

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

April 18, 2016

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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1200 THIRD STREET, NE

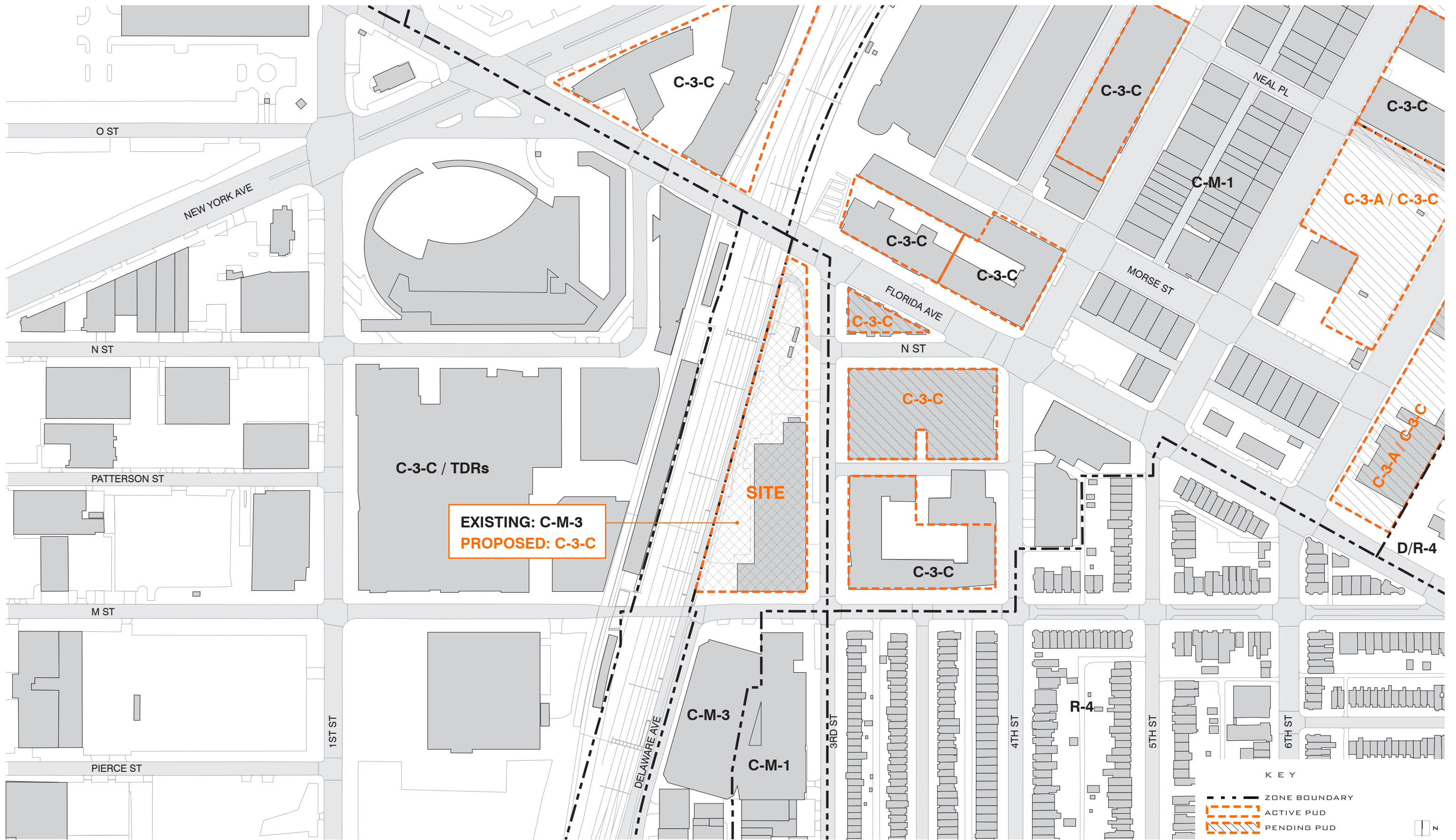
WASHINGTON, D.C.

PUD SUBMISSION

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Aerial Photo 1.01



1200 THIRD STREET, NE

WASHINGTON, D.C.

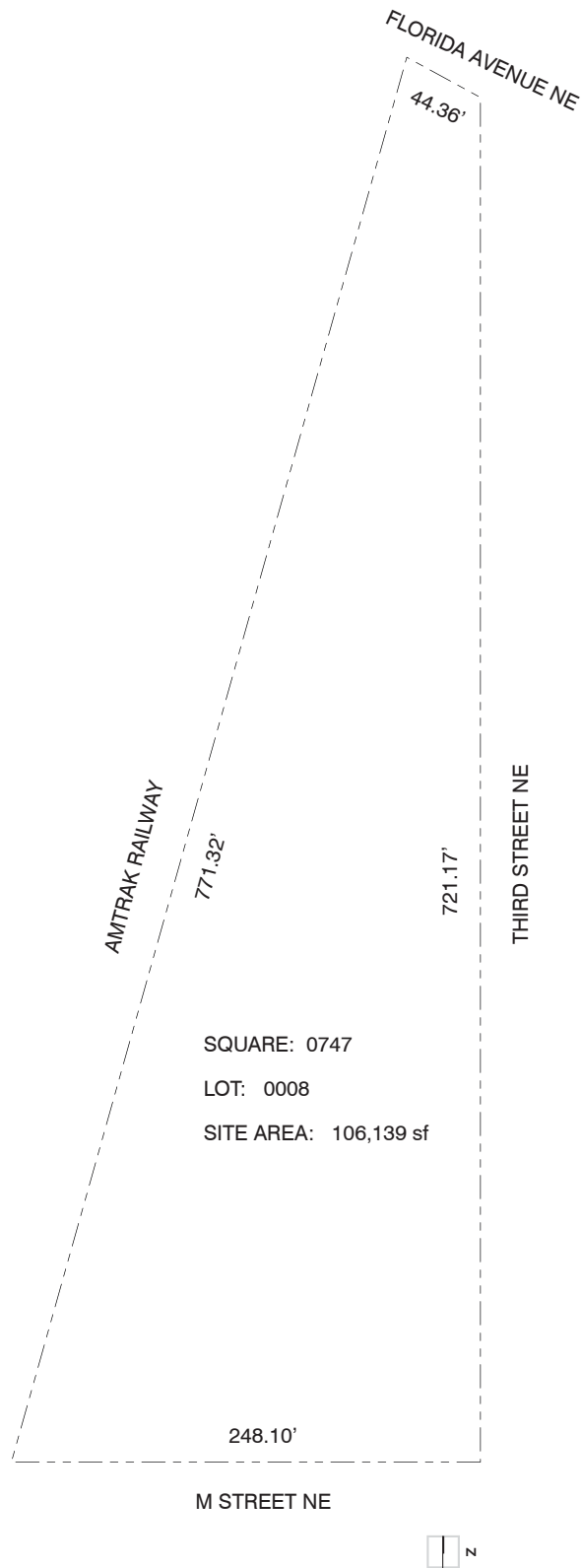
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Existing Zoning Map 1.02

# 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	6.98 (Hotel: 1.14; Residential: 5.24; Retail: 0.26; Covered Plaza: 0.06; Parking/Services: 0.29)
<b>FAR AREA:</b>	636,834 sf	849,112 sf	740,511 sf (Hotel: 121,101 sf; Residential: 555,910 sf; Retail: 27,084 sf; Covered Plaza: 6,149 sf; Parking/Services: 30,268 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%	64% 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	0.26
• <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: 159 required; 227 provided Hotel: 56 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
<b>GAR</b>	0.30	0.20	0.20 minimum

1200 THIRD STREET, NE

WASHINGTON, D.C.

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Zoning Tabulations 1.03



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

1200 3rd Street Holdings LLC

Project Checklist **PUD Application**



**Armature Works**

Hotel Building

April 18, 2016

20	1		5	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			6	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			2	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4	

5			30	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		
4			15	Credit 1	Optimize Energy Performance: 12% and up	19	
			7	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

9	1	1	4	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	

5			1	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	1	
1				Credit 2	LEED Accredited Professional	1	

1			3	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	

50	2	1	57	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 **PUD Application**



Armature Works

Apartment 1

April 18, 2016

20				5				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		

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

5				30				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						
4			15	Credit 1	Optimize Energy Performance: 12% and up				19		
			7	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				1				5				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	

5				1				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/Innovation					1	
1				Credit 2	LEED Accredited Professional					1	

1				3				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	

50				2				1				57				Total		Possible Points 110	
Y	?Y	?N	N																
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points																			

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1200 3rd Street Holdings LLC

Project Checklist PUD Application



Armature Works

Apartment 2

April 18, 2016

## 20 1 5 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 1 6 Water Efficiency Possible Points 10

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

## 5 1 30 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	
4			15	Credit 1	Optimize Energy Performance: 12% and up	19
			7	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 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. Possible Points 15

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 1 5 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 1 3 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	1
1				Credit 2	LEED Accredited Professional	1

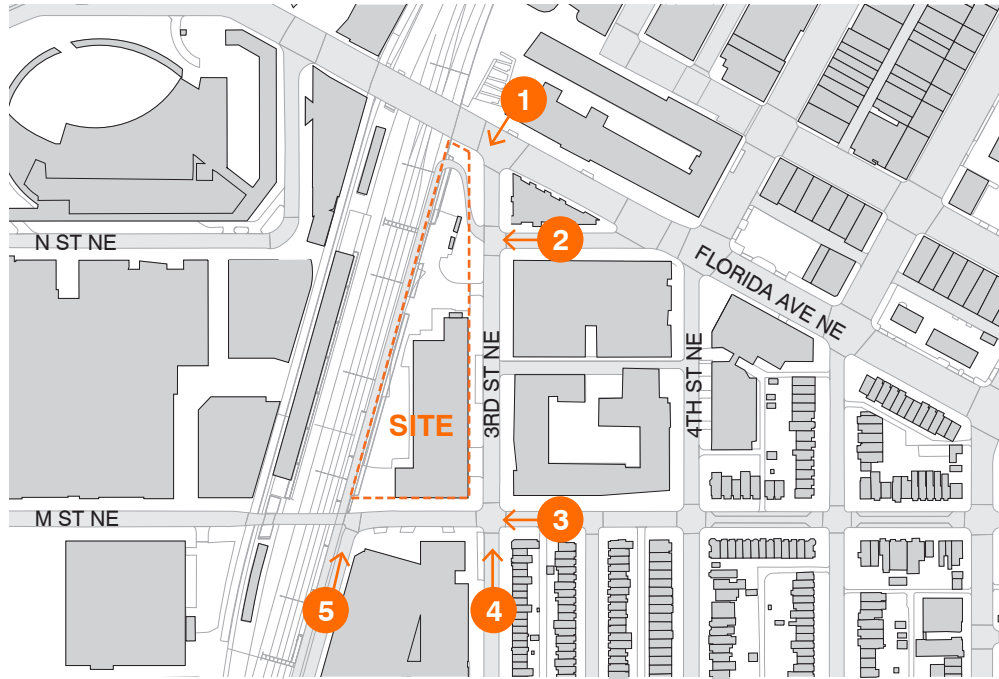
## 1 1 3 Regional Priority Credits Possible Points 4

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

## 50 2 1 57 Total Possible Points 110

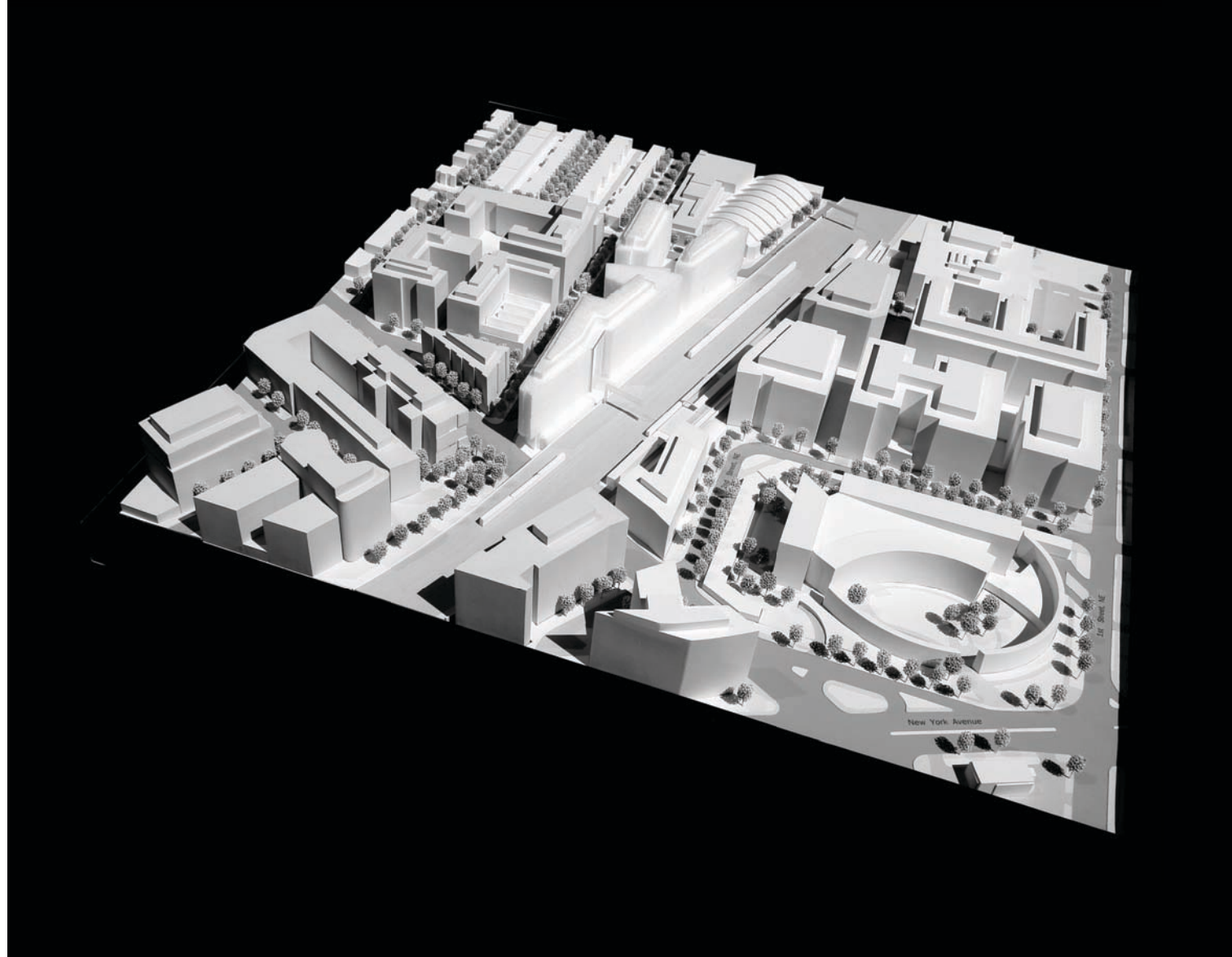
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points



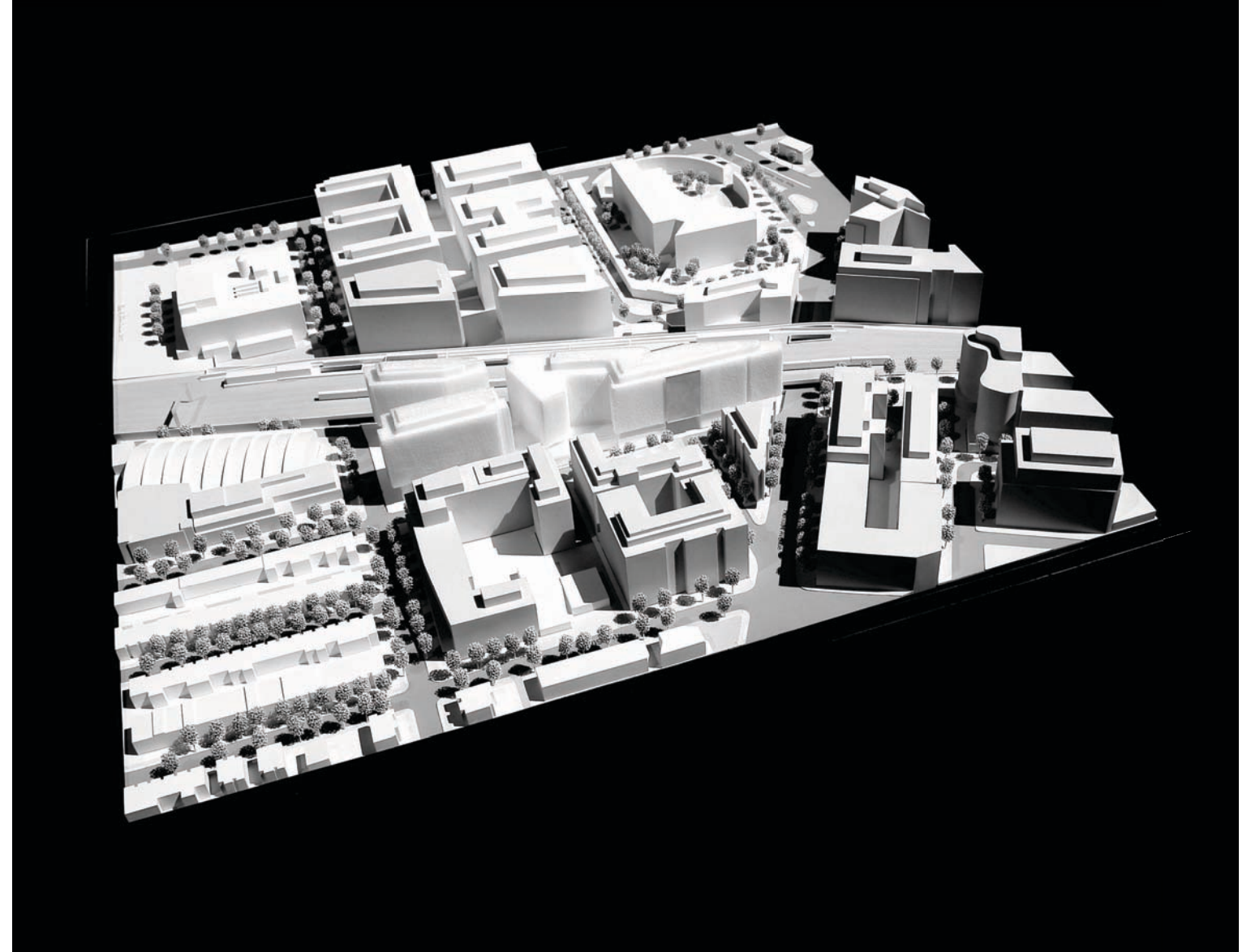








AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST

1200 THIRD STREET, NE

WASHINGTON, D.C.

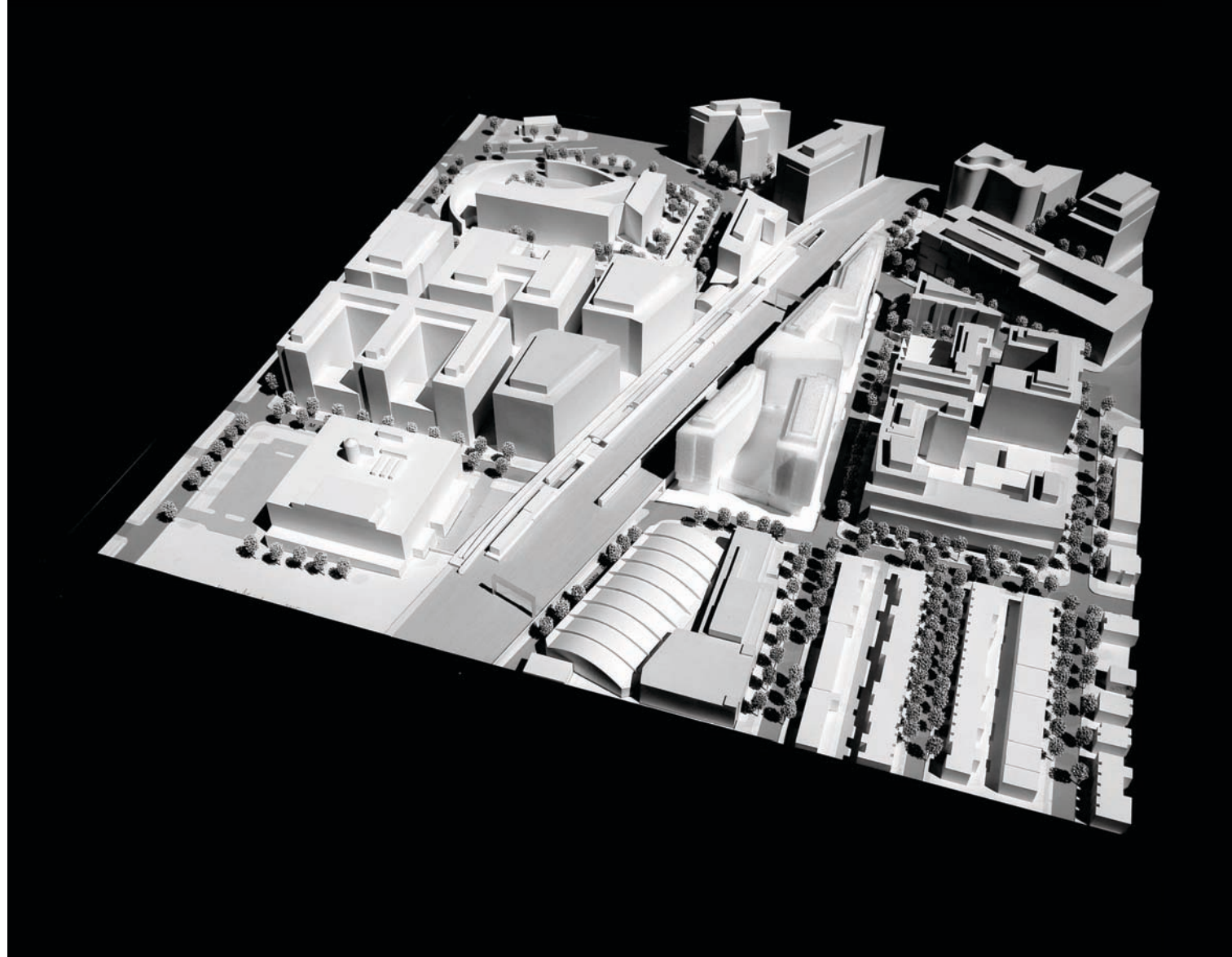
PUD SUBMISSION

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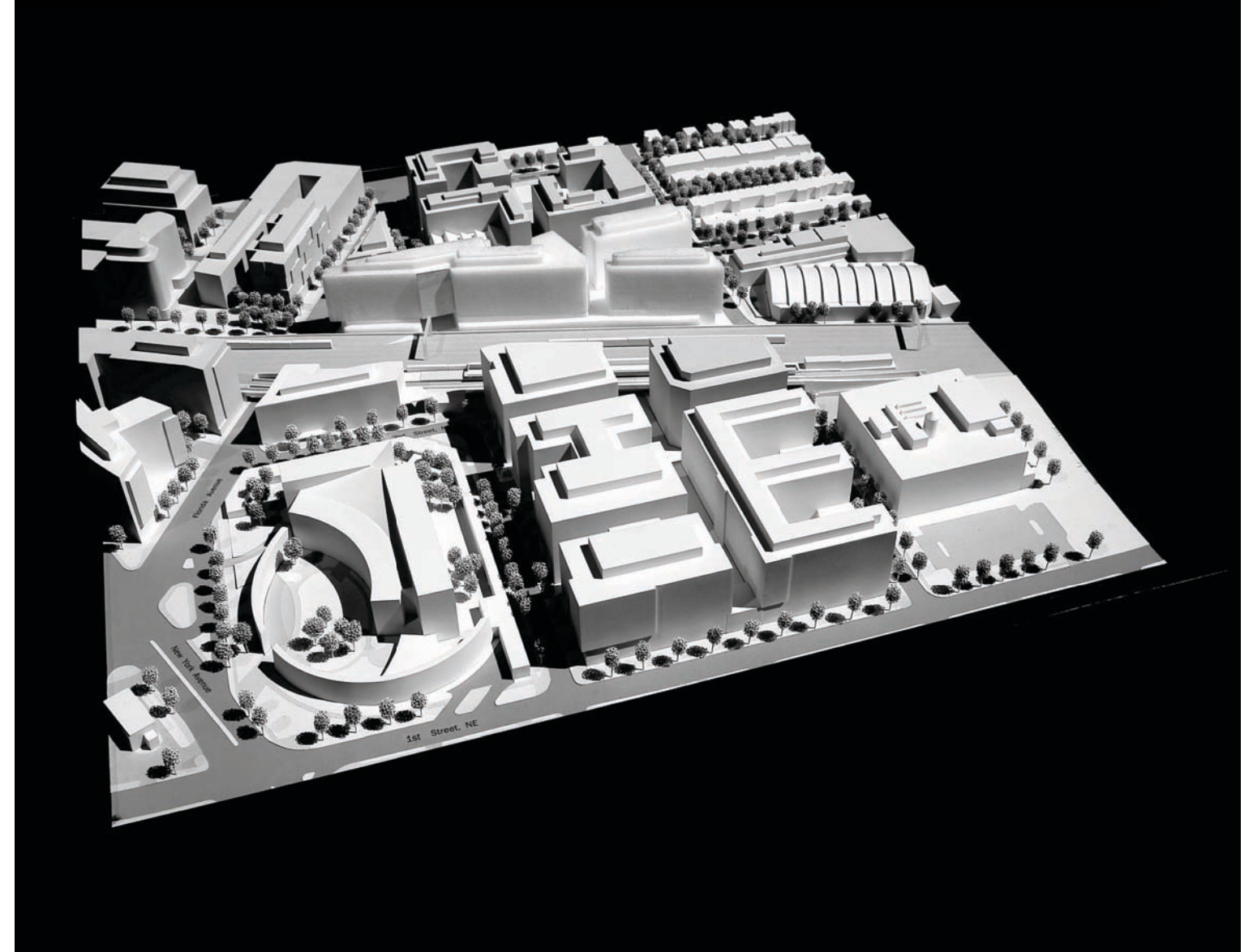
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Model Photographs 1.09

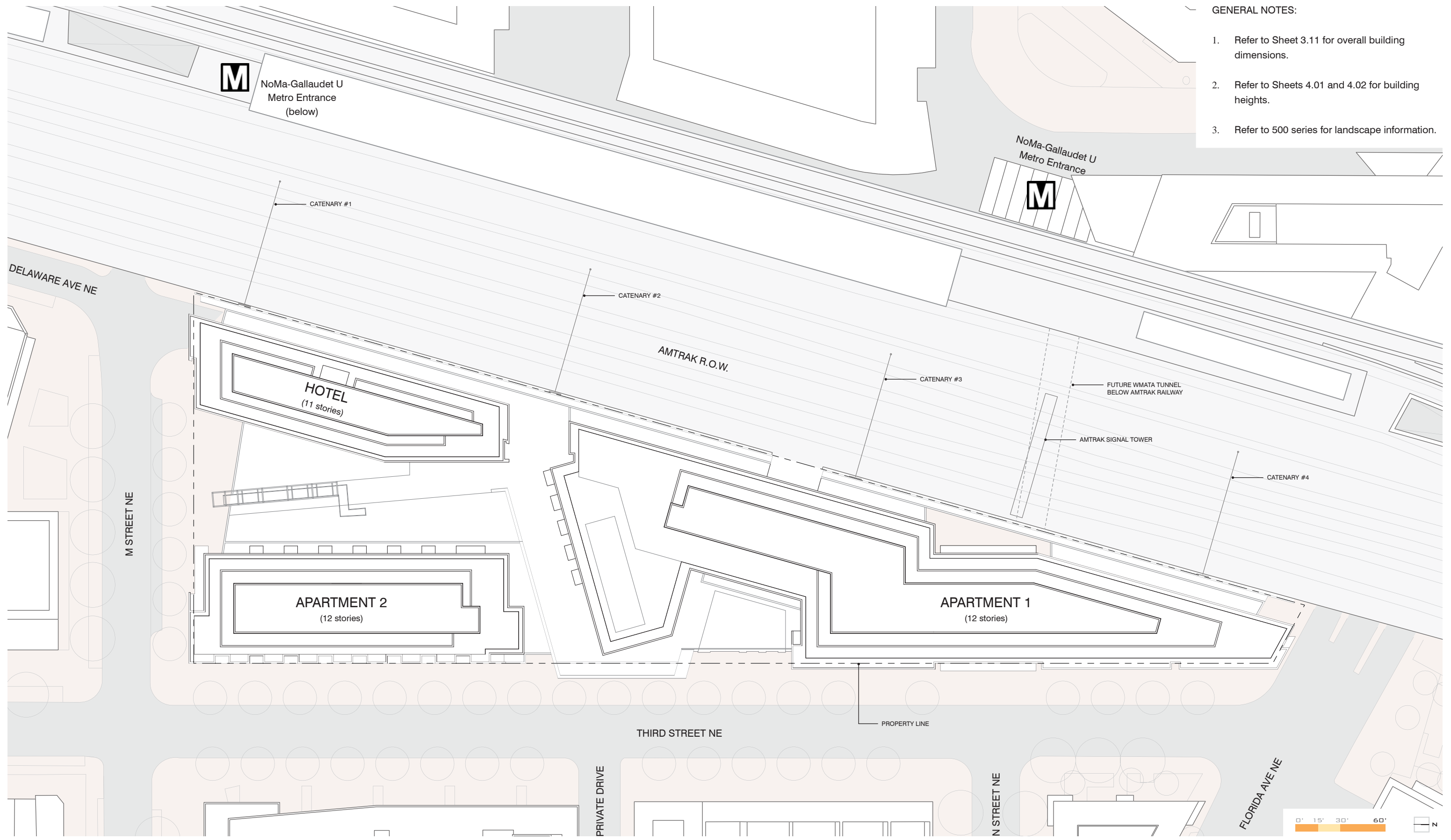




AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM WEST



- GENERAL NOTES:
1. Refer to Sheet 3.11 for overall building dimensions.
  2. Refer to Sheets 4.01 and 4.02 for building heights.
  3. Refer to 500 series for landscape information.

1200 THIRD STREET, NE

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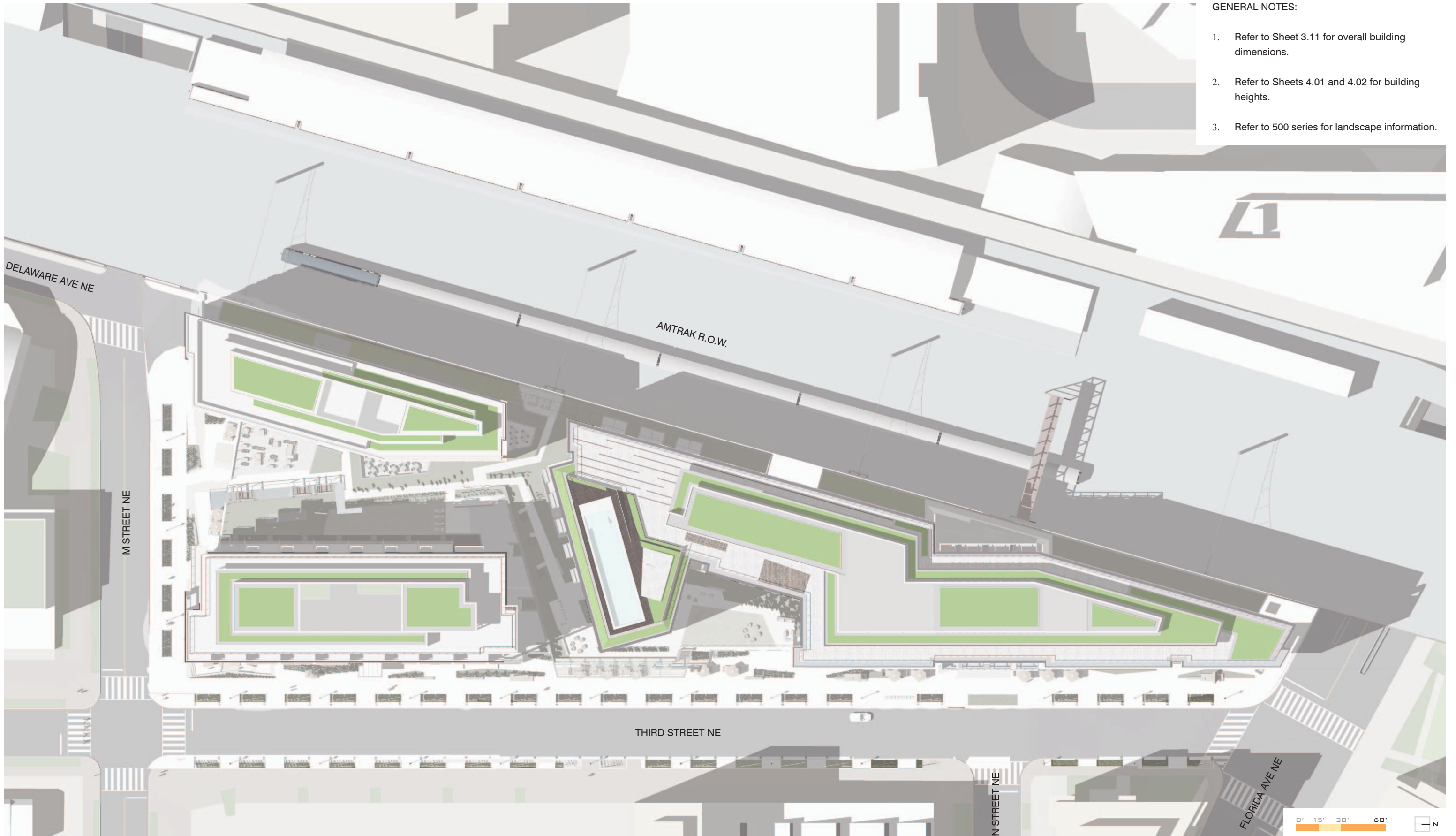
Site Plan 1.11





GENERAL NOTES:

1. Refer to Sheet 3.11 for overall building dimensions.
2. Refer to Sheets 4.01 and 4.02 for building heights.
3. Refer to 500 series for landscape information.



1200 THIRD STREET, NE

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Illustrative Site Plan 1.12





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 N Street Plaza 2.06