

 $MRP \mid REALTY$

680 Rhode Island Ave. | Washington, DC

April 29, 2016 | 1.513

ZONING COMMIS SION District of Columbia CASE NO.15-16

EXHIBIT NO.31E19



1 5 Susta ? N	inable Sites	Possible Points:	26	Υ ?		rials and Resources, Continued		
Prereq 1	Construction Activity Pollution Prevention			1	1 Credit 4	Recycled Content		1 to
Credit 1	Site Selection		1	2	Credit 5	·		1 t
Credit 2	Development Density and Community Connect	ivity	5		1 Credit 6	_		1
1 Credit 3	Brownfield Redevelopment	•	1		1 Credit 7			1
Credit 4.	Alternative Transportation—Public Transportation	tion Access	6					
Credit 4.	2 Alternative Transportation—Bicycle Storage ar	nd Changing Rooms	1	5 3	7 Indo	or Environmental Quality	Possible Points:	15
Credit 4.	3 Alternative Transportation—Low-Emitting and	Fuel-Efficient Vehicle	s 3					
	4 Alternative Transportation—Parking Capacity		2	Υ	Prereq 1	Minimum Indoor Air Quality Performanc	e	
1 Credit 5.	1 Site Development-Protect or Restore Habitat		1	Y	Prereq 2	Environmental Tobacco Smoke (ETS) Co	ntrol	
Credit 5.	2 Site Development—Maximize Open Space		1		1 Credit 1	Outdoor Air Delivery Monitoring		1
	Stormwater Design—Quantity Control		1		1 Credit 2	Increased Ventilation		1
Credit 6.	2 Stormwater Design—Quality Control		1	1	Credit 3	.1 Construction IAQ Management Plan—Du	ring Construction	1
	Heat Island Effect—Non-roof		1		1 Credit 3	2 Construction IAQ Management Plan—Be	fore Occupancy	1
1 Credit 7.	2 Heat Island Effect—Roof		1	1	Credit 4	1 Low-Emitting Materials—Adhesives and	Sealants	1
1 Credit 8	Light Pollution Reduction		1	1	Credit 4	2 Low-Emitting Materials—Paints and Coa	tings	1
				1	Credit 4	3 Low-Emitting Materials—Flooring System	ns	1
2 3 Wate	r Efficiency	Possible Points:	10		1 Credit 4	.4 Low-Emitting Materials—Composite Woo	od and Agrifiber Products	1
					1 Credit 5	Indoor Chemical and Pollutant Source C	ontrol	1
Prereq 1	Water Use Reduction—20% Reduction			1	Credit 6	1 Controllability of Systems—Lighting		1
2 Credit 1	Water Efficient Landscaping		2 to 4	1	Credit 6	2 Controllability of Systems—Thermal Cor	nfort	1
Credit 2	Innovative Wastewater Technologies		2		1 Credit 7	.1 Thermal Comfort—Design		1
1 Credit 3	Water Use Reduction		2 to 4	1	Credit 7	2 Thermal Comfort—Verification		1
					1 Credit 8	, ,		1
26 Ener	gy and Atmosphere	Possible Points:	35	1	Credit 8	2 Daylight and Views—Views		1
Prereq 1	Fundamental Commissioning of Building Energ	y Systems		5 1	Inno	vation and Design Process	Possible Points:	6
Prereq 2	Minimum Energy Performance							
Prereq 3	Fundamental Refrigerant Management			1	Credit 1	1 Innovation in Design: Exemplary Perform	nance SSc4.1	1
15 Credit 1	Optimize Energy Performance		1 to 19	1	Credit 1	2 Innovation in Design: Exemplary Perform	mance SSc7.1	1
7 Credit 2	On-Site Renewable Energy		1 to 7	1	Credit 1	3 Innovation in Design: Green Building Ed	ucation Program	1
Credit 3	Enhanced Commissioning		2	1	Credit 1	.4 Innovation in Design: Enhanced Waste Λ	Management Program	1
2 Credit 4	Enhanced Refrigerant Management		2	1	Credit 1	.5 Innovation in Design: Low Mercury Light	ing	1
2 Credit 5	Measurement and Verification		3	1	Credit 2	LEED Accredited Professional		1
Credit 6	Green Power		2					
				1 1	2 Region	onal Priority Credits	Possible Points:	: 4
9 Mate	rials and Resources	Possible Points:	14					
				1		1 Regional Priority: SSc6.1		1
Prereq 1	ž ,			1		2 Regional Priority: WEc2		1
3 Credit 1.	5 ,		1 to 3			3 Regional Priority: Specific Credit		1
	2 Building Reuse—Maintain 50% of Interior Non-S	tructural Elements	1		1 Credit 1	4 Regional Priority: Specific Credit		1
Credit 2	5		1 to 2		52 Tota		Possible Points:	
2 Credit 3	Materials Reuse		1 to 2					

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7/38	2009 for New Construction and Interest to the Checklist	,				680 Rhode Island Ave N Februa	
1 5 Sustaii	nable Sites Po	ossible Points: 2	26		Materi	ials and Resources, Continued	
? N				Y ?		D. 116	
Prereq 1	Construction Activity Pollution Prevention			1	1 Credit 4	Recycled Content	11
Credit 1	Site Selection	1	.	2	Credit 5	Regional Materials	11
Credit 2	Development Density and Community Connectivity	y			1 Credit 6	Rapidly Renewable Materials	1
Credit 3	Brownfield Redevelopment Alternative Transportation—Public Transportation	. Access	<u>,</u>		1 Credit 7	Certified Wood	1
Credit 4.1	Alternative Transportation—Public Transportation Alternative Transportation—Bicycle Storage and C) ,	E 2	7 Indoor	Environmental Quality Possible Point.	s: 1
	Alternative Transportation—Bicycle Storage and C			3 3	/ IIIuuui	Environmental Quality Possible Point	S. 13
	Alternative Transportation—Low-Limiting and Tue Alternative Transportation—Parking Capacity	ri-Lifficient venicles 3	, ,	Υ	Prereg 1	Minimum Indoor Air Quality Performance	
	Site Development—Protect or Restore Habitat	1	-	Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	Site Development—Maximize Open Space	1			1 Credit 1	Outdoor Air Delivery Monitoring	1
	Stormwater Design—Quantity Control				1 Credit 2	Increased Ventilation	1
	Stormwater Design—Quality Control	1	.	1	Credit 3.1		1
	Heat Island Effect—Non-roof	1	·			Construction IAQ Management Plan—Before Occupancy	1
	Heat Island Effect—Roof	1		1	Credit 4.1		1
1 Credit 8	Light Pollution Reduction	1		1	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
	•			1	Credit 4.3		1
3 Water	Efficiency Po	ossible Points: '	10		1 Credit 4.4		1
			-		1 Credit 5	Indoor Chemical and Pollutant Source Control	1
Prereq 1	Water Use Reduction—20% Reduction			1	Credit 6.1	Controllability of Systems—Lighting	1
2 Credit 1	Water Efficient Landscaping	2	2 to 4	1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
Credit 2	Innovative Wastewater Technologies	2	2		1 Credit 7.1	Thermal Comfort—Design	1
1 Credit 3	Water Use Reduction	2	2 to 4	1	Credit 7.2	Thermal Comfort—Verification	1
					1 Credit 8.1	Daylight and Views—Daylight	1
26 Energy	r and Atmosphere Po	ossible Points: 3	35	1	Credit 8.2	Daylight and Views—Views	1
Prereq 1	Fundamental Commissioning of Building Energy Sy	stems		5 1	Innova	ation and Design Process Possible Point	s: 6
Prereq 2	Minimum Energy Performance				_		
Prereq 3	Fundamental Refrigerant Management			1	_	Innovation in Design: Exemplary Performance SSc4.1	1
15 Credit 1	Optimize Energy Performance	1	1 to 19	1		Innovation in Design: Exemplary Performance SSc7.1	1
7 Credit 2	On-Site Renewable Energy	1	1 to 7	1		Innovation in Design: Green Building Education Program	1
Credit 3	Enhanced Commissioning	2	2	1	Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
2 Credit 4	Enhanced Refrigerant Management	2	2	1	Credit 1.5	, , ,	1
2 Credit 5	Measurement and Verification	3	3	1	Credit 2	LEED Accredited Professional	1
Credit 6	Green Power	2	<u>′</u>	4 4	2 Dogica	and Priority Crodits	es A
9 Materi	als and Resources Po	ossible Points:		1 1	z Regior	nal Priority Credits Possible Point	ls. 4
				1	Credit 1.1	Regional Priority: SSc6.1	1
Prereq 1	Storage and Collection of Recyclables			1		Regional Priority: WEc2	1
3 Credit 1.1		nd Roof 1	1 to 3			Regional Priority: Specific Credit	1
1 Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Struc					Regional Priority: Specific Credit	1
Credit 2	Construction Waste Management		1 to 2				
Credit L	_						

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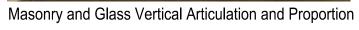
7/2 B	D 2009 for New Construction a ct Checklist	and Major Renov	ations				680 Rhode Island Ave Ni Februai	
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	Alternative Transportation—Public Transport	rtation Access	6					
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_	2 Site Development—Maximize Open Space		1		1	redit 1	Outdoor Air Delivery Monitoring	1
	Stormwater Design—Quantity Control		1			redit 2	Increased Ventilation	1
	2 Stormwater Design—Quality Control		1	1		redit 3.1	Construction IAQ Management Plan—During Construction	1
	Heat Island Effect—Non-roof		1		1	redit 3.2	Construction IAQ Management Plan—Before Occupancy	1
	2 Heat Island Effect—Roof		1	1			Low-Emitting Materials—Adhesives and Sealants	1
1 Credit 8	Light Pollution Reduction		1	1	_		Low-Emitting Materials—Paints and Coatings	1
	·			1		redit 4.3	Low-Emitting Materials—Flooring Systems	1
2 3 Wate	r Efficiency	Possible Points:	10					1
	•		-		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
Prereq 1	Water Use Reduction-20% Reduction			1		redit 6.1	Controllability of Systems—Lighting	1
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Credit 2	Innovative Wastewater Technologies		2		1	redit 7.1	Thermal Comfort—Design	1
1 Credit 3	Water Use Reduction		2 to 4	1		redit 7.2	Thermal Comfort—Verification	1
					1	redit 8.1	Daylight and Views—Daylight	1
26 Energ	gy and Atmosphere	Possible Points:	35	1		Credit 8.2	Daylight and Views—Views	1
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7 Credit 2	On-Site Renewable Energy		1 to 7	1		redit 1.3	Innovation in Design: Green Building Education Program	1
Credit 3	Enhanced Commissioning		2	1		redit 1.4	Innovation in Design: Enhanced Waste Management Program	1
2 Credit 4	Enhanced Refrigerant Management		2	1		redit 1.5	Innovation in Design: Low Mercury Lighting	1
2 Credit 5	Measurement and Verification		3	1		redit 2	LEED Accredited Professional	1
Credit 6	Green Power		2					
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Credit 2	5		1 to 2					
2 Credit 3	Materials Reuse		1 to 2	1 50 0	L En 🍱	Total	Possible Point	c. 1

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Warehouse Masonry Articulation





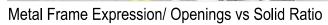












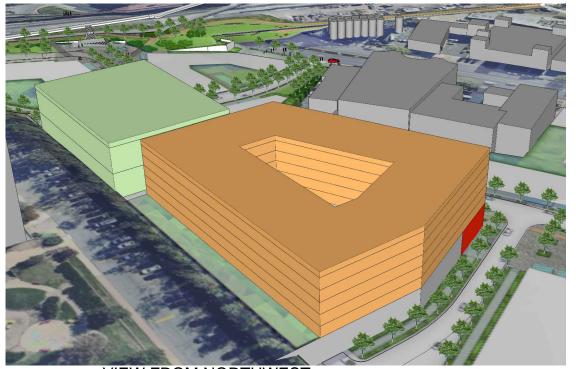


Masonry Fenestration and Brick Articulation



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Legend Residential Amenity Retail Residential Service/ Parking Potential Retail Grocery Office/ Residential Theatre

VIEW FROM NORTHWEST

Block 2-B

Floor	Stories	Parking**	Retail	Alamo Theatre*	Spaces**	
G1-G2	2	26,100			60	
1st***	1	9,600	7,160	5,860	22	
2nd	1			21,924		
3rd	1			21,924		
TOTAL	3	61,800	7,160	49,708	142	

Block 2-A

Floor	Stories	Parking**	Retail	Residential*	Spaces**	Units**
G1	1	69,826			175	
1st***	1	44,226	14,473	2,722	116	
Typical	6			46,600		52
TOTAL	7	114,052	14,473	282,322	291	311

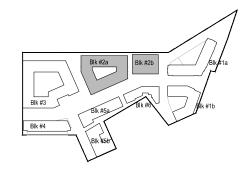
* Note: area at ground level includes loading and service.

**Note : Final count TBD by final design.

***Note: Parking at 1st floor will count towards FAR



VIEW FROM SOUTHEAST



KEY PLAN

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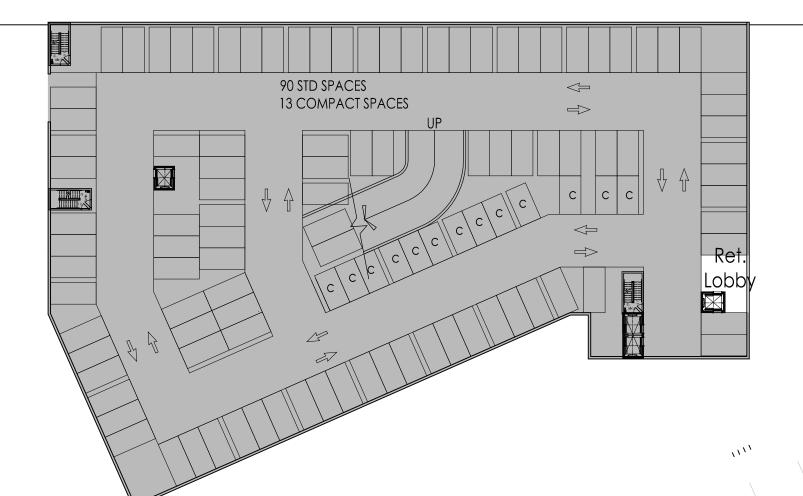
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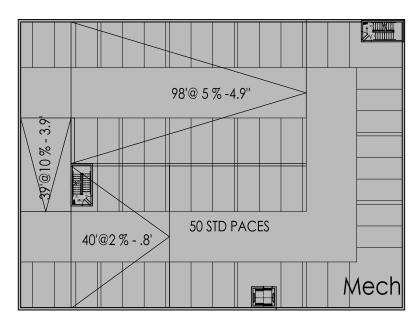
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Legend

Residential

Potential Retail





KEY PLAN

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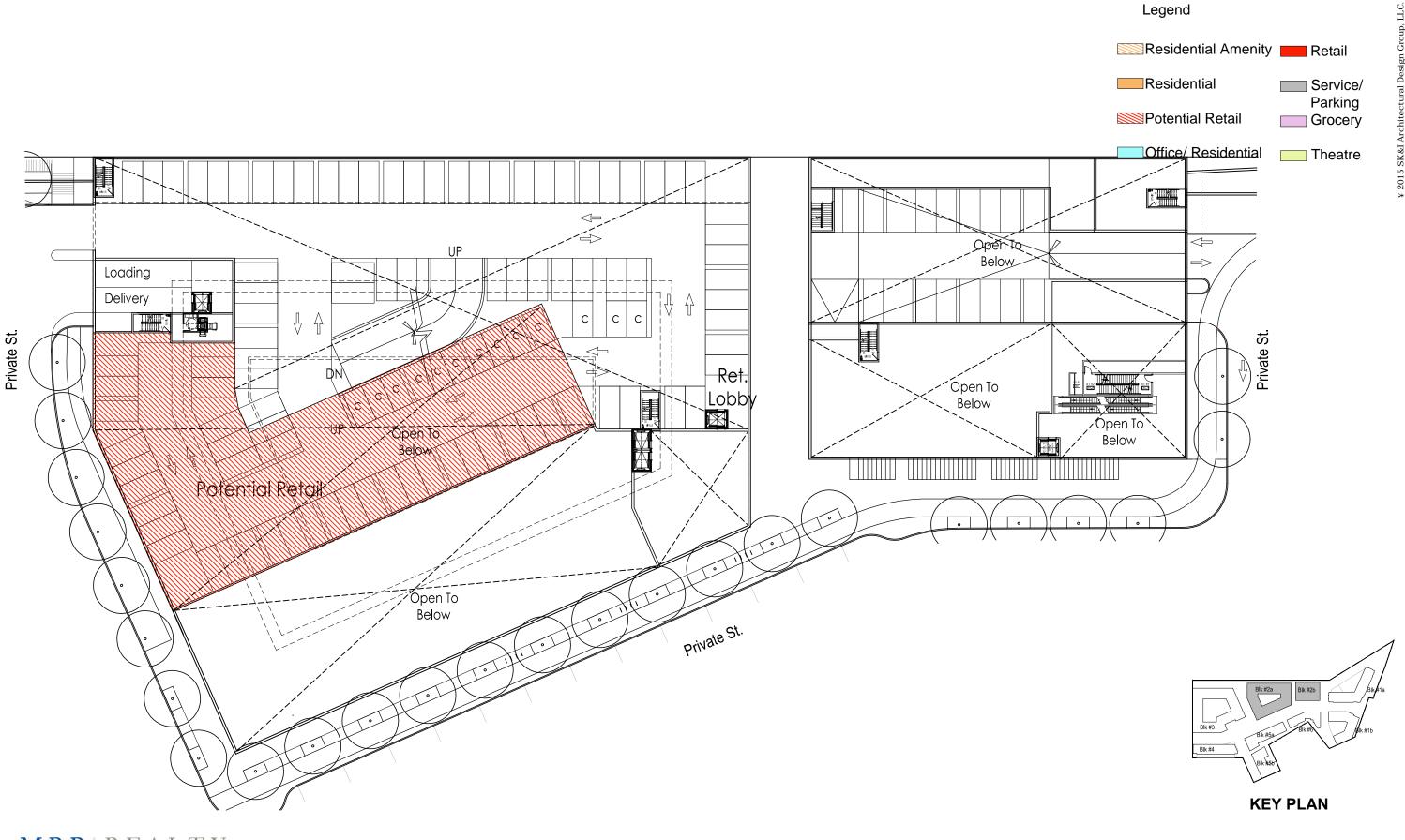
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Block 2-a & 2-b G1 Floor Plan



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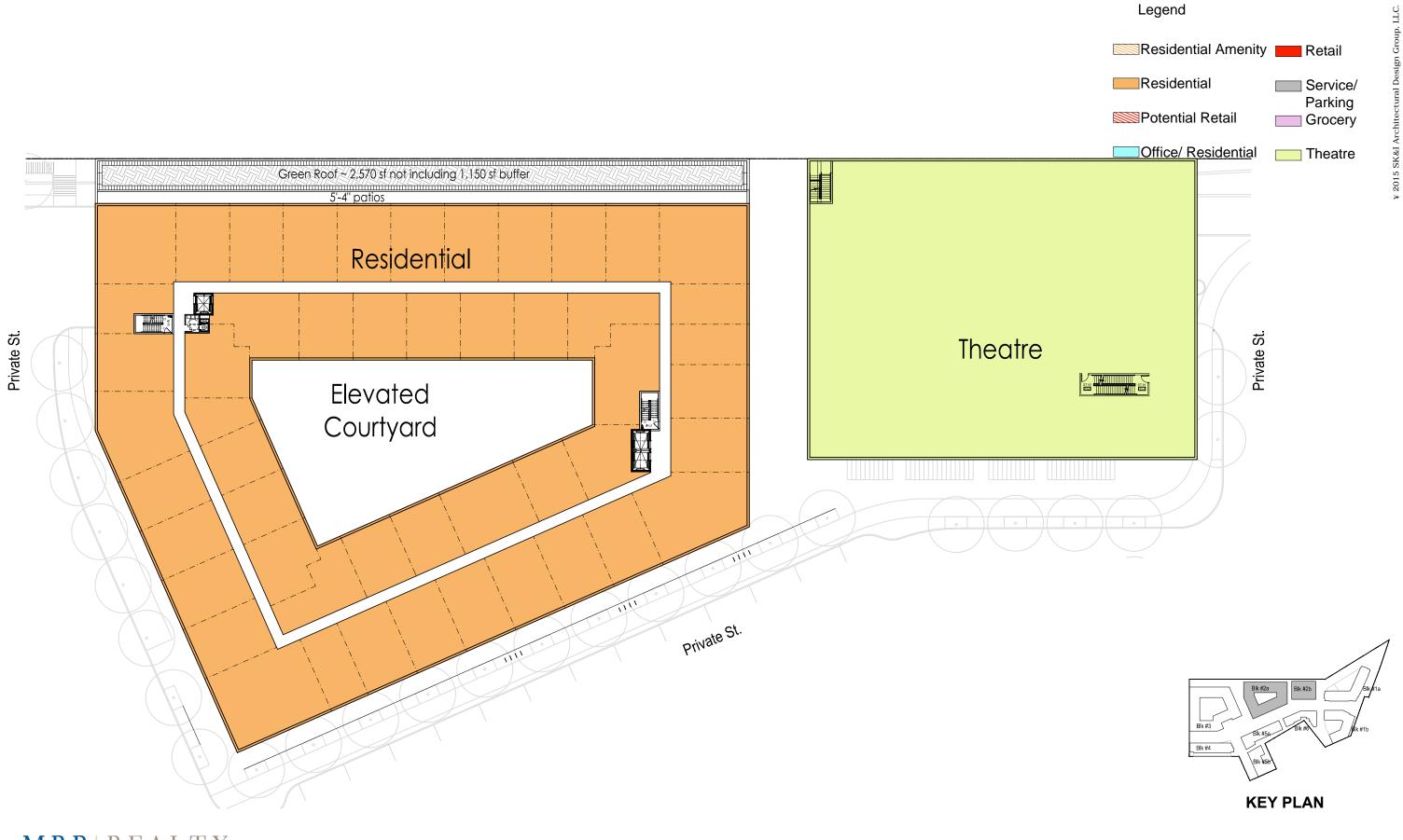
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Block 2-a & 2-b 2nd Floor Plan





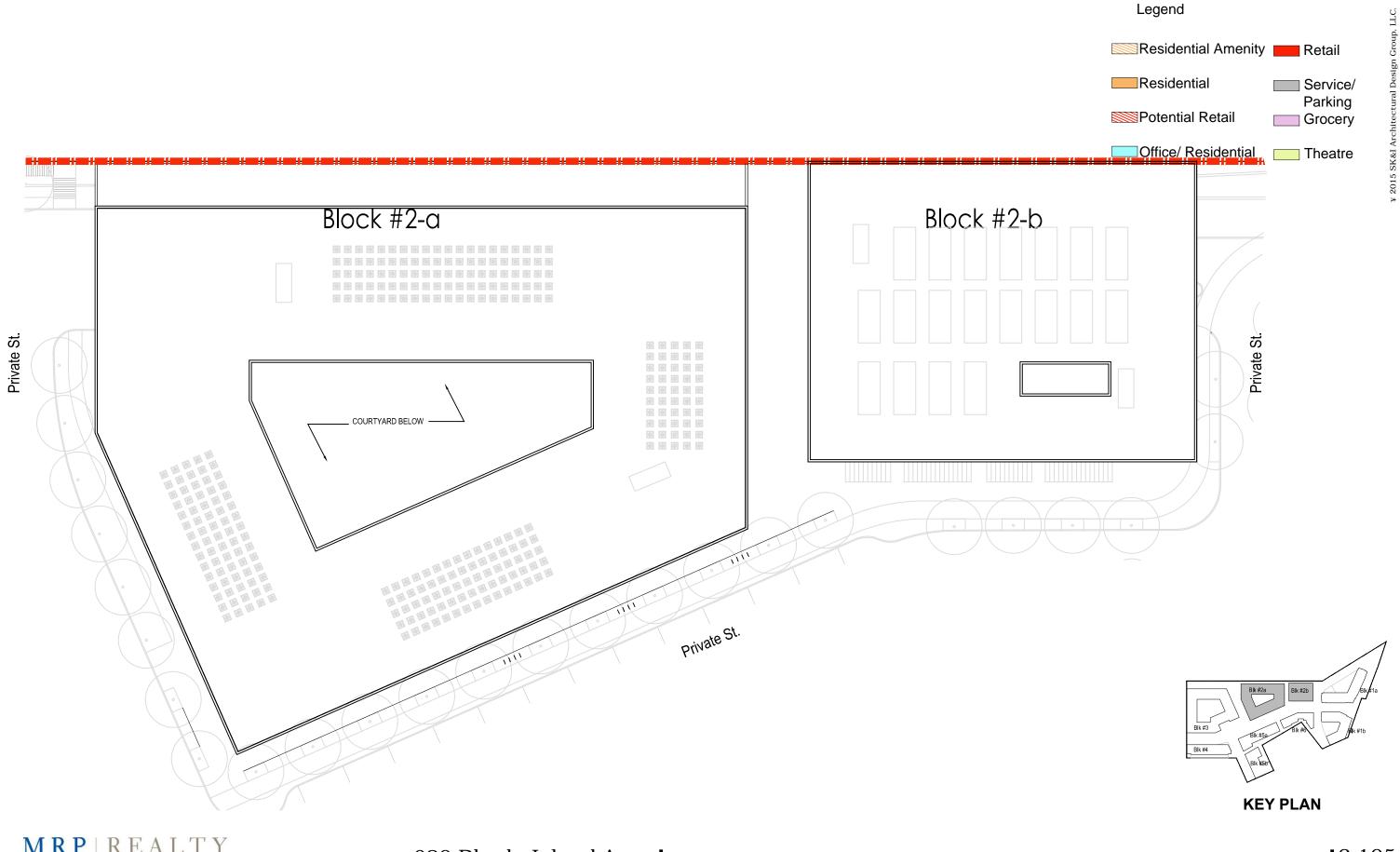
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Block 2-a & 2-b Roof Plan