

CONSOLIDATED PUD PORTION FOR PHASE 1 ONLY BLDG 1, TOWER A

EXHIBIT B

1333 M STREET, SE
WASHINGTON, DISTRICT OF COLUMBIA

20 DAY SUBMISSION
NOVEMBER 11, 2014



OWNER
1333 M Street, SE LLC

DEVELOPER
Cohen Siegel Investors, LLC.

ARCHITECTS
GTM Architects, Inc.

LAND USE COUNSEL
Holland & Knight, LLP

LANDSCAPE ARCHITECTS
Parker Rodriguez

CIVIL ENGINEERS
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells + Associates
District of Columbia
CASE NO. 13-12
EXHIBIT NO. 17B

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE CONCEPTUALLY PROVIDED THROUGH THE FOLLOWING FACILITIES/BMPS:

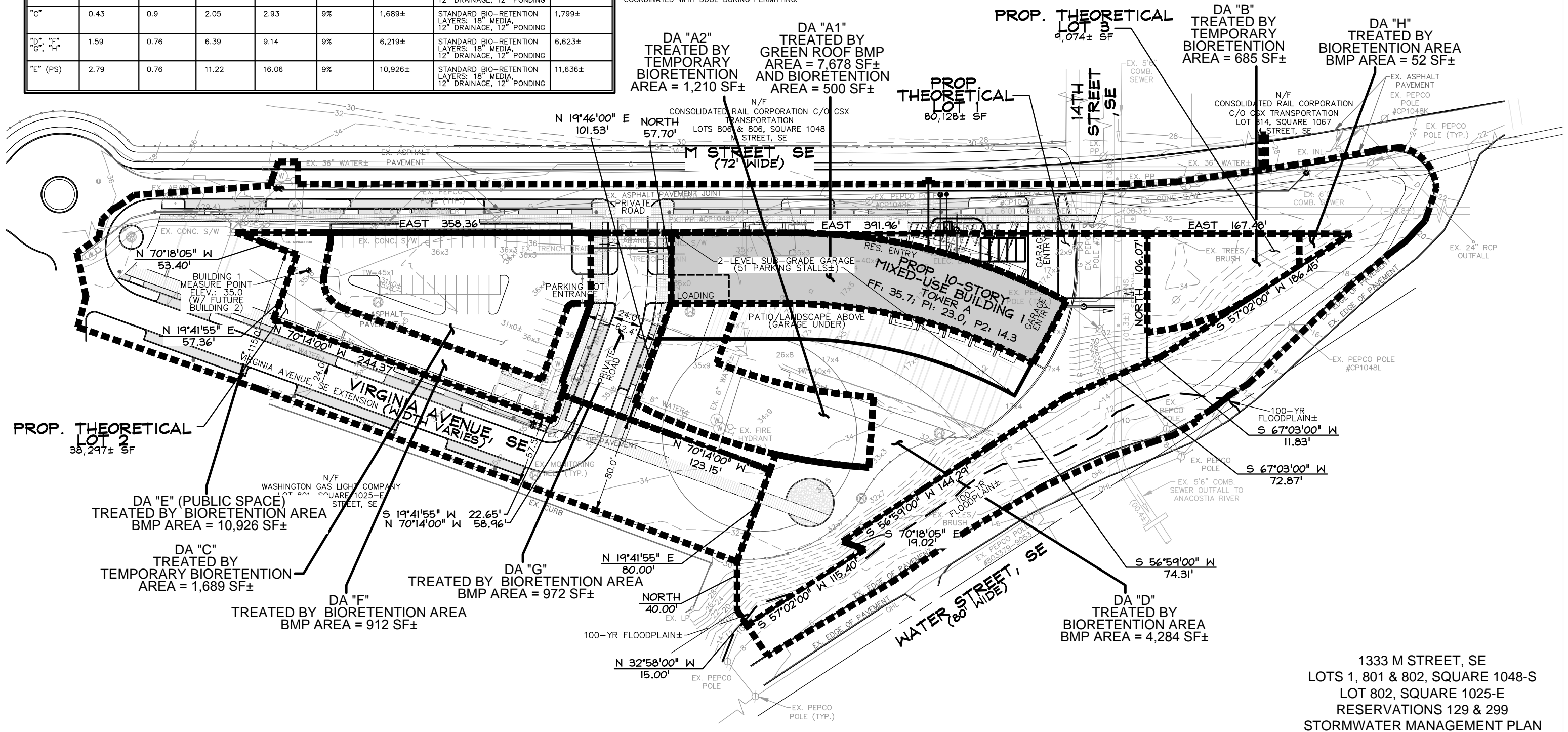
DRAINAGE AREA	AREA (AC.)	C (ASSUMED)	Q2 (CFS)	Q15 (CFS)	BMP %	BMP AREA	BMP DESC.	RETENTION VOLUME (CF)
"A1"	0.43	0.9	2.03	2.90	41%	7,678±	GREEN ROOF 3" GROWING MEDIA 2" DRAINAGE MEDIA	1,529±
					3%	500±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	439±
"A2"	0.31	0.9	1.47	2.10	9%	1,210±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,288±
"B"	0.17	0.9	0.83	1.19	9%	685±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	729±
"C"	0.43	0.9	2.05	2.93	9%	1,689±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	1,799±
"D", "F", "G", "H"	1.59	0.76	6.39	9.14	9%	6,219±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	6,623±
"E" (PS)	2.79	0.76	11.22	16.06	9%	10,926±	STANDARD BIO-RETENTION LAYERS: 18" MEDIA, 12" DRAINAGE, 12" PONDING	11,636±

SITE IS WITHIN THE ANACOSTIA WATERFRONT DEVELOPMENT ZONE (AWDZ). 1.7" REGULATORY RAIN EVENT FOR WQTV. IN ADDITION TO TREATMENT SHOWN ABOVE, A TREATMENT VAULT WILL BE PROVIDED IN THE GARAGE (WITHIN DA "A"). TREATMENT VAULT WILL BE APPROXIMATELY 12' LONG x 15' WIDE x 5' DEEP AND ACHIEVE 80% TSS REMOVAL.

STORAGE FOR CHANNEL PROTECTION VOLUME MAY BE NECESSARY IF STORM SEWER CONNECTION AS SHOWN IS NOT CONSIDERED A DIRECT DISCHARGE THROUGH THE SEPARATE SEWER SYSTEM TO THE MAIN STEM OF THE TIDAL ANACOSTIA RIVER. IF REQUIRED, AN APPROXIMATELY 45' LONG x 15' WIDE x 5' DEEP STORAGE TANK WILL BE PROVIDED IN GARAGE FOR CHANNEL PROTECTION VOLUME FROM THE PROJECT SITE. CALCULATIONS PENDING.

CONCEPTUAL STORMWATER MANAGEMENT SIZING PERFORMED UNDER NEW DDOE REGULATIONS, EFFECTIVE FOR BUILDING PERMIT SUBMITTALS AFTER 1/14/2014. COMPLETE DETAILS AND DESIGN WILL BE PROVIDED WITH FINAL DESIGN.

DRAINAGE AREAS "A2", "B" AND "C" COMPRISE AREAS WHERE FUTURE PHASES OF THE PROJECT WILL BE CONSTRUCTED. THESE AREAS AND THE IDENTIFIED BMPS WILL BE TEMPORARILY CONSTRUCTED AS SHOWN WITH TEMPORARY BMPS. THESE BMPS WILL BE REMOVED FOLLOWING CONSTRUCTION OF BUILDINGS AND REPLACED WITH BMPS FOR THE FUTURE PHASE IMPROVEMENTS. DETAILS TO BE DETERMINED AND COORDINATED WITH DDOE DURING PERMITTING.



1333 M STREET, SE
 LOTS 1, 801 & 802, SQUARE 1048-S
 LOT 802, SQUARE 1025-E
 RESERVATIONS 129 & 299
 STORMWATER MANAGEMENT PLAN

53	7	47	Total Project Score	Possible Points 110
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Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 to 110 points

20			2			4			Sustainable Sites			Possible Points 26		
E	M	D												
Y			SSp1	Construction Activity Pollution Prevention	Req'd									
1			SSc1	Site Selection	1									
5			SSc2	Development Density and Community Connectivity	5									
		1	SSc3	Brownfield Redevelopment	1									
6			SSc4.1	Alternative Transportation: Public Transportation Access	6									
1			SSc4.2	Alternative Transportation: Bicycle Storage and Changing Rooms	1									
3			SSc4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	3									
		2	SSc4.4	Alternative Transportation: Parking Capacity	2									
1			SSc5.1	Site Development: Protect or Restore Habitat	1									
1			SSc5.2	Site Development: Maximize Open Space	1									
	1		SSc6.1	Stormwater Design: Quantity Control	1									
	1		SSc6.2	Stormwater Design: Quality Control	1									
1			SSc7.1	Heat Island Effect: Non-roof	1									
1			SSc7.2	Heat Island Effect: Roof	1									
		1	SSc8	Light Pollution Reduction	1									

4			1			3			Water Efficiency			Possible Points 10		
E	M	D												
Y			WEp1	Water Use Reduction	Req'd									
2			WEc1	Water-Efficient Landscaping	4									
		2	WEc2	Innovative Wastewater Technologies	2									
2	1	1	WEc3	Water Use Reduction	4									

8			1			26			Energy and Atmosphere			Possible Points 35		
E	M	D												
Y			EAp1	Fundamental Commissioning	Req'd									
Y			EAp2	Minimum Energy Performance	Req'd									
Y			EAp3	Fundamental Refrigerant Management	Req'd									
3	1	15	EAc1	Optimize Energy Performance	19									
		7	EAc2	On-Site Renewable Energy	7									
2			EAc3	Enhanced Commissioning	2									
		2	EAc4	Enhanced Refrigerant Management	2									
1		2	EAc5	Measurement and Verification	3									
2			EAc6	Green Power	2									

E Credits easy to achieve
M Credits may be achieved after further information or minor change
D Credits difficult to achieve or not applicable
N/A Credit is not being attempted
= Critical Prerequisite or Credit
= Recommended Credit

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5			1			8			Materials and Resources			Possible Points 14		
E	M	D												
Y			MRp1	Storage and Collection of Recyclables	Req'd									
		3	MRc1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3									
		1	MRc1.2	Building Reuse: Maintain Interior Nonstructural Elements	1									
2			MRc2	Construction Waste Management	2									
		2	MRc3	Materials Reuse	2									
1	1		MRc4	Recycled Content	2									
2			MRc5	Regional Materials	2									
		1	MRc6	Rapidly Renewable Materials	1									
		1	MRc7	Certified Wood	1									

9			2			4			Indoor Environmental Quality			Possible Points 15		
E	M	D												
Y			EQp1	Minimum Indoor Air Quality Performance	Req'd									
Y			EQp2	Environmental Tobacco Smoke (ETS) Control	Req'd									
		1	EQc1	Outdoor Air Delivery Monitoring	1									
		1	EQc2	Increased Ventilation	1									
1			EQc3.1	Construction IAQ Management Plan, During Construction	1									
		1	EQc3.2	Construction IAQ Management Plan, Before Occupancy	1									
1			EQc4.1	Low-Emitting Materials: Adhesives and Sealants	1									
1			EQc4.2	Low-Emitting Materials: Paints and Coatings	1									
1			EQc4.3	Low-Emitting Materials: Flooring Systems	1									
		1	EQc4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1									
1			EQc5	Indoor Chemical and Pollutant Source Control	1									
1			EQc6.1	Controllability of Systems: Lighting	1									
1			EQc6.2	Controllability of Systems: Thermal Comfort	1									
1			EQc7.1	Thermal Comfort: Design	1									
		1	EQc7.2	Thermal Comfort: Verification	1									
		1	EQc8.1	Daylight and Views: Daylight	1									
1			EQc8.2	Daylight and Views: Views	1									

6									Innovation and Design Process			Possible Points 6		
E	M	D												
1			IDc1.1	Innovation in Design: 100% Underground Parking	1									
1			IDc1.2	Innovation in Design: Green Building Education	1									
1			IDc1.3	Innovation in Design: SSc4.1	1									
1			IDc1.4	Innovation in Design: EAc6	1									
1			IDc1.5	Innovation in Design: Verified Waste Recycling	1									
1			IDc2	LEED Accredited Professional	1									

1			1			2			Regional Priority			Possible Points 4		
E	M	D												
1			RPc1.1	Regional Priority: SSc5.1	1									
		1	RPc1.2	Regional Priority: SSc6.1	1									
		1	RPc1.3	Regional Priority: WEc2	1									
		1	RPc1.4	Regional Priority: MRc1.1 75%	1									
		1	RPc1.5	Regional Priority: EAc2	1									
		1	RPc1.6	Regional Priority: EAc1 -40%	1									