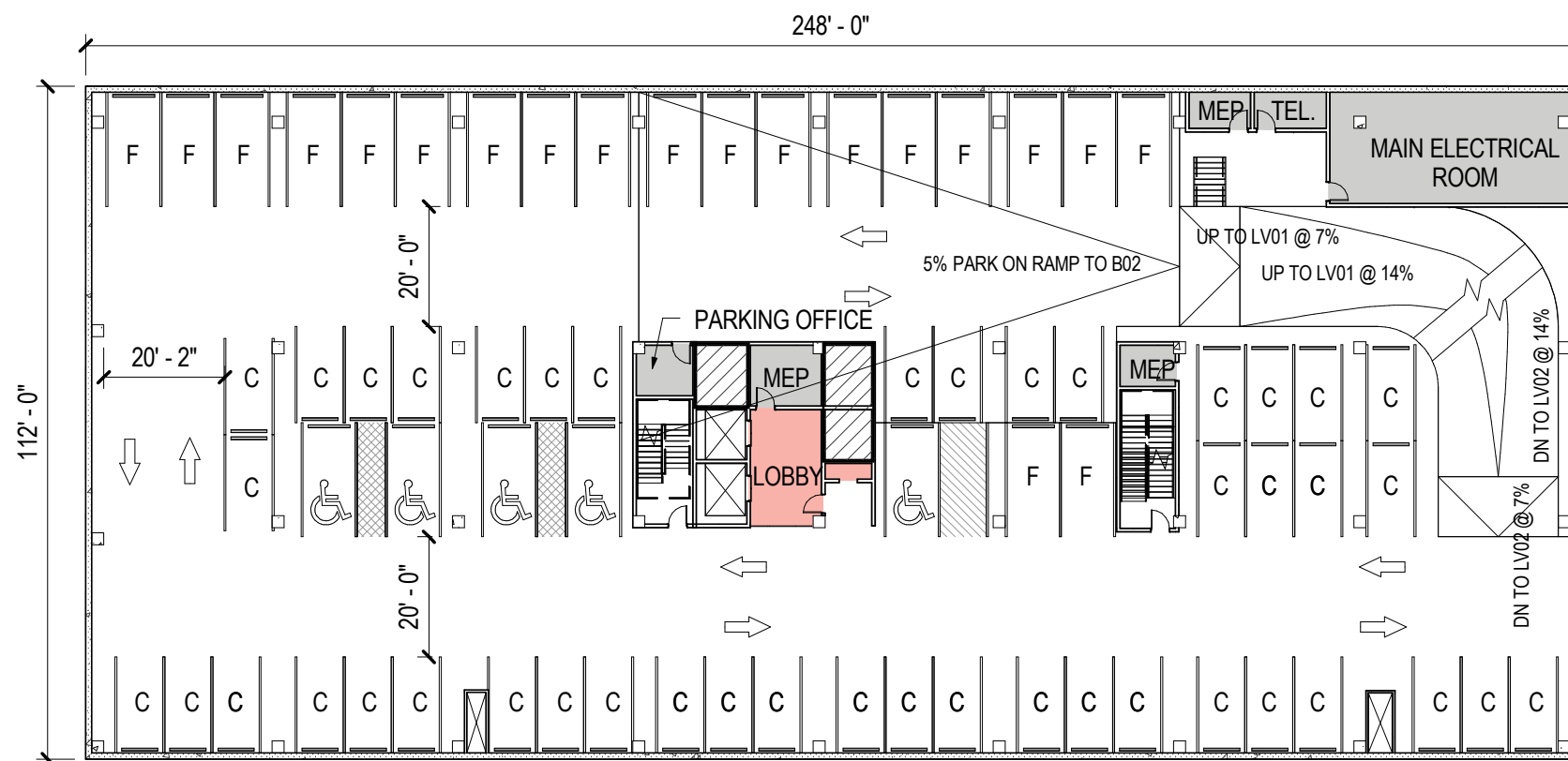


FLOOR PLAN B02



FLOOR PLAN B01

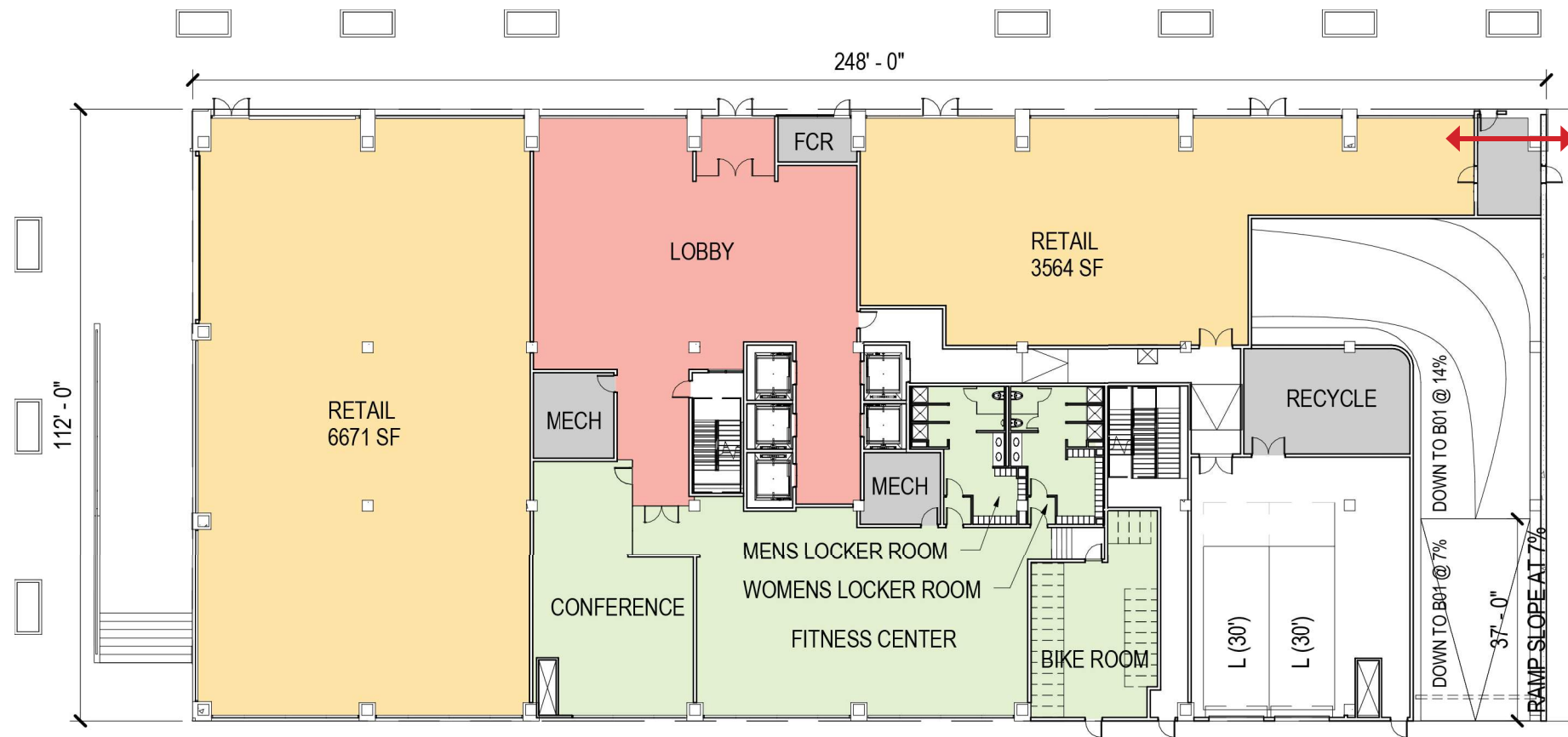
*Parking layout shown is schematic and shown for illustrative purpose only. Final configuration of parking may vary and is subject to change. Applicant may allocate the use of provided parking spaces between the different uses as market conditions warrant.

The Applicant shall also have flexibility with the design of the PUD for parking in Building C-1 to vary the number, location, and arrangement of parking spaces, and the number of parking garage levels, provided that the total number of parking spaces is not reduced below the minimum number required by the Zoning Regulations.

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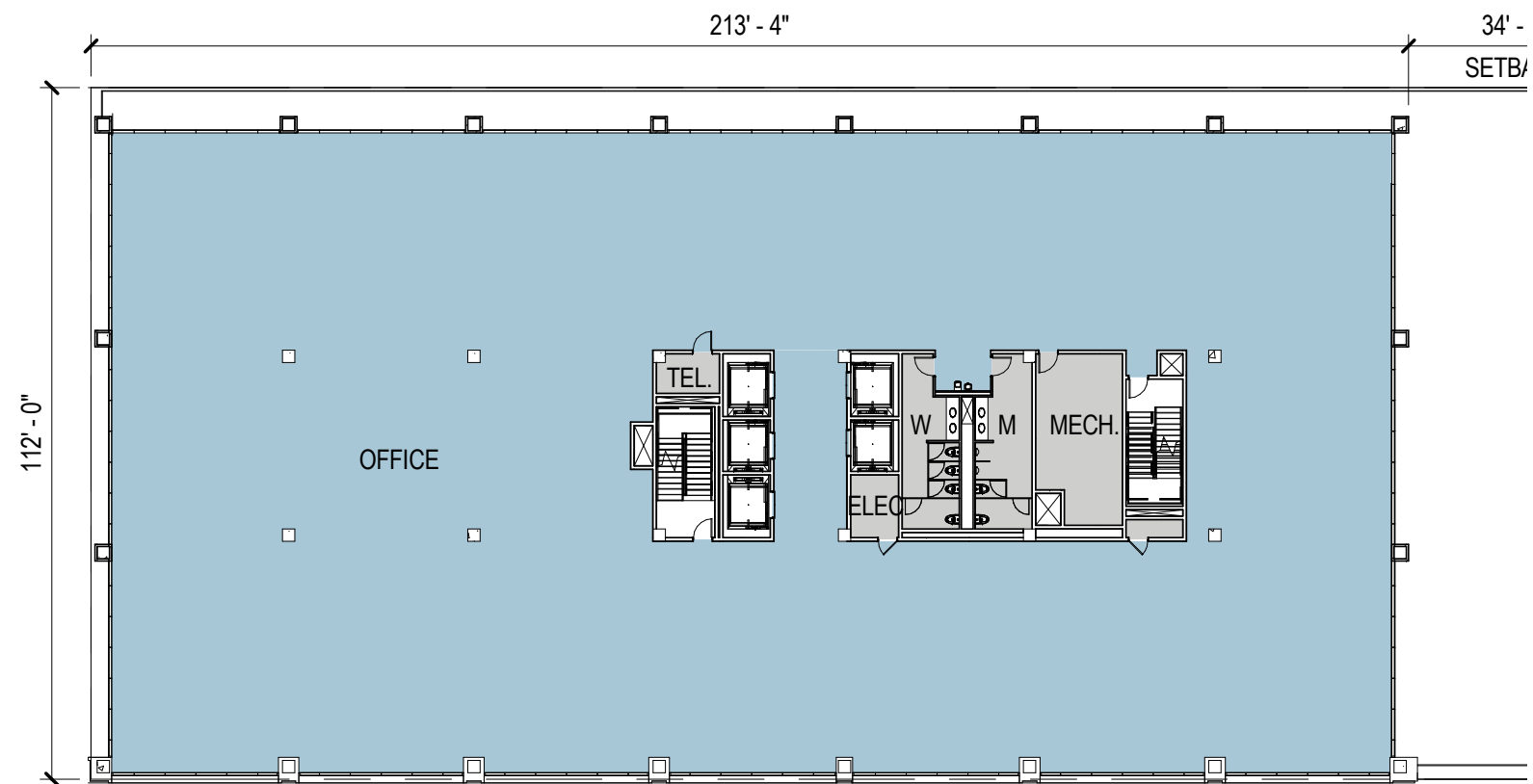
SCALE: 1" = 30'-0"

BUILDING C-1 FLOOR PLANS



LOCATION OF REQUIRED BUILDING CONNECTION BETWEEN C-1 AND FUTURE C-2

PLAN LEVEL 01



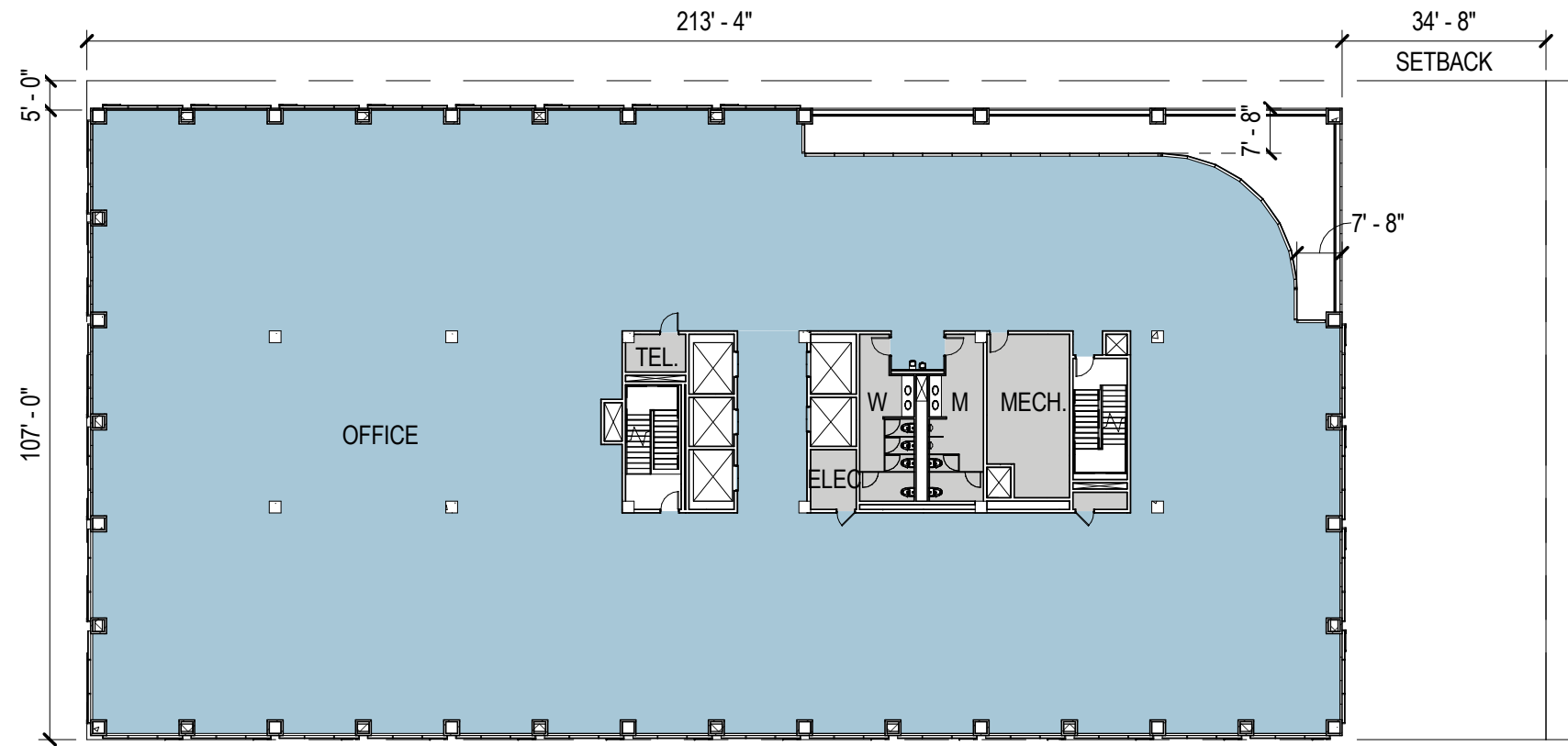
PLAN LEVEL 02

BUILDING C-1 FLOOR PLANS

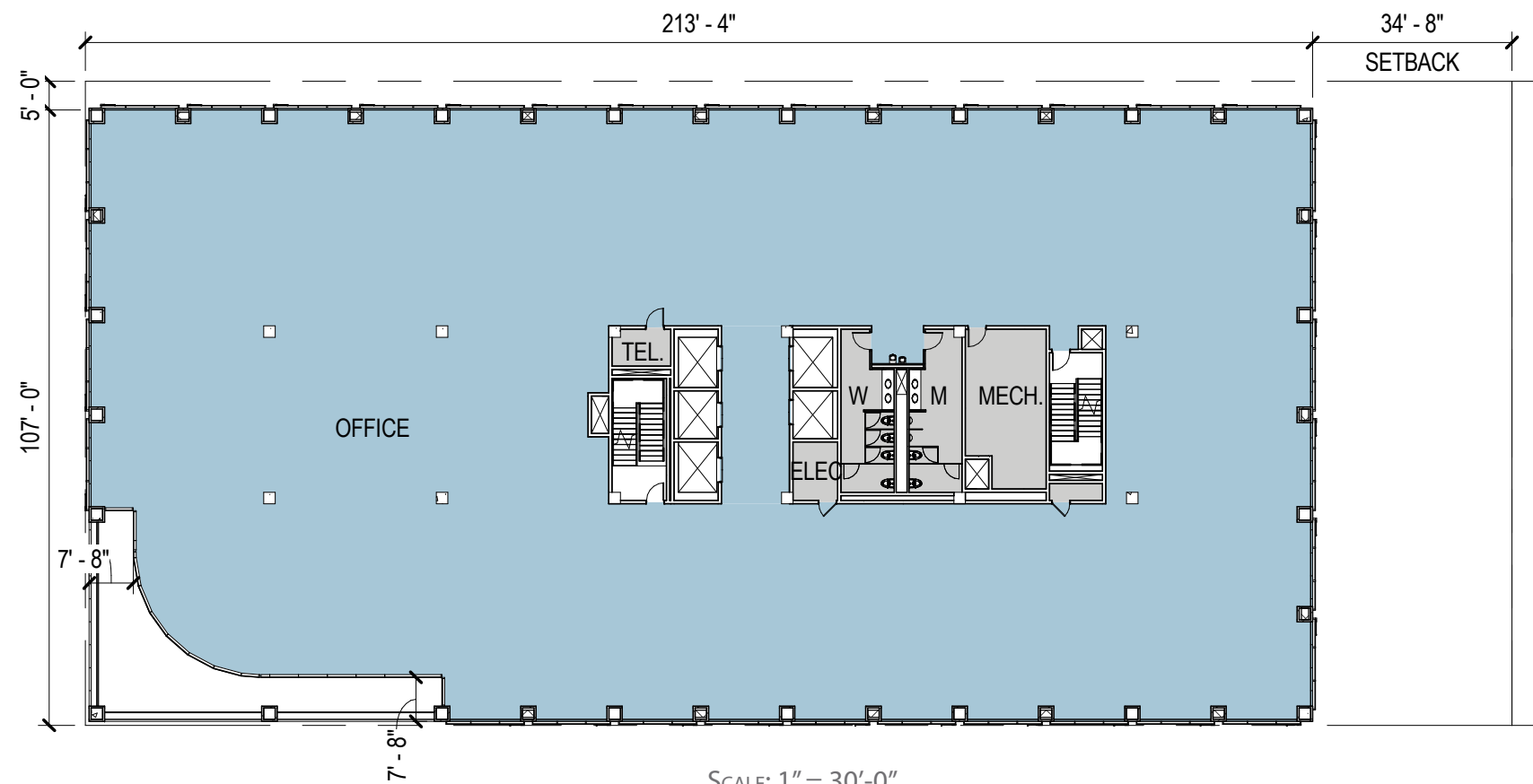
SCALE: 1" = 30'-0"

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FLOOR PLAN LEVEL 03, 04, 07, 08

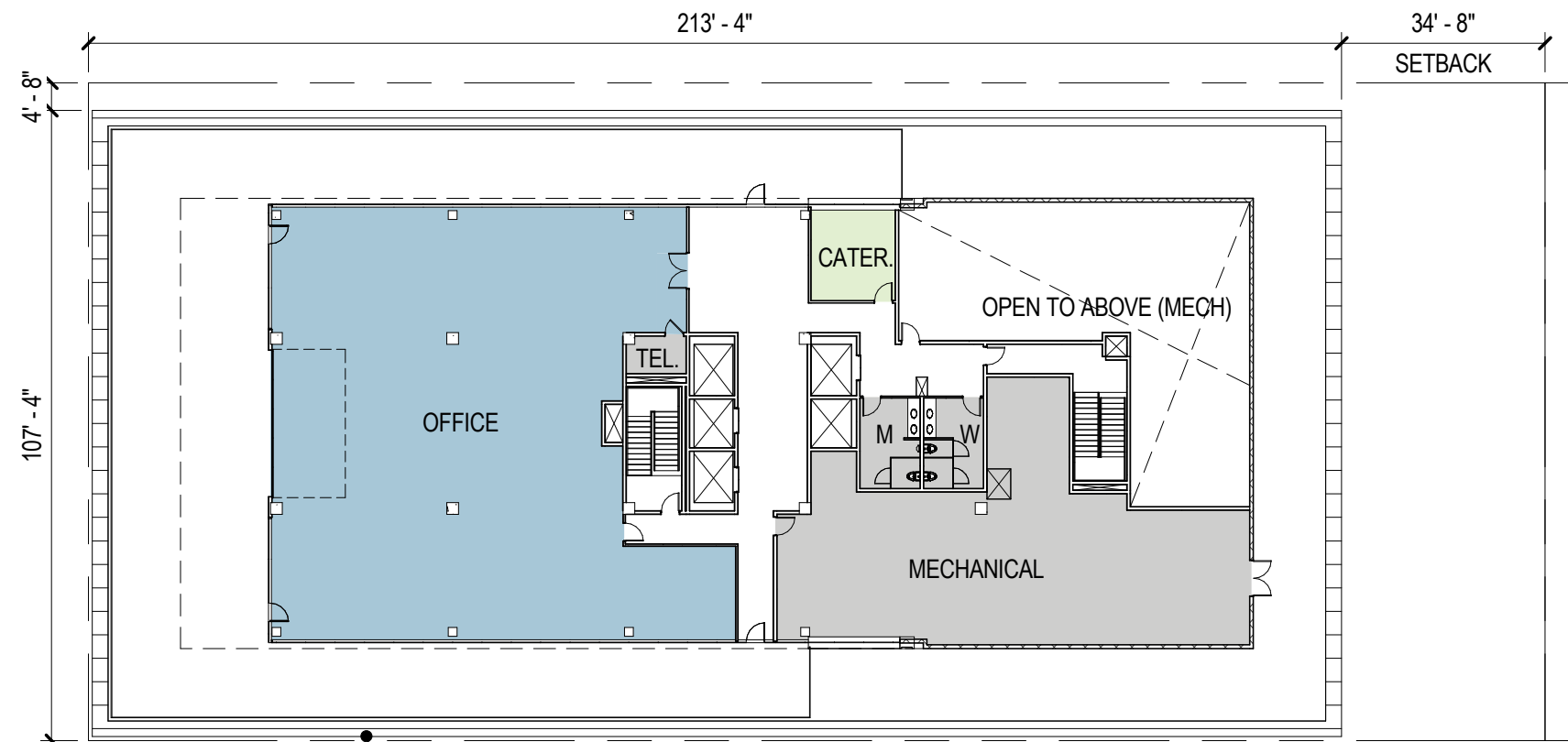


FLOOR PLAN LEVEL 05, 06, 09, 10

SCALE: 1" = 30'-0"

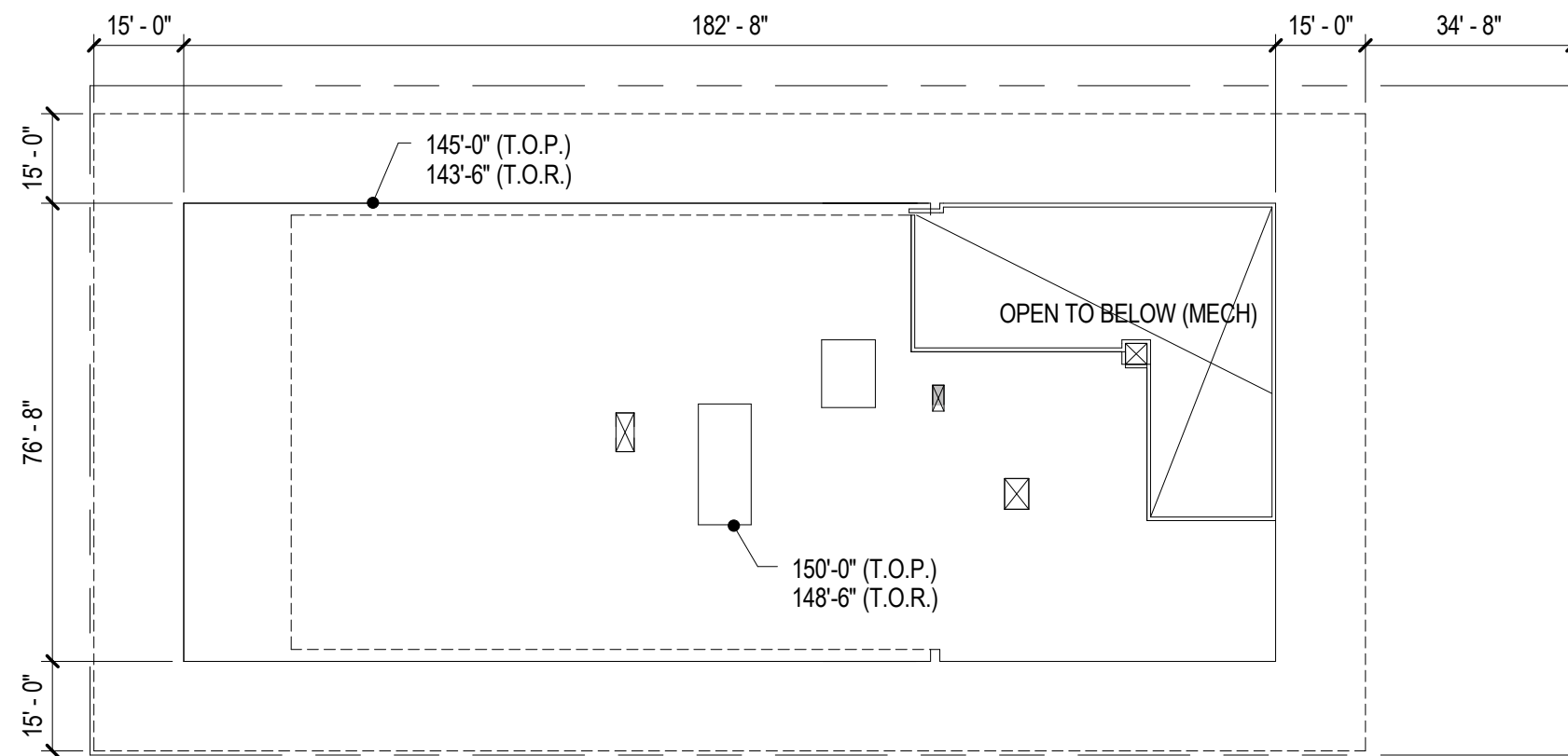
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BUILDING C-1 FLOOR PLANS



PENTHOUSE PLAN

130'-0" (T.O.P.)
128'-6" (T.O.R.)



PENTHOUSE ROOF PLAN

BUILDING C-1 PENTHOUSE FLOOR PLANS

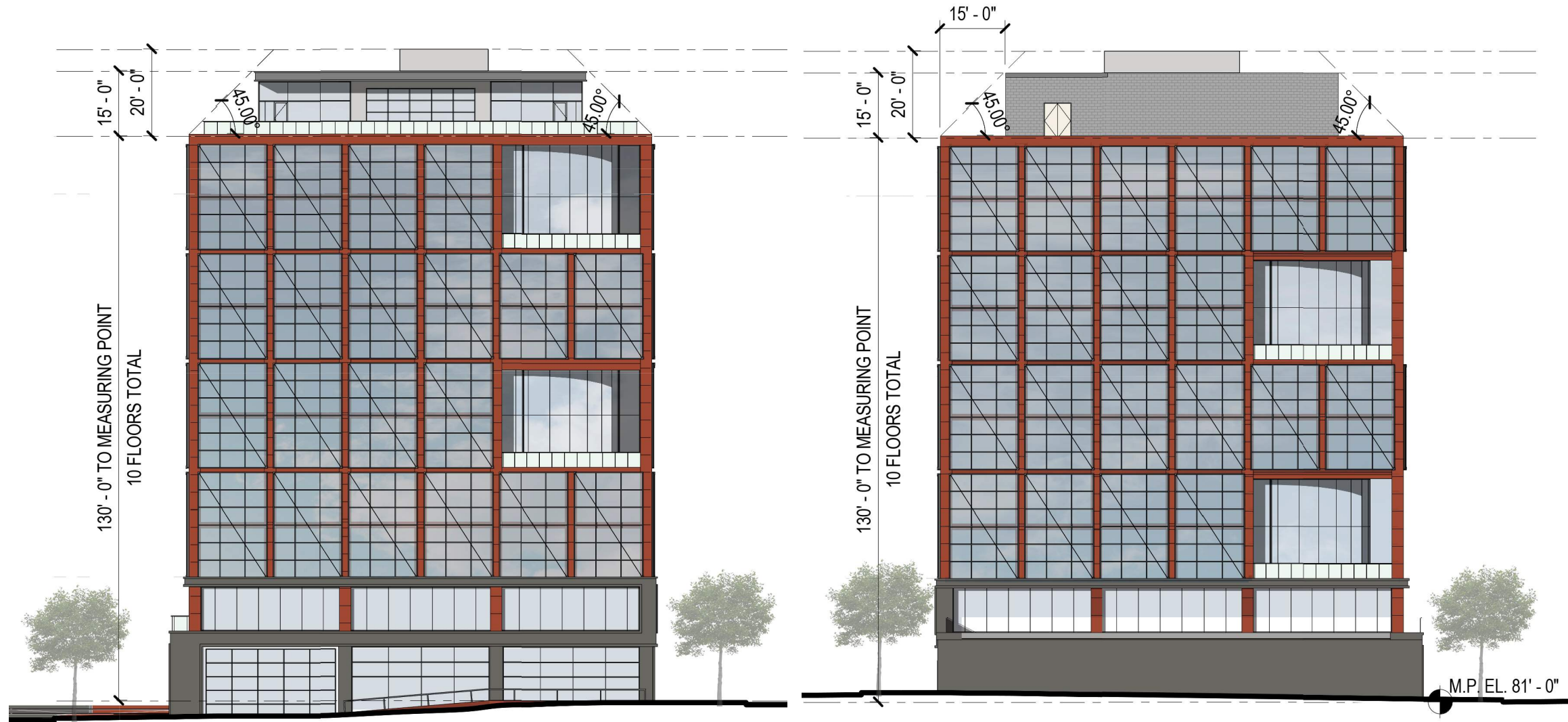
SCALE: 1" = 30'-0"

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NOTE:
 REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY.
 ALL RETAIL STOREFRONT, INCLUDING TENANT AWENINGS, CANOPIES AND SIGNAGE ARE SUBJECT TO TENANT MODIFICATION.
 THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.



KEY PLAN



SOUTH ELEVATION - 1

NORTH ELEVATION - 2

DECEMBER 23, 2016

SCALE: 1" = 30'-0" "

BUILDING C-1 ELEVATIONS

NOTE:

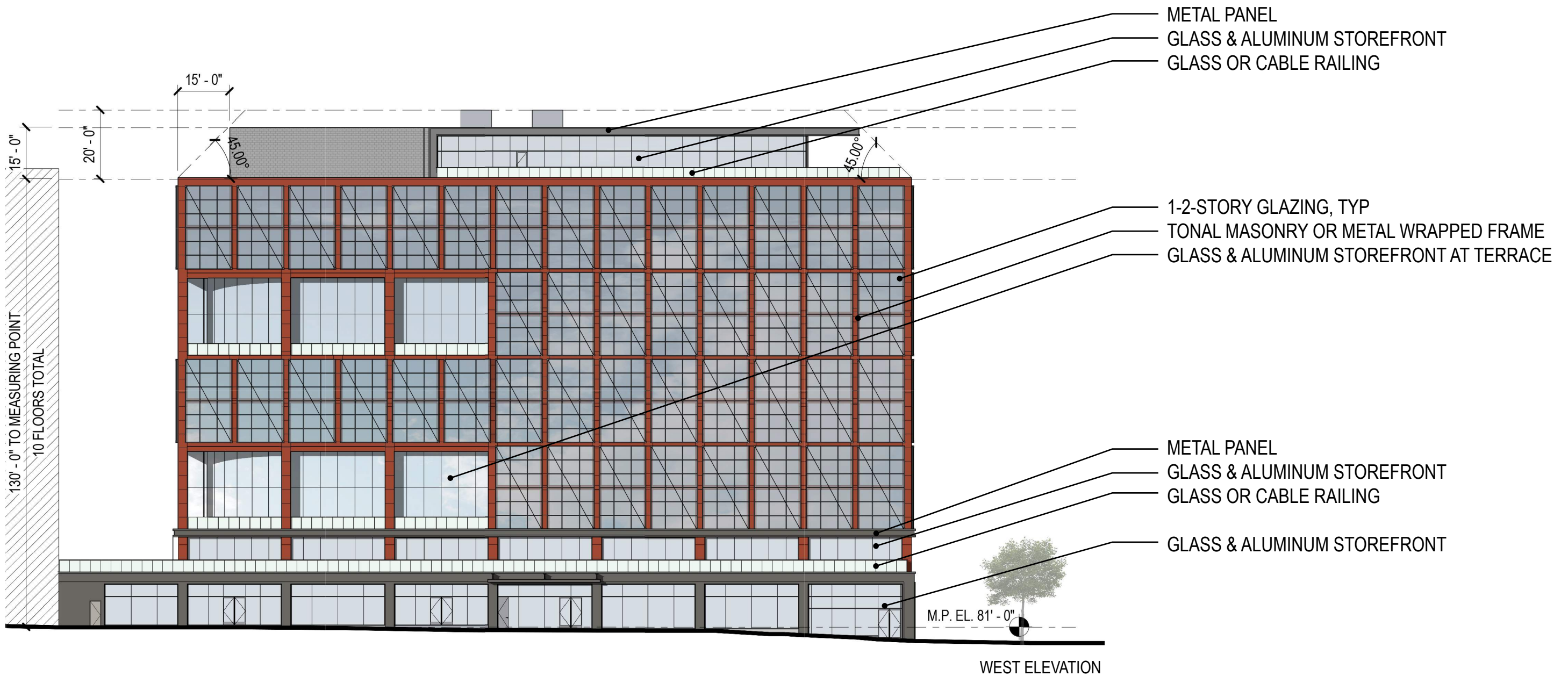
REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

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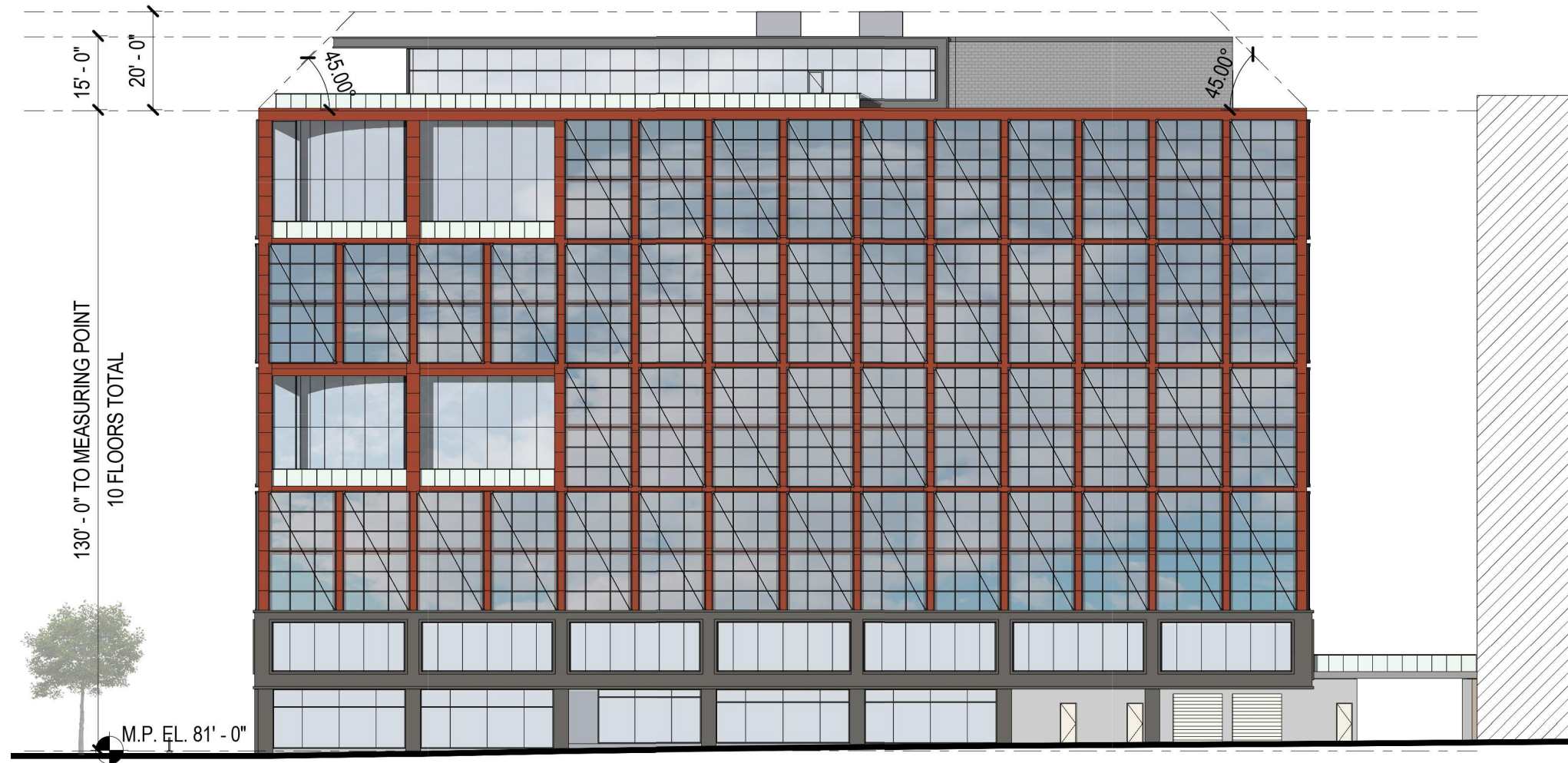
KEY PLAN



NOTE:
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KEY PLAN

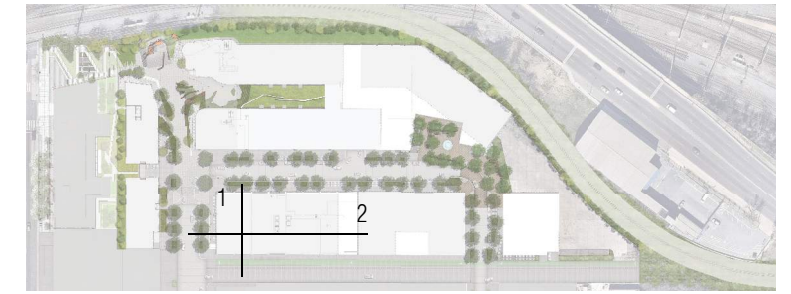


EAST ELEVATION

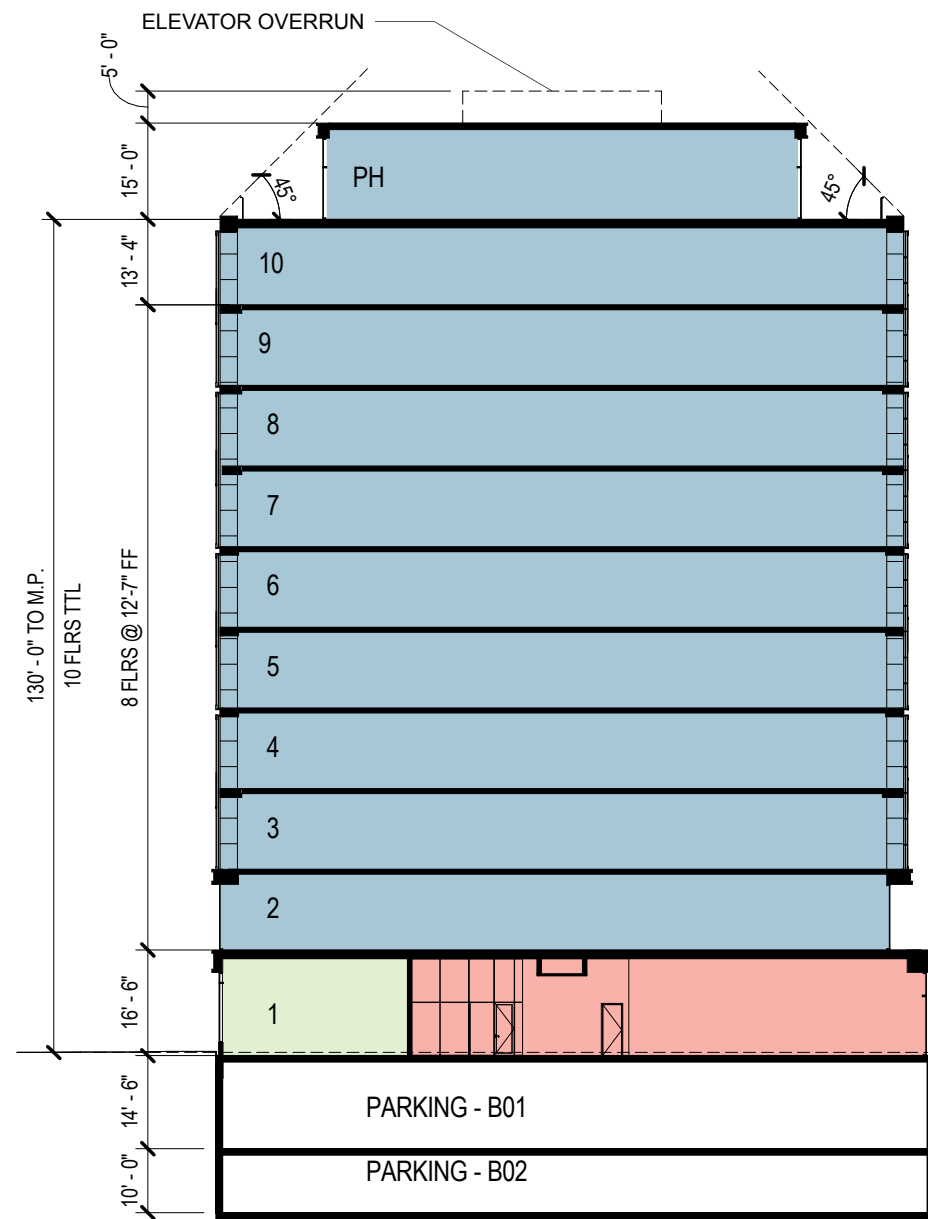
DECEMBER 23, 2016

SCALE: 1" = 30'-0"

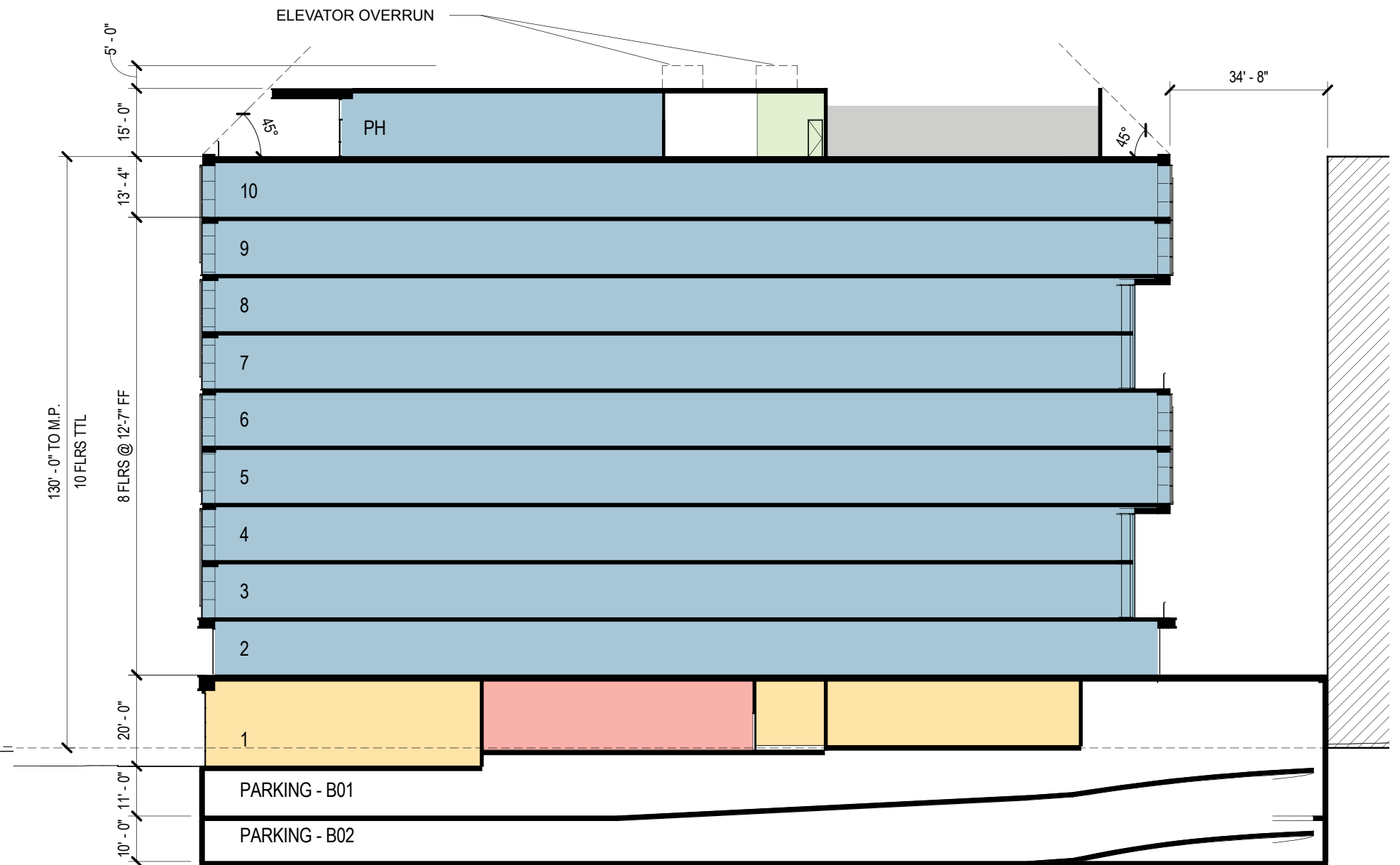
ELEVATIONS - BUILDING C-1



KEY PLAN



1_CROSS SECTION



2_LONGITUDINAL SECTION

BUILDING SECTIONS - BUILDING C-1

SCALE: 1" = 30'-0"

DECEMBER 23, 2016



LEED 2009 for Core and Shell Development

Project Checklist



Market-Terminal - Building C-1

PUD Submission

22 3 2 Sustainable Sites Possible Points: 28

E	M	D			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	1		Credit 4.4	Alternative Transportation—Parking Capacity	2
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—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

5 1 4 Water Efficiency Possible Points: 10

E	M	D			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4

18 2 17 Energy and Atmosphere Possible Points: 37

E	M	D			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	2	11	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
3			Credit 5.2	Measurement and Verification—Tenant Submetering	3
2			Credit 6	Green Power	2

6 1 6 Materials and Resources Possible Points: 13

E	M	D			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1

8 4 Indoor Environmental Quality Possible Points: 12

E	M	D			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

3 1 2 Innovation and Design Process Possible Points: 6

E	M	D			
1			Credit 1.1	Innovation in Design: Green Education	1
	1		Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Transportation Access	1
		1	Credit 1.4	Innovation in Design: TBD	1
		1	Credit 1.5	Innovation in Design: TBD	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

E	M	D			
		1	Credit 1.1	Regional Priority:	1
		1	Credit 1.2	Regional Priority:	1
		1	Credit 1.3	Regional Priority:	1
		1	Credit 1.4	Regional Priority:	1

62 12 35 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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LEED 2009 for New Construction and Major Renovations

Project Checklist



300 Morse Street: Building A-1

PUD Submission

20 2 4 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
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—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

6 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

12 3 23 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	2	13	Credit 1	Optimize Energy Performance	1 to 19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

6 8 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

9 2 3 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		NA	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Green Education	1
1			Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Public Transportation	1
1			Credit 1.4	Innovation in Design: Pilot #1	1
1			Credit 1.5	Innovation in Design: Green Power	1
1			Credit 2	LEED Accredited Professional	1

1 1 2 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: Stormwater Quantity Control	1
1			Credit 1.2	Regional Priority: Protect and Restore Habitat	1
		1	Credit 1.3	Regional Priority: OnSite Renewables	1
		1	Credit 1.4	Regional Priority: Innovative Wastewater Technologies	1

60 8 44 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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LEED 2009 for New Construction and Major Renovations

Project Checklist



Market-Terminal - Building B

PUD Submission

20 2 4 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
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—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

6 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

12 3 23 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	2	13	Credit 1	Optimize Energy Performance	1 to 19
	1	6	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
1		2	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

6 8 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

9 1 4 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		NA	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Green Education	1
1			Credit 1.2	Innovation in Design: Walkability	1
1			Credit 1.3	Innovation in Design: Public Transportation	1
1			Credit 1.4	Innovation in Design: TBD	1
1			Credit 1.5	Innovation in Design: TBD	1
1			Credit 2	LEED Accredited Professional	1

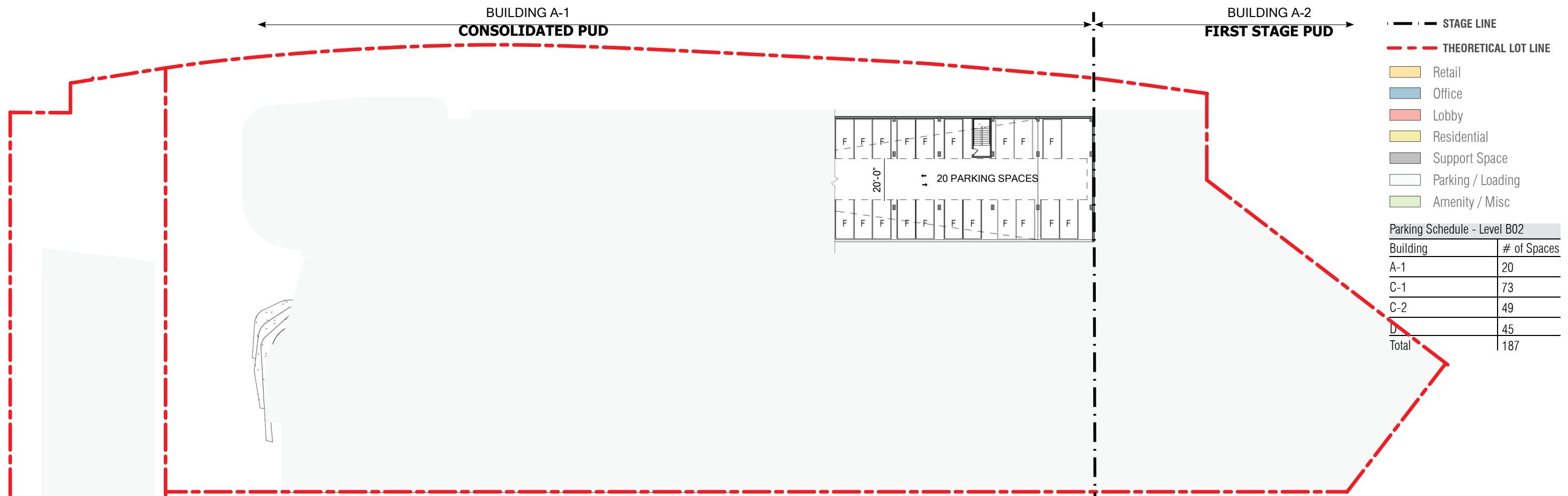
1 1 2 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: Specific Credit	1
1			Credit 1.2	Regional Priority: Specific Credit	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

60 7 45 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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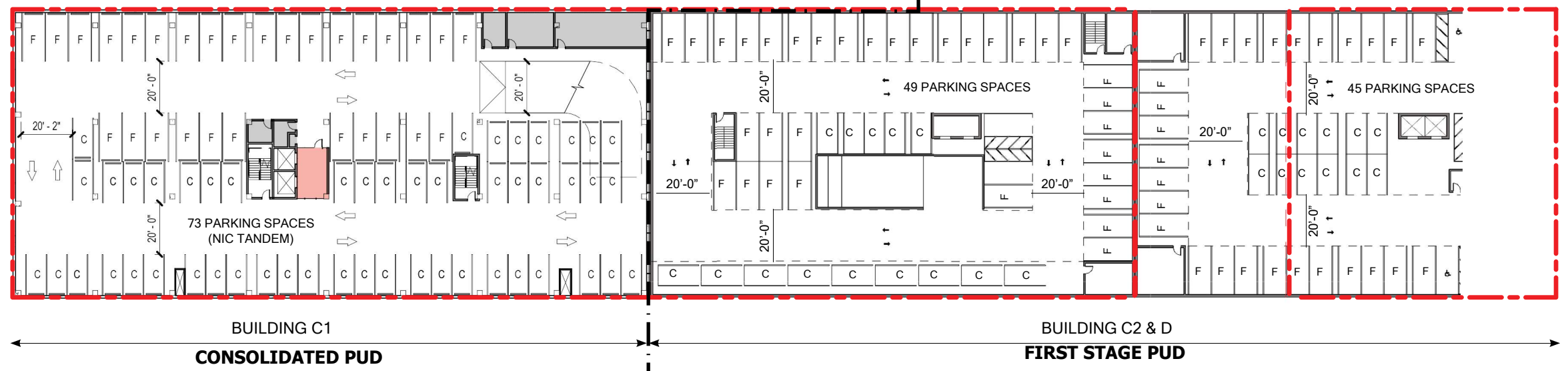


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The Applicant shall also have flexibility with the design of the PUD for parking in Building A-1, A-2, C-1, C-2 and D to vary the number, location, and arrangement of parking spaces, and the number of parking garage levels, provided that the total number of parking spaces is not reduced below the minimum number required by the Zoning Regulations.

Second Stage PUD to be submitted at a later date.

- Notes:
- All Full size spaces to be 19' x 9'
 - All Compact spaces to be 16' x 8'
 - All Handicapped spaces to be 8' x 19' + 5' Access Aisle
 - All Handicapped Van spaces to be 11' x 19' + 5' Access Aisle
 - All drive aisles to be 20'-0"
 - Parking for Building B to be provided in Building A-1.
 - Refer to detailed parking schedule

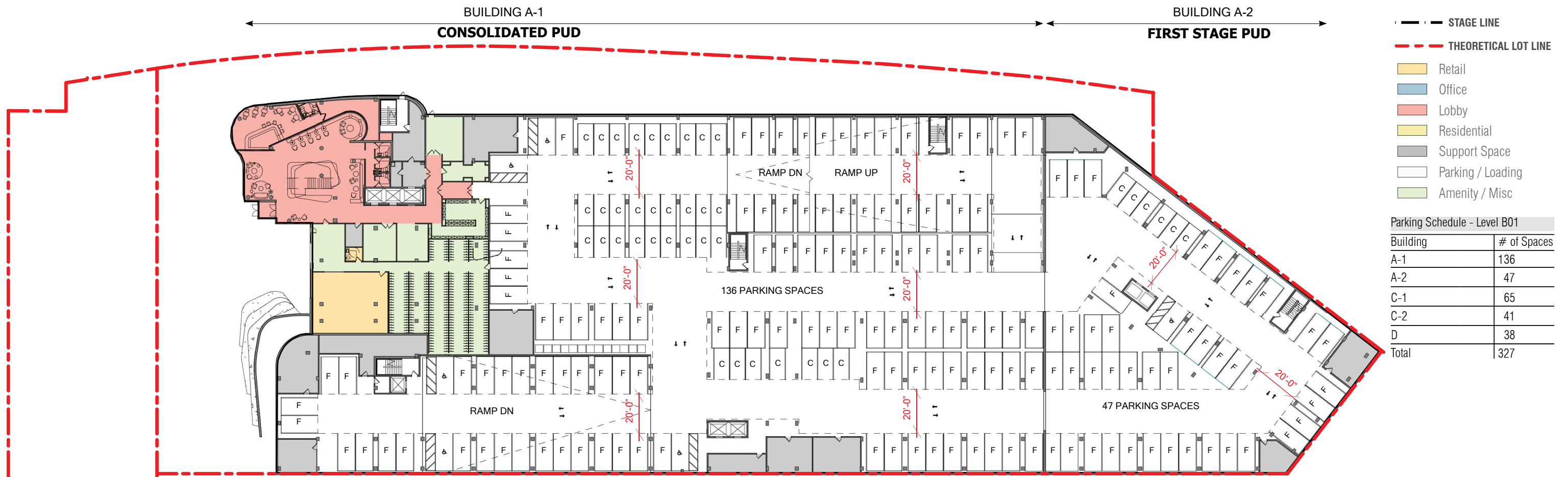


PARKING B02 - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

DECEMBER 23, 2016





Parking Schedule - Level B01

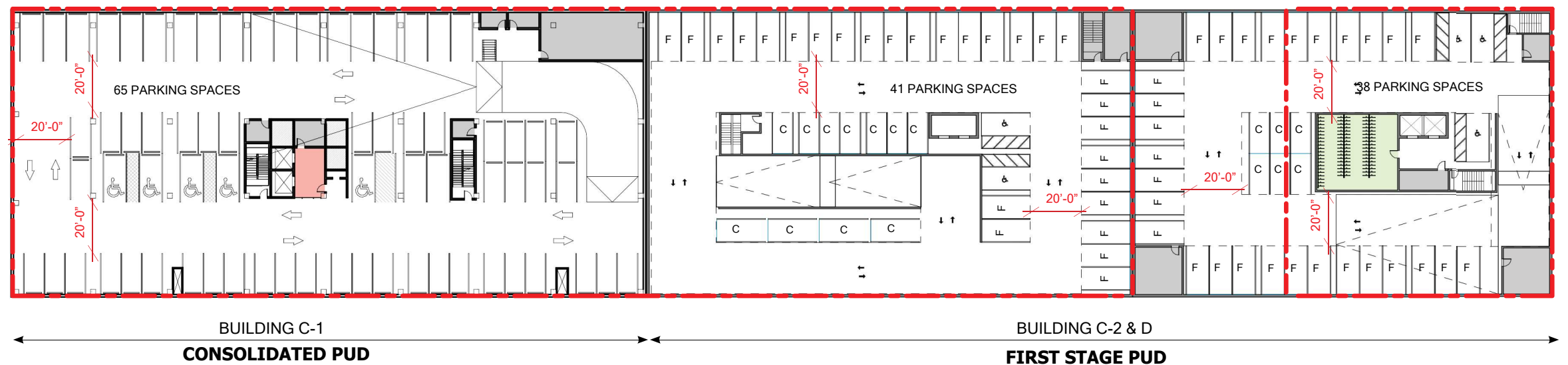
Building	# of Spaces
A-1	136
A-2	47
C-1	65
C-2	41
D	38
Total	327

*Parking layout shown is schematic and shown for illustrative purpose only. Final configuration of parking may vary and is subject to change. Applicant may allocate the use of provided parking spaces between the different uses as market conditions warrant. The Applicant shall also have flexibility with the design of the PUD for parking in Building A-1, A-2, C-1, C-2 and D to vary the number, location, and arrangement of parking spaces, and the number of parking garage levels, provided that the total number of parking spaces is not reduced below the minimum number required by the Zoning Regulations.

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- Refer to detailed parking schedule



DECEMBER 23, 2016

SCALE: 1" = 50'-0"

PARKING B01 - CONSOLIDATED AND FIRST STAGE PUD

