

1 2 0 0 T H I R D S T R E E T , N E  
W A S H I N G T O N , D . C .

P U D S U B M I S S I O N

O C T O B E R 1 4 , 2 0 1 6

Developer TRAMMELL CROW COMPANY  
Capital Partner KSC  
Architect SHALOM BARANES ASSOCIATES  
Landscape Architect PARKER RODRIGUEZ  
Hotel Consultant LEO A. DALY  
Traffic Engineer GOROVE/SLADE ASSOCIATES  
Civil Engineer WILES MENSCH CORPORATION  
MEP Engineer INTERFACE ENGINEERING  
LEED Consultant SUSTAINABLE DESIGN CONSULTING  
Land Use Counsel GOULSTON & STORRS

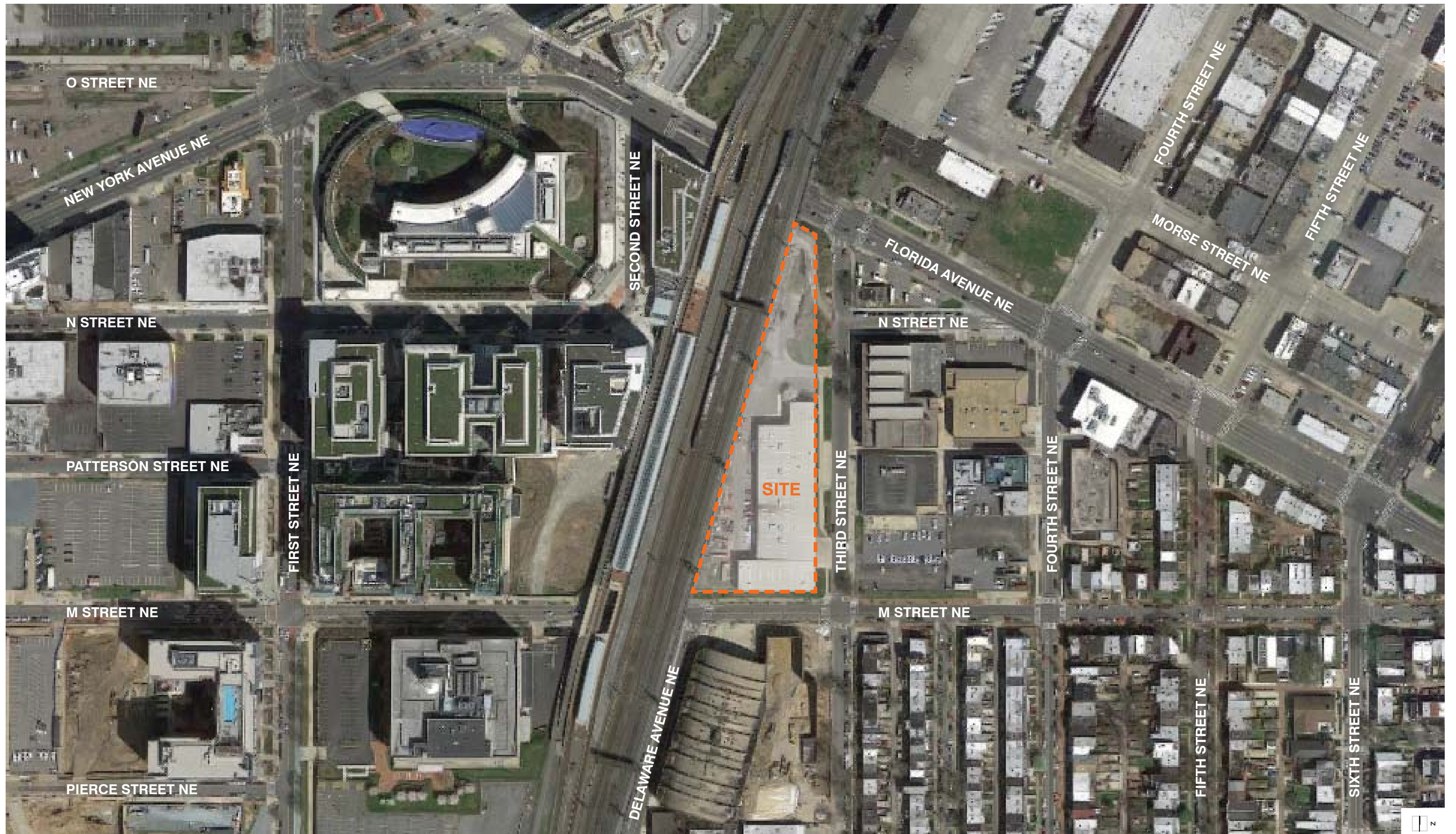


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\* Pages were revised since April submission.

\*\* Pages were added since April submission.

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1200 THIRD STREET, NE

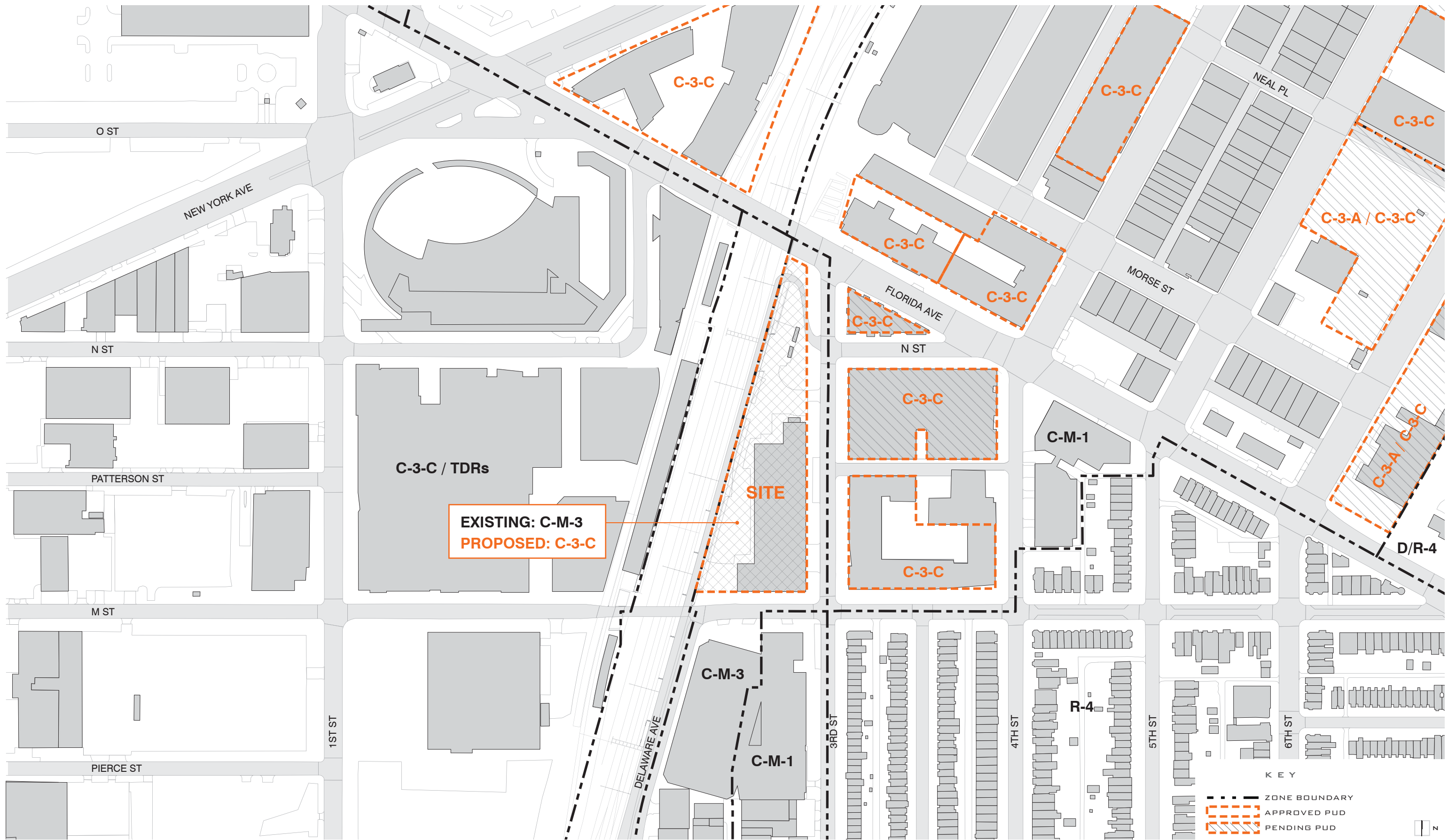
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PUD SUBMISSION

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Aerial Photo 1.01



1200 THIRD STREET, NE

WASHINGTON, D.C.

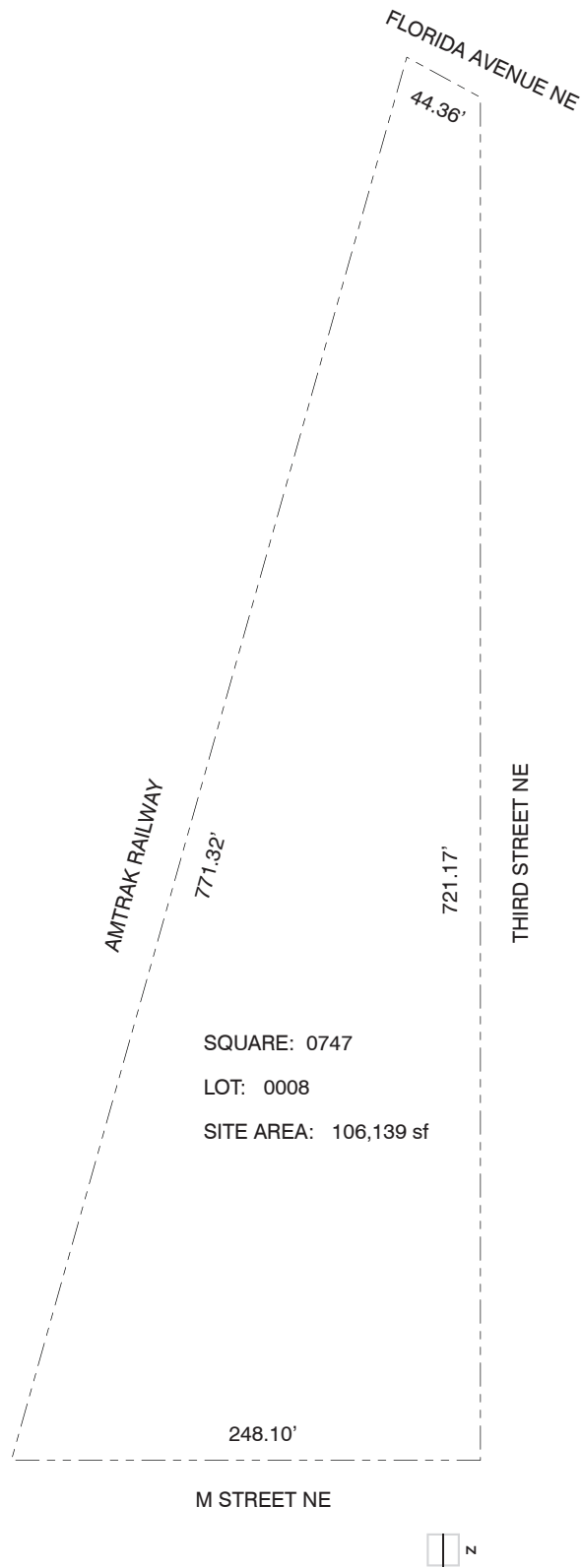
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Existing Zoning Map 1.02

# ZONING TABULATIONS



	PERMITTED BY EXISTING ZONE DISTRICT: C-M-3	PERMITTED BY PROPOSED ZONE DISTRICT: C-3-C PUD	PROPOSED DEVELOPMENT: C-3-C PUD
<b>FAR:</b>	6.0	8.0	6.99 (Hotel: 1.14; Residential: 5.25; Retail: 0.26; Covered Plaza: 0.06; Parking/Services: 0.29)
<b>FAR AREA:</b>	636,834 sf	849,112 sf	741,622 sf (Hotel: 120,974 sf; Residential: 556,874 sf; Retail: 27,221 sf; Covered Plaza: 6,294 sf; Parking/Services: 30,260 sf)
<b>BUILDING HEIGHT:</b>	90 ft	120 ft (Height Act)	120 ft
<b>NUMBER OF STORIES:</b>	No limit	No limit	12
<b>LOT OCCUPANCY:</b>	n/a	100%	65% at Level 02 and up; 96% below Level 02
<b>REAR YARD:</b>	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft (may be measured from center line of street at building's rear)	Minimum depth of 2.5 in/ft of building height (may be measured from center line of street at building's rear)	None
<b>SIDE YARD:</b>	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft	Provided; width is 15'-0"
<b>OPEN COURT:</b>	None required	None required; if provided, minimum width is 4 in/ft of building height and not less than 15 ft	Provided; minimum width is 40'-0"
<b>CLOSED COURT:</b>	None required	None required	None
<b>ROOF STRUCTURES</b>	-	-	-
• <b>FAR (habitable space):</b>	0.4	0.4	0.27
• <b>HEIGHT:</b>	20'-0"	20'-0"	20'-0" for residential; 17'-8" for hotel
<b>PARKING</b>	Non-medical office: 1 per 800 sf over 2,000 sf Hotel: 1 per sleeping room + 1 per 150 sf of largest function room; Retail: 1 per 750 sf over 3,000 sf	Residential: 1 per 4 dwelling units; Hotel: 1 per 4 keys + 1 per 300 sf of largest function room Retail: 1 per 750 sf over 3,000 sf	Residential: 158 required; 229 provided Hotel: 57 required; 60 provided Retail: 67 required; 67 provided
<b>LOADING</b>	Office: 3 loading berths @ 30' deep + 3 loading platforms @ 200 sf + 1 delivery space @ 20' deep Retail: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep	Residential: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep Hotel: 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep Retail: 1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 loading berth @ 30' deep + 1 loading platform @ 100 sf + 1 delivery space @ 20' deep	3 berths @ 30' deep; 3 platforms @ 200 sf; 2 delivery spaces @ 20' deep
<b>INCLUSIONARY ZONING:</b>	n/a (Residential use not permitted)	8% of residential GFA	8% of residential GFA + 25% of hotel PH's habitable GFA
<b>GAR</b>	0.30	0.20	0.20 minimum

**LEED® 2009 for New Construction and Major Renovation**

1200 3rd Street Holdings LLC



The Armature Works

Hotel Building

September 15, 2016

**Project Checklist**

23				1				2				Sustainable Sites				Possible Points 26			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N
Y												Prereq 1	Construction Activity Pollution Prevention						
1												Credit 1	Site Selection	1					
5												Credit 2	Development Density & 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 & Changing Room	1					
3												Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicle	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					

4				2				1				3				Water Efficiency				Possible Points 10			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N				
Y												Prereq 1	Water Use Reduction: 20% Reduction										
2	2											Credit 1	Water Efficient Landscaping	4									
			2									Credit 2	Innovative Wastewater Technologies	2									
2		1	1									Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4									

10				3				7				15				Energy & Atmosphere				Possible Points 35			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N				
Y												Prereq 1	Fundamental Commissioning of Building Energy Systems										
Y												Prereq 2	Minimum Energy Performance										
Y												Prereq 3	Fundamental Refrigerant Management										
7		5	7									Credit 1	Optimize Energy Performance: 12% and up	19									
	1		6									Credit 2	On-Site Renewable Energy: 1%-13%	7									
2												Credit 3	Enhanced Commissioning	2									
		2										Credit 4	Enhanced Refrigerant Management	2									
1	2											Credit 5	Measurement & Verification	3									
			2									Credit 6	Green Power	2									

6				1				7				Materials & Resources				Possible Points 14			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N
Y												Prereq 1	Storage & Collection of Recyclables						
			3									Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3					
			1									Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1					
2												Credit 2	Construction Waste Management: 50%/ 75%	2					
			2									Credit 3	Materials Reuse: 5%/ 10%	2					

Materials & Resources, Cont.				Possible Points 15						
Y	?Y	?N	N	Y	?Y	?N	N			
2								Credit 4	Recycled Content: 10%/ 20%	2
2								Credit 5	Regional Materials: 10%/ 20%	2
			1					Credit 6	Rapidly Renewable Materials: 2.5%	1
		1						Credit 7	Certified Wood: 50%	1

9				1				4				1				Indoor Environmental Quality				Possible Points 15			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N				
Y												Prereq 1	Minimum IAQ Performance										
Y												Prereq 2	Environmental Tobacco Smoke (ETS) Control										
1												Credit 1	Outdoor Air Delivery Monitoring	1									
			1									Credit 2	Increased Ventilation: 30%	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 & Sealants	1									
1												Credit 4.2	Low-Emitting Materials: Paints	1									
1												Credit 4.3	Low-Emitting Materials: Flooring Systems	1									
			1									Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1									
	1											Credit 5	Indoor Chemical & 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									
1												Credit 7.2	Thermal Comfort: Verification	1									
			1									Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1									
			1									Credit 8.2	Daylight & Views: Views for 90% of Spaces	1									

6				Innovation & Design Process				Possible Points 6			
Y	?Y	?N	N	Y	?Y	?N	N				
1								Credit 1.1	Innovation: User Education Plan	1	
1								Credit 1.2	Innovation: Water Saving Appliances	1	
1								Credit 1.3	Exemplary: SSc4.1	1	
1								Credit 1.4	Exemplary: SSc7.1	1	
1								Credit 1.5	Exemplary: MRc4/ MRc5/ Green Power	1	
1								Credit 2	LEED Accredited Professional	1	

1				1				2				Regional Priority Credits				Possible Points 4			
Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N	Y	?Y	?N	N				
			1									Zipcode 20002							
			1									Credit 1.1	Regional Priority: SSc5.1	1					
			1									Credit 1.2	Regional Priority: SSc6.1	1					
			1									Credit 1.3	Regional Priority: EAc1 (Threshold 40%)	1					
			1									Credit 1.4	Regional Priority: EAc2	1					

59				8				13				30				Total				Possible Points 110			
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points																							

**LEED® 2009 for New Construction and Major Renovation**

1200 3rd Street Holdings LLC

**Project Checklist**



**The Armature Works**

Apartment Building

September 15, 2016

21	1	4	Sustainable Sites		Possible Points	26
Y	?Y	?N	N			
Y				Prereq 1	<b>Construction Activity Pollution Prevention</b>	
1				Credit 1	<b>Site Selection</b>	1
5				Credit 2	<b>Development Density &amp; Community Connectivity</b>	5
1				Credit 3	<b>Brownfield Redevelopment</b>	1
6				Credit 4.1	<b>Alternative Transportation: Public Transportation Access</b>	6
1				Credit 4.2	<b>Alternative Transportation: Bicycle Storage &amp; Changing Room:</b>	1
3				Credit 4.3	<b>Alternative Transportation: Low Emitting &amp; Fuel Efficient Vehic</b>	3
			2	Credit 4.4	<b>Alternative Transportation: Parking Capacity</b>	2
			1	Credit 5.1	<b>Site Development: Protect or Restore Habitat</b>	1
1				Credit 5.2	<b>Site Development: Maximize Open Space</b>	1
1				Credit 6.1	<b>Stormwater Design: Quantity Control</b>	1
	1			Credit 6.2	<b>Stormwater Design: Quality Control</b>	1
1				Credit 7.1	<b>Heat Island Effect: Non-Roof</b>	1
1				Credit 7.2	<b>Heat Island Effect: Roof</b>	1
			1	Credit 8	<b>Light Pollution Reduction</b>	1

4	1	5	Water Efficiency		Possible Points	10
Y	?Y	?N	N			
Y				Prereq 1	<b>Water Use Reduction: 20% Reduction</b>	
2			2	Credit 1	<b>Water Efficient Landscaping</b>	4
			2	Credit 2	<b>Innovative Wastewater Technologies</b>	2
2		1	1	Credit 3	<b>Water Use Reduction: 30%/ 35%/ 40%</b>	4

10	3	7	15	Energy & Atmosphere		Possible Points	35
Y	?Y	?N	N				
Y				Prereq 1	<b>Fundamental Commissioning of Building Energy Systems</b>		
Y				Prereq 2	<b>Minimum Energy Performance</b>		
Y				Prereq 3	<b>Fundamental Refrigerant Management</b>		
7		5	7	Credit 1	<b>Optimize Energy Performance: 12% and up</b>	19	
	1		6	Credit 2	<b>On-Site Renewable Energy: 1%-13%</b>	7	
2				Credit 3	<b>Enhanced Commissioning</b>	2	
		2		Credit 4	<b>Enhanced Refrigerant Management</b>	2	
1	2			Credit 5	<b>Measurement &amp; Verification</b>	3	
			2	Credit 6	<b>Green Power</b>	2	

6	8	Materials & Resources		Possible Points	14	
Y	?Y	?N	N			
Y				Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	
			3	Credit 1.1	<b>Building Reuse: Maintain Existing Walls, Floors, and Roof</b>	3
			1	Credit 1.2	<b>Building Reuse: Maintain 50% of Interior Non-Structural Elemer</b>	1
2				Credit 2	<b>Construction Waste Management: 50%/ 75%</b>	2
			2	Credit 3	<b>Materials Reuse: 5%/ 10%</b>	2

				Materials & Resources, Cont.		
Y	?Y	?N	N			
2				Credit 4	<b>Recycled Content: 10%/ 20%</b>	2
2				Credit 5	<b>Regional Materials: 10%/ 20%</b>	2
			1	Credit 6	<b>Rapidly Renewable Materials: 2.5%</b>	1
			1	Credit 7	<b>Certified Wood: 50%</b>	1

8	1	3	3	Indoor Environmental Quality		Possible Points	15
Y	?Y	?N	N				
Y				Prereq 1	<b>Minimum IAQ Performance</b>		
Y				Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>		
1				Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1	
			1	Credit 2	<b>Increased Ventilation: 30%</b>	1	
1				Credit 3.1	<b>Construction IAQ Management Plan: During Construction</b>	1	
			1	Credit 3.2	<b>Construction IAQ Management Plan: Before Occupancy</b>	1	
1				Credit 4.1	<b>Low-Emitting Materials: Adhesives &amp; Sealants</b>	1	
1				Credit 4.2	<b>Low-Emitting Materials: Paints</b>	1	
1				Credit 4.3	<b>Low-Emitting Materials: Flooring Systems</b>	1	
		1		Credit 4.4	<b>Low-Emitting Materials: Composite Wood &amp; Agrifiber Products</b>	1	
	1			Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1	
1				Credit 6.1	<b>Controllability of Systems: Lighting</b>	1	
1				Credit 6.2	<b>Controllability of Systems: Thermal Comfort</b>	1	
1				Credit 7.1	<b>Thermal Comfort: Design</b>	1	
			1	Credit 7.2	<b>Thermal Comfort: Verification</b>	1	
		1		Credit 8.1	<b>Daylight &amp; Views: Daylight 75% of Spaces</b>	1	
		1		Credit 8.2	<b>Daylight &amp; Views: Views for 90% of Spaces</b>	1	

6	Innovation & Design Process			Possible Points	6	
Y	?Y	?N	N			
1				Credit 1.1	<b>Innovation: User Education Plan</b>	1
1				Credit 1.2	<b>Innovation: Water Saving Appliances</b>	1
1				Credit 1.3	<b>Exemplary: SSc4.1</b>	1
1				Credit 1.4	<b>Exemplary: SSc7.1</b>	1
1				Credit 1.5	<b>Exemplary: MRc4/ MRc5/ Green Power</b>	1
1				Credit 2	<b>LEED Accredited Professional</b>	1

1	1	2	Regional Priority Credits		Possible Points	4
Y	?Y	?N	N			
			1	Credit 1.1	<b>Regional Priority: SSc5.1</b>	1
1				Credit 1.2	<b>Regional Priority: SSc6.1</b>	1
			1	Credit 1.3	<b>Regional Priority: EAc1 (Threshold 40%)</b>	1
	1			Credit 1.4	<b>Regional Priority: EAc2</b>	1

56	6	11	37	Total		Possible Points	110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points							

**LEED® 2009 for New Construction and Major Renovation**

1200 3rd Street Holdings LLC

**Project Checklist**



**The Armature Works**

Condominium Building

September 15, 2016

23	1	2	Sustainable Sites		Possible Points	26
Y	?Y	?N	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & 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 & Changing Room	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehic	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

4	2	1	3	Water Efficiency		Possible Points	10
Y	?Y	?N	N				
Y				Prereq 1	Water Use Reduction: 20% Reduction		
2	2			Credit 1	Water Efficient Landscaping	4	
			2	Credit 2	Innovative Wastewater Technologies	2	
2		1	1	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4	

10	3	7	15	Energy & Atmosphere		Possible Points	35
Y	?Y	?N	N				
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y				Prereq 2	Minimum Energy Performance		
Y				Prereq 3	Fundamental Refrigerant Management		
7		5	7	Credit 1	Optimize Energy Performance: 12% and up	19	
	1		6	Credit 2	On-Site Renewable Energy: 1%-13%	7	
2				Credit 3	Enhanced Commissioning	2	
		2		Credit 4	Enhanced Refrigerant Management	2	
1	2			Credit 5	Measurement & Verification	3	
			2	Credit 6	Green Power	2	

6			8	Materials & Resources		Possible Points	14
Y	?Y	?N	N				
Y				Prereq 1	Storage & Collection of Recyclables		
			3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3	
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elemer	1	
2				Credit 2	Construction Waste Management: 50%/ 75%	2	
			2	Credit 3	Materials Reuse: 5%/ 10%	2	

				Materials & Resources, Cont.		
Y	?Y	?N	N			
2				Credit 4	Recycled Content: 10%/ 20%	2
2				Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

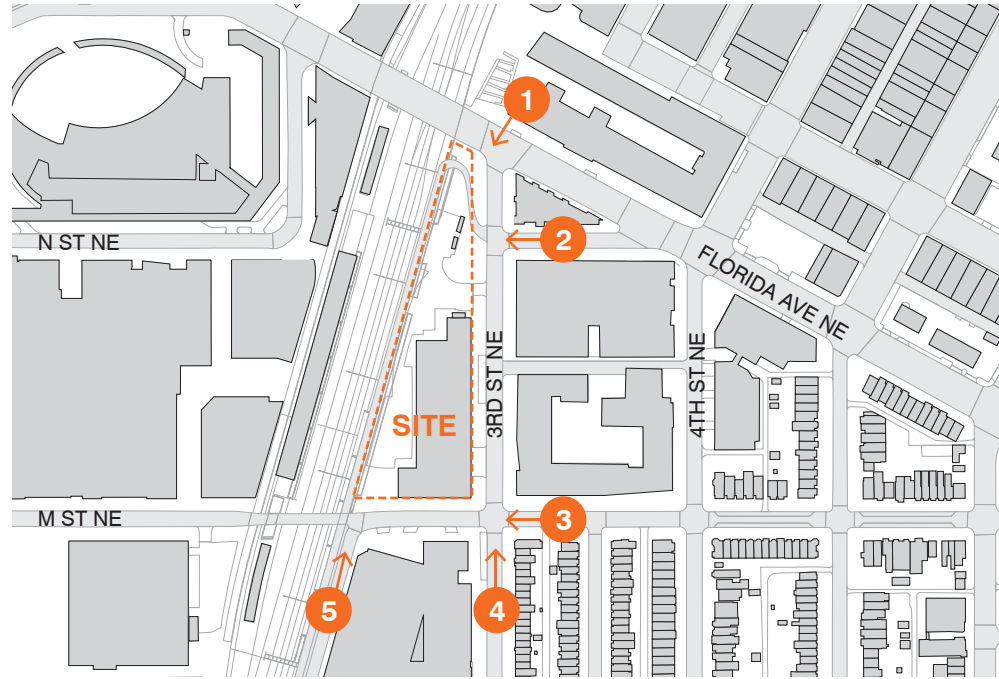
8	1	3	3	Indoor Environmental Quality		Possible Points	15
Y	?Y	?N	N				
Y				Prereq 1	Minimum IAQ Performance		
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1				Credit 1	Outdoor Air Delivery Monitoring	1	
			1	Credit 2	Increased Ventilation: 30%	1	
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1	
			1	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	
1				Credit 4.2	Low-Emitting Materials: Paints	1	
1				Credit 4.3	Low-Emitting Materials: Flooring Systems	1	
		1		Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
	1			Credit 5	Indoor Chemical & 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	
			1	Credit 7.2	Thermal Comfort: Verification	1	
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1	
		1		Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	

6				Innovation & Design Process		Possible Points	6
Y	?Y	?N	N				
1				Credit 1.1	Innovation: User Education Plan	1	
1				Credit 1.2	Innovation: Water Saving Appliances	1	
1				Credit 1.3	Exemplary: SSc4.1	1	
1				Credit 1.4	Exemplary: SSc7.1	1	
1				Credit 1.5	Exemplary: MRc4/ MRc5/ Green Power	1	
1				Credit 2	LEED Accredited Professional	1	

1	1		2	Regional Priority Credits		Possible Points	4
Y	?Y	?N	N				
			1	Credit 1.1	Regional Priority: SSc5.1	1	
1				Credit 1.2	Regional Priority: SSc6.1	1	
			1	Credit 1.3	Regional Priority: EAc1 (Threshold 40%)	1	
	1			Credit 1.4	Regional Priority: EAc2	1	

58	8	11	33	Total		Possible Points	110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points							





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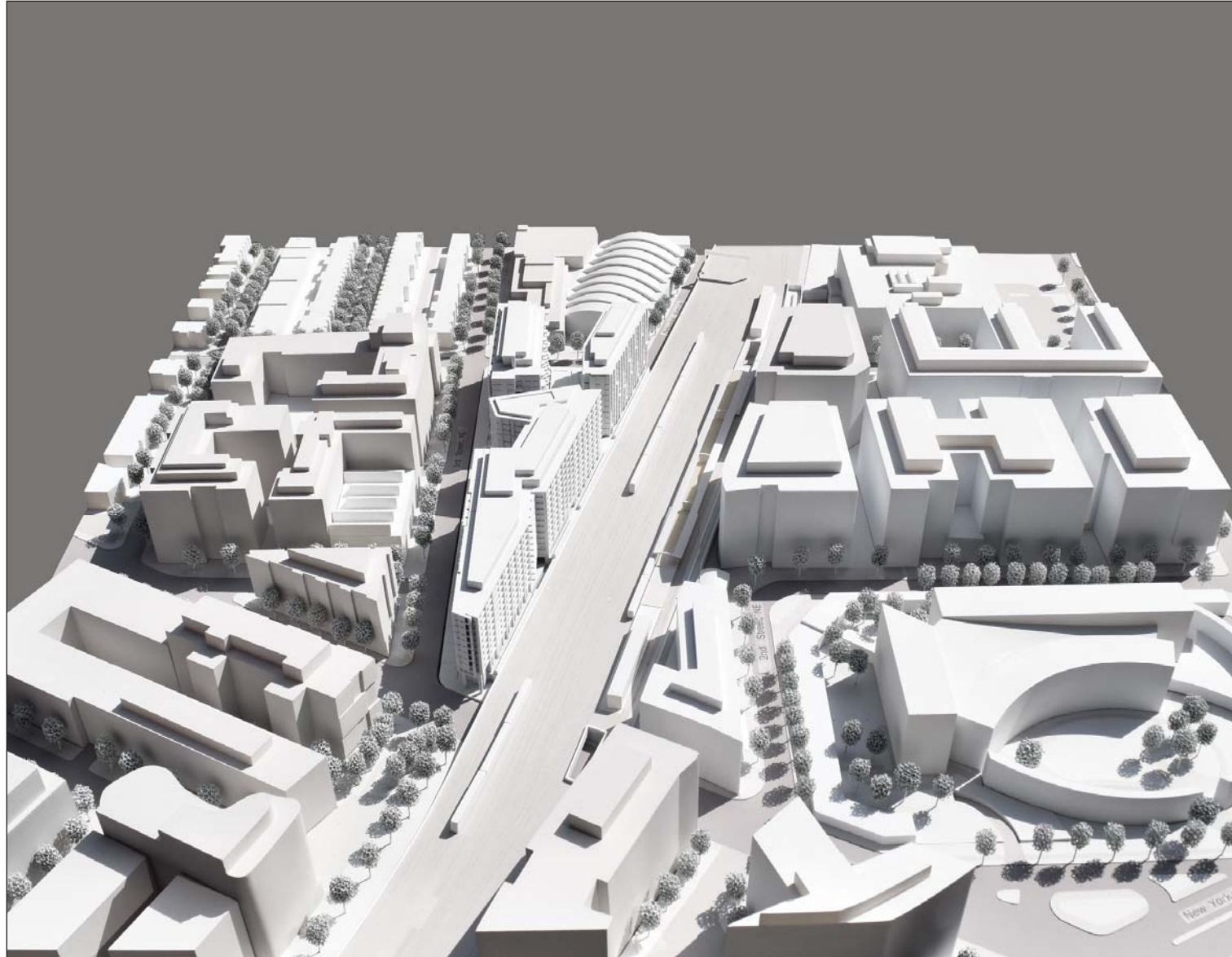
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Site Photographs 1.07





AERIAL VIEW - NORTH



AERIAL VIEW - EAST

1200 THIRD STREET, NE

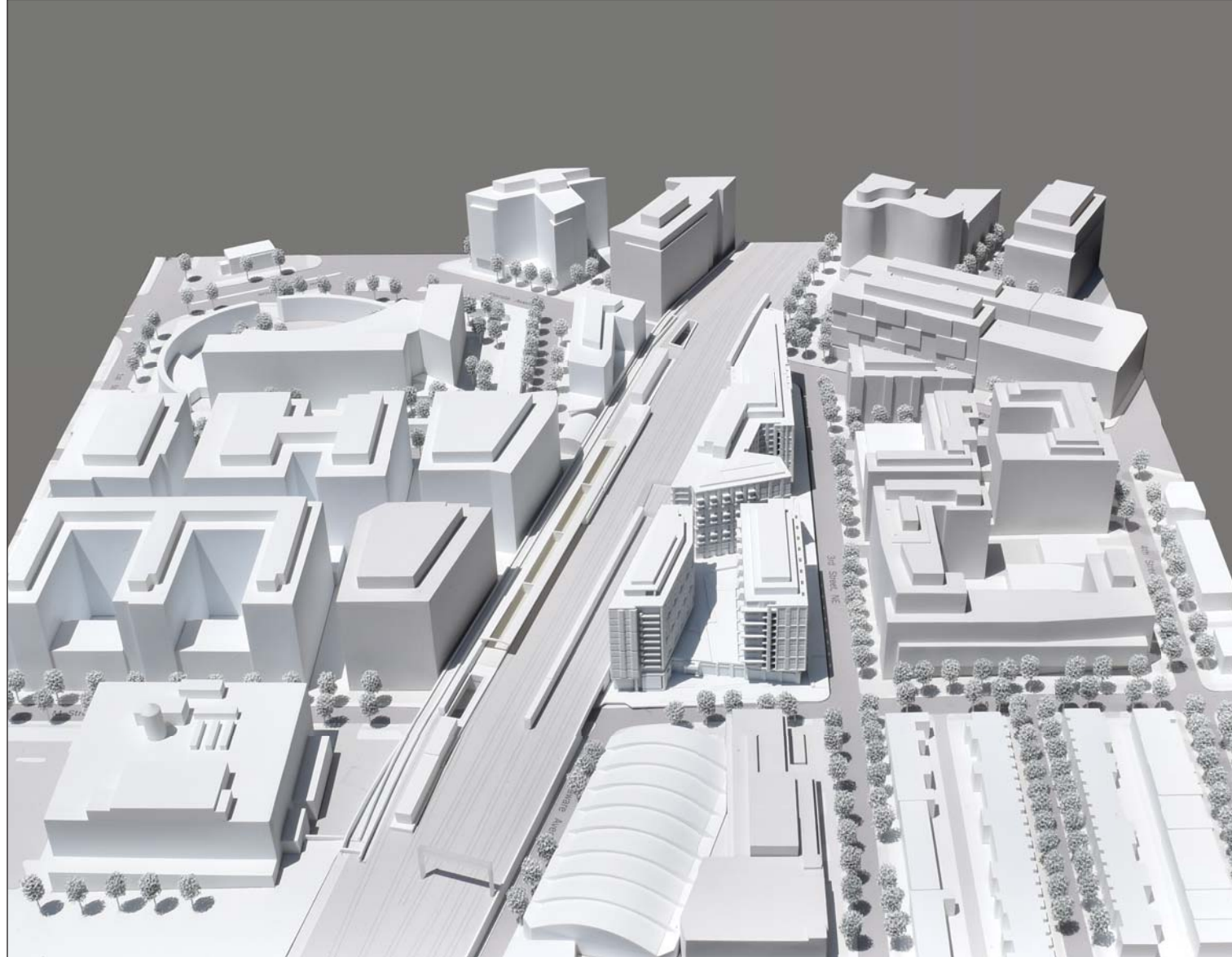
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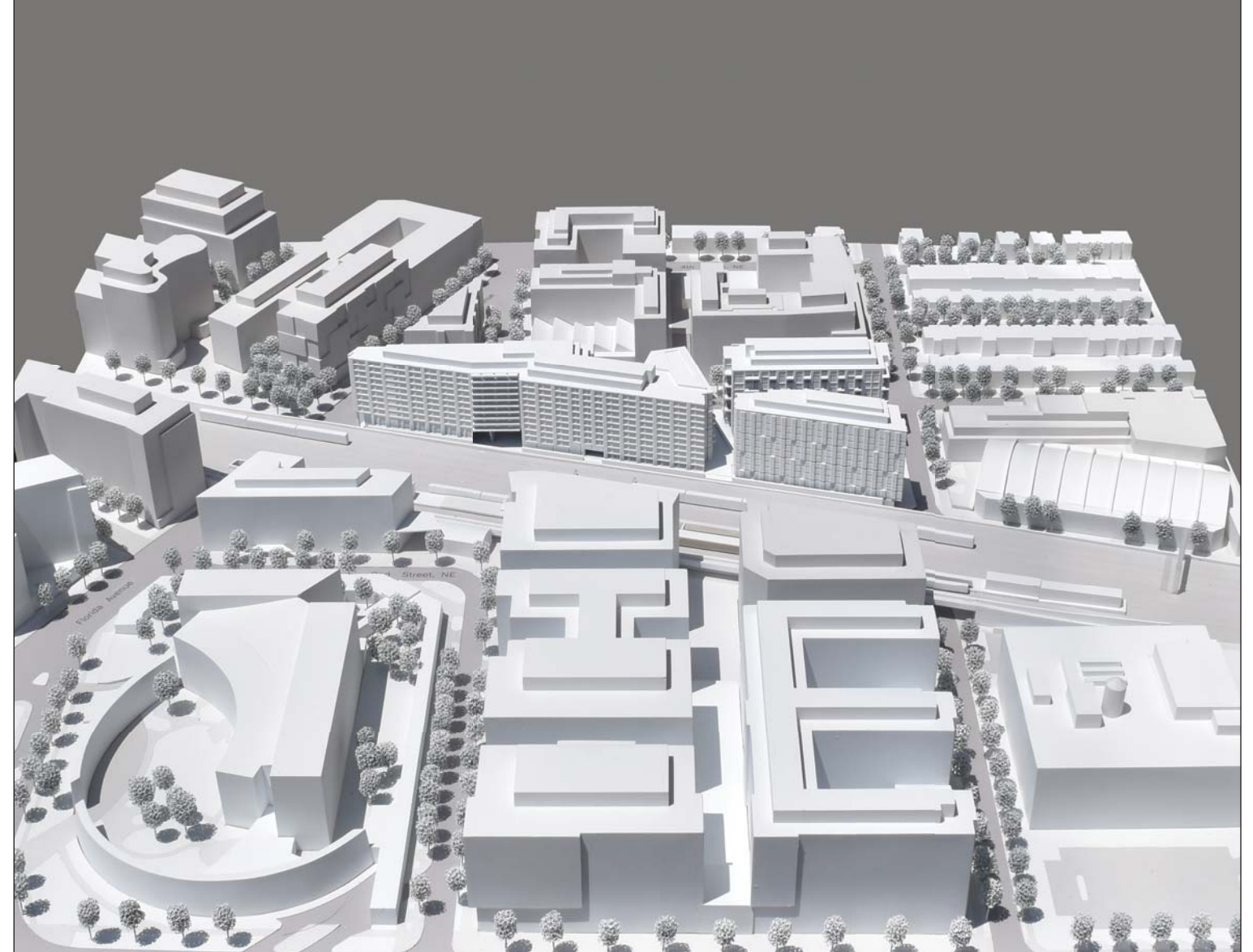
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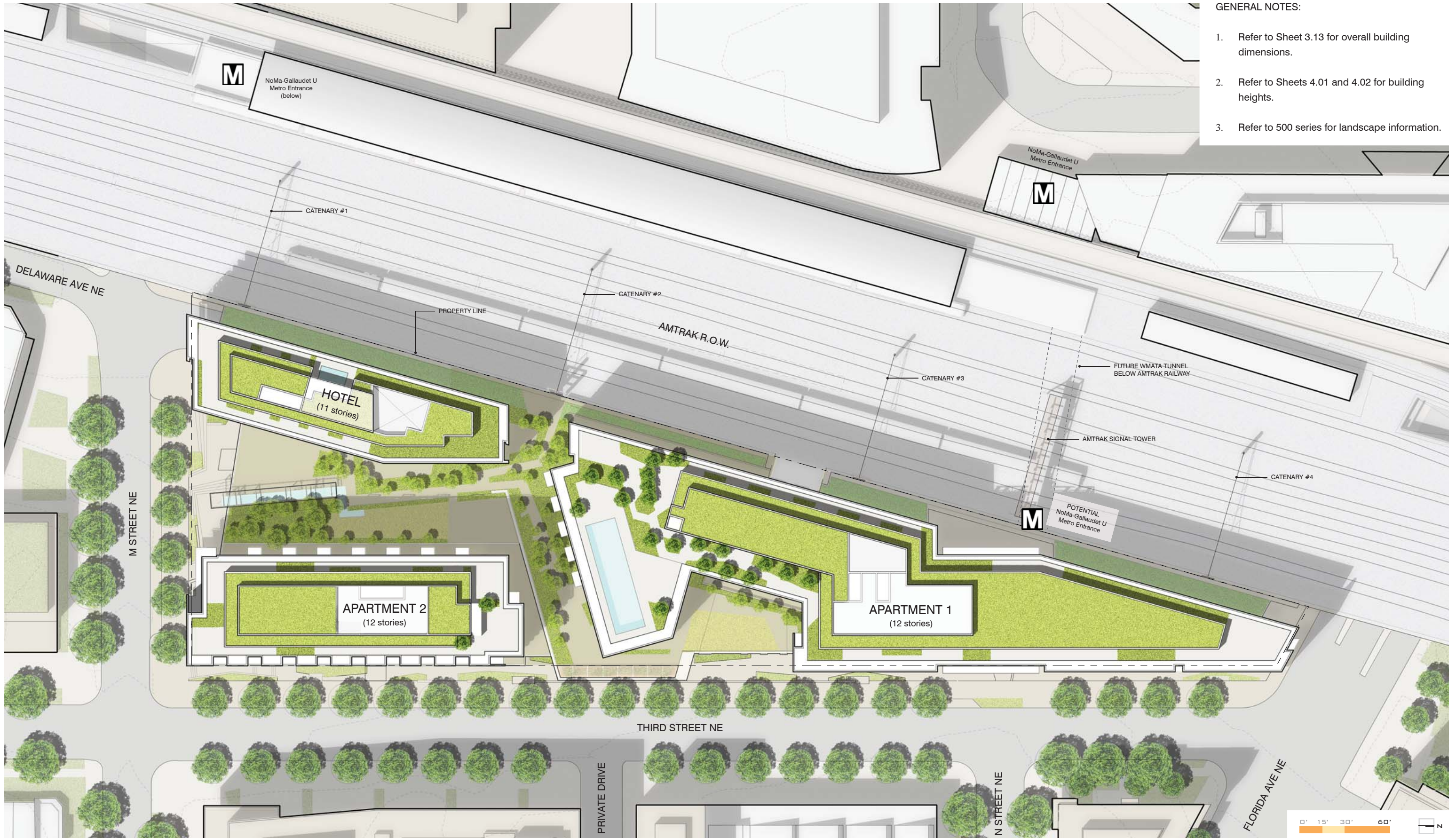
Model Photographs 1.09



AERIAL VIEW - SOUTH



AERIAL VIEW - WEST



GENERAL NOTES:

1. Refer to Sheet 3.13 for overall building dimensions.
2. Refer to Sheets 4.01 and 4.02 for building heights.
3. Refer to 500 series for landscape information.

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Illustrative Site Plan 1.11



NOTE: Trees are deleted or shown transparent to display the building beyond.

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Rendering - Southeast Aerial 2.01



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Rendering - Northwest Aerial 2.02



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Rendering - Ground at 3rd and M Streets 2.03





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Rendering - M Street Facades 2.04



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Rendering - Ground at 3rd Street 2.05



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Rendering - Ground at Metro Plaza (Daytime) 2.06



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Rendering - Ground at Metro Plaza (Twilight) 2.07



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Rendering - M Street Plaza (Daytime) 2.08



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Rendering - M Street Plaza (Twilight) 2.09