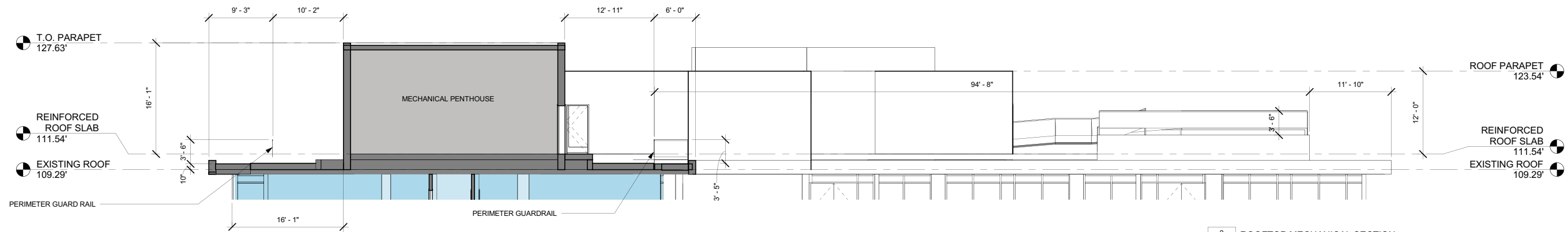
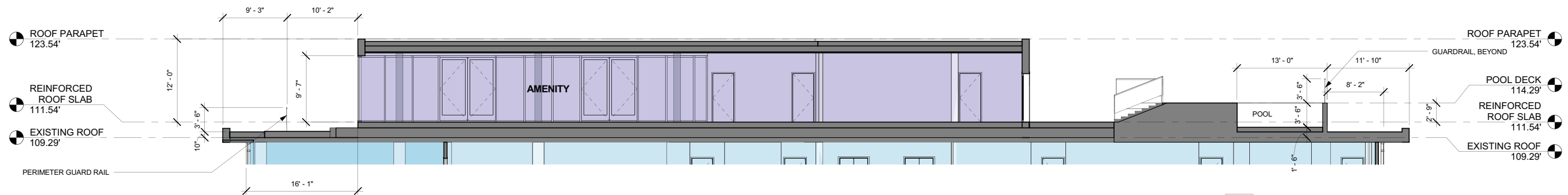


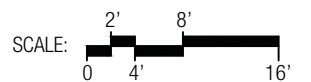
3 ROOFTOP MECHANICAL SCREEN SECTION
1/8" = 1'-0"



2 ROOFTOP MECHANICAL SECTION
1/8" = 1'-0"



1 ROOFTOP AMENITY SECTION
1/8" = 1'-0"



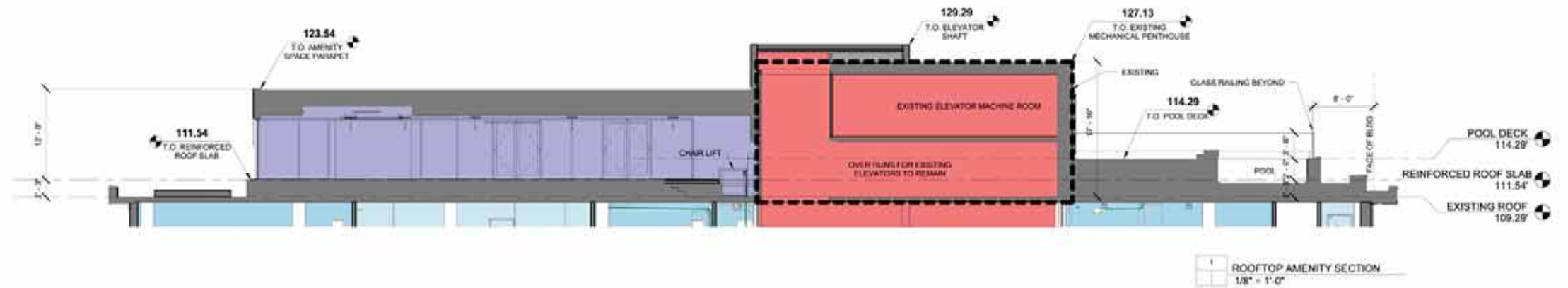
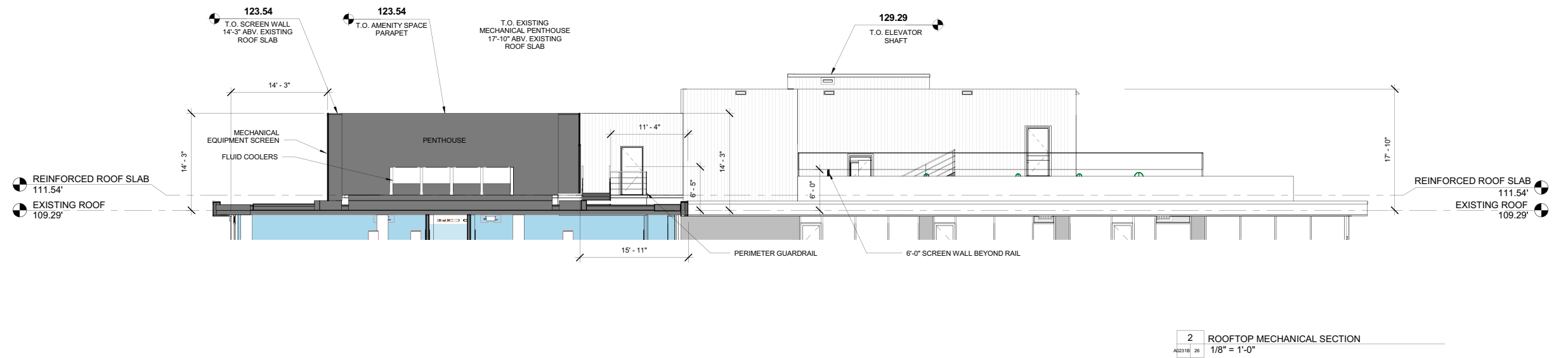
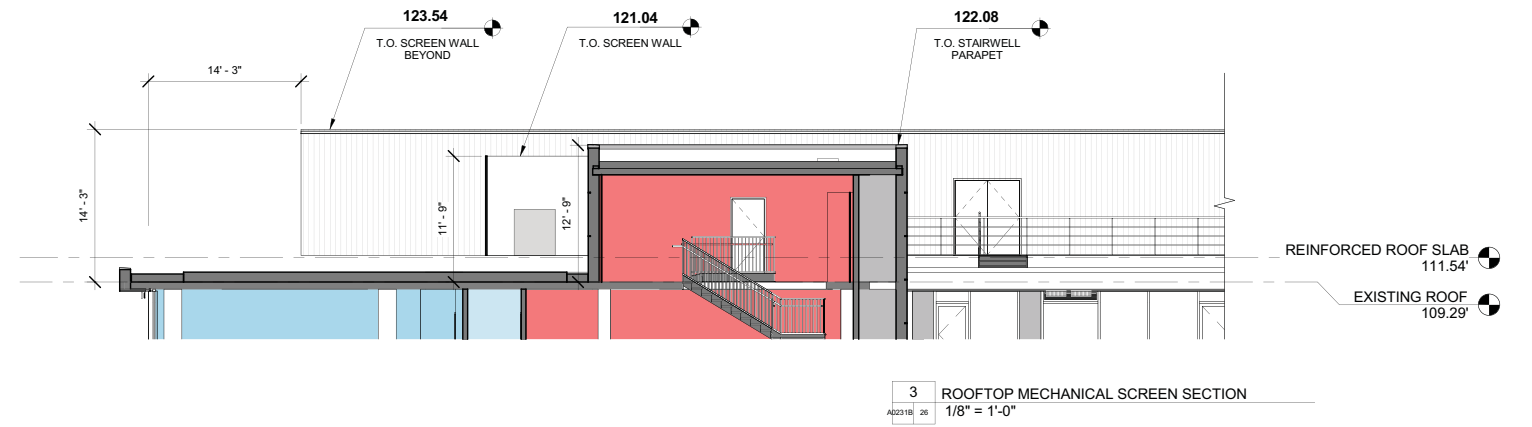
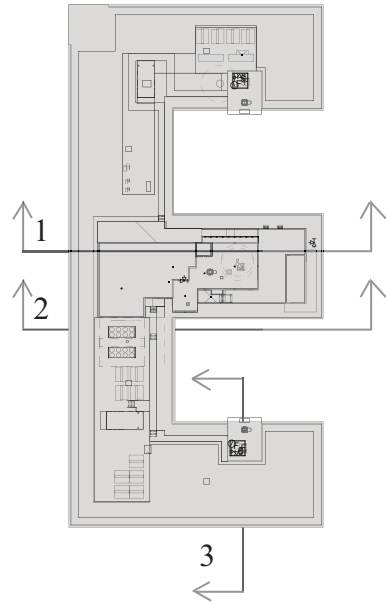
1900 HALF STREET

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APPROVED Enlarged Rooftop Sections

ZONING COMMISSION
District of Columbia
June 20 2016
CASE NO. 16-059
EXHIBIT NO. 8A2

*SCREEN WALL EXACT LOCATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON TENANT NEEDS FOR MECHANICAL EQUIPMENT, SO LONG AS SCREEN WALL HEIGHT AND/OR FOOTPRINT IS NOT INCREASED, SCREEN WALLS ARE MAINTAINED IN THEIR SAME GENERAL AREA, AND ADDITIONAL ZONING RELIEF IS NOT GENERATED.





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APPROVED West (Water Street) Elevation

June 20 2016

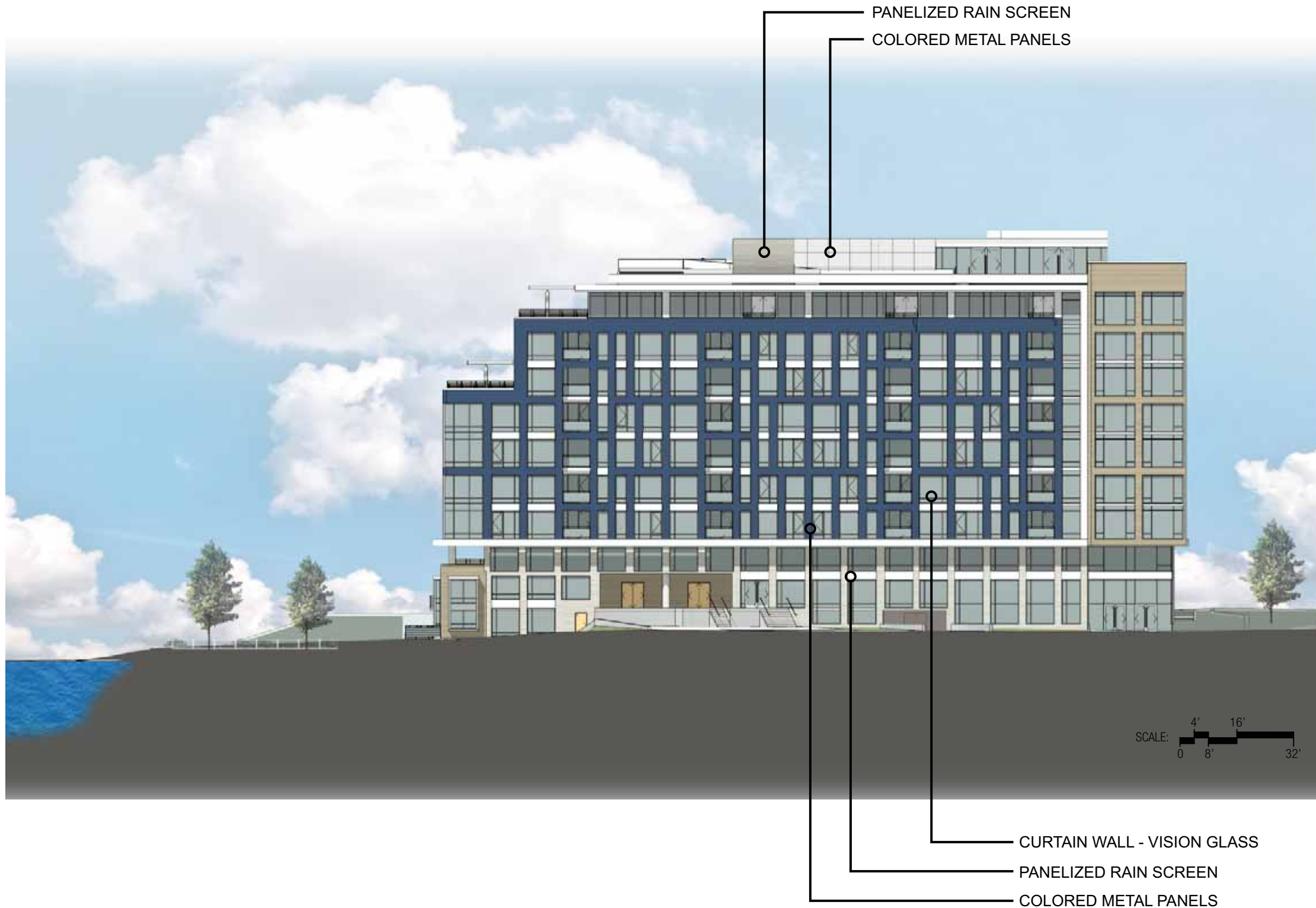


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PROPOSED West (Water Street) Elevation

October 13, 2017

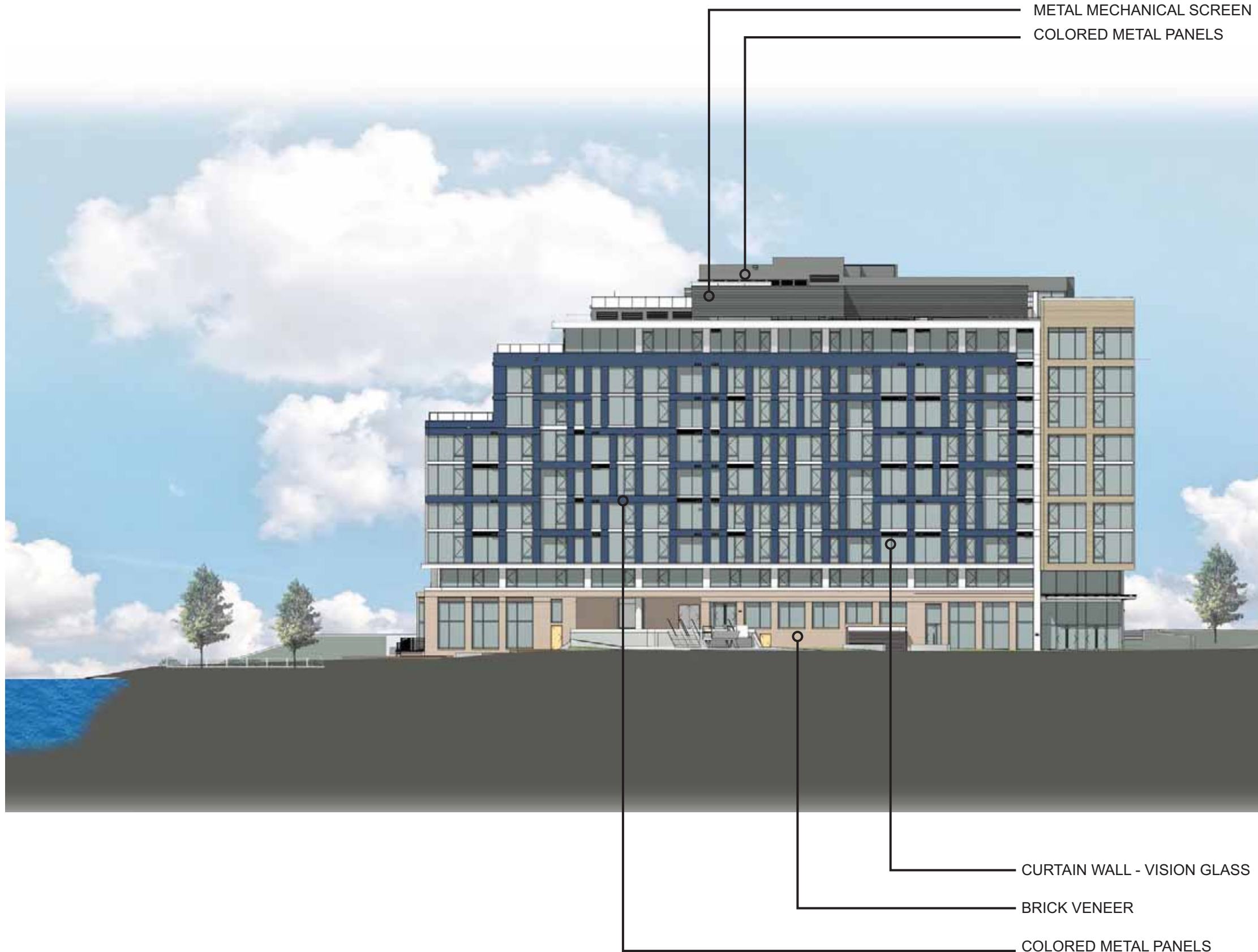


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APPROVED North Elevation

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PROPOSED North Elevation

October 13, 2017



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APPROVED East Elevation

June 20 2016

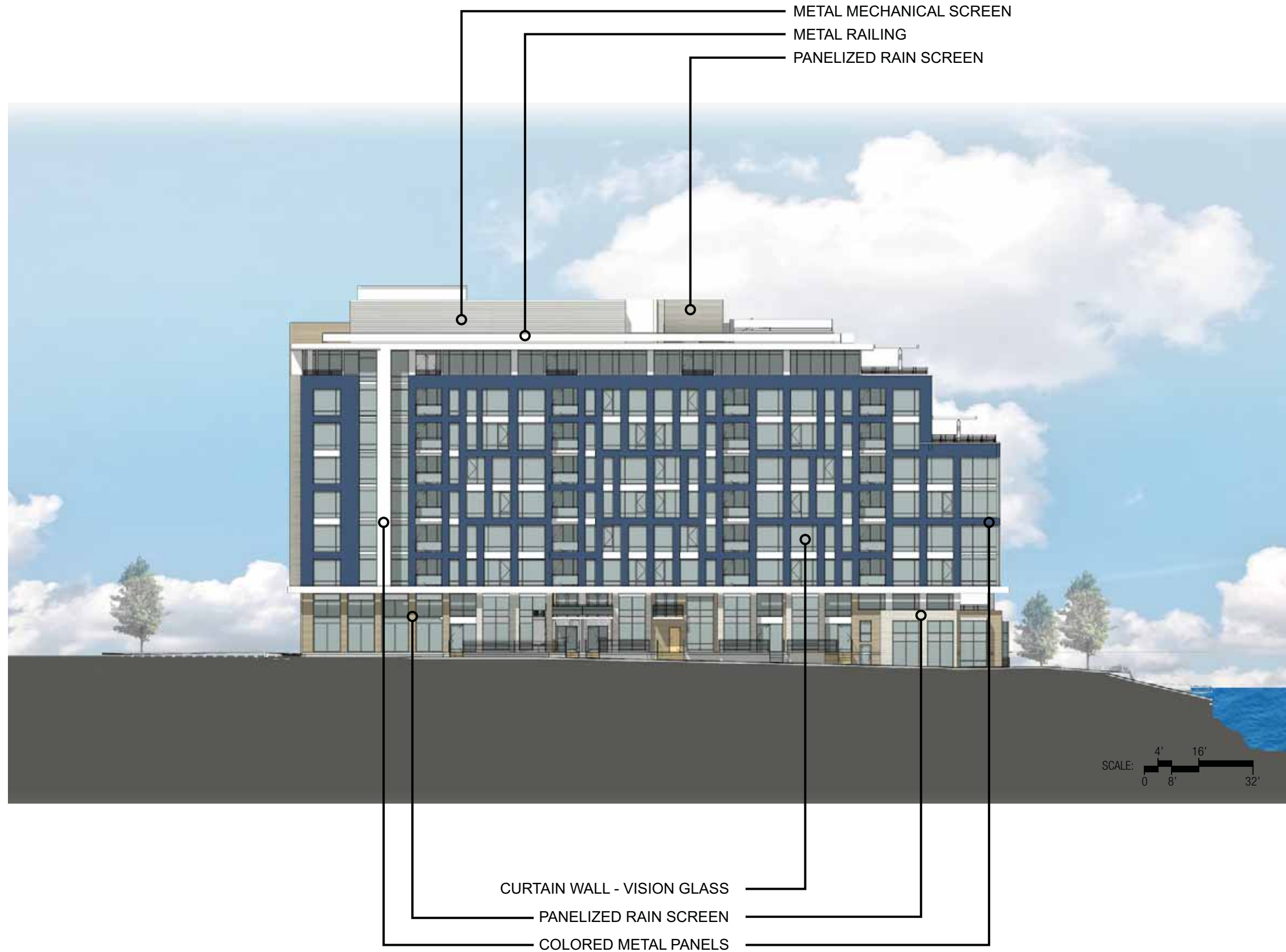


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PROPOSED East Elevation

October 13, 2017

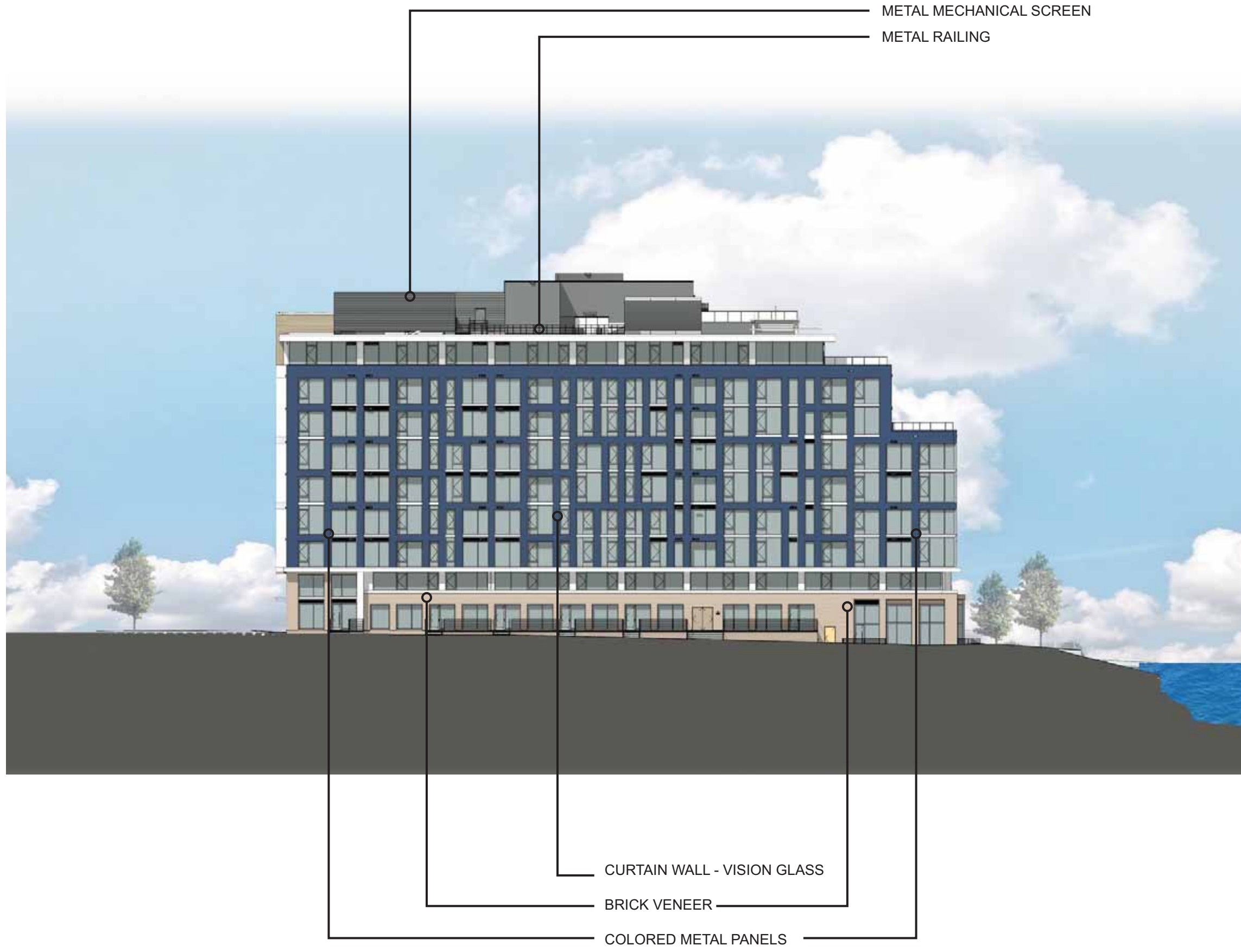


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APPROVED South Elevation

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PROPOSED South Elevation

October 13, 2017



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APPROVED Overall View

June 20 2016



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PROPOSED Overall View

October 13, 2017



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APPROVED View from the Anacostia River

June 20 2016



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PROPOSED View from the Anacostia River

October 13, 2017



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APPROVED View from Half Street

June 20 2016



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PROPOSED View from Half Street

October 13, 2017

PROPOSED FAR CALCULATIONS					
LEVEL	SERVICE	PARKING	RETAIL	RESIDENTIAL	GROSS FLOOR AREA (included in FAR)
PH				5,094	5,094
9	500			39,223	39,723
8	500			44,116	44,616
7	500			44,116	44,616
6	500			46,510	47,010
5	500			46,510	47,010
4	500			46,510	47,010
3	500			46,510	47,010
2	600			33,215	33,815
1	3,844	14,773	18,813	5,032	42,462
P1	175	29,803	5,219	17,148	52,345
P2					0
TOTAL	8,119	44,576	24,032	373,984	450,711
Land Area (SF)	110,988			FAR	4.06

EXISTING
GROSS FLOOR AREA
70,297
70,297
70,297
70,297
70,297
70,297
70,297
70,297
69,061
67,482
37,306
0
665,928
6.00

PARKING CALCULATIONS	
Required Residential Parking	1 per 3 units x 427 units 142 Spaces Total
Required Retail Parking	24,032 sf - 3000 sf / 1 per 750 sf 28 Spaces Total
Total Parking Spaces Required	170 Spaces Total
Total Parking Spaces Provided	300 Spaces Total*

*plus an additional 11 tandem spaces

PROPOSED FAR CALCULATIONS					
LEVEL	SERVICE & VERT. CIRC.*	PARKING	RETAIL	RESIDENTIAL (AMENITY INCLUDED)	GROSS FLOOR AREA (included in FAR)
Elev. Mach Rm.	889				0
PH	1,099			3,290	0
9	2,633			39,297	41,930
8	2,633			43,114	45,747
7	2,633			43,114	45,747
6	2,633			45,612	48,245
5	2,633			45,612	48,245
4	2,633			45,612	48,245
3	2,633			45,612	48,245
2	2,633			45,411	48,505
1	6,762		11,416	32,265	50,443
P1	3,994	42,820	5,126	17,331	43,295
P2	5,495	63,330			0
TOTAL	37,315	106,150	16,542	406,270	468,647
Land Area (SF)	110,988			FAR	4.22

EXISTING
GROSS FLOOR AREA
70,297
70,297
70,297
70,297
70,297
70,297
70,297
69,061
67,482
37,306
0
665,928
6.00

PARKING CALCULATIONS	
Required Residential Parking	(415 units - 4 units) / 1 per 3 units 137 Spaces Total
Required Retail Parking	16,542 - 3,000 sf / 1.33 per 1,000 sf 18 Spaces Total
Total Parking Spaces Required	155 Spaces Total
Total Parking Spaces Provided	246 Spaces Total

*Includes trash rooms, building storage, mechanical, electrical, and plumbing rooms.

	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
Zoning Classification	W-2 with Capital Gateway Overlay			
FAR (CG Overlay)	4.0 FAR in W-2 (§ 931.3) + 1.0 FAR for residential (§ 1603.4)	6.0 FAR	4.06 FAR	
Land Area	110,988 SF	110,988 SF	110,988 (no change)	
Gross Floor Area	443,952 SF	665,928 SF	450,711 SF	
Lot Occupancy	75%	63.6%	63.6% (no change)	
Building Height	60' (W-2) (§ 930.1) 70' (CG Overlay) (§ 1603.4)	90'-0" (from top of curb at centerline on Water Street)	90' (no change) for 76% of the building area 92'-3" for 20% of the building area 95' for 4% of the building area	Additional height due to structural accommodations for mechanical penthouse spaces and rooftop use for residential conversion.
Penthouse Number	1; separate enclosure for egress stairs permitted	1, with additional unenclosed equipment	1, with additional unenclosed equipment (plus separate egress stairs)	Multiple roof structures due to mechanical equipment spread over large roof plane and conversion to residential use
Penthouse Heights	1 height for habitable space; 1 height for mechanical space; 1 height for screen wall (§ 411.9)	16'-5"	Habitable space 12'-0" Mechanical space 16'-1" Screen wall 14'	
Penthouse Setbacks	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slab creates setbacks less than 1:1 at interior courts only.	Special exception requested for setbacks at courtyard walls.
Parking Requirement Residential Retail Total	1 per 3 units x 427 units = 142 spaces 1 per 750 sf in excess of 3,000 sf x 24,032 sf = 28 spaces 170 spaces	691 parking spaces	300 zoning-compliant spaces + 12 tandem spaces = 312 total spaces	
Bicycle Parking Requirement Residential Retail	"Bicycle Commuter and Parking Expansion Act of 2007" Section 6(b)(1): 1 space per 3 units x 427 units = 142 spaces per § 2119: 5% of required vehicle parking spaces x 28 = 1 space	No existing bicycle parking	210 spaces (residential, long-term; interior) 22 spaces (residential, short-term; exterior) 12 spaces (retail, long-term; interior) 7 spaces (retail, short-term; exterior)	
Loading Berth Residential Retail	(1) @ 55' deep (2) @ 30' deep	(1) @ 40' deep (1) @ 30' deep	(1) @ 40' deep (no change) (1) @ 30' deep (no change)	Variance requested: - Reduction of number of berths from 3 to 2 and reduction of size from 55' to 40'
Loading Platform Residential Retail	(1) @ 200 sf (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change) (1) @ 301 sf (no change)	
Service/Delivery Loading Spaces Residential Retail	(1) @ 20' deep (1) @ 20' deep	(1) @ 20' deep	(1) @ 20' deep (no change)	Variance requested: Reduction of number of service/delivery spaces from 2 to 1
Courts: Minimum Width	4 in. per foot of height x 110' (at north facade) = 36'-8" 4 in. per foot of height x 92'-3" (at inner courtyards) = 30'-9"	North facade open court: 71'-2"	North facade open court: 71'-2" (no change) Inner courtyards: 71'-1" open width	
Rear Yard (§ 933)	24,120 SF / 424.95' = 56.76'		23,170sf / 424.945' = 54.52'	
Side Yard (§ 934)	If provided, 8'-0" minimum	6'-1" side yard	6'-1" (existing non-conforming condition)	

	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
Zoning Classification	CG-5			
FAR	4.0, 4.8 (w/ IZ) and 2.0 (non-residential)	6.0 FAR	4.22 FAR	
Land Area	110,988 SF	110,988 SF	110,988 (no change)	
Gross Floor Area	443,952 SF	665,928 SF	468,647 SF	
Lot Occupancy	75% (residential), 90% w/ IZ	63.6%	63.6% (no change)	
Building Height	60' 80' (w/ IZ)	90'-0" (from top of curb at center-line on Water Street)	90' (no change) for 76% of the building area 92'-3" for 20% of the building area 95' for 4% of the building area	Variance approved in 16-06 for additional height due to structural accommodations for mechanical penthouse spaces and rooftop use for residential conversion.
Penthouse Number	1; separate enclosures for egress stairs and elevator core permitted	1, with additional unenclosed equipment	2, with additional unenclosed equipment (plus separate egress stairs)	Special Exception approved in 16-06.
Penthouse Heights	12' max height for habitable space; 15' max height for mechanical space Multiple heights permitted for habitable space, mechanical space, elevator, and screen walls.	16'-9 1/2"	Habitable space 12'-0" (From reinforced slab elev.) Elevator Machine Room 17'-10" Elevator Pop-up 20' Mech. Screen wall 14'-3" (south) 11'-9" (north) Stairs (north & south) 12'-9" Mech. Screen wall 6'-0"	Special Exception approved in 16-06 for multiple heights; additional relief requested for multiple heights and for existing elevator machine Penthouse at 17'-10" and the pop-up for new elevator at 20'-0" to access penthouse level.
Penthouse Setbacks	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slab creates setbacks less than 1:1 at interior courts only.	Special Exception approved in 16-06; additional relief requested for setbacks at courtyard walls for existing elevator machine penthouse.
Parking Requirement Residential Retail Total	(415 units - 4 units) / 1 per 3 units = 137 spaces 16,542 sf - 3,000 sf / 1.33 per 1000 = 18 spaces 155 spaces	691 parking spaces	197 residential spaces + 49 retail spaces = 246 total spaces	
Bicycle Parking Requirement Required by Subtitle C Sec. 801	Residential long-term; interior - 1 space per 3 units x 415 units = 139 spaces Residential short-term; exterior - 1 space per 20 units x 415 units = 21 spaces Retail long-term; interior - 1 space per 10,000 sf x 14,619 sf = 2 spaces Retail short-term; exterior - 1 space per 35,000 sf x 14,619 sf = 1 spaces	No existing bicycle parking	159 spaces (residential, long-term; interior) 22 spaces (residential, short-term; exterior) 29 spaces (retail, long-term; interior) 7 spaces (retail, short-term; exterior)	
Loading Berth Residential Retail	(1) @ 55' deep (1) @ 30' deep	(1) @ 40' deep (1) @ 30' deep	(1) @ 40' deep (no change) (1) @ 30' deep (no change)	Variance approved in 16-06 for reduction of size from 55' to 40'
Loading Platform Residential Retail	(1) @ 200 sf (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change) (1) @ 301 sf (no change)	
Service/Delivery Loading Spaces Residential Retail	(1) @ 20' deep (1) @ 20' deep	(1) @ 20' deep	(1) @ 20' deep (no change)	Variance approved in 16-06 for reduction of number of service/delivery spaces from 2 to 1
Courts: Minimum Width	4 in. per foot of height x 110' (at north facade) = 36'-8" 4 in. per foot of height x 92'-3" (at inner courtyards) = 30'-9"	North facade open court: 71'-2"	North facade open court: 71'-2" (no change) Inner courtyards: 67'-7" open width	
Rear Yard (§ 933)	24,120 SF / 424.95' = 56.76'		23,170sf / 424.945' = 54.52'	
Side Yard (§ 934)	If provided, 8'-0" minimum	6'-1" side yard	6'-1" (existing non-conforming condition)	



LEED v2009 for New Construction

1900 Half Street

June 15, 2016



16 6 4 Sustainable Sites Possible Points: 26

Y		Prereq 1	Construction Activity Pollution Prevention	
		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 2 2 Water Efficiency Possible Points: 10

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

12 7 16 Energy and Atmosphere Possible Points: 35

Y		Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2	Minimum Energy Performance	
Y		Prereq 3	Fundamental Refrigerant Management	
5	5	Credit 1	Optimize Energy Performance	19
	7	Credit 2	On-Site Renewable Energy	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

8 1 5 Materials and Resources Possible Points: 13

Y		Prereq 1	Storage and Collection of Recyclables	
2	1	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55%, 75%, 95%)	3
		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2		Credit 2	Construction Waste Management	2
	2	Credit 3	Materials Reuse	1
2		Credit 4	Recycled Content	2
2		Credit 5	Regional Materials	2
		Credit 6	Rapidly Renewable Material	1
	1	Credit 7	Certified Wood	1

9 1 5 Indoor Environmental Quality Possible Points: 12

Y		Prereq 1	Minimum Indoor Air Quality Performance	
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1		Credit 1	Outdoor Air Delivery Monitoring	1
		Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction IAQ Management Plan—During Construction	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
		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 Controls	1
1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1		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	1

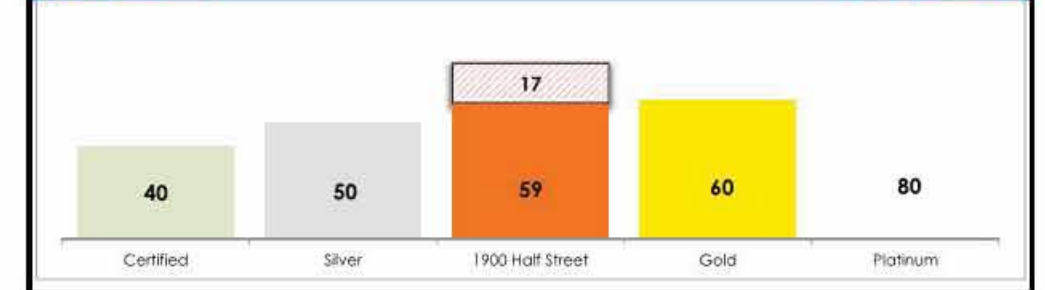
6 0 0 Innovation and Design Process Possible Points: 6

1		Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1		Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1		Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	1
1		Credit 1.4	Innovation in Design: Integrated Pest Management	1
1		Credit 1.5	Innovation in Design: Green Housekeeping	1
1		Credit 2	LEED Accredited Professional	1

2 0 2 Regional Priority Credits (20024) Possible Points: 4

		Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
1		Credit 1.2	Regional Priority: SSc6.1	1
1		Credit 1.3	Regional Priority: SSc5.1	1
		Credit 1.4	Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1

59 17 34 Total Possible Points: 110



1900 HALF STREET

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APPROVED LEED Score Card

June 20, 2016



LEED v2009 for New Construction
 1900 Half Street - LEED Project ID# 1000068649
 April 6, 2017



15 6 5 Sustainable Sites Possible Points: 26

Y		Prereq 1	Construction Activity Pollution Prevention	
		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

8 0 2 Water Efficiency Possible Points: 10

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

12 5 18 Energy and Atmosphere Possible Points: 35

Y		Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y		Prereq 2	Minimum Energy Performance		
Y		Prereq 3	Fundamental Refrigerant Management		
7	3	9	Credit 1	Optimize Energy Performance	19
		7	Credit 2	On-Site Renewable Energy	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

8 0 6 Materials and Resources Possible Points: 14

Y		Prereq 1	Storage and Collection of Recyclables		
2		1	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55%, 75%, 95%)	3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	2
		2	Credit 3	Materials Reuse	2
2			Credit 4	Recycled Content	2
2			Credit 5	Regional Materials	2
		1	Credit 6	Rapidly Renewable Material	1
		1	Credit 7	Certified Wood	1

9 1 5 Indoor Environmental Quality Possible Points: 15

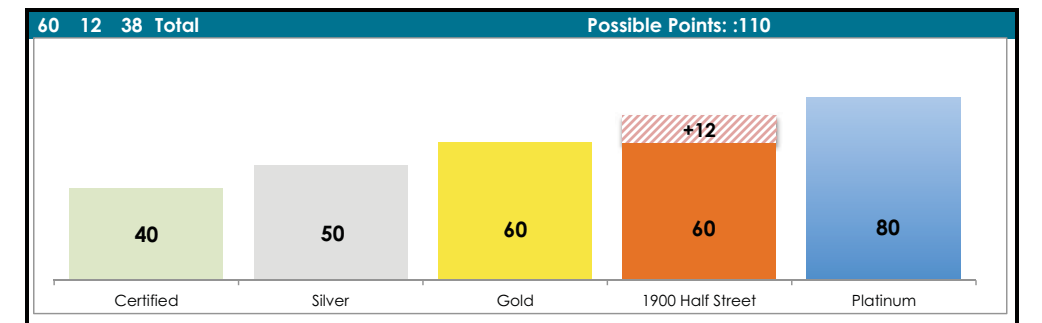
Y		Prereq 1	Minimum Indoor Air Quality Performance		
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1		Credit 1	Outdoor Air Delivery Monitoring	1	
		1	Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction IAQ Management Plan—During Construction	1	
		1	Credit 3.2	Construction IAQ Management 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 Controls	1	
1		Credit 6.2	Controllability of Systems—Thermal Comfort	1	
1		Credit 7.1	Thermal Comfort—Design	1	
		1	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	

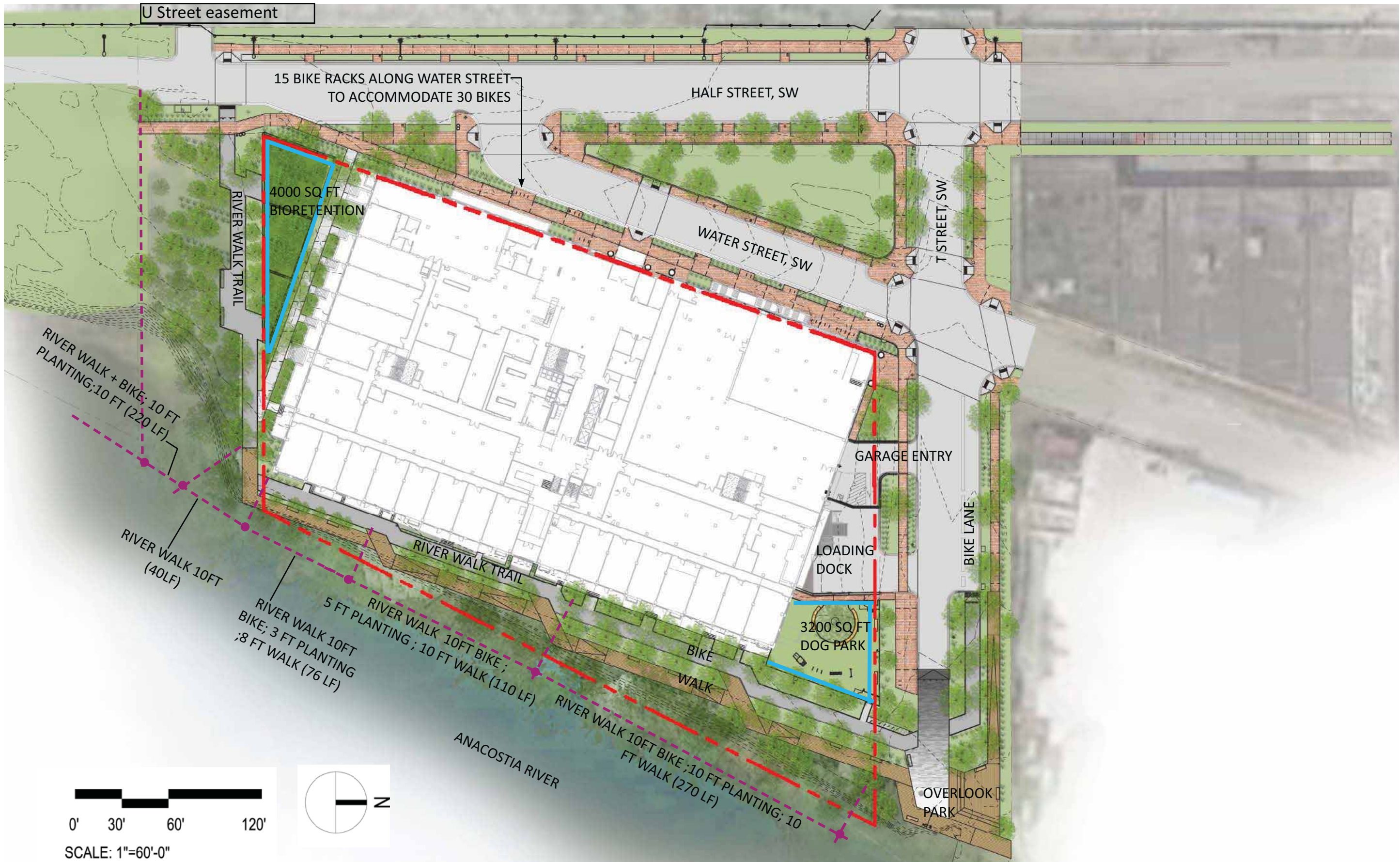
6 0 0 Innovation and Design Process Possible Points: 6

1		Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1		Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1		Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	1
1		Credit 1.4	Innovation in Design: Integrated Pest Management	1
1		Credit 1.5	Innovation in Design: Green Housekeeping	1
1		Credit 2	LEED Accredited Professional	1

2 0 2 Regional Priority Credits (20024) Possible Points: 4

		1	Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
1			Credit 1.2	Regional Priority: SSc6.1	1
		1	Credit 1.3	Regional Priority: SSc5.1	1
1			Credit 1.4	Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1





1900 HALF STREET

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Dewberry Consultants LLC · Lee and Associates Inc.

site plan | diagram

October 13, 2017