

Square 700 - Lots 43 and 866  
ONE M Street SE, Washington, DC  
DC Zoning Commission Review

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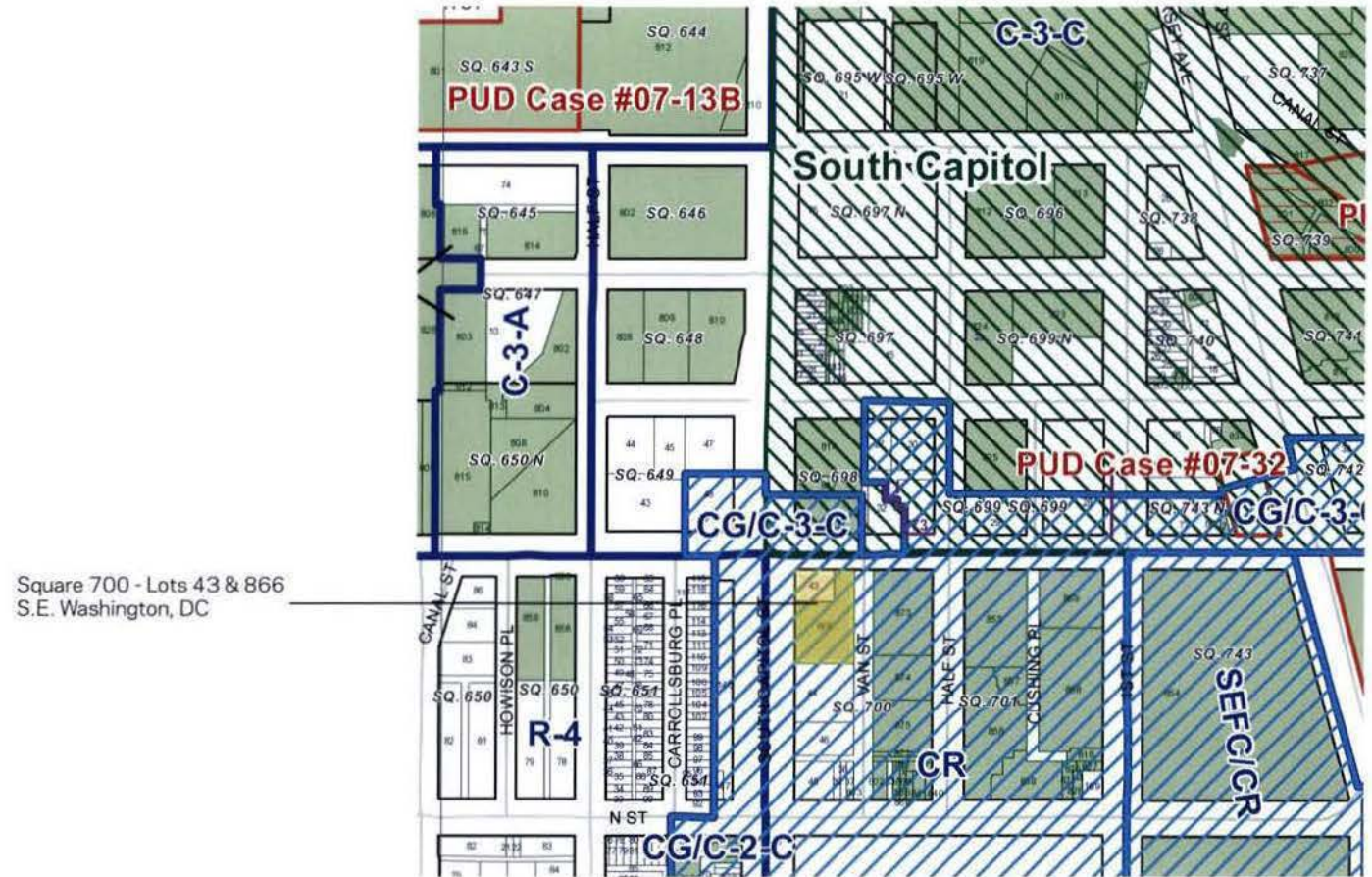


ZONING COMMISSION  
District of Columbia  
CASE NO.15-11  
EXHIBIT NO.13A

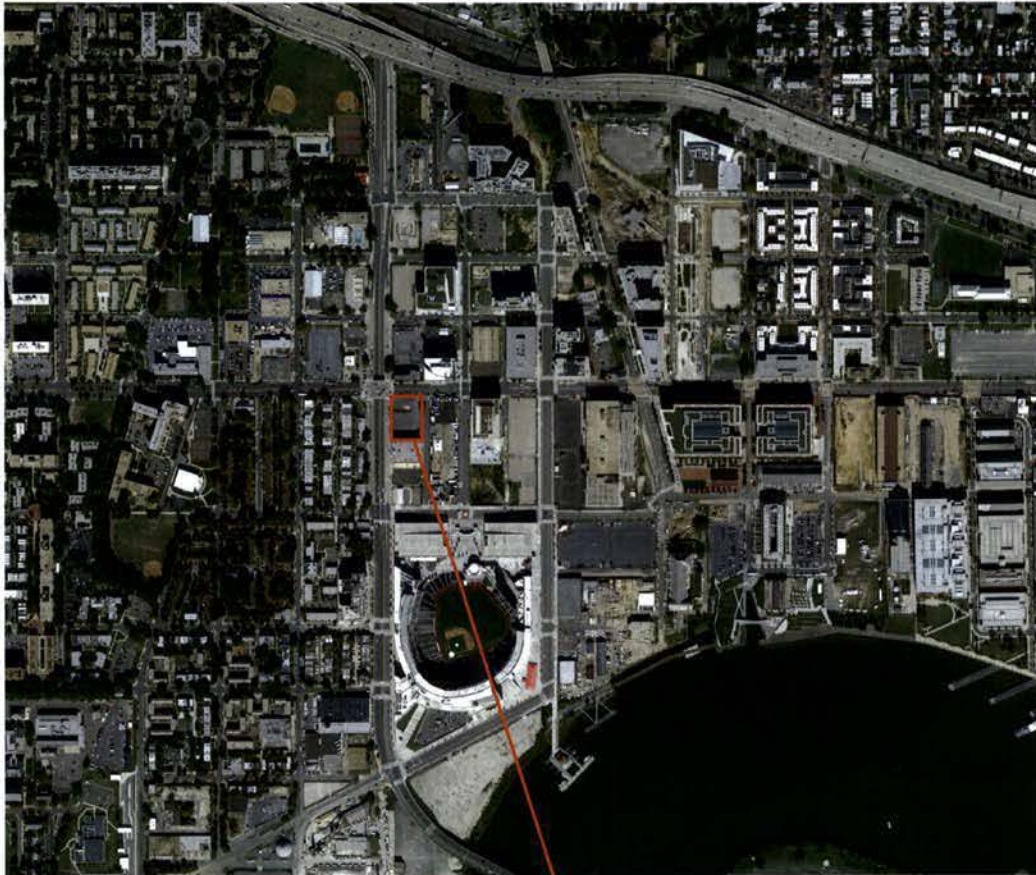
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# PROJECT OVERVIEW



Square 700 - Lots 43 & 866  
S.E. Washington, DC



Square 700 - Lots 43 & 866  
S.E. Washington, DC



Site Location Map



**Square 700**  
One M Street, S.E. St Washington, DC





1

2



Existing Site Context



5

**Square 700**  
One M Street, S.E. St Washington, DC





1



2



3



4



5

Architectural Context



**Square 700**  
One M Street, S.E. St Washington, DC

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NOTE: GAR (GREEN AREA RATIO) = 0.22

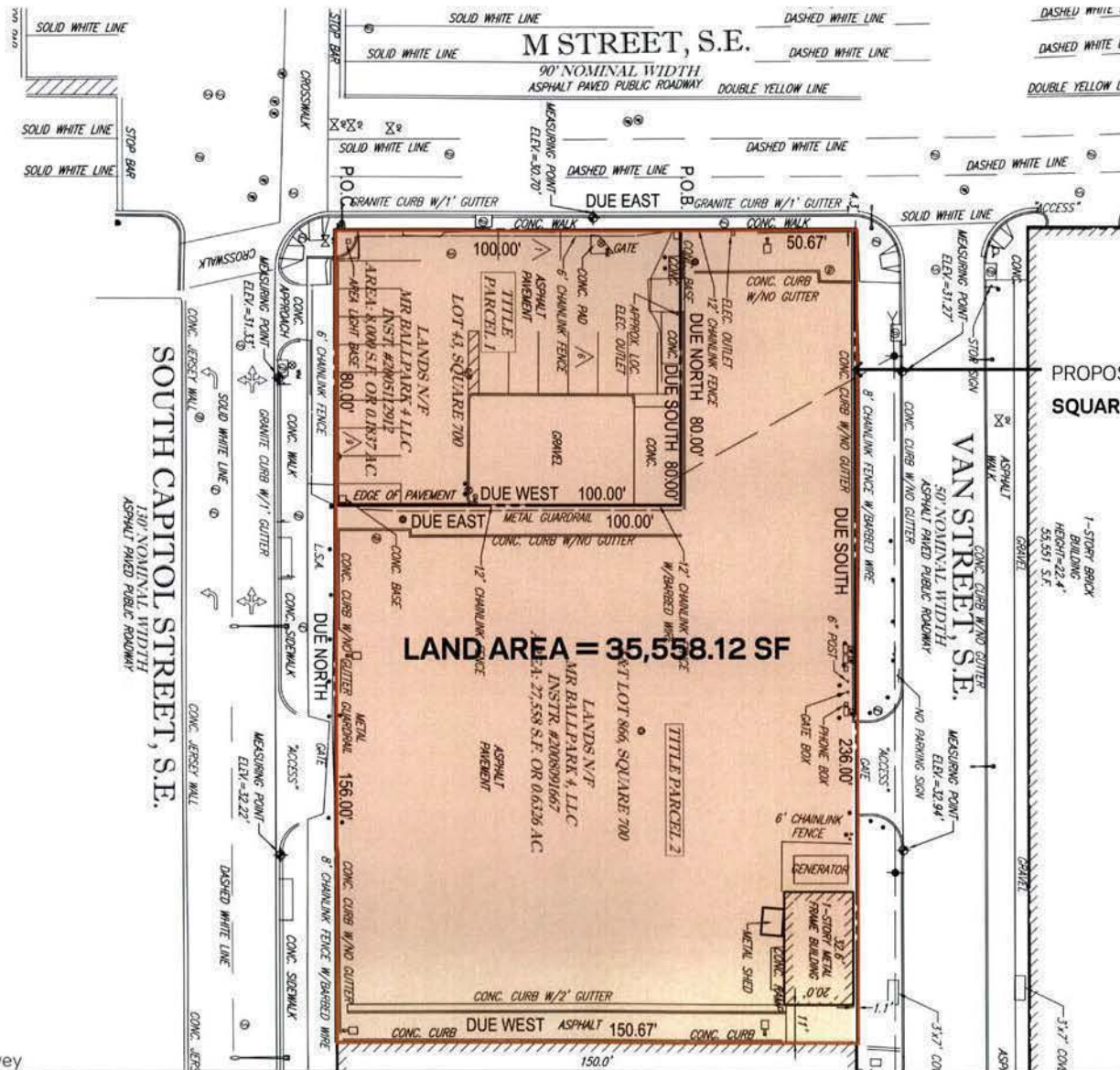


Site Plan



**Square 700**  
One M Street, S.E. St Washington, DC

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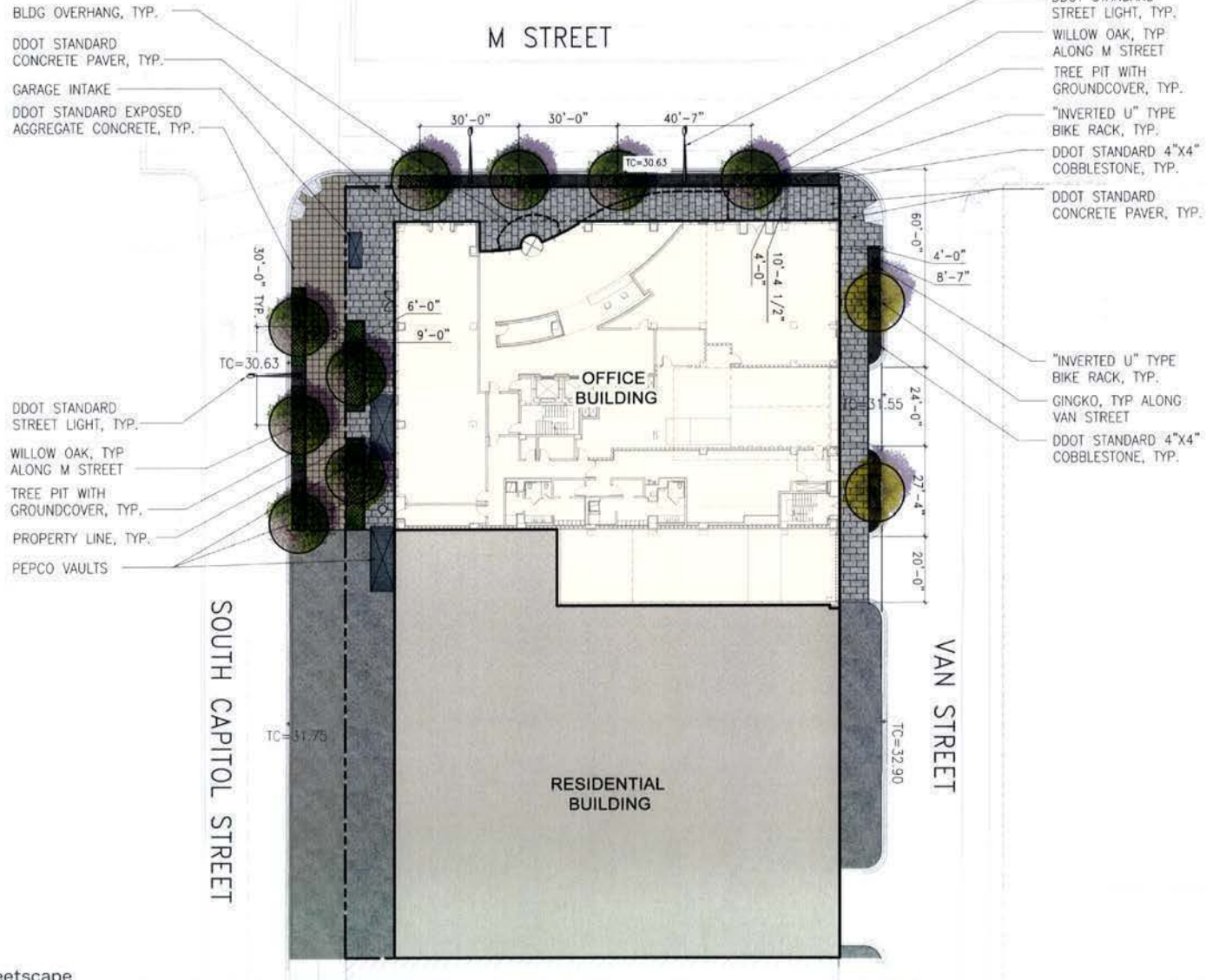


Existing Site Survey



**Square 700**  
One M Street, S.E. St Washington, DC

NOTE: GAR (GREEN AREA RATIO) = 0.22



Site Plan - Streetscape



**Square 700**  
One M Street, S.E. St Washington, DC

## Zoning Requirements:

Zoning Classification: CG/CR

FAR Permitted with CLD's  
upon zoning commission review: 9.5

Land Area: 35,558.12 SF  
(Combined lots 43 and 866)

GFA Permitted with CLD's: 337,802.14 GFA

Max. Building Height: 130 Feet  
(based off South Capitol ST.)

Parking Requirements: 70 parking spaces  
(28 compact parking spaces, 42 standard parking spaces)

Office in CR: 1 space per 1800 sf in excess of 2000 sf  
(124,499gsf-2000)/1800=68 ps

Retail in CR: 1 space per 750 in excess of 3000 sf  
(4,227gsf-3000)/750.0= 2 ps

Provided: 127 parking spaces ( 46 Standard, 46 zoning compatible compact spaces,  
30 compact spaces, 5 accessible )

Bike Parking Requirements: 4 bike parking spaces

Provided: 12

Loading Requirements: (2) 30' deep berths + (1) 20' deep service/ delivery space  
(2) 100 sf loading platforms

\*\*Based on office requirements since office space makes up more than 90% of total area

Loading Provided: (2) 30' deep berths + (1) 20' deep service/ delivery space  
(2) 100 sf loading platforms

Setbacks: 15' setback from property line along South Capitol Street  
15' setback from curb along M Street  
1:1 setback above 110' height along South Capitol Street

Additional Requirements: "14' clear height for "preferred use" spaces along M Street  
"Preferred Use" spaces should account for 35% or more of the floor area  
\*\*minimum "Preferred Use" spaces area based on floor area: 13,567sf \*35%=4,748sf

## Area Schedule:

| LEVEL             | FLOOR TYPE                        | FLOOR AREA (SF) |
|-------------------|-----------------------------------|-----------------|
| LEVEL 1           | RETAIL/BROADCASTING STUDIO/OFFICE | 13,567          |
| LEVEL 2           | OFFICE                            | 12,873          |
| LEVEL 3           | OFFICE                            | 12,873          |
| LEVEL 4           | OFFICE                            | 12,873          |
| LEVEL 5           | OFFICE                            | 12,873          |
| LEVEL 6           | OFFICE                            | 12,873          |
| LEVEL 7           | OFFICE                            | 12,873          |
| LEVEL 8           | OFFICE                            | 12,873          |
| LEVEL 9           | OFFICE                            | 10,342          |
| LEVEL 10          | OFFICE                            | 10,342          |
| MECH PH           | MECH EQUIPMENT/ TERRACE ACCESS    | 4,388           |
| <b>TOTAL AREA</b> |                                   | <b>128,750</b>  |

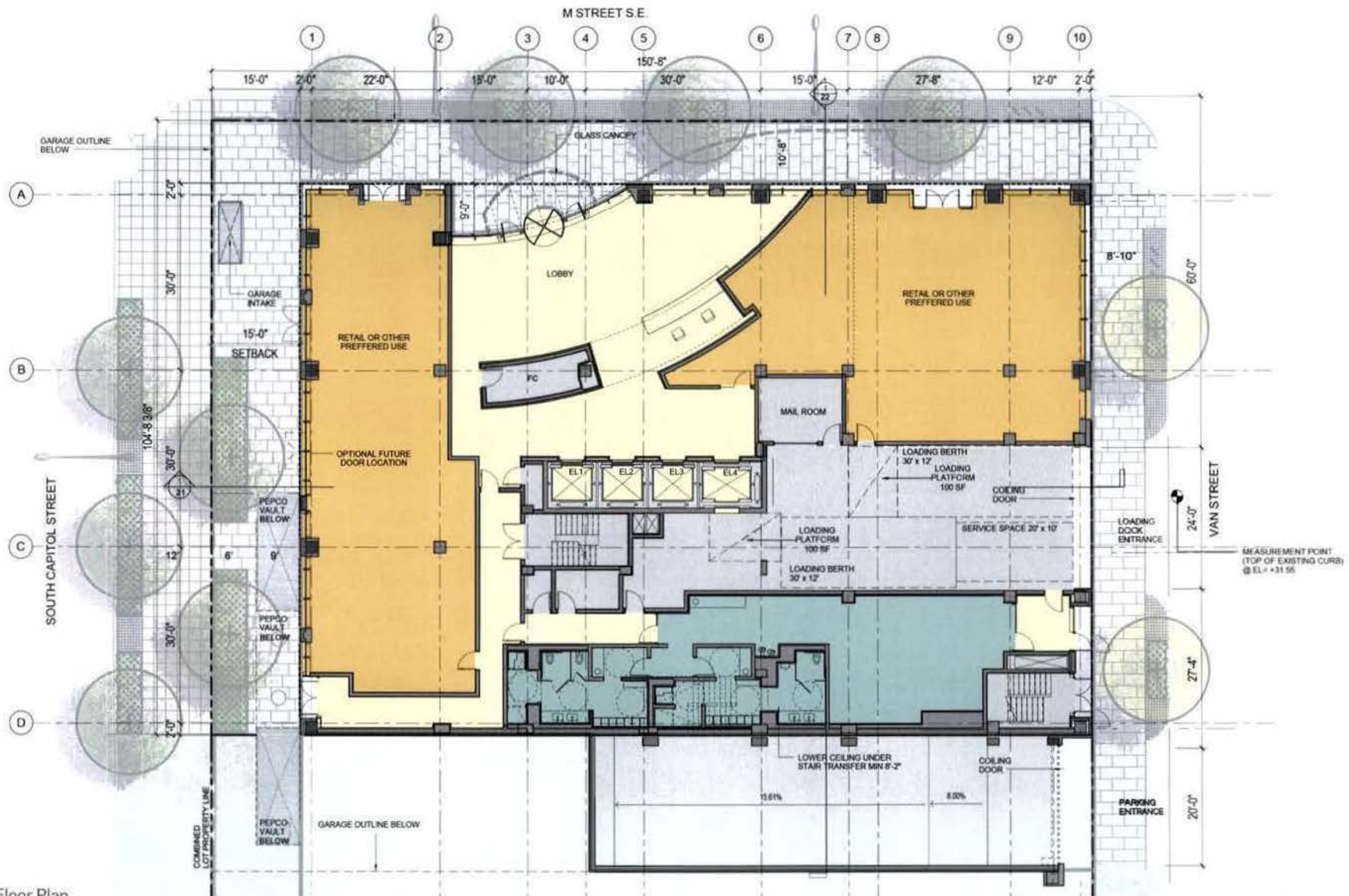
Retail and other "Preferred Use" Area: 4,761 SF (35.09% of the ground level)

\*\* Retail and "preferred use" ceiling height is 14' or more  
50% of the surface area of the streetwall of the building along M Street is devoted to display windows except for decorative accent,  
and to entrances to commercial uses of the building.  
100% of the building's street frontage along M Street, except for space devoted to building entrances is occupied by retail or other  
"preferred use" occupancy

GAR (Green Area Ratio): 0.22

# ARCHITECTURAL CHARACTER

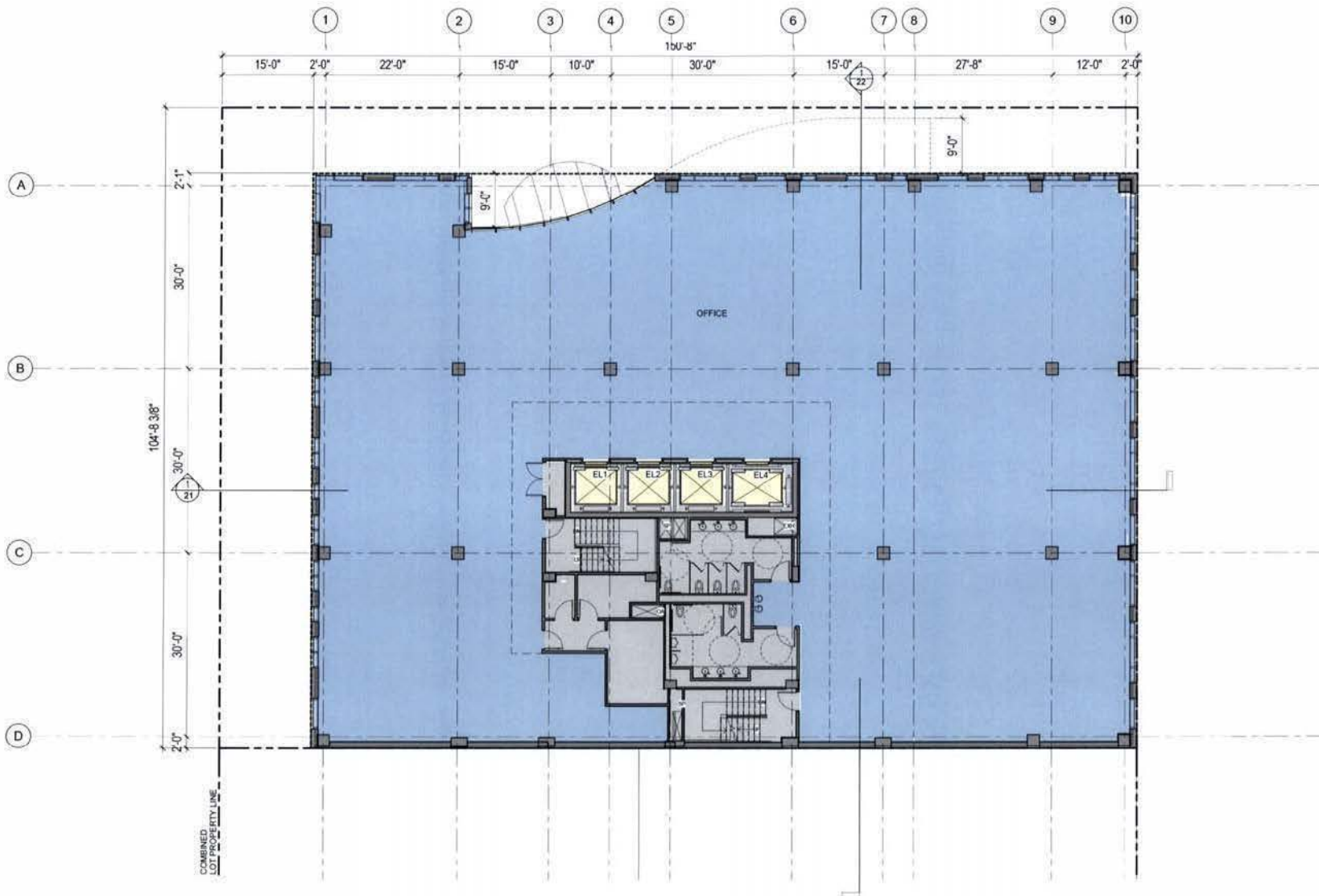




Ground Floor Plan



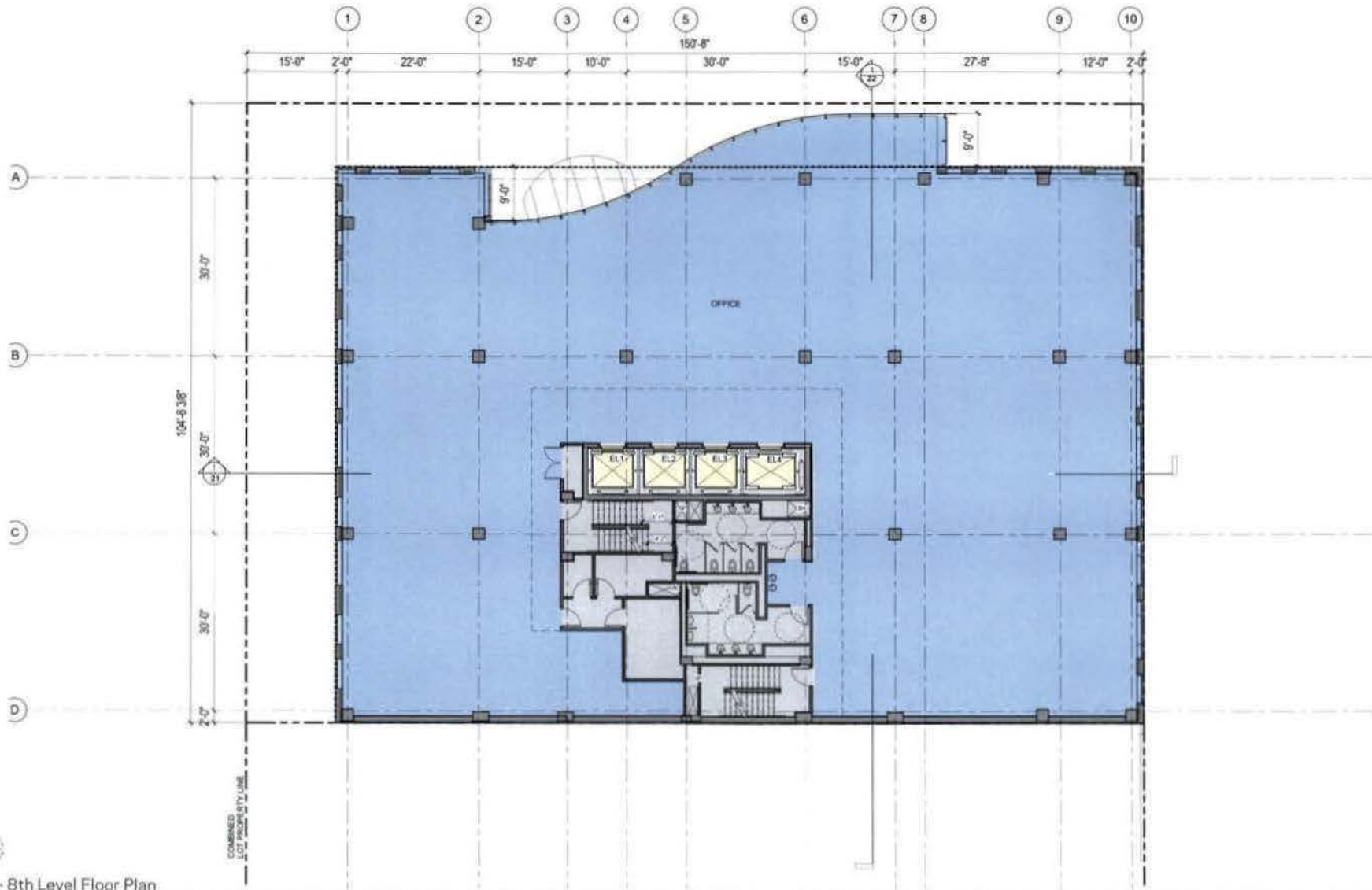
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One M Street, S.E., St Washington, DC



2nd Level Floor Plan



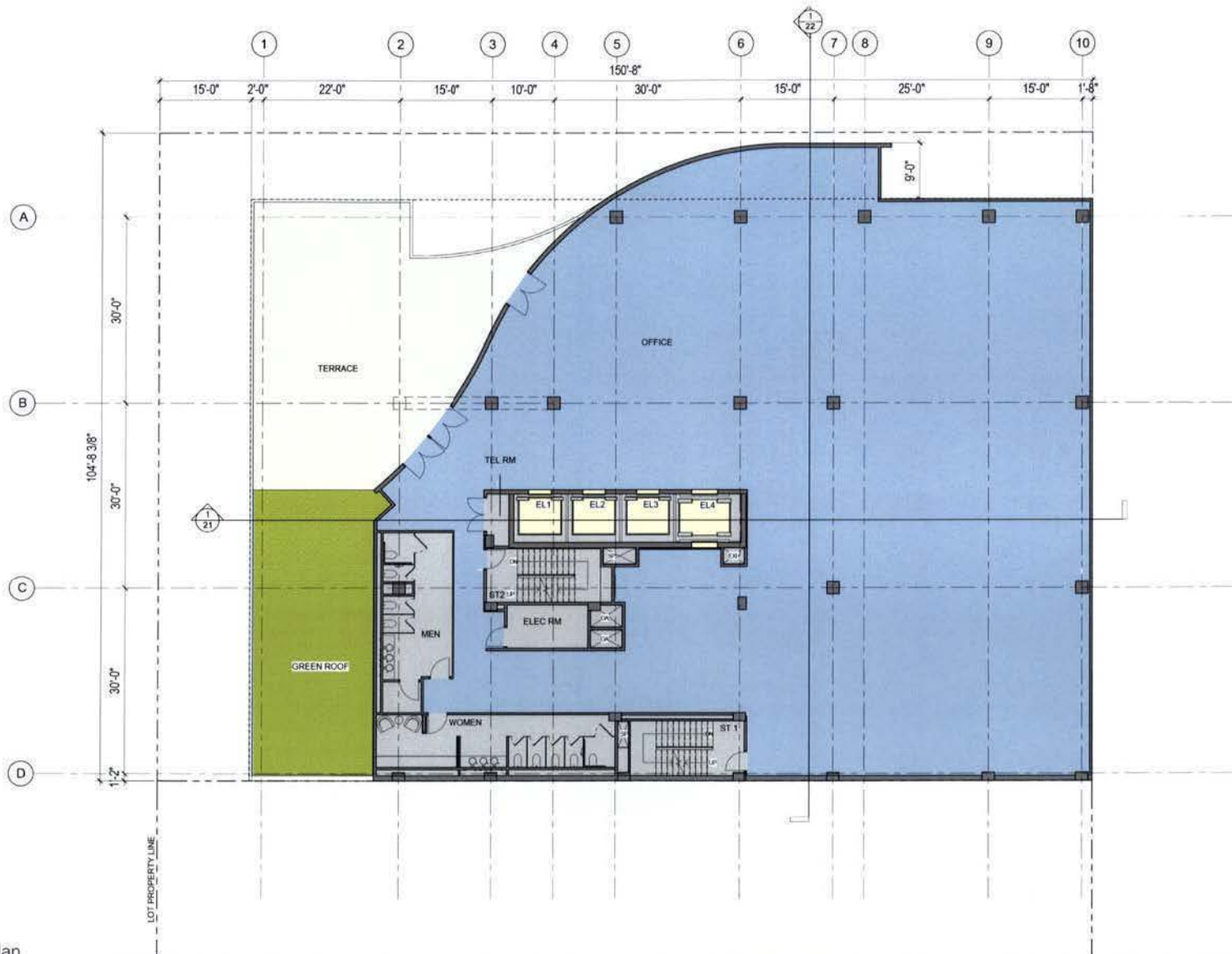
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3rd - 8th Level Floor Plan



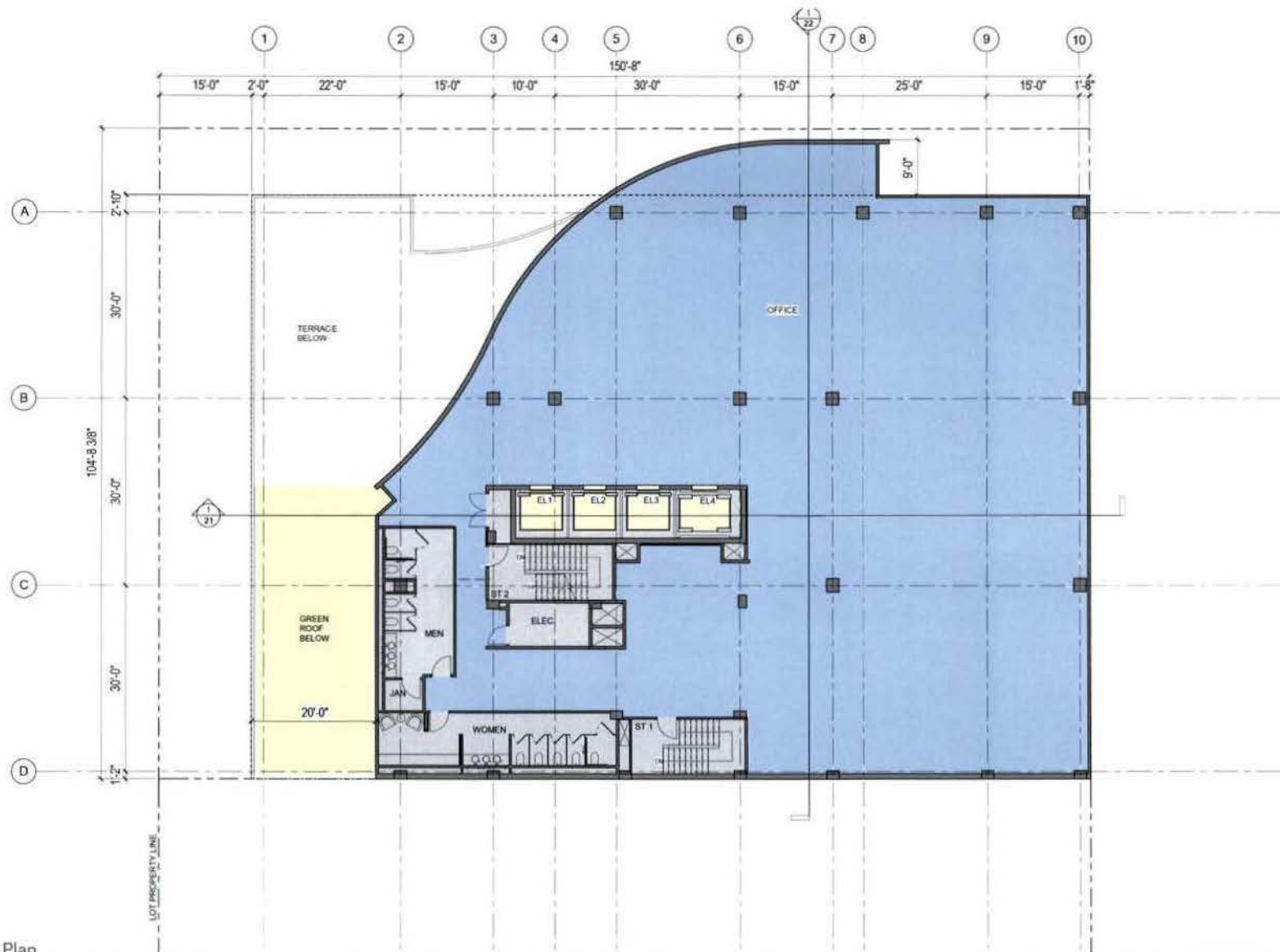
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9th Level Floor Plan



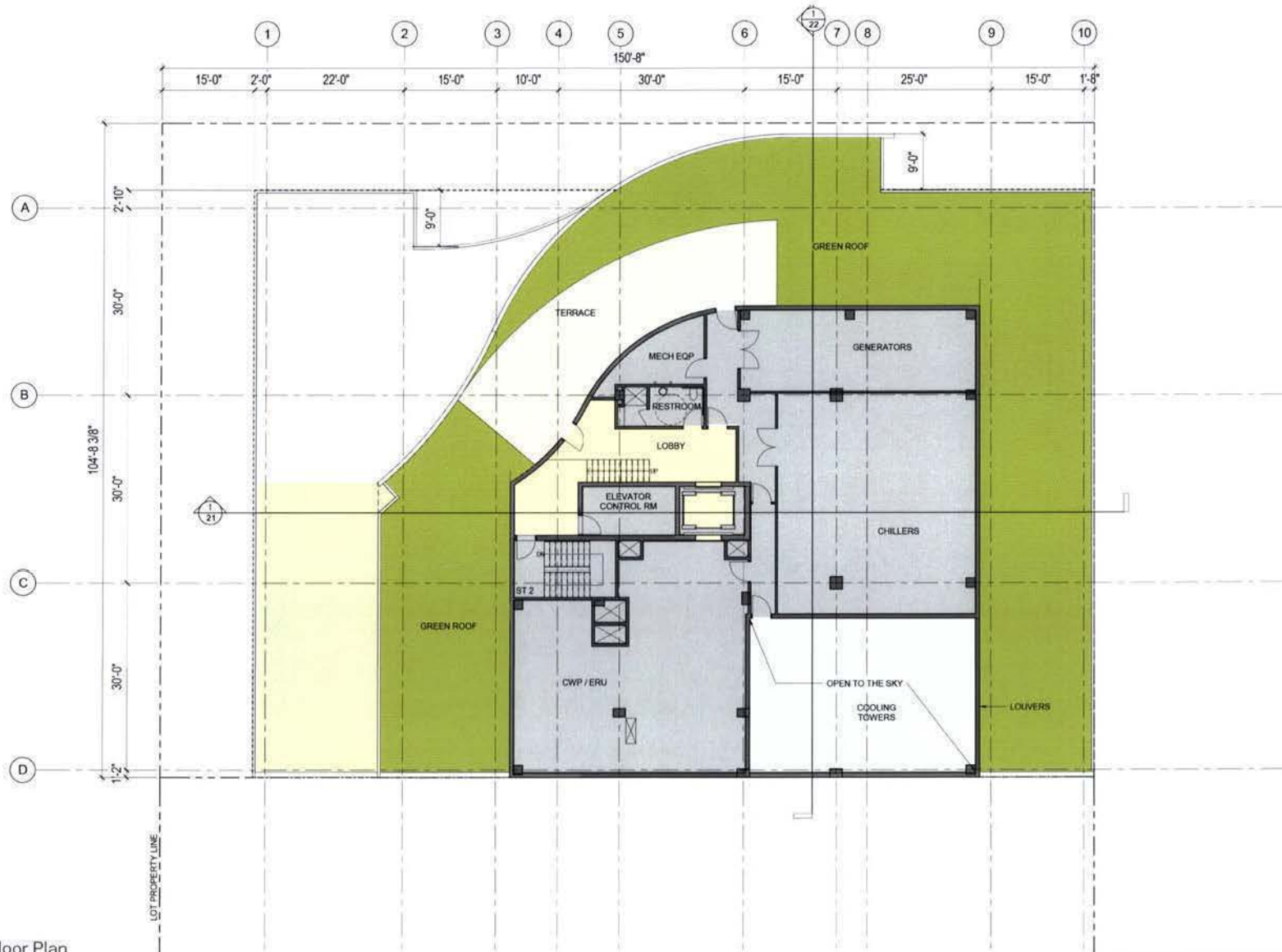
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10th Level Floor Plan



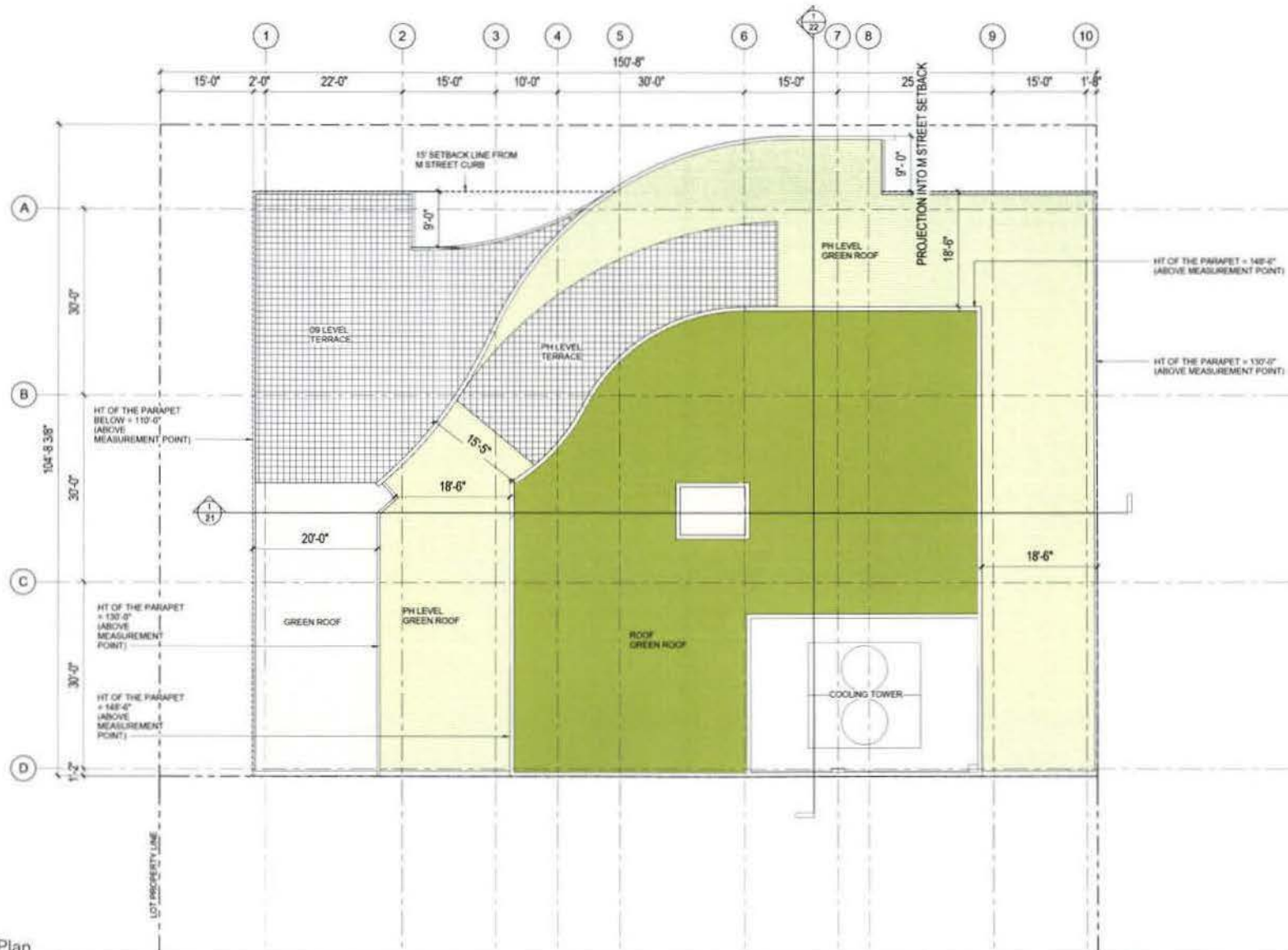
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Mech PH Level Floor Plan



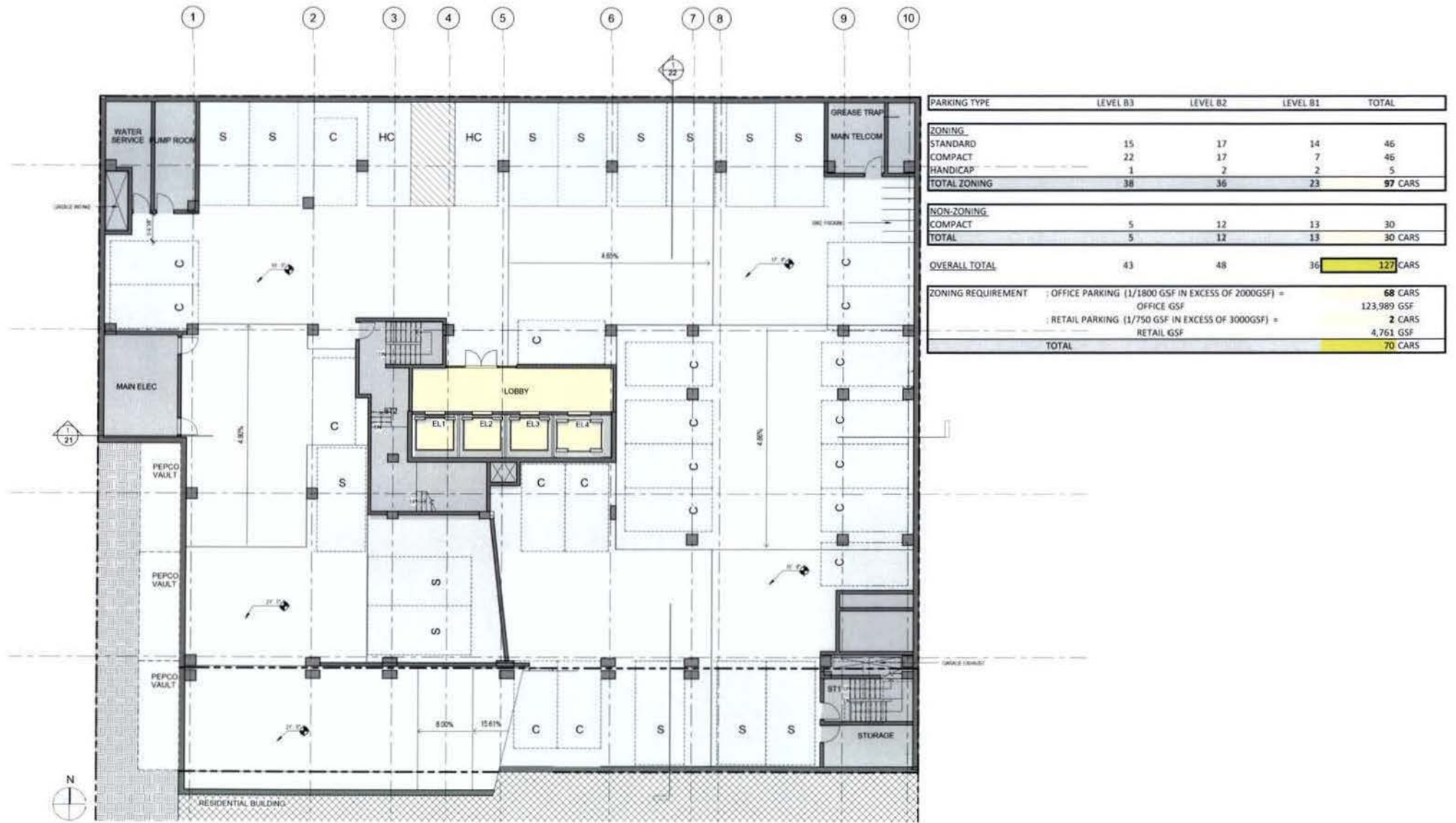
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Roof Level Floor Plan



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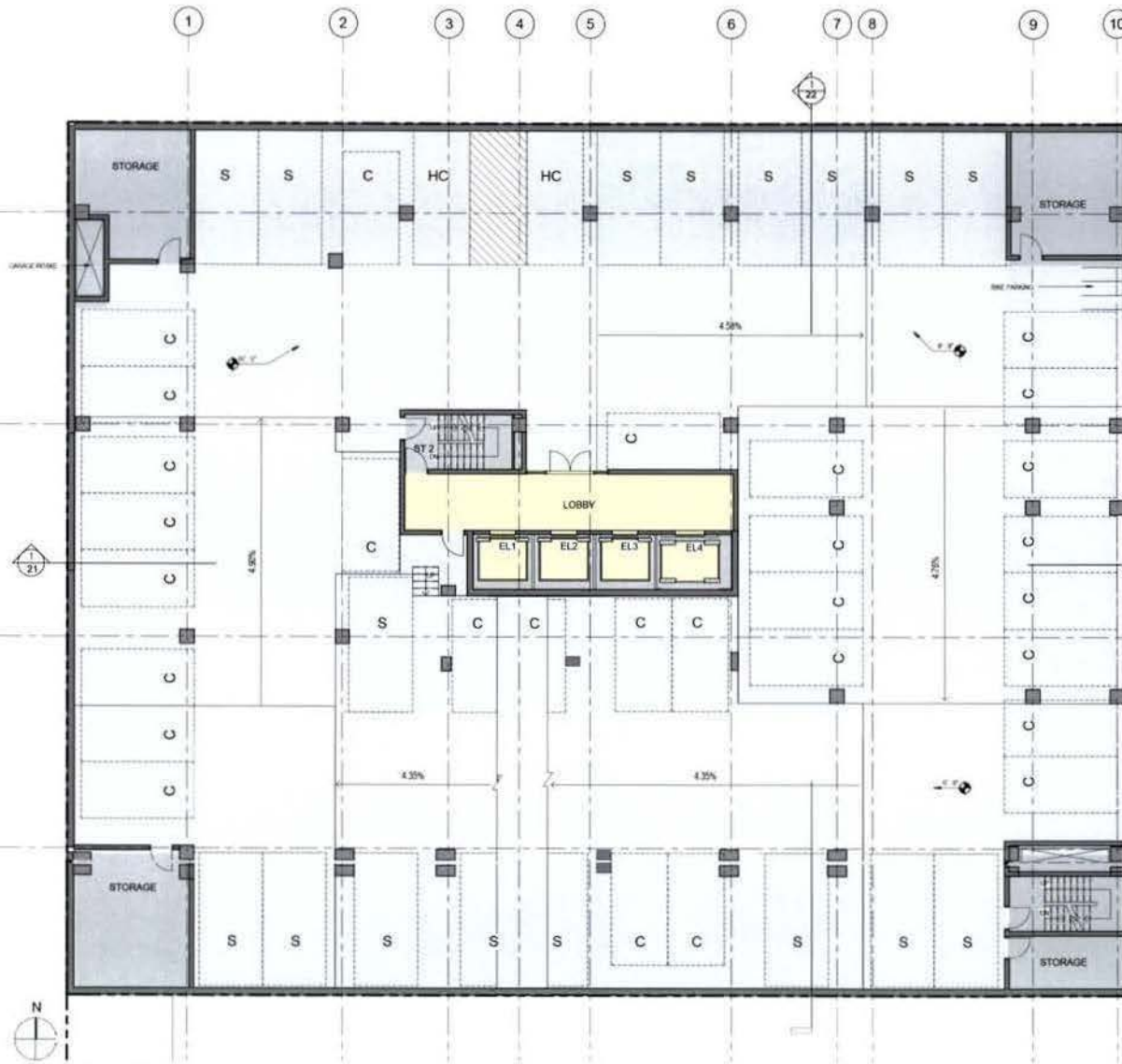


Parking Level B1 Plan



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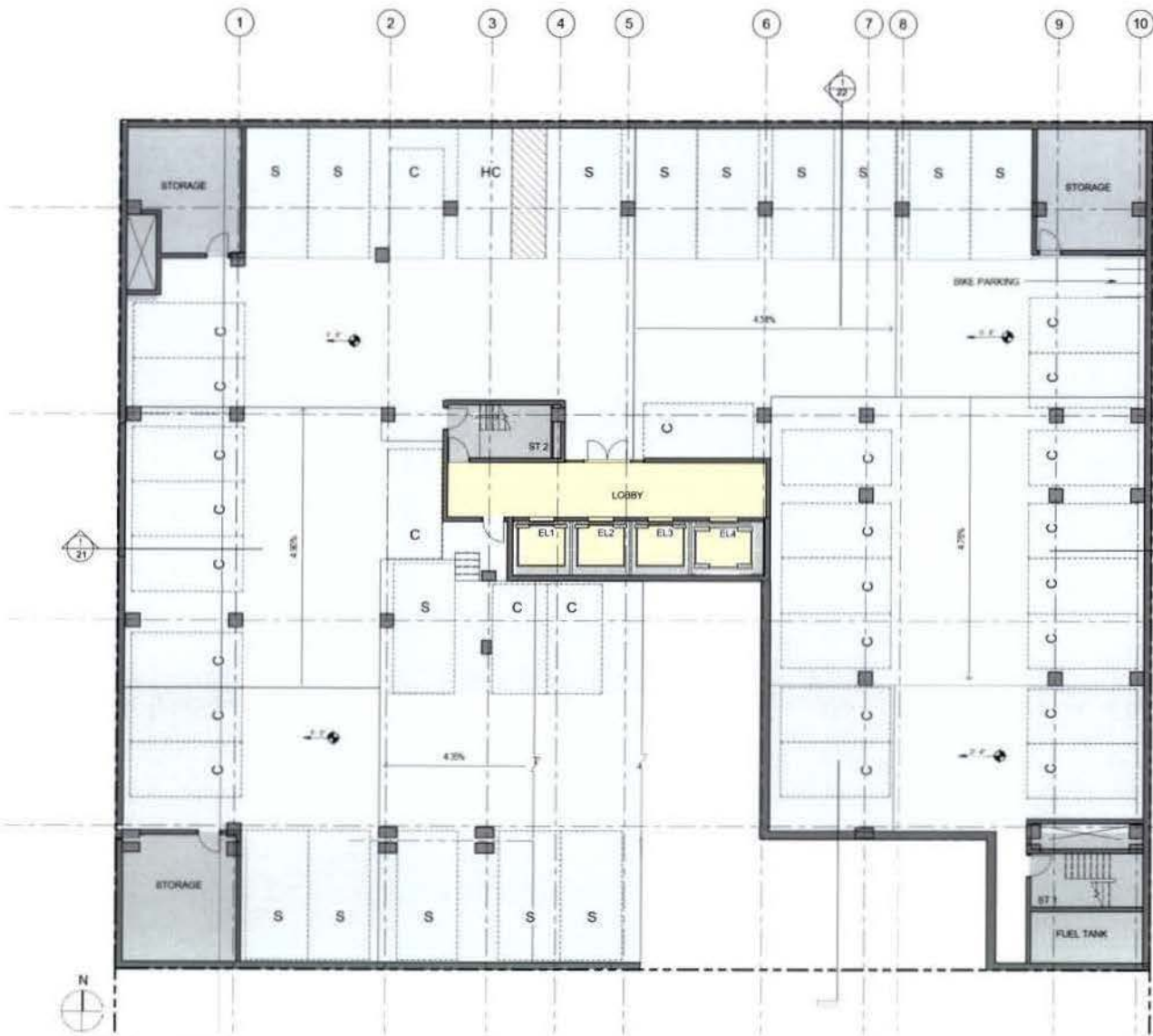


| PARKING TYPE                                       | LEVEL B3  | LEVEL B2  | LEVEL B1  | TOTAL           |
|----------------------------------------------------|-----------|-----------|-----------|-----------------|
| <b>ZONING</b>                                      |           |           |           |                 |
| STANDARD                                           | 15        | 17        | 14        | 46              |
| COMPACT                                            | 22        | 17        | 7         | 46              |
| HANDICAP                                           | 1         | 2         | 2         | 5               |
| <b>TOTAL ZONING</b>                                | <b>38</b> | <b>36</b> | <b>23</b> | <b>97 CARS</b>  |
| <b>NON-ZONING</b>                                  |           |           |           |                 |
| COMPACT                                            | 5         | 12        | 13        | 30              |
| <b>TOTAL</b>                                       | <b>5</b>  | <b>12</b> | <b>13</b> | <b>30 CARS</b>  |
| <b>OVERALL TOTAL</b>                               | <b>43</b> | <b>48</b> | <b>36</b> | <b>127 CARS</b> |
| <b>ZONING REQUIREMENT</b>                          |           |           |           |                 |
| OFFICE PARKING (1/1800 GSF IN EXCESS OF 2000GSF) = |           |           |           | <b>68 CARS</b>  |
| OFFICE GSF                                         |           |           |           | 123,989 GSF     |
| RETAIL PARKING (1/750 GSF IN EXCESS OF 3000GSF) =  |           |           |           | <b>2 CARS</b>   |
| RETAIL GSF                                         |           |           |           | 4,761 GSF       |
| <b>TOTAL</b>                                       |           |           |           | <b>70 CARS</b>  |

Parking Level B2 Plan



**Square 700**  
One M Street, S.E. St Washington, DC



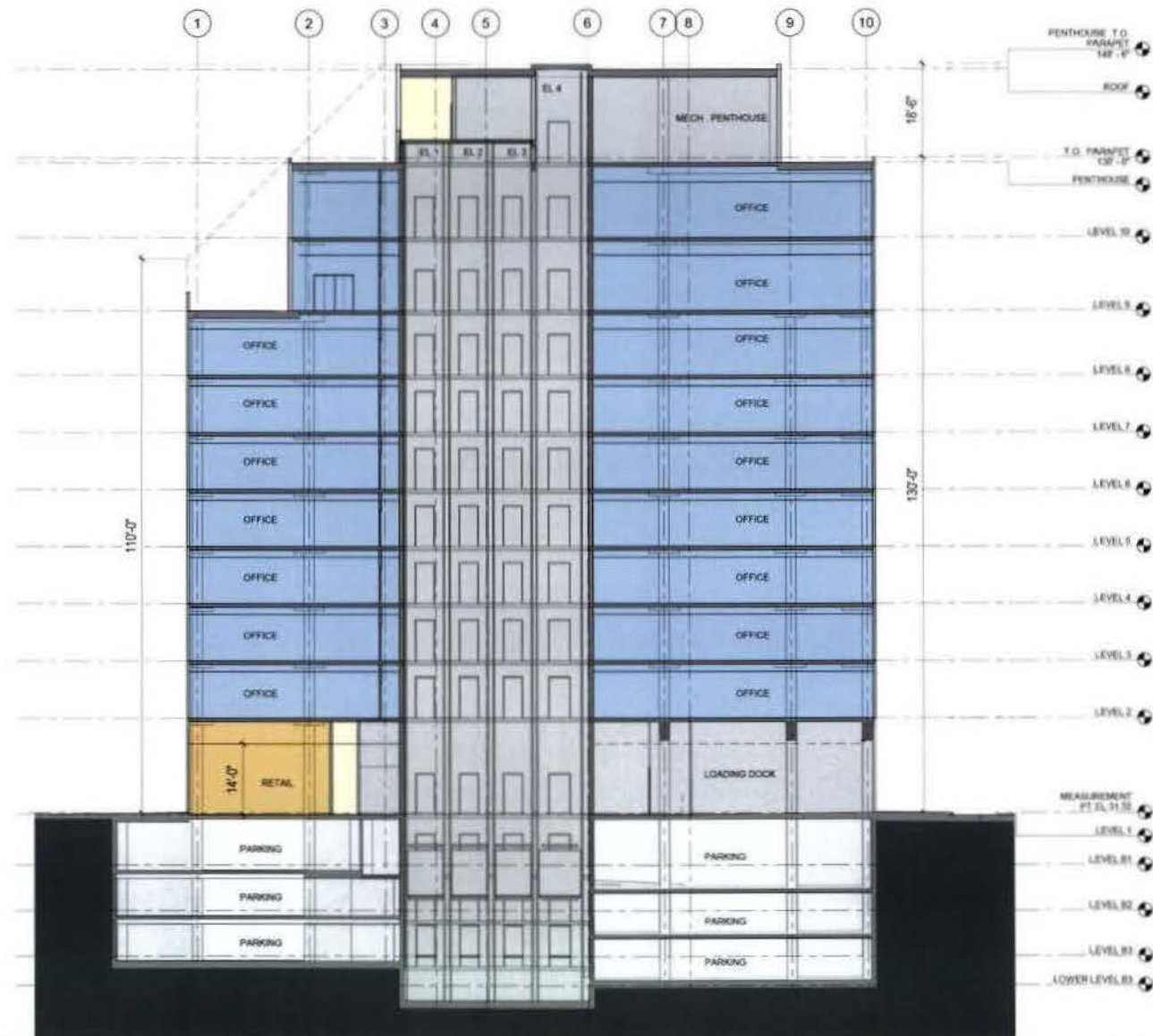
| PARKING TYPE                                       | LEVEL B3  | LEVEL B2  | LEVEL B1  | TOTAL           |
|----------------------------------------------------|-----------|-----------|-----------|-----------------|
| <b>ZONING</b>                                      |           |           |           |                 |
| STANDARD                                           | 15        | 17        | 14        | 46              |
| COMPACT                                            | 22        | 17        | 7         | 46              |
| HANDICAP                                           | 1         | 2         | 2         | 5               |
| <b>TOTAL ZONING</b>                                | <b>38</b> | <b>36</b> | <b>23</b> | <b>97 CARS</b>  |
| <b>NON-ZONING</b>                                  |           |           |           |                 |
| COMPACT                                            | 5         | 12        | 13        | 30              |
| <b>TOTAL</b>                                       | <b>5</b>  | <b>12</b> | <b>13</b> | <b>30 CARS</b>  |
| <b>OVERALL TOTAL</b>                               | <b>43</b> | <b>48</b> | <b>36</b> | <b>127 CARS</b> |
| <b>ZONING REQUIREMENT</b>                          |           |           |           |                 |
| OFFICE PARKING (1/1800 GSF IN EXCESS OF 2000GSF) = |           |           |           | <b>68 CARS</b>  |
| OFFICE GSF                                         |           |           |           | 123,989 GSF     |
| RETAIL PARKING (1/750 GSF IN EXCESS OF 3000GSF) =  |           |           |           | <b>2 CARS</b>   |
| RETAIL GSF                                         |           |           |           | 4,761 GSF       |
| <b>TOTAL</b>                                       |           |           |           | <b>70 CARS</b>  |

Parking Level B3 Plan



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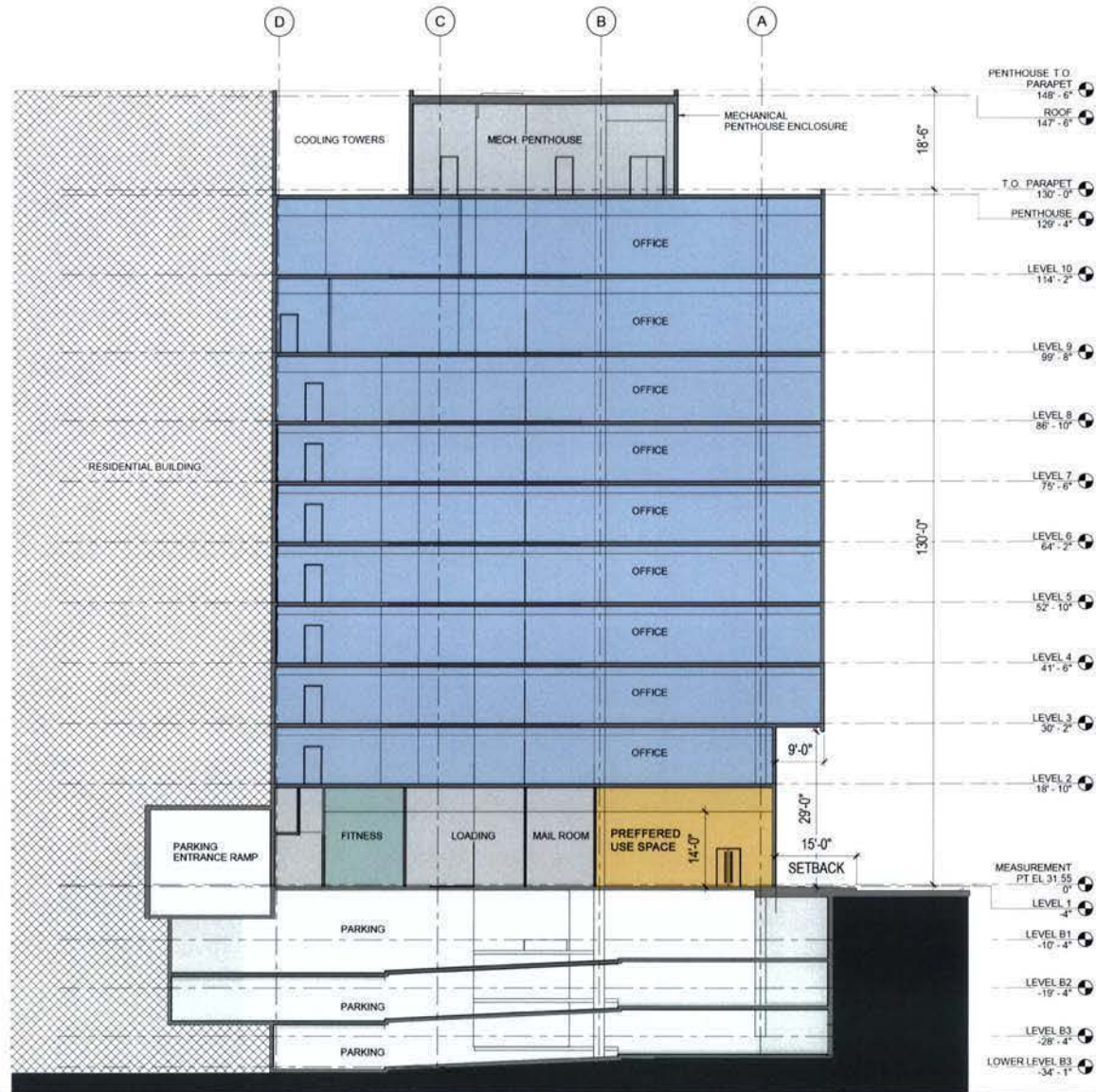
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West - East Section

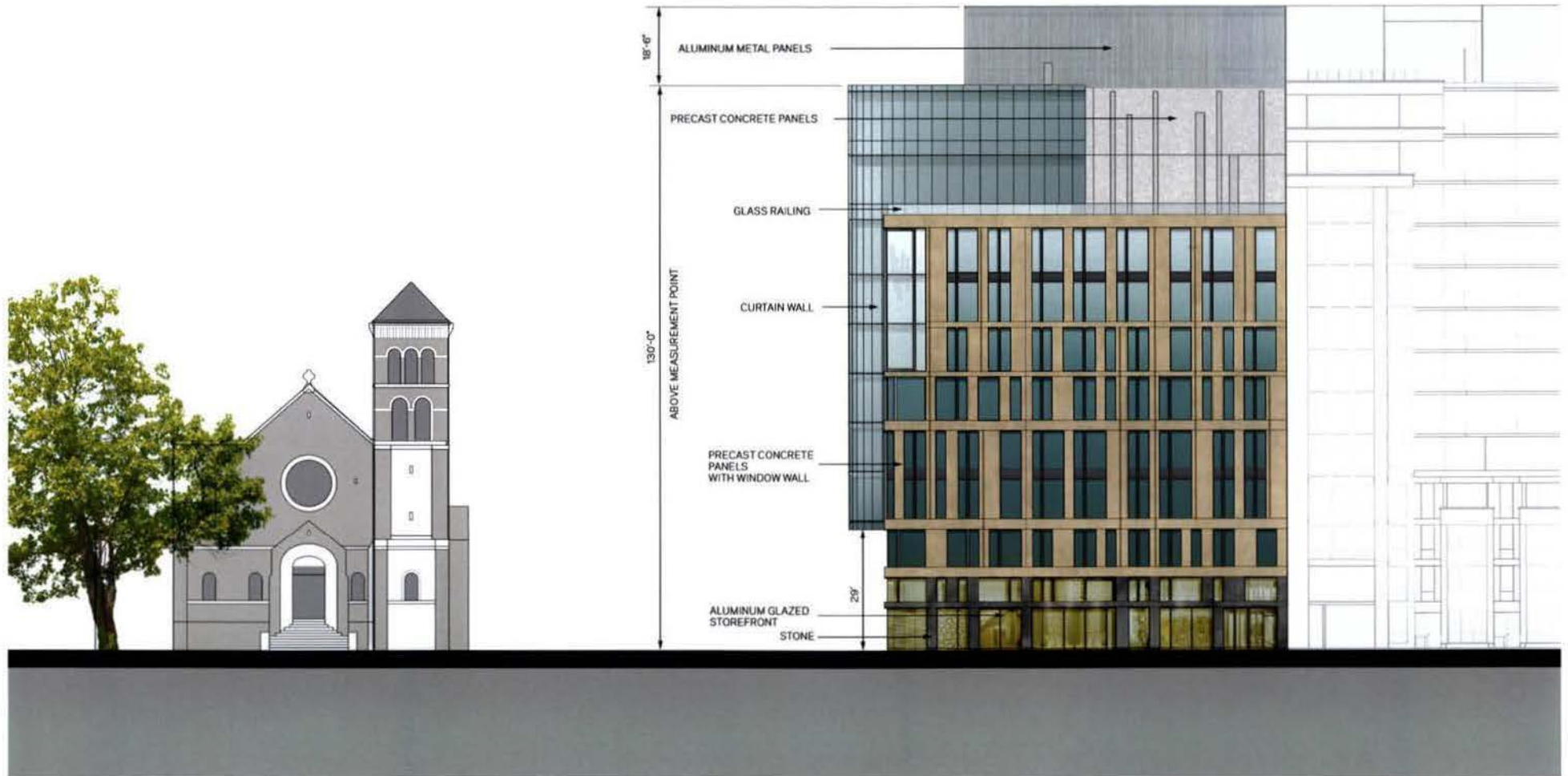


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**WEST ELEVATION (SOUTH CAPITOL STREET) NOTES:**

1. 60% OF STREET WALL REQUIRED TO BE ON THE SETBACK LINE.
2. 100.% OF THE WALL IS PROVIDED ON THE SET BACK LINE



South Capitol Elevation

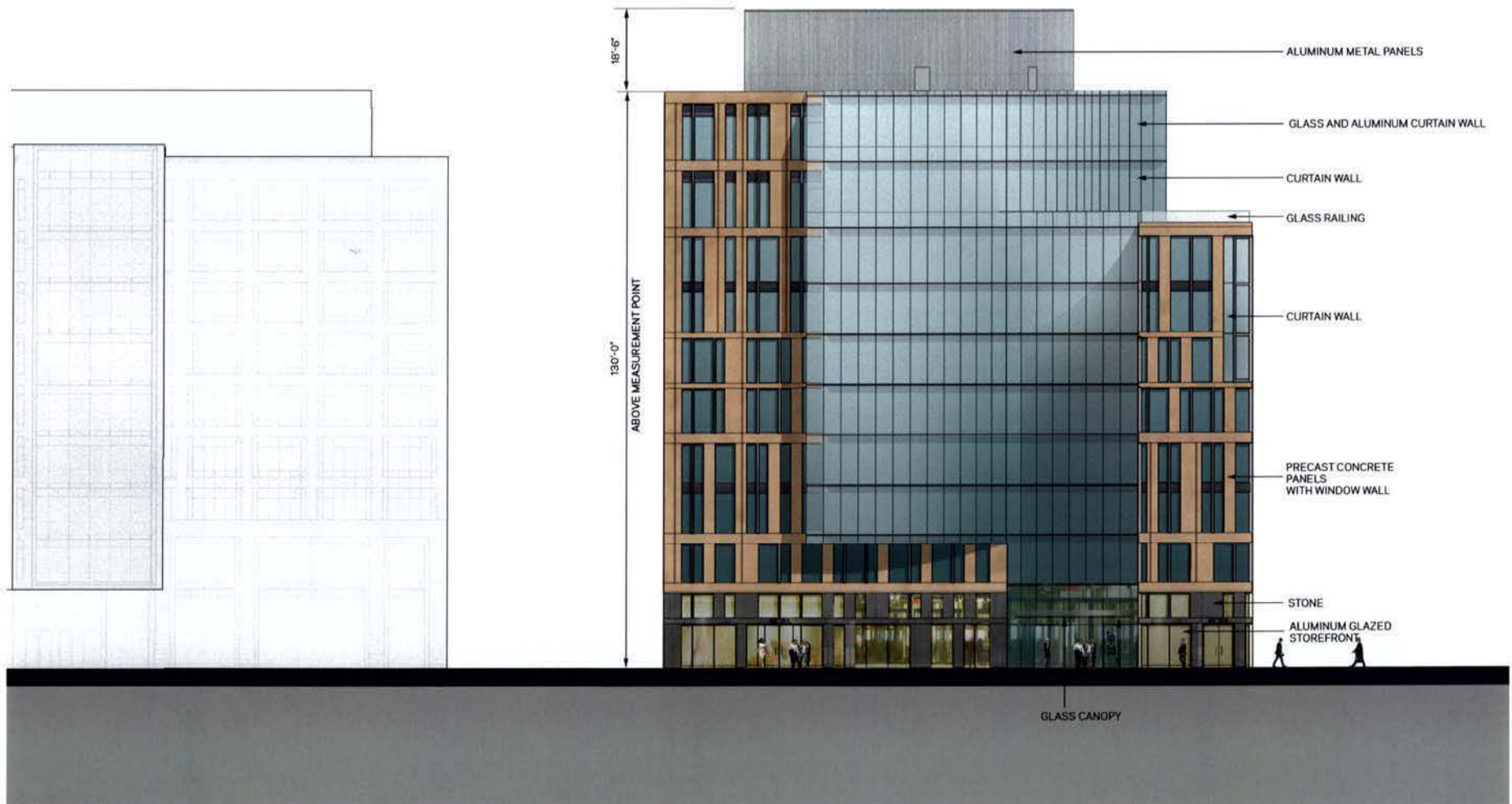
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**NORTH ELEVATION (M STREET) NOTES:**

1. 50% OF THE STREET WALL AT GROUND LEVEL IS DEDICATED TO DISPLAY WINDOWS OTHER THAN COMMERCIAL ENTRANCES
2. 14'-0" CLEAR HEIGHT CEILING AT GROUND FLOOR PREFERRED USE SPACES



M Street Elevation

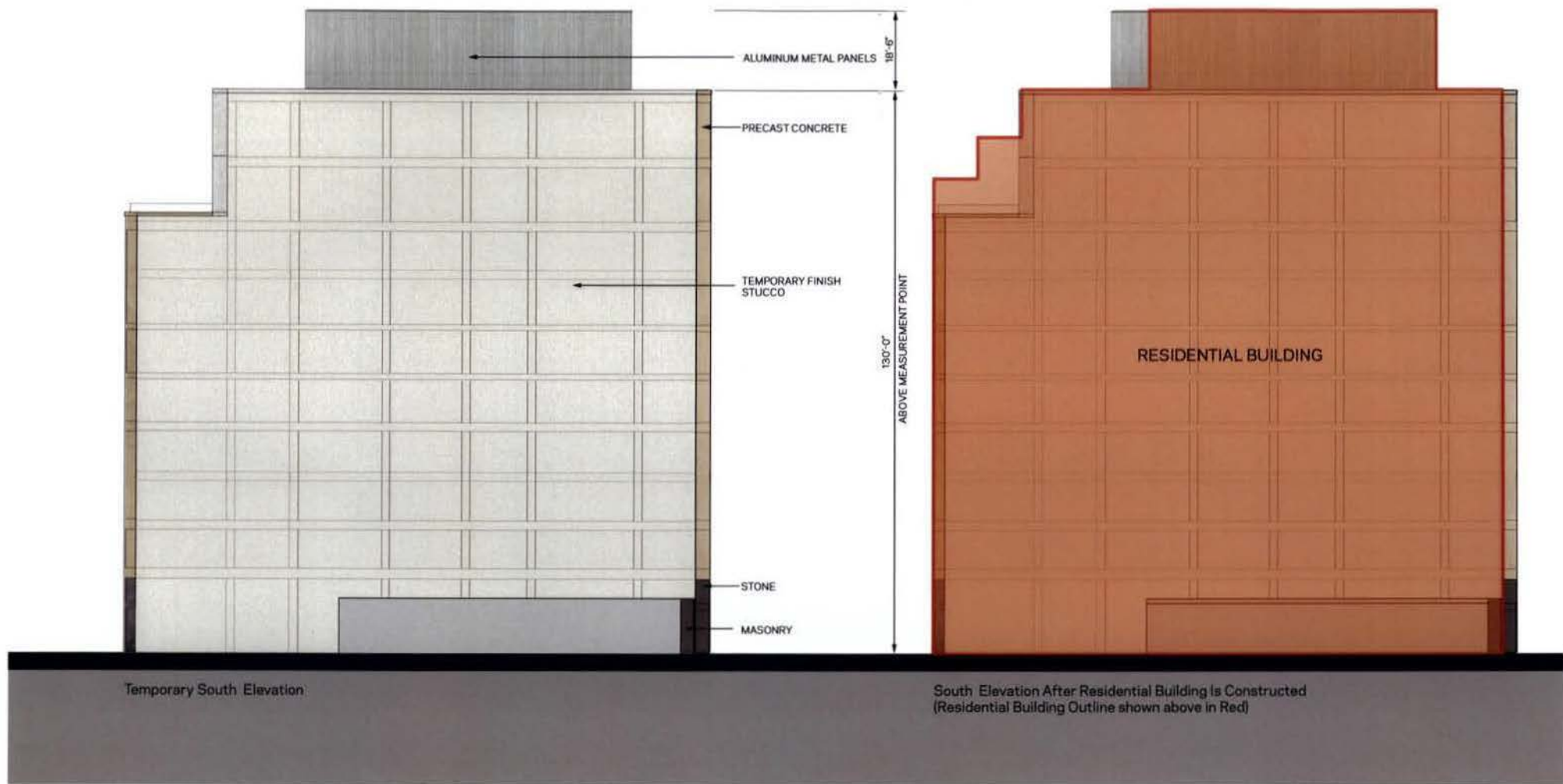
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Van Street Elevation



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One M Street, S.E. St Washington, DC



Temporary South Elevation





PENTHOUSE ENCLOSURE



ROOF TERRACE



PRECAST CONCRETE WALL WITH WINDOW WALL



CURTAIN WALL



CURTAIN WALL  
SPECIAL  
EXPRESSION

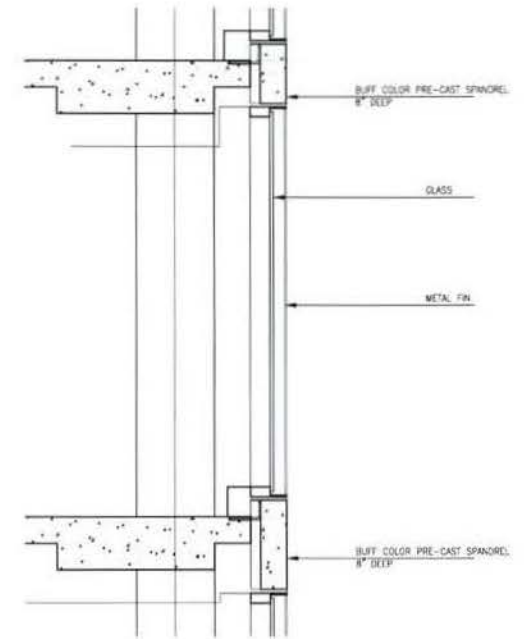
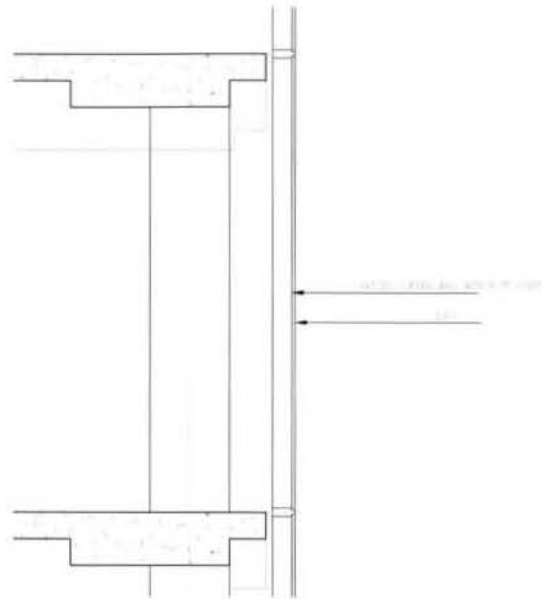
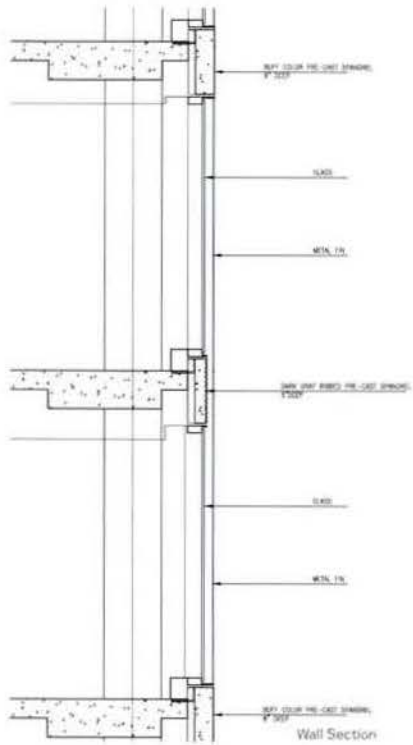


GRANITE WALL



GASS CANOPY





Wall Sections



**Square 700**  
One M Street, S.E. St Washington, DC



EXAMPLE 1



EXAMPLE 2





View From The Corner of M street, S.E. and South Capitol Street, S.E.



**Square 700**  
One M Street, S.E. St Washington, DC



View From M Street, S.E. towards East



**Square 700**  
One M Street, S.E. St Washington, DC



View From M Street, S.E. towards West



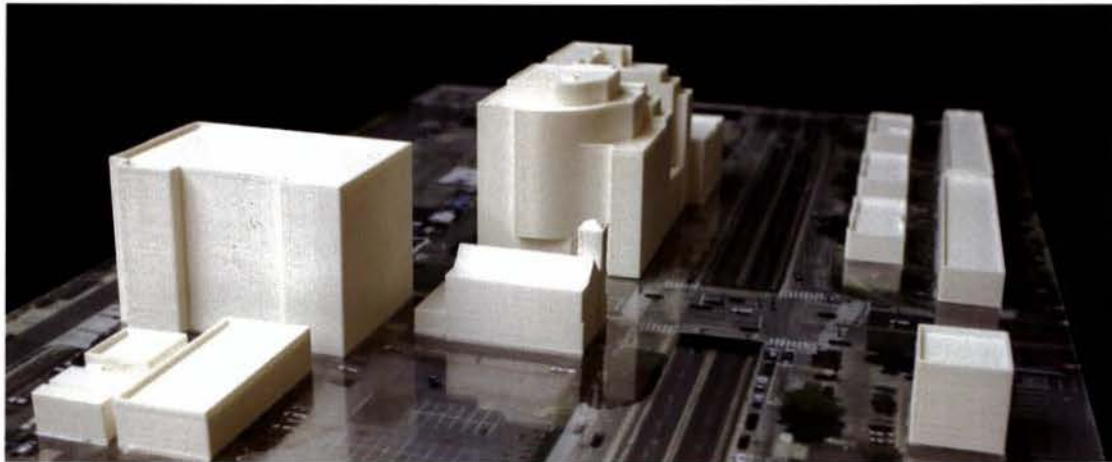
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One M Street, S.E. St Washington, DC



View From South Capitol, S.E. Towards the Capitol



**Square 700**  
One M Street, S.E. St Washington, DC



Physical Model Photos



**Square 700**  
One M Street, S.E. St Washington, DC



LEED-CS 2009 LEED Project Checklist: Laboratory

|              |     |       |    |                       |                     |
|--------------|-----|-------|----|-----------------------|---------------------|
| Prerequisite | Yes | Maybe | No | Design / Construction | Encouraged/Required |
|--------------|-----|-------|----|-----------------------|---------------------|

|      |                                 |   |  |
|------|---------------------------------|---|--|
| PIf1 | Minimum Program Requirements    | 0 |  |
| PIf2 | Project Summary Details         | 0 |  |
| PIf3 | Occupant and Usage Data         | 0 |  |
| PIf4 | Schedule and Overview Documents | 0 |  |
| PIf5 | Building System Control         | 0 |  |

Total Possible Points

Comments/Next Steps

Sustainable Sites

|          |          |          |                                                                                 |    |  |
|----------|----------|----------|---------------------------------------------------------------------------------|----|--|
| <b>Y</b> | <b>C</b> | Prereq 1 | Construction Activity Pollution Prevention                                      | 0  |  |
| 1        |          | D        | Credit 1 Site Selection                                                         | 1  |  |
| 5        |          | D        | Credit 2 Development Density & Community Connectivity                           | 5  |  |
| 1        |          | D        | Credit 3 Brownfield Redevelopment                                               | 1  |  |
| 6        |          | D        | R Credit 4.1 Alternative Transportation: Public Transportation Access           | 6  |  |
| 2        |          | D        | R Credit 4.2 Alternative Transportation: Bicycle Storage & Changing Rooms       | 2  |  |
| 3        |          | D        | R Credit 4.3 Alternative Transportation: Low Emitting & Fuel Efficient Vehicles | 3  |  |
|          | 2        | D        | Credit 4.4 Alternative Transportation: Parking Capacity                         | 2  |  |
| 1        |          | C        | Credit 5.1 Site Development: Protect or Restore Habitat                         | 1  |  |
| 1        |          | D        | Credit 5.2 Site Development: Maximize Open Space                                | 1  |  |
| 1        |          | D        | Credit 6.1 Stormwater Design: Quantity Control                                  | 1  |  |
| 1        |          | D        | Credit 6.2 Stormwater Design: Quality Control                                   | 1  |  |
| 1        |          | C        | Credit 7.1 Heat Island Effect: Non-Roof                                         | 1  |  |
| 1        |          | D        | Credit 7.2 Heat Island Effect: Roof                                             | 1  |  |
| 1        |          | D        | Credit 8 Light Pollution Reduction                                              | 1  |  |
| 1        |          | D        | Credit 9 Tenant Design & Construction Guidelines                                | 1  |  |
| 21       | 5        | 2        | 28 Points Available                                                             | 28 |  |



| Water Efficiency      |    |   |   |   |            |                                                                                        |    |                                                                                                                                                            |  |
|-----------------------|----|---|---|---|------------|----------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Y                     |    |   | D | R | Prereq 1   | Water Use Reduction                                                                    | 0  | RFP: "Water closet valves shall be ... high efficiency water saving type." "Pint flush type urinal may be provided if required to meet LEED requirements." |  |
| 2                     | 2  |   | D | R | Credit 1   | Water Efficient Landscaping                                                            | 4  |                                                                                                                                                            |  |
|                       |    | 2 | D |   | Credit 2   | Innovative Wastewater Technologies                                                     | 2  |                                                                                                                                                            |  |
| 3                     | 1  |   | D | R | Credit 3   | Water Use Reduction (30% = 2; 35% = 3; 40% = 4)                                        | 4  | RFP requires a minimum 35% Reduction. Current fixture choices comply.                                                                                      |  |
| 5                     | 3  | 2 |   |   |            | 10 Points Available                                                                    | 10 |                                                                                                                                                            |  |
| Energy & Atmosphere   |    |   |   |   |            |                                                                                        |    |                                                                                                                                                            |  |
| Y                     |    |   | C | R | Prereq 1   | Fundamental Commissioning of the Building Energy Systems                               | 0  |                                                                                                                                                            |  |
| Y                     |    |   | D | R | Prereq 2   | Minimum Energy Performance                                                             | 0  | RFP requires at least 10% reduction for CS                                                                                                                 |  |
| Y                     |    |   | D |   | Prereq 3   | Fundamental Refrigerant Management                                                     | 0  |                                                                                                                                                            |  |
| 4                     | 17 |   | D | R | Credit 1   | Optimize Energy Performance                                                            | 21 | RFP requires 14% reduction. Target lighting and envelope.                                                                                                  |  |
|                       |    | 4 | D |   | Credit 2   | On-Site Renewable Energy                                                               | 4  |                                                                                                                                                            |  |
| 2                     |    |   | C | R | Credit 3   | Enhanced Commissioning                                                                 | 2  |                                                                                                                                                            |  |
| 2                     |    |   | D |   | Credit 4   | Enhanced Refrigerant Management                                                        | 2  |                                                                                                                                                            |  |
| 1                     | 2  |   | D | R | Credit 5.1 | Measurement & Verification: Base Building                                              | 3  | RFP "The building shall achieve an Energy Star rating within 18 months of occupancy."                                                                      |  |
| 3                     |    |   | D | R | Credit 5.2 | Measurement & Verification: Tenant Sub-metering                                        | 3  |                                                                                                                                                            |  |
|                       | 2  |   | C |   | Credit 6   | Green Power                                                                            | 2  |                                                                                                                                                            |  |
| 12                    | 21 | 4 |   |   |            | 37 Points Available                                                                    | 37 |                                                                                                                                                            |  |
| Materials & Resources |    |   |   |   |            |                                                                                        |    |                                                                                                                                                            |  |
| Y                     |    |   | D |   | Prereq 1   | Storage & Collection of Recyclables                                                    | 0  |                                                                                                                                                            |  |
|                       |    | 5 | C |   | Credit 1   | Building Reuse: Maintain Existing Walls, Floors & Roof (25% = 1 Point; 30% = 2 Points) | 5  |                                                                                                                                                            |  |
| 1                     | 1  |   | C | R | Credit 2   | Construction Waste Management (50% = 1 Point; 75% = 2 Points)                          | 2  |                                                                                                                                                            |  |
|                       |    | 1 | C |   | Credit 3   | Materials Reuse                                                                        | 1  |                                                                                                                                                            |  |
| 1                     | 1  |   | C |   | Credit 4   | Recycled Content (10% = 1 Point; 20% = 2 Points)                                       | 2  |                                                                                                                                                            |  |
| 1                     | 1  |   | C |   | Credit 5   | Regional Materials (10% = 1 Point; 20% = 2 Points)                                     | 2  |                                                                                                                                                            |  |
|                       | 1  |   | C |   | Credit 6   | Certified Wood                                                                         | 1  |                                                                                                                                                            |  |
| 3                     | 4  | 6 |   |   |            | 13 Points Available                                                                    | 13 |                                                                                                                                                            |  |

| Indoor Environmental Quality                                                                                                                       |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----|----------|-------------------------------------------|------------------------------------------------------------------|----------------------|----------------------|
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   | Prereq 1 | Minimum IAQ Performance                   | 0                                                                | <input type="text"/> |                      |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | 0                                                                | <input type="text"/> |                      |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   | R        | Credit 1                                  | Outdoor Air Delivery Monitoring                                  | 1                    | <input type="text"/> |
| <input type="checkbox"/>                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   |          | Credit 2                                  | Increased Ventilation                                            | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   | R        | Credit 3                                  | Construction IAQ Management Plan: During Construction            | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   |          | Credit 4.1                                | Low-Emitting Materials: Adhesives & Sealants                     | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   |          | Credit 4.2                                | Low-Emitting Materials: Paints & Coatings                        | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   | R        | Credit 4.3                                | Low-Emitting Materials: Flooring Systems                         | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   |          | Credit 4.4                                | Low-Emitting Materials: Composite Wood & Agrifiber Products      | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   | R        | Credit 5                                  | Indoor Chemical & Pollutant Source Control                       | 1                    | <input type="text"/> |
| <input type="checkbox"/>                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | D   |          | Credit 6                                  | Controllability of Systems: Thermal Comfort                      | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   |          | Credit 7                                  | Thermal Comfort: Design                                          | 1                    | <input type="text"/> |
| <input type="checkbox"/>                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | D   |          | Credit 8.1                                | Daylight & Views: Daylight (75% = 1 Point)                       | 1                    | <input type="text"/> |
| <input type="checkbox"/>                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D   |          | Credit 8.2                                | Daylight & Views: Views                                          | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |     |          | <b>12 Points Available</b>                | <b>12</b>                                                        |                      |                      |
| Innovation & Design Process                                                                                                                        |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |
| RFP requires all 6 ID points be achieved                                                                                                           |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1.1                                | Innovation in Design: Green Housekeeping (borrow from LEED EB)   | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1.2                                | Exemplary Performance: Heat Island Non-roof                      | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1.3                                | Innovation in Design: Borrow v4 EQ Acoustic Performance          | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1.4                                | Exemplary Performance: Public Transit Access                     | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1.5                                | Innovation in Design: Low Mercury Lighting (borrow from LEED EB) | 1                    | <input type="text"/> |
| Alternate                                                                                                                                          |                                     |                                     |                                     |                                     |     |          | Integrated Pest Management (LEED-EB)      |                                                                  | <input type="text"/> |                      |
| Alternate                                                                                                                                          |                                     |                                     |                                     |                                     |     |          | Cooling Tower Water Management (LEED-EB)  |                                                                  | <input type="text"/> |                      |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | C   | R        | Credit 2                                  | LEED Accredited Professional                                     | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |     |          | <b>6 Points Available</b>                 | <b>6</b>                                                         |                      |                      |
| Regional Priority: 20003                                                                                                                           |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |
| RFP Requires that 2/4 Regional Points be Achieved                                                                                                  |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |
| <input type="checkbox"/>                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C |          | Credit 1                                  | Regional Priority: EAc1 Optimize Energy Performance 40%          | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1                                  | Regional Priority: SSc5.1 Protect or Restore Habitat             | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C | R        | Credit 1                                  | Regional Priority: SSc6.1 Stormwater Quantity                    | 1                    | <input type="text"/> |
| <input type="checkbox"/>                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | D/C |          | Credit 1                                  | Regional Priority: WEc2 Innovative Wastewater technologies       | 1                    | <input type="text"/> |
| <input checked="" type="checkbox"/>                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |     |          | <b>4 Points Available</b>                 | <b>4</b>                                                         |                      |                      |
| <input checked="" type="checkbox"/>                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |     |          | <b>Total</b>                              | <b>110</b>                                                       |                      |                      |
| <div> <div>Certified 40-49 points</div> <div>Silver 50-59 points</div> <div>Gold 60-79 points</div> <div>Platinum 80 points and above</div> </div> |                                     |                                     |                                     |                                     |     |          |                                           |                                                                  |                      |                      |

Preliminary LEED Scorecard



**Square 700**  
One M Street, S.E. St Washington, DC