

PLAZA PERSPECTIVE B

URBAN PORCH PERSPECTIVE

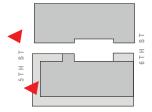
1309 - 1329 5TH STREET NE WASHINGTON, DC

 PUD
 SUBMISSION
 2014
 JULY
 3

 (REVISED
 2015
 JANUARY
 30)

- EDENS.

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shalom baranes in social structure in the second struc



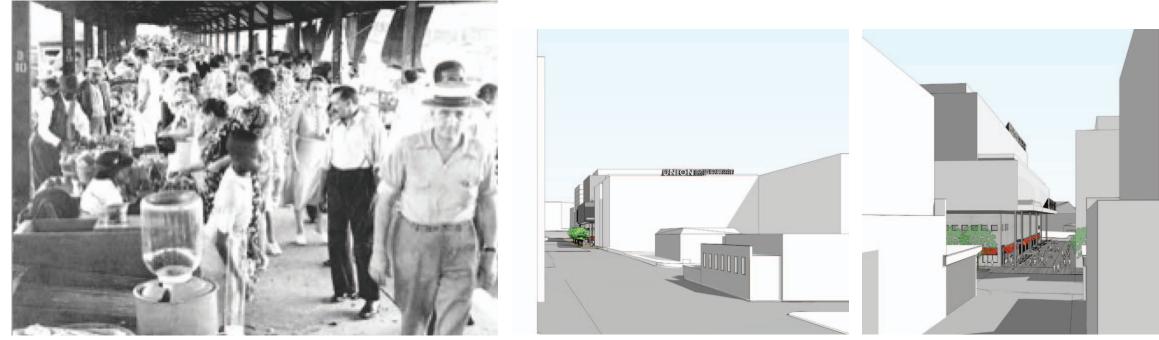
NOTE: 2 OPTIONS FOR THE BUILDING IDENTIFIER ARE SHOWN FOR THE SAKE OF COMPARISON.



VIEW FROM 6TH STREET



ORIGINAL UNION MARKET TERMINAL SIGNAGE (IMAGE 1.1)



VIEW FROM FLORIDA AVENUE

VIEW FROM NEAL PLACE

1309 - 1329 5TH STREET NE WASHINGTON, DC

- EDENS.

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PUD SUBMISSION 2014 JULY 3 (REVISED 2015 JANUARY 30)

AERIAL VIEW



AERIAL VIEW

UNION MARKET DISTRICT IDENTIFIER LOCATION STUDIES | A 2 5

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MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE EXSITING RETAIL BASE IS A WHITE MASONRY FACADE

THEATER

MATERIAL DESCRIPTION

THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL WITH GLASS BALCONY AND GLASS TERRACE RAILING

MATERIAL DESCRIPTION



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OFFICE OR RESIDENTIAL

OFFICE OR RES TO BE PREDOMINATELY TILE RAINSCREEN SYSTEM AND GLASS WITH HORIZONTAL BALCONIES.

BUILDING MATERIALS | A 2 6

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ZONING TABULATIONS OPTION A SOUTH BUILDING RESIDENTIAL

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 sf

THEORETICAL LOTS: LOT 1 AREA: ~43,742 SF; LOT 2 AREA : ~42,078 SF

ZONING REGULATION		REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)		120'	120'
Maximum FAR(2):		8 total	6.30 (541,423 SF)
South Building	LOT 1	8	2.52 (216,423 SF)
Retail			0.73 (62,423)
Theater			0.49 (42,000 SF)
Residential			1.30 (112,000 SF)
North Building :Option 1 (6)	LOT 2	8	3.78 (325,000 SF)
Retail			0.40 (35,000 SF)
Office			3.38 (290,000 SF)
North Building :Option 2 (7)	LOT2	8	3.78 (325,000 SF)
Retail			0.40 (35,000 SF)
Residential			3.38 (290,000 SF)
Number of Buildings (3)		2	2
Green Area Ratio GAR:		0.2	0.2
Maximum Lot Occupancy:			84% Total Occupancy
South Building:	LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building : Option 1/2 (6,7) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot

Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	
	27'	50' (using half of street R.O.W.)
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width		
	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min.,	See diagram sheet Z3 and Z4
	or 2 x width squared	
	residential: 350 sf min.,	See diagram sheet Z3 and Z4
	or 2 x width squared	
Incusionary Zoning		
	8% of residential FAR (8,860 SF)	8% of residential FAR (8,860 SF)
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)
Maximum Height:	18'-6"	varies (see Z3 and Z4)
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)

1309 - 1329 5TH STREET NE

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WASHINGTON, DC

Off- Street Parking (5) (10) South Building - Stages 1 and 2	2 PUD		Requ	uired/Allowed	Provided
Retail - @ 1/750 GSF above 3.		62.423 GSF		10	f c
Theater - 1 space for 10 seats Residential - Total parking required for South		1,250 seats 112,000 GSF		125 36 171	Zero untill Phase 2 North Building Construction
North Building - Stage 1 PUD					
Retail Office - If Option 1(6) Residential- If Option 2 (7)		35,000 GSF 290,000 GSF 290,000 GSF		47 161 92	TBD in North Building Phase 2 Application
Total parking required for North Total parking required for Proje	-			39 to 208 337 to 406	a = c ≥ 300 to 475
Off-Street Loading (10)					
South Building - Stages 1 and 2	<u>PUD</u>				
Retail (9)		62,423 GSF	1 berth @	55'; 1 berth@ 30'; 20'; 1 platform @ platform @ 200 SF	1-30' berth 1 platform @100sf
Event space (1/10 seats) Theater - 1 space for 10 seats		1,250 seats	1 berth @	< 30,000 GSF 30'; 1 berth @ 20'; form @ 100 SF	
Residential		112,000 GSF		55'; 1 space @ 20';	1-30' berth
				y 200 SF	1 platform @ 100sf
North Building - Stage 1 PUD					bu uo
Retail		35,000 GSF	No addition	al loading required.	TBD in North Building Phase 2 Application
Office - If Option 1 (6)		290,000 GSF		berth @ 30'; platform @ 100 SF	D in Nor hase 2 ,
Residential - If Option 2 (7)		290,000 GSF	1 berth @ 5 1 platform @	55'; 1 space @ 20'; @ 200 SF	E C
<u>Bicycle Parking</u> South Building	Short Term spaces "required"Retail 1/3,500 sf = 2 spacesTheater 1/10,000 sf = 4 spaces1/20 resi units = 5-6 spacestotal= 11-12 spaces	Short term space		Long Term spaces "req 5 percent of 10 = 1 for re 5 percent of 125 = 7 for tt 1/3 residential units = 39 total = 47-5	tail 8 in North Building heater
North Building	Short Term spaces "required" Retail 1/3,500 sf = 10 spaces Office 1/40,000 sf = 7 spaces or res 1/20 res units = 16-17 spaces total = 17-27 spaces	17-27 spaces in p space to be appre	bublic boved during	Long Term spaces "req 5 percent of 47 = 3 for re 5 percent of 1616 = 8 spa 1/3 res units = 108-116 for total = 119-127	tail aces office or res
RESIDENTIAL UNITS (South Building The building will provide a combination of uni design of the units will be finalized at building	t types that will be designed for the specific m		S.	s from studios to 3 bedrooms.	The final unit count will be between 100 a
	exception from zoning regulations	,	changing vari	able between Z1 and Z	2 sheets.
Notes:					
	t is based on the width of 5th stre of the front of the buildings, at th	, ,			
2- The FAR is calculated based	on record lot area. The FAR for	each theoretical lo	ot is compliant	with DCMR Title 11 ch	apter 2517.
	tle 11 chapter 2517 there are two	-	theroretical lo	ts.	
5- The existing south building he event space is included in the g	for non-uniform roof structure hei as a parking credit for existing foo randfathered parking credit runnin ing program has market, theater	otprint of 55,494 s ng with the buildir	ng. We have r	rounded up to be conse	rvative.
6- Option 1 - South numaina num			апо молл в	IIIUIIIU IIAS reian ann m	

PUD SUBMISSION 2014 JULY 3 (REVISED 2015 JANUARY 30)

and 115 units. The final count and

arking for the

e existing Market

ZONING TABULATIONS OPTION A RES

Z 1

ZONING TABULATIONS OPTION B SOUTH BUILDING OFFICE

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 sf

THEORETICAL LOTS: LOT 1 AREA: ~43,742 SF; LOT 2 AREA : ~42,078 SF

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lumber of Buildings (3)		2	2
Green Area Ratio GAR:		0.2	0.2
Maximum Lot Occupancy:			84% Total Occupancy
South Building:	LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building : Option 1/2 (6,7)	LOT 2	commercial @ ground: 100%	77% For Theoretical Lot

Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	
	27'	50' (using half of street R.O.W.)
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width		
	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min.,	See diagram sheet Z3 and Z4
	or 2 x width squared	
	residential: 350 sf min.,	See diagram sheet Z3 and Z4
	or 2 x width squared	

Roof Structures (4)			- 3
Gross Floor Area	0.37	0.37	Ę
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)	6
Maximum Height:	18'-6"	varies (see Z3 and Z4)	7
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)	ç a

1309 - 1329 5TH STREET NE



WASHINGTON, DC

Off- Street Parking (5) (10)

South Building - Stages 1 and 2 PUD

South Building - Stages 1 and 2 P	<u>UD</u>		
Retail - @ 1/750 GSF above 3,000	0 GSF (11) 62,4	23 GSF	=
Theater - 1 space for 10 seats Office - @ 1/1800 GSF above 2,00 Total parking required for South B	00 GSF 112,0	50 seat 00 GSF	
North Building - Stage 1 PUD			
Retail Office - If Option 1(6) Residential- If Option 2 (7)	290,0	00 GSF 00 GSF 00 GSF	=
Total parking required for North Br Total parking required for Project	uilding		
Off-Street Loading (10)			
South Building - Stages 1 and 2 P	UD		
Retail (9)	62,4	23 GSF	1 bert = 1 bert 100 SF
Event space (1/10 seats)			None s
Theater - 1 space for 10 seats	1,2	50 seat	1 berti ts 1
Office	112,0	00 GSF	= 2 berth 2 p
North Building - Stage 1 PUD			
Retail	35,0	00 GSF	 No addi
Office - If Option 1 (6)	290,0	00 GSF	1 additi = 1 additi
Residential - If Option 2 (7)	290,0	00 GSF	1 berth = 1 platfo
Bicycle Parking South Building	Short Term spaces "required" Retail 1/3,500 sf = 2 spaces Theater 1/10,000 sf = 4 spaces Office 1/40,000 sf = 3 spaces total = 11-12 spaces		<u>rt term space</u> approx 54 sp
North Building	Short Term spaces "required" Retail 1/3,500 sf = 10 spaces Office 1/40,000 sf = 7 spaces	<u>Shoi</u>	rt term space
	total = 17-27 spaces	f F	17-27 spaces in space to be appr Phase 2 and pub permitting process
Indicates variance/special ex Notes:	ception from zoning regulations		Indicates
1- The Maximum building height the finished grade at the middle c			
2- The FAR is calculated based of	on record lot area. The FAR fo	or each	theoretical le
3- In accordance with DCMR Title	e 11 chapter 2517 there are t	wo build	lings on two
4- Flexibility is being requested for 5- The existing south building has event space is included in the gre	s a parking credit for existing andfathered parking credit rur	footprint ining wit	t of 55,494 s th the buildin
6- Option 1 : South building build7- Option 2 : South building build			
9- The loading requirement for re and event space.			

PUD SUBMISSION 2014 JULY 3 Ζ2 ZONING TABULATIONS OPTION B OFFICE (REVISED 2015 JANUARY 30)

Required/Allov	wed	Provided			
10		Zero untill Phase 2 North Building Construction			
125 63 198		Zero Phase 2 Build			
47 161 92 139 to 208 337 to 406		TBD in North Building Phase 2 Anonication			
l berth @ 55'; 1 ber 1 berth @ 20'; 1 pla 00 SF; 1 platform (one since < 30,000 berth @ 30'; 1 ber	atform @ @ 200 SF GSF	1-30' b 1 platform @1			
1 platform @ 10 berths @ 30'; 1 be 2 platforms @ 10	00 SF rth @ 20';	1-30' be 1 platform @ 1			
o additional loading additional berth @ additional platform berth @ 55'; 1 spac	30'; @ 100 SF	TBD in North Building Phase 2 Application			
platform @ 200 SF <u>spaces provided</u> 54 spaces	5 percent of 1 5 percent of 1	paces "required" 0 = 1 for retail 25 = 7 for theater 3 = 3 for office = 11 spaces	Long Term 8 in North B 3 in South E 11 spaces	uilding	
spaces provided aces in public be approved during and public space g process.	Long Term s 5 percent of 4 5 percent of 1 1/3 res units = total	paces "required" 7 = 3 for retail 616 = 8 spaces office 108-116 for res = 119-127 spaces	Long Term	provided es in North Bldg.	
cates changing varia	aple between	$\angle 1$ and $\angle 2$ sheets.			

cates changing variable between Z1 and Z2 sheets.

D.W.) for 120' allowable measured from sidewalk of the internal plaza.

ical lot is compliant with DCMR Title 11 chapter 2517.

n two theroretical lots.

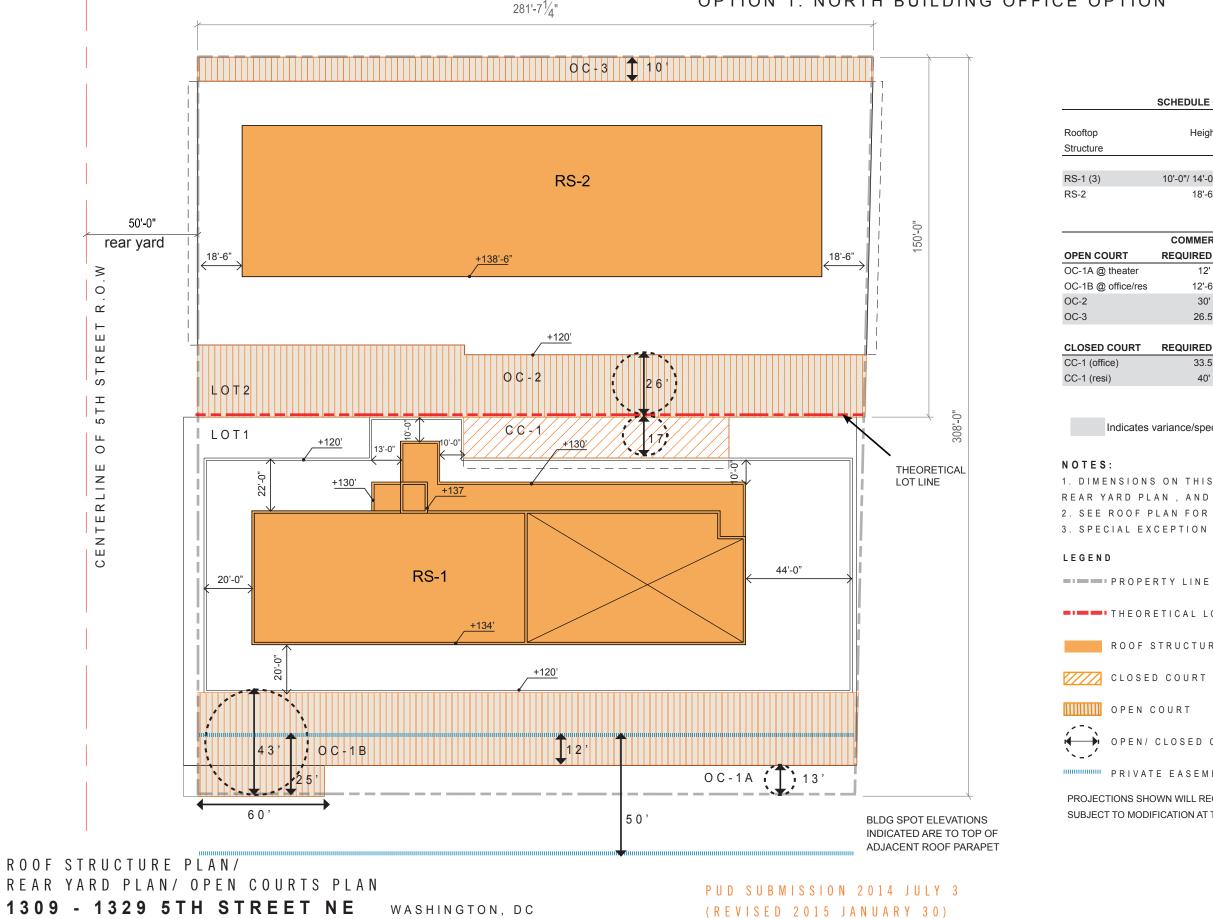
494 sf. Additional parking requirement calculated for addition of retail. Parking for the ouilding. We have rounded up to be conservative.

in LOT 1 and North Building has retail and office program in LOT 2.

in LOT 1 and North Building has retail and residential program in LOT 2.

as been used to include all existing and proposed retail use, including the existing Market

OPTION 1: NORTH BUILDING OFFICE OPTION



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	Height	Required	Proposed	
		Setback	Setback	
	10'-0"/ 14'-0"/ 17'-0"	10'-0"/ 14'-0" / 17'-0"	10'-0"/ 14'-0" / 17'-0"	
	18'-6"	18'-6"	18'-6"	
	so	HEDULE OF COURT	rs	
	COMMERCIAL	RESIDENTIAL		
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH	
er	12'	12'	13'	
e/res	12'-6"	12'-6"	30'	
	30'	30'	26'	
	26.5'	26.5'	10'	
RT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA

3200

1800

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Indicates variance/special exception from zoning regulations

17'

1. DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN , AND OPEN COURTS PLAN 2. SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS. 3. SPECIAL EXCEPTION FOR ROOF STRUCTURE WITH MULTIPLE HEIGHTS

THEORETICAL LOT LINE

40'

ROOF STRUCTURES

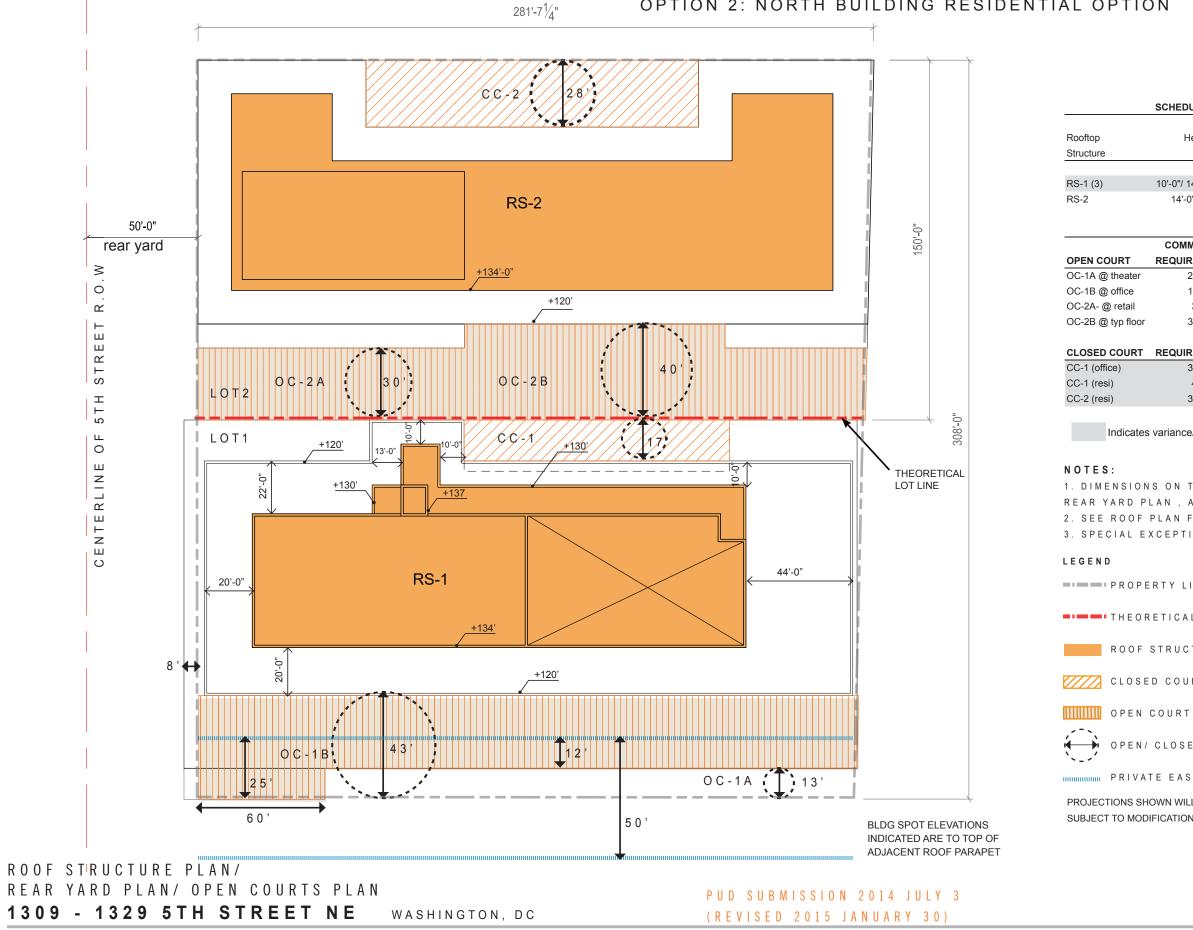
OPEN/ CLOSED COURT WIDTH

" PRIVATE EASEMENT (MATCHES NEIL PLACE R.O.W.)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

ZONING PLANS: OPTION-1

OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



	CONEDUCE OF NO.						
			_				
	Height	Required	Proposed				
		Setback	Setback				
		10'-0"/ 14'-0" / 17'-0"	10'-0"/ 14'-0" / 17'-0"				
	14'-0"/ 18'-6"	14'-0"/ 18'-6"	14'-0"/ 18'-6"				
	S	CHEDULE OF COUR	TS				
	COMMERCIAL	RESIDENTIAL					
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH				
ter	26.5'	26.5'	13'				
е	12.5'	12.5'	43'				
il	30'	30'	30'				
loor	35.5'	35.5'	40'				
RT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA			
	33.5'	17'	2245	1800			
	40'	17'	3200	1800			
	33.5'	28'	2245	3883			
ates	variance/special ex	ception from zoning	regulations				
ION	S ON THIS SHE	ET ILLUSTRAT	E ROOF STRUC	TURE PLAN,			
) PLAN , AND OPEN COURTS PLAN							
OF PLAN FOR OVERALL BUILDING DIMENSIONS.							
- E)	CEPTION FOR	ROOF STRUCT	JRE WITH MULT	IPLE HEIGHTS			
<u>.</u>							
JPE	RTY LINE						

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

THEORETICAL LOT LINE

ROOF STRUCTURES

CLOSED COURT

OPEN/ CLOSED COURT WIDTH

III PRIVATE EASEMENT (MATCHES NEIL PLACE R.O.W.)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

> ZONING PLANS: OPTION-2 Ζ4



LEED 2009 for New Construction and Major Renovation **Project Scorecard**

Project Name: UMOT Project Address: 1309 5th Street NE

1 0 0 Credit 1 Site Selection 5 1 Credit 2 Development Density and Community Connectivity 6 1 Credit 3 Brownfield Redevelopment 6 1 Credit 4.1 Atternative Transportation - Public Transportation Access 1 1 Credit 4.2 Atternative Transportation - Bicycle Storage and Changing Rooms 2 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.2 Heat Island Effect - Noncof 1 Credit 7.2 Heat Island Effect - Noncof 1 Credit 1 Water Use Reduction Yes 7 No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction 2 to Yes 7 No 2 to 1 7 1	Yes	?	No			
1 0 0 Credit 1 Site Selection 5 1 Credit 2 Development Density and Community Connectivity 6 1 Credit 4.1 Alternative Transportation - Public Transportation Access 1 1 Credit 4.1 Alternative Transportation - Public Transportation Access 2 1 Credit 4.1 Alternative Transportation - Bicycle Storage and Changing Rooms 2 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 8 Light Pollution Reduction Yms 7 No 4 Credit 1 Water Use Reduction Yms 7 No 1 7 Toredit 3 Yms 7 No 1 7 Toredit 4 Yms <td< th=""><th>17</th><th>4</th><th>5</th><th>SUSTAINA</th><th>ABLE SITES</th><th></th></td<>	17	4	5	SUSTAINA	ABLE SITES	
1 0 0 Credit 1 Site Selection 5 Credit 2 Development Density and Community Connectivity 6 Credit 3 Brownfield Redevelopment 6 Credit 4.1 Alternative Transportation - Public Transportation Access 2 1 Credit 4.1 Alternative Transportation - Bicycle Storage and Changing Rooms 2 1 Credit 5.1 Site Development - Portect or Restore Habitat 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 8 Light Pollution Reduction Yma Prereq 1 Water Use Reduction Yma Prereq 1 Water Use Reduction 2 to Yma Prereq 1 Fundamental Commissioning of Building Energy Systems Requin Yma Prereq 3 Fundamental Commissioning of Building Energy Systems Requin Y Prereq 3 Fundamental Ref				•		•
5 Credit 2 Development Density and Community Connectivity 6 1 Credit 3 Brownfield Redevelopment 6 Credit 4.1 Alternative Transportation - Public Transportation Access 2 1 Credit 4.2 Alternative Transportation - Bicycle Storage and Changing Rooms 2 3 Credit 4.3 Alternative Transportation - Development vehicles 2 3 Credit 4.4 Alternative Transportation - Davke Storage and Changing Rooms 1 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 1 Credit 5.2 Site Development - Maximize Open Space 1 1 Credit 6.1 Stormwater Design - Quality Control 1 1 Credit 7.2 Heat Island Effect - Nonroof 1 1 Credit 8 Light Pollution Reduction Yes 7 No Requin 4 Credit 3 Water Use Reduction 2 to Yes 7 No Requin 2 to 1 7 No Requin 2 to 1 1 Credit 3 Water Use Reduction 2 to <th>Y</th> <th></th> <th></th> <th>Prereq 1</th> <th>Construction Activity Pollution Prevention</th> <th>Required</th>	Y			Prereq 1	Construction Activity Pollution Prevention	Required
Image: Construction of the image is a constructin of the image is a constructing of the image	1	0	0	Credit 1	Site Selection	1
6 Credit 4.1 Alternative Transportation - Public Transportation Access 1 Credit 4.2 Alternative Transportation - Bicycle Storage and Changing Rooms 2 Credit 4.3 Alternative Transportation - Darking Capacity 1 Credit 4.4 Alternative Transportation - Parking Capacity 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.2 Site Development - Maximize Open Space 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof 1 Credit 7.2 Heat Island Effect - Roof 1 Credit 1 Water Use Reduction Yes ? No 6 3 1 VHATER EFFICIENCY 2 Y Prereq 1 Water Use Reduction Yes ? No 7 No 2 1 Credit 3 Water Use Reduction Yes ? No 1 Credit 3 Water Use Reduction Yes ?	5			Credit 2	Development Density and Community Connectivity	5
Image: Construction of the image is a second construction of the image is a s			1	Credit 3	Brownfield Redevelopment	1
1 3 Credit 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles 2 Credit 4.4 Alternative Transportation - Parking Capacity 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.2 Site Development - Maximize Open Space 1 Credit 6.1 Stormwater Design - Quantity Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 8 Light Pollution Reduction Yes ? No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Requin Yes ? No 2 2 1 Credit 3 Water Use Reduction 2 to Yes ? No 2 to 2 to	6			Credit 4.1	Alternative Transportation - Public Transportation Access	6
2 Credit 4.4 Alternative Transportation - Parking Capacity 1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.2 Site Development - Maximize Open Space 1 Credit 6.1 Stormwater Design - Quality Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof 2 Credit 1 Water Use Reduction Requin 4 Credit 1 Water Use Reduction 2 to 2 Credit 2 Innovative Wastewater Technologies 2 to 2 1 7 No 2 to Yes 7 No 2 to 2 to Yes 7 No 2 to 2 to Yes 7 No 2 to 2 to <			1	Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1
1 Credit 5.1 Site Development - Protect or Restore Habitat 1 Credit 5.2 Site Development - Maximize Open Space 1 Credit 6.1 Stormwater Design - Quantity Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof 1 Credit 7.2 Heat Island Effect - Roof Credit 8 Light Pollution Reduction Requin Yes ? No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Requin 2 Credit 1 Water Use Reduction 2 to 2 1 Credit 3 Water Use Reduction 2 to Yes ? No 2 2 to 11 7 17 ENERGY & ATMOSPHERE 2 to Y Prereq 1 Fundamental Commissioning of Building Energy Systems Requin Y Prereq 2 Minimum Energy Performance Requin Y Prereq 3 Fundamental Refrigerant Management			3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3
1 Credit 5.2 Site Development - Maximize Open Space 1 Credit 6.1 Stormwater Design - Quantity Control 1 Credit 6.2 Stormwater Design - Quantity Control 1 Credit 6.2 Stormwater Design - Quantity Control 1 Credit 7.2 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof Credit 8 Light Pollution Reduction Yes 7 No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Require 4 Credit 3 Water Use Reduction 2 to Y Prereq 1 Water Use Reduction 2 to Yes 7 No 2 to 11 7 17 ENERGY & ATMOSPHERE Y Prereq 1 Fundamental Commissioning of Building Energy Systems Require Y Prereq 2 Minimum Energy Performance Require Y Prereq 3 Fundamental Refrigerant Management Require 9 3 7 Credit 1 Optimize Energy Performance 1 to	2			Credit 4.4	Alternative Transportation - Parking Capacity	2
1 Credit 6.1 Stormwater Design - Quantity Control 1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof Credit 8 Light Pollution Reduction Yes ? No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Require 4 Credit 1 Water Efficient Landscaping 2 to 2 1 Credit 3 Water Use Reduction 2 to Yes ? No 1 2 to 11 7 17 ENERGY & ATMOSPHERE 2 to Y Prereq 1 Fundamental Commissioning of Building Energy Systems Require Y Prereq 1 Fundamental Refrigerant Management Require Y Prereq 3 Fundamental Refrigerant Management Require 9 3 7 Credit 1 Optimize Energy Performance 1 to 1 7 Credit 2 On-Site Renewable Energy 1 to <th></th> <th>1</th> <th></th> <th>Credit 5.1</th> <th>Site Development - Protect or Restore Habitat</th> <th>1</th>		1		Credit 5.1	Site Development - Protect or Restore Habitat	1
1 Credit 6.2 Stormwater Design - Quality Control 1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof Credit 7.2 Heat Island Effect - Roof 1 Credit 8 Light Pollution Reduction Yes ? No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Require 4 Credit 1 Water Use Reduction 2 to 2 Credit 2 Innovative Wastewater Technologies 2 to 2 1 Credit 3 Water Use Reduction 2 to Yes ? No 2 2 to 11 7 17 ENERGY & ATMOSPHERE 2 to Yes ? No 2 to 2 to Y Prereq 1 Fundamental Commissioning of Building Energy Systems Require Y Prereq 3 Fundamental Refrigerant Management Require Y Prereq 3 Fundamental Refrigerant Management Require 9 3 7 Credit 1		1		Credit 5.2	Site Development - Maximize Open Space	1
1 Credit 7.1 Heat Island Effect - Nonroof 1 Credit 7.2 Heat Island Effect - Roof Credit 7.2 Heat Island Effect - Roof Credit 8 Light Pollution Reduction Yes ? Y Prereq 1 Vest Credit 1 Y Prereq 1 Vest Credit 1 Vest Credit 1 Vest Credit 1 Vest Credit 2 Innovative Wastewater Technologies 2 Credit 3 Vest ? Yes ? Yes ? Prereq 1 Fundamental Commissioning of Building Energy Systems Requir Y Prereq 1 Prereq 2 Minimum Energy Performance Prereq 3 Fundamental Refrigerant Management Y Prereq 3 Prereq 1 Optimize Energy Performance Y Prereq 3 Fundamental Refrigerant Management 9 3 7 Credit 1 9 3 7 Cre	1			Credit 6.1	Stormwater Design - Quantity Control	1
1 Credit 7.2 Heat Island Effect - Roof 1 Credit 8 Light Pollution Reduction Yes ? No 6 3 1 WATER EFFICIENCY Y Prereq 1 Water Use Reduction Require 4 Credit 1 Water Efficient Landscaping 2 to 2 Credit 2 Innovative Wastewater Technologies 2 to 2 1 Credit 3 Water Use Reduction 2 to Yes ? No 2 to 2 to 11 7 17 ENERGY & ATMOSPHERE 2 to Y Prereq 1 Fundamental Commissioning of Building Energy Systems Require Y Prereq 2 Minimum Energy Performance Require Y Prereq 3 Fundamental Refrigerant Management Require 9 3 7 Credit 1 Optimize Energy Performance 1 to 9 3 7 Credit 2 On-Site Renewable Energy 1 to		1		Credit 6.2	Stormwater Design - Quality Control	1
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9 3 7 Credit 1 Optimize Energy Performance 1 to 7 Credit 2 On-Site Renewable Energy 1 to	Y			Prereq 2	Minimum Energy Performance	Required
7 Credit 2 On-Site Renewable Energy 1 to	Y			Prereq 3	Fundamental Refrigerant Management	Required
	9	3	7	Credit 1	Optimize Energy Performance	1 to 19
			7	Credit 2	On-Site Renewable Energy	1 to 7
2 Credit 3 Enhanced Commissioning		2		Credit 3	Enhanced Commissioning	2
2 Credit 4 Enhanced Refrigerant Management		2		Credit 4	Enhanced Refrigerant Management	2
3 Credit 5 Measurement and Verification			3	Credit 5	Measurement and Verification	3
2 Credit 6 Green Power	2			Credit 6	Green Power	2

5 MATERIALS & RESOURCES 3 6 Storage and Collection of Recyclables Prereq 1 3 Credit 1.1 Building Reuse - Maintain Existing Walls, Floors and Roof 1 Credit 1.2 Building Reuse - Maintain Interior Nonstructural Elements Credit 2 **Construction Waste Management** 2 2 Credit 3 **Materials Reuse** Credit 4 **Recycled Content** 1 1 2 Credit 5 **Regional Materials** Credit 6 **Rapidly Renewable Materials** 1 Credit 7 **Certified Wood** 1 Yes No 5 INDOOR ENVIRONMENTAL QUALITY 8 2 Prereq 1 Minimum Indoor Air Quality Performance Prereg 2 Environmental Tobacco Smoke (ETS) Control Credit 1 1 **Outdoor Air Delivery Monitoring** Credit 2 Increased Ventilation 1 Credit 3.1 Construction Indoor Air Quality Management Plan - During Construction Credit 3.2 Construction Indoor Air Quality Management Plan - Before Occupancy Credit 4.1 Low-Emitting Materials - Adhesives and Sealants 1 Credit 4.2 1 Low-Emitting Materials - Paints and Coatings 1 Credit 4.3 Low-Emitting Materials - Flooring Systems Credit 4.4 Low-Emitting Materials - Composite Wood and Agrifiber Products Credit 5 Indoor Chemical and Pollutant Source Control 1 1 Credit 6.1 Controllability of Systems - Lighting 1 Credit 6.2 Controllability of Systems - Thermal Comfort Credit 7.1 Thermal Comfort - Design 1 Credit 7.2 Thermal Comfort - Verification 1 Credit 8.1 Daylight and Views - Daylight 1 1 Credit 8.2 Daylight and Views - Views Yes No 5 1 **0** INNOVATION IN DESIGN Innovation in Design 4 Credit 1 Credit 2 LEED[®] Accredited Professional 1 Yes No ? 2 REGIONAL PRIORITY 1 1 1 1 2 Credit 1 **Regional Priority** Yes 2 No 51 24 35

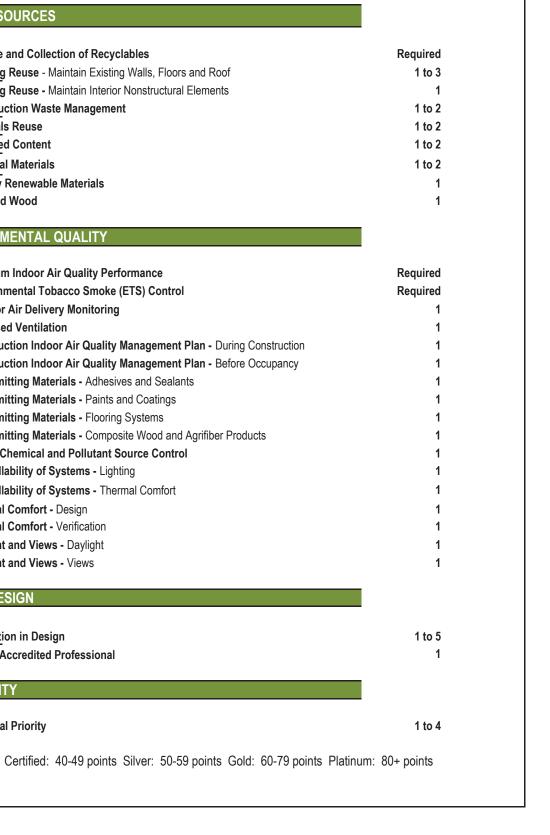
Scorecard above shows one of the possible ways to achieve LEED Silver certification. Other scenarios could be considered as well.

1309 - 1329 5TH STREET NE WASHINGTON, DC PUD SUBMISSION 2014 JULY 3 (REVISED 2015 JANUARY 30)

Yes

?

No



LEED SCORECARD LD 1

shalom baranes associates architects