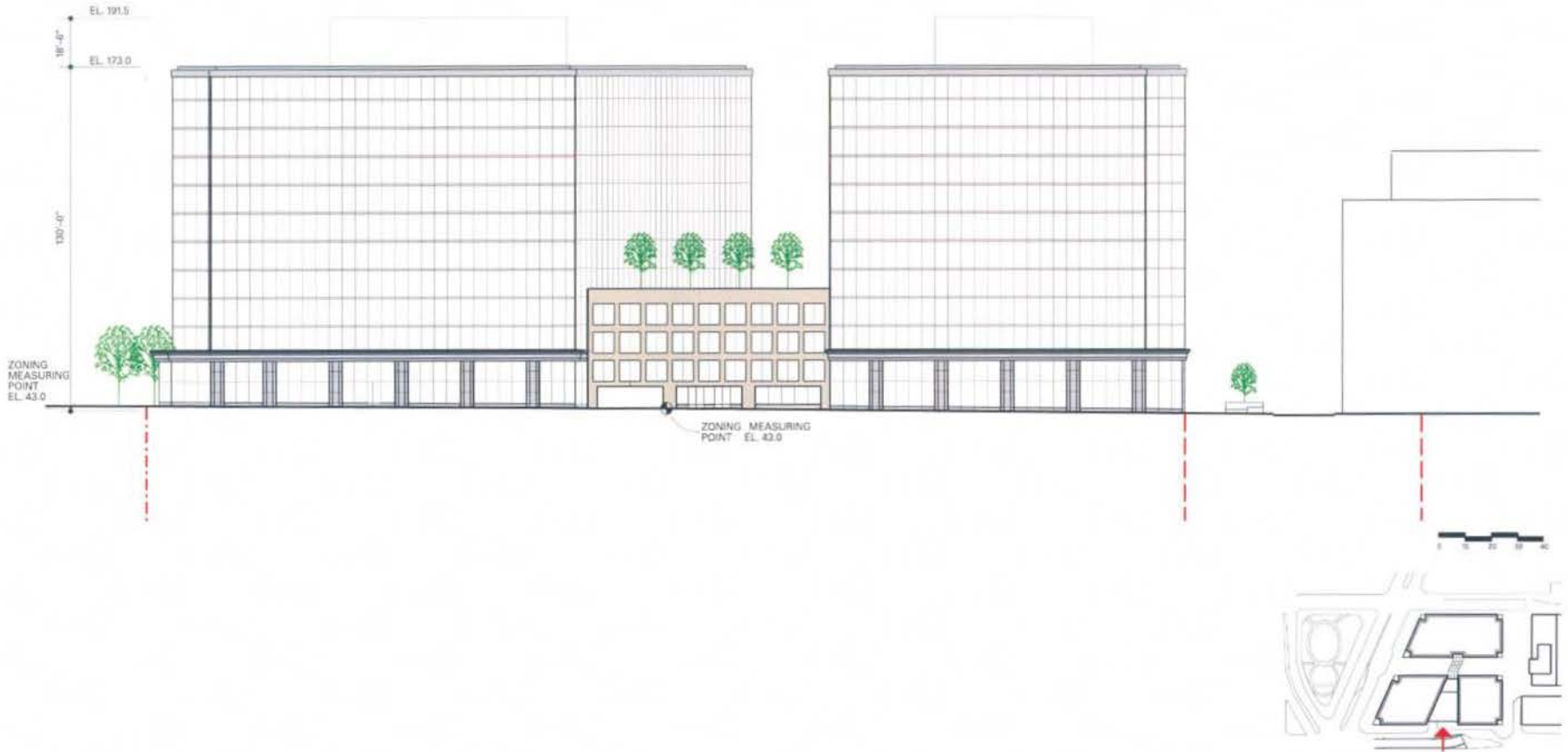


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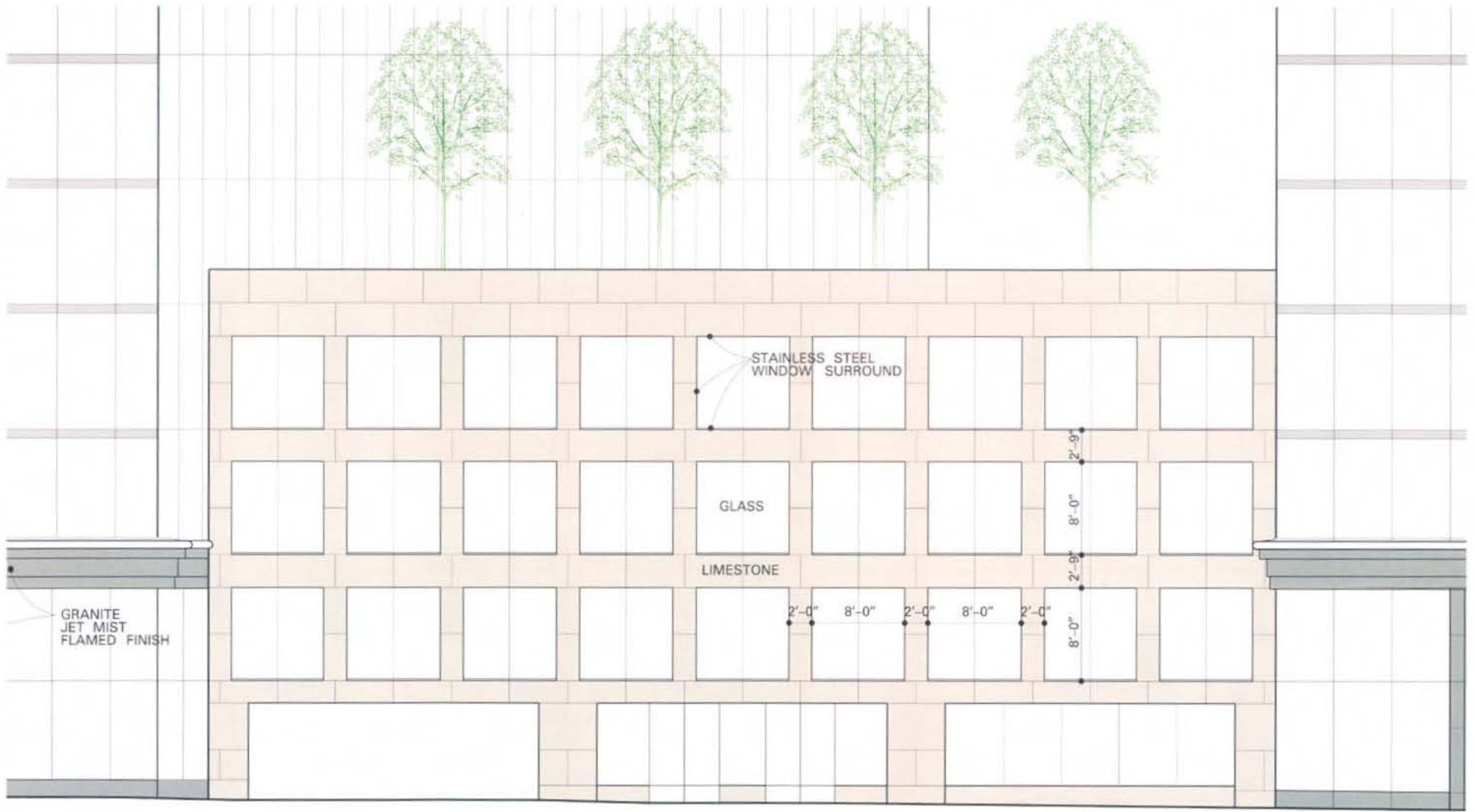
**Elevation - G Street ROW / South Elevation - North Block**

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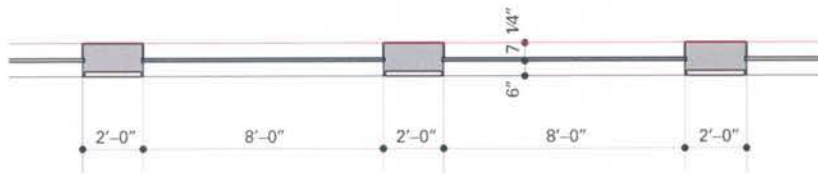
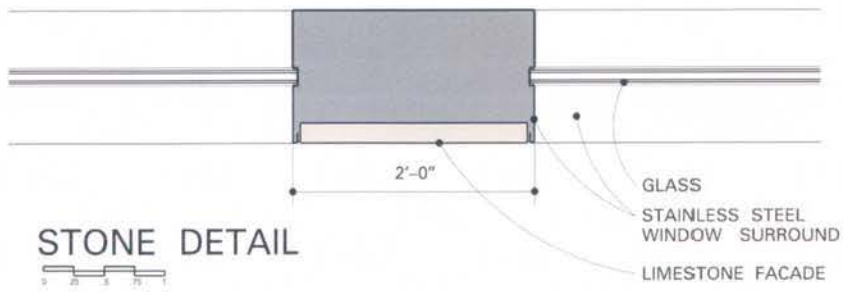
**Return to L'Enfant**

**Elevation - 3rd Street / West Elevation - North Block**

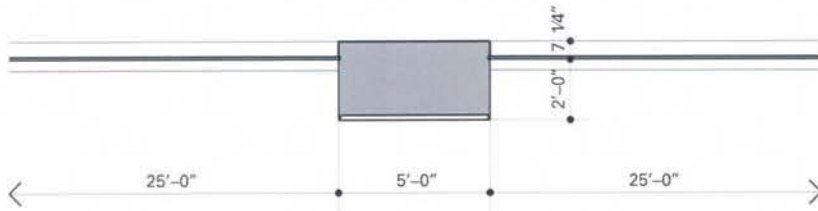


**Return to L'Enfant**

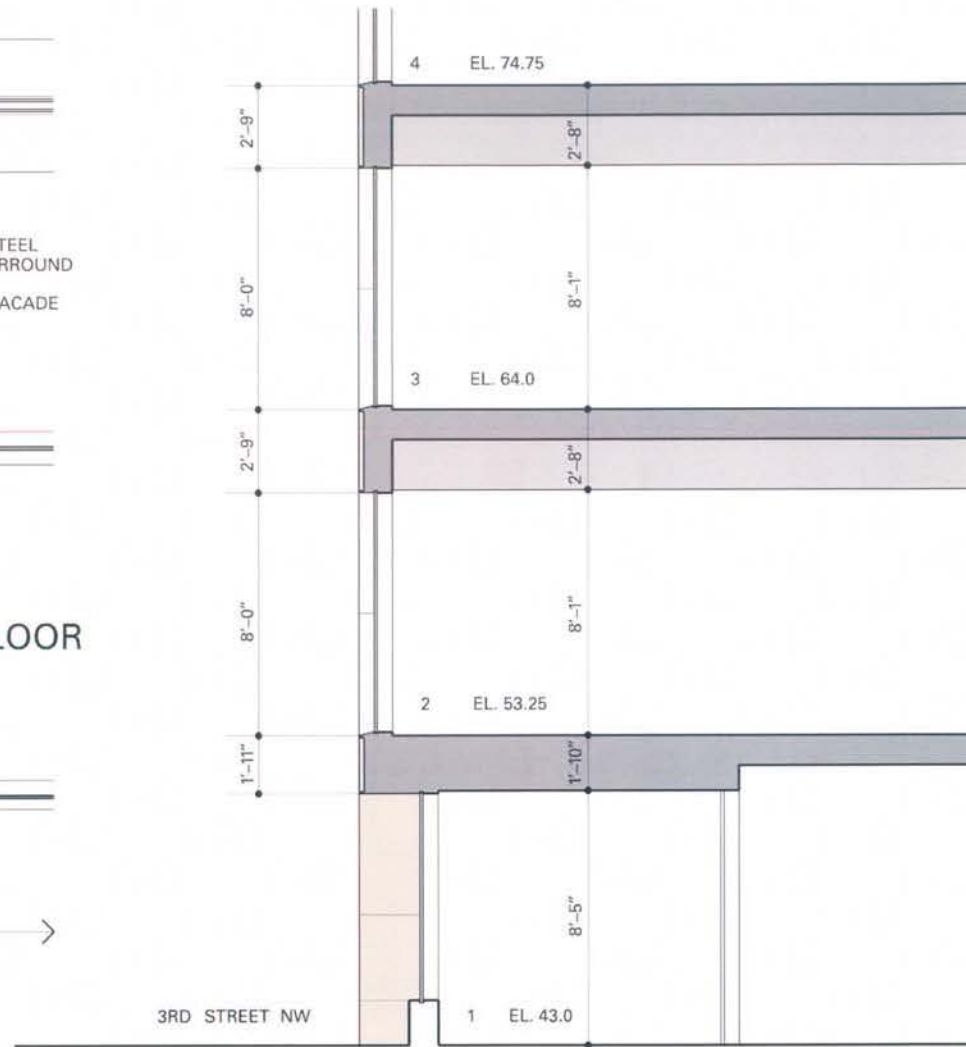
**Partial Elevation - Four Story Connector - North Block**



PLAN SECTION AT 2ND, 3RD & 4TH FLOOR



PLAN SECTION AT 1ST FLOOR



SECTION



GRANITE - JET MIST  
FLAMED FINISH



INDIANA LIMESTONE  
SMOOTH FINISH

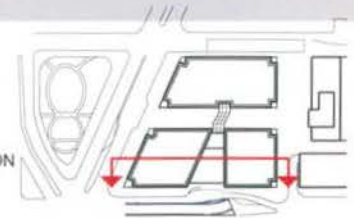


**NOTE:**

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

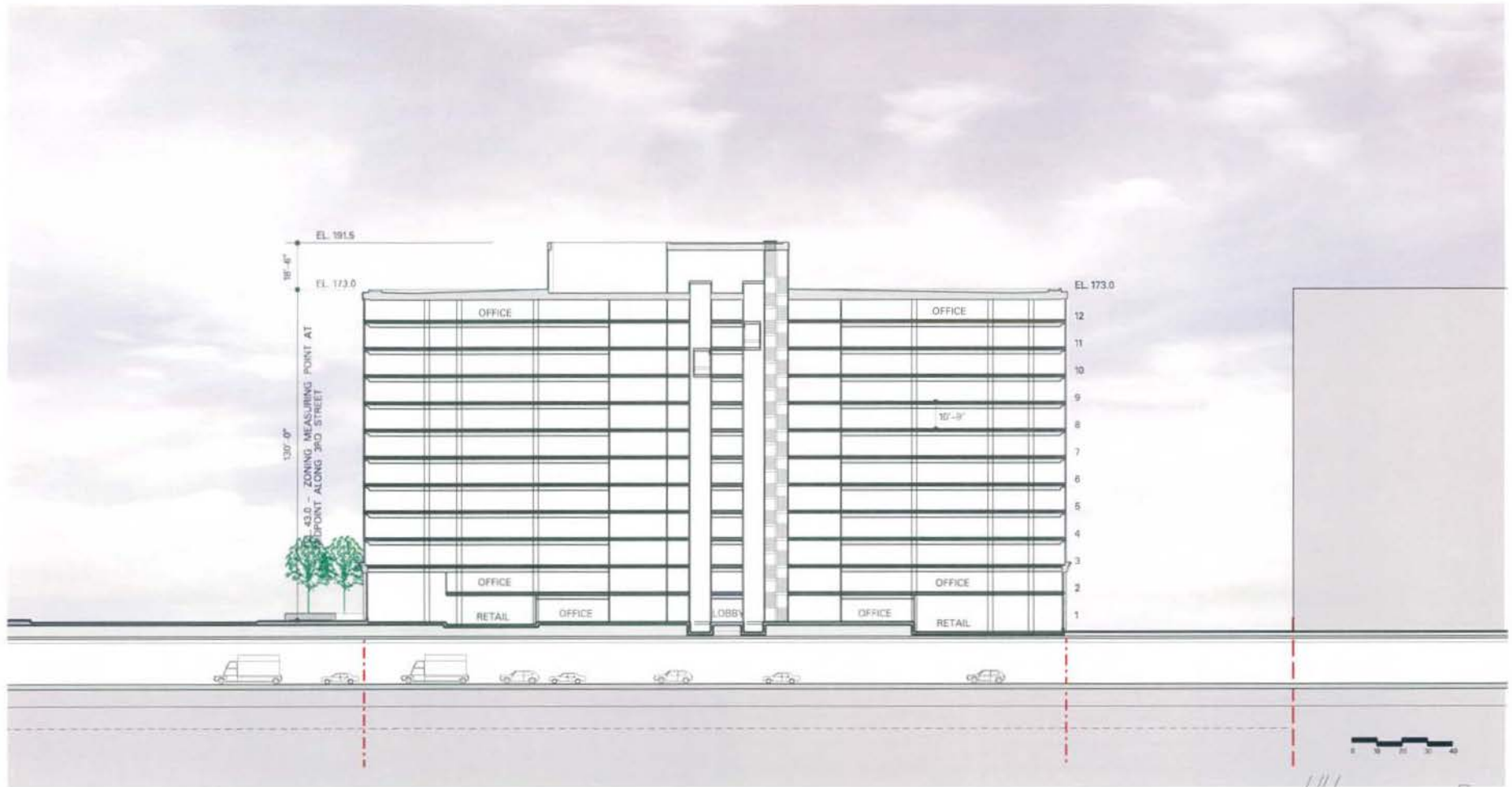
**LEGEND:**

-  PROPERTY LINE
-  MEASURING POINT ELEVATION



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**Longitudinal Section Through Building 1 - North Block**

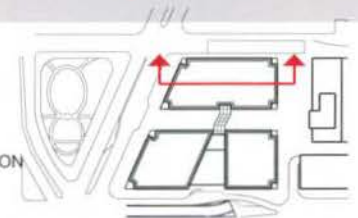


**NOTE:**

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



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**Longitudinal Section Through Building 2 - North Block**

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