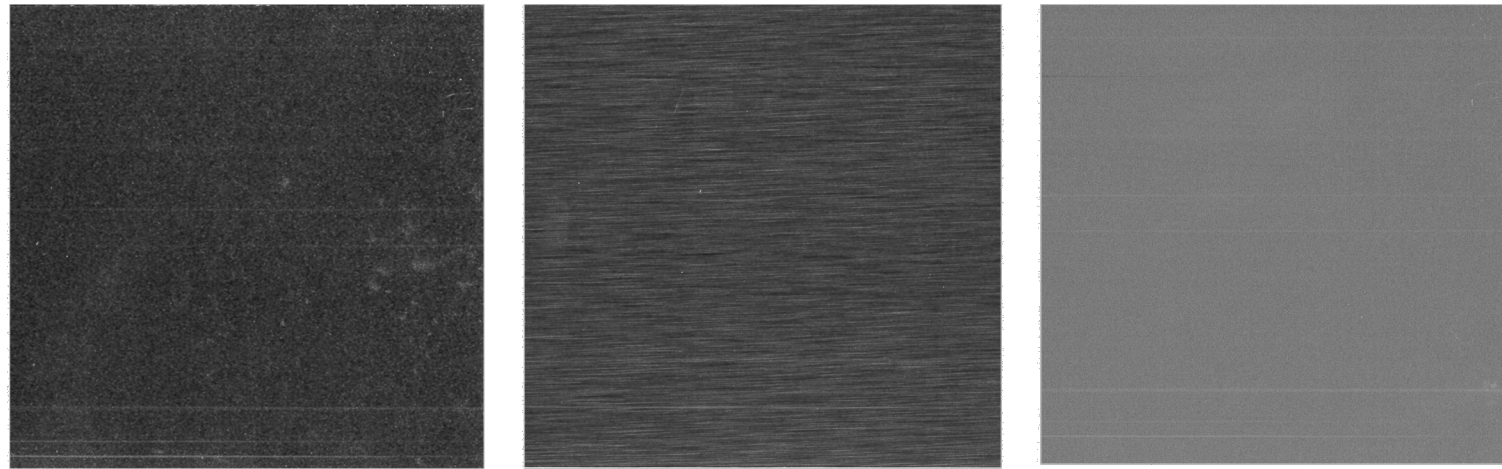
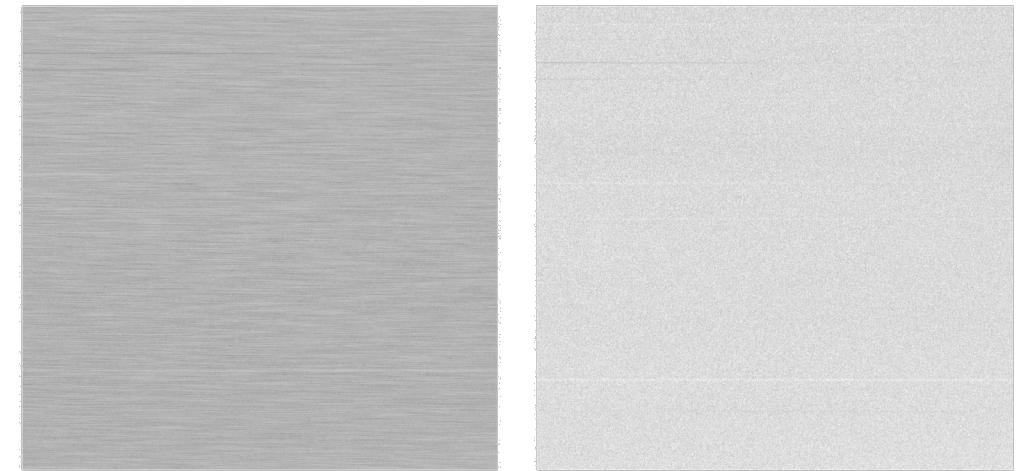


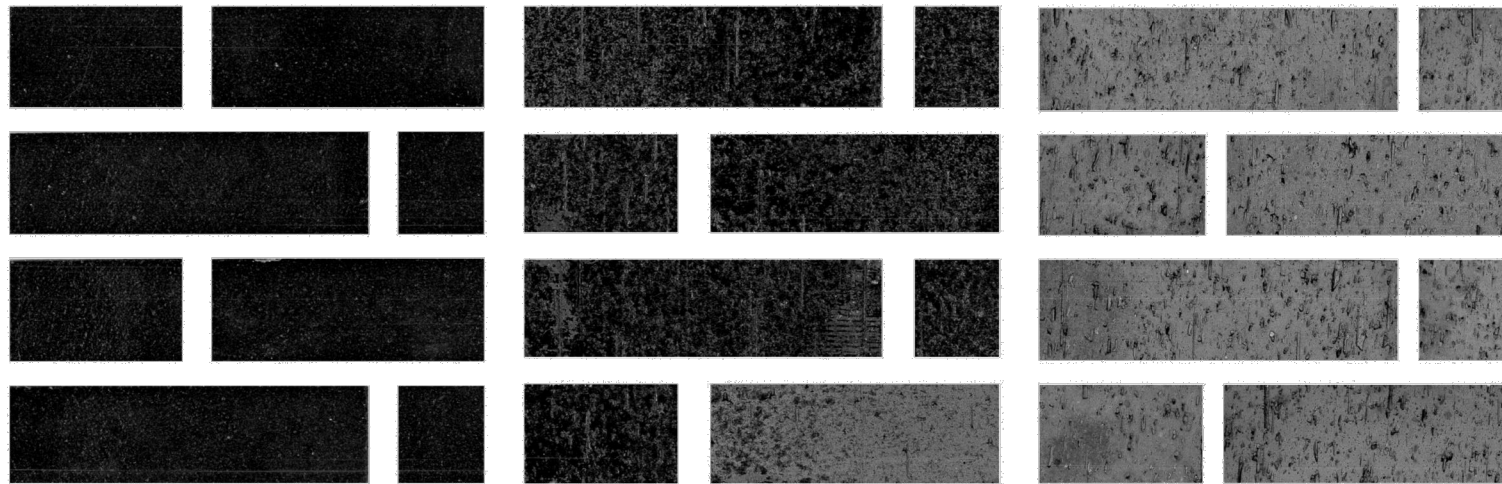
Metal Panel 1 Palette



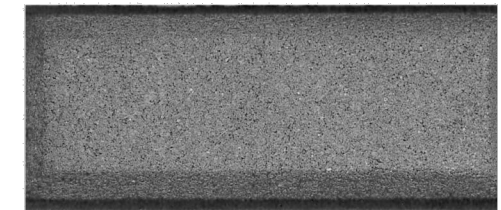
Metal Panel 2 Palette



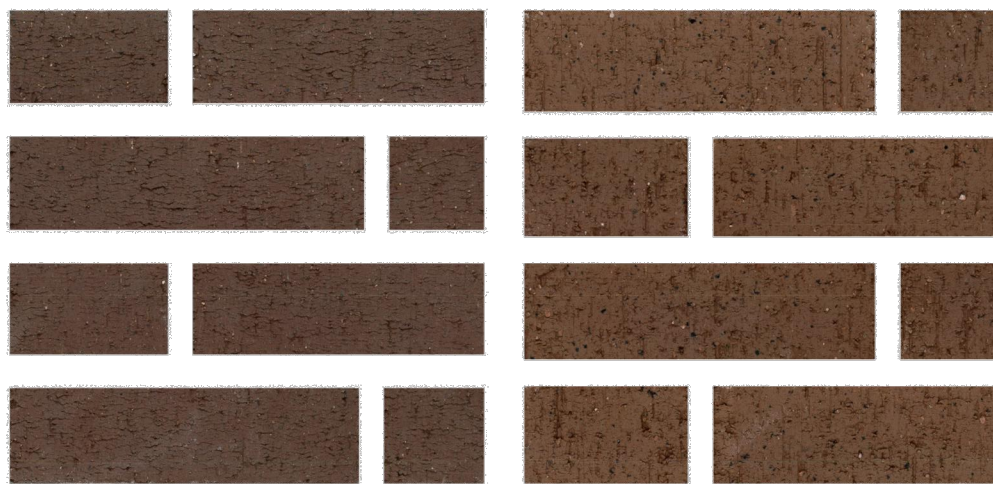
Brick 1 Palette



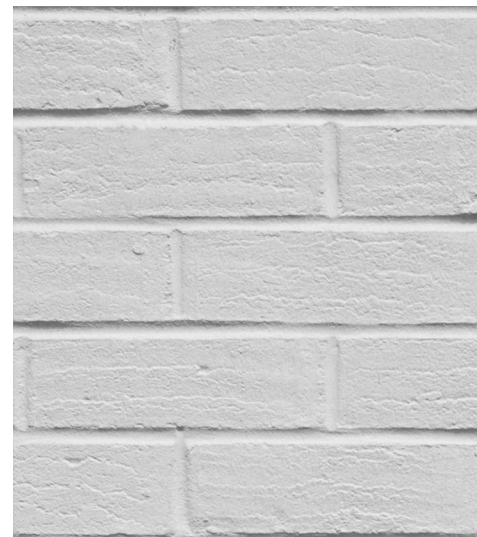
Precast Stone 1



Brick 2 Palette

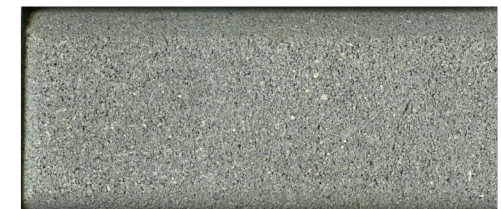


Precast Stone 2



Brick 3 Palette

Precast Stone 3





LEED 2009 for New Construction and Major Renovations

Project Checklist

680 Rhode Island Ave NE - Block 1-A

February 26th 2016

20 1 5 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Description	Points
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

5 2 3 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
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

9 26 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Description	Points
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	1 to 19
	7		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

5 9 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Description	Points
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	Prereq	Description	Points
1		1	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

5 3 7 Indoor Environmental Quality Possible Points: 15

Y	?	N	Prereq	Description	Points
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
		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

5 1 1 Innovation and Design Process Possible Points: 6

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Green Building Education Program	1
	1		Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
1			Credit 1.5	Innovation in Design: Low Mercury Lighting	1
1			Credit 2	LEED Accredited Professional	1

1 1 2 Regional Priority Credits Possible Points: 4

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Regional Priority: SSc6.1	1
		1	Credit 1.2	Regional Priority: WEc2	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

50 8 52 Total Possible Points: 110

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



LEED 2009 for New Construction and Major Renovations

Project Checklist

680 Rhode Island Ave NE - Block 1-B

February 26th 2016

20 1 5 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

5 2 3 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
3		1	Credit 3	Water Use Reduction	2 to 4

9 26 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	
4		15	Credit 1	Optimize Energy Performance	1 to 19
		7	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

5 9 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			
1		1	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

5 3 7 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
		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

5 1 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Green Building Education Program	1
		1	Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
1			Credit 1.5	Innovation in Design: Low Mercury Lighting	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: SSc6.1	1
		1	Credit 1.2	Regional Priority: WEc2	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

50 8 52 Total Possible Points: 110

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



LEED 2009 for New Construction and Major Renovations

Project Checklist

680 Rhode Island Ave NE - Block 5-B

February 26th 2016

20 1 5 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Description	Points
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

5 2 3 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
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

9 26 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Description	Points
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	1 to 19
	7		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

5 9 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Description	Points
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	Credit	Description	Points
1		1	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

5 3 7 Indoor Environmental Quality Possible Points: 15

Y	?	N	Prereq	Description	Points
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
		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

5 1 Innovation and Design Process Possible Points: 6

Y	?	N	Credit	Description	Points
1			Credit 1.1	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.3	Innovation in Design: Green Building Education Program	1
		1	Credit 1.4	Innovation in Design: Enhanced Waste Management Program	1
1			Credit 1.5	Innovation in Design: Low Mercury Lighting	1
1			Credit 2	LEED Accredited Professional	1

1 1 2 Regional Priority Credits Possible Points: 4

Y	?	N	Credit	Description	Points
1			Credit 1.1	Regional Priority: SSc6.1	1
		1	Credit 1.2	Regional Priority: WEc2	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

50 8 52 Total Possible Points: 110

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



Warehouse Masonry Articulation

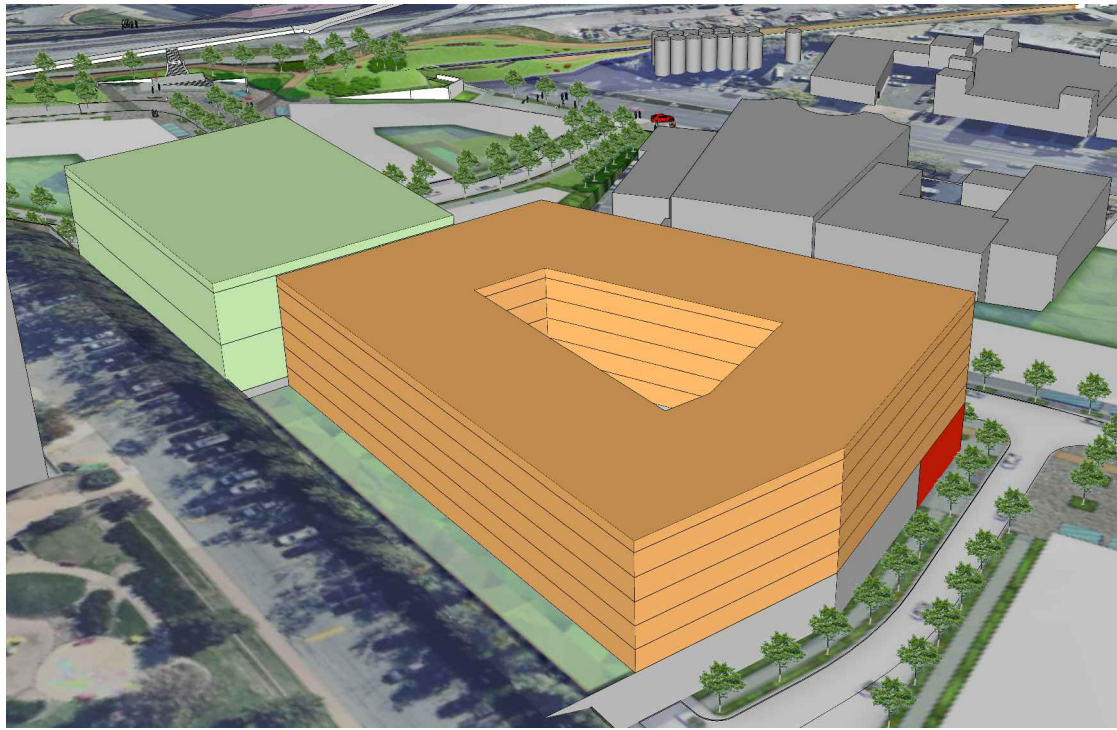


Masonry and Glass Vertical Articulation and Proportion



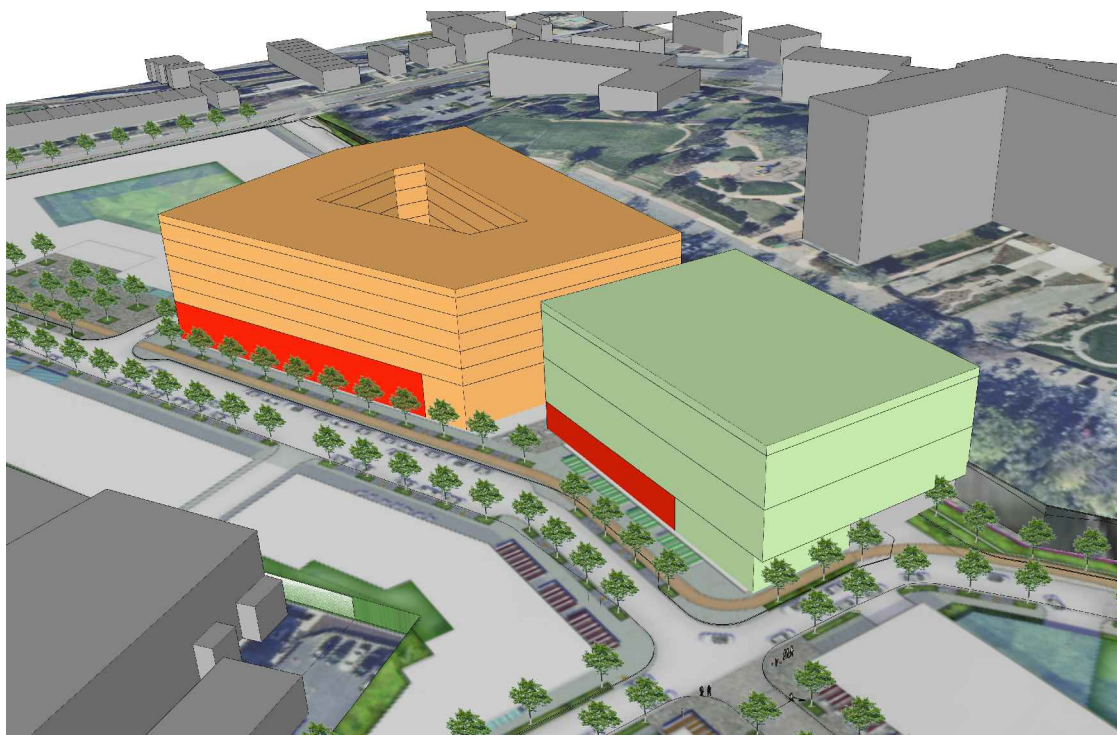
Metal Frame Expression/ Openings vs Solid Ratio

Masonry Fenestration and Brick Articulation



VIEW FROM NORTHWEST

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



VIEW FROM SOUTHEAST

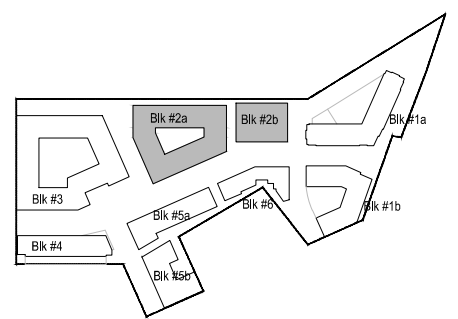
Block 2-B

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

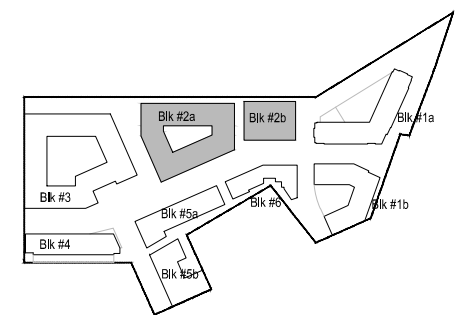
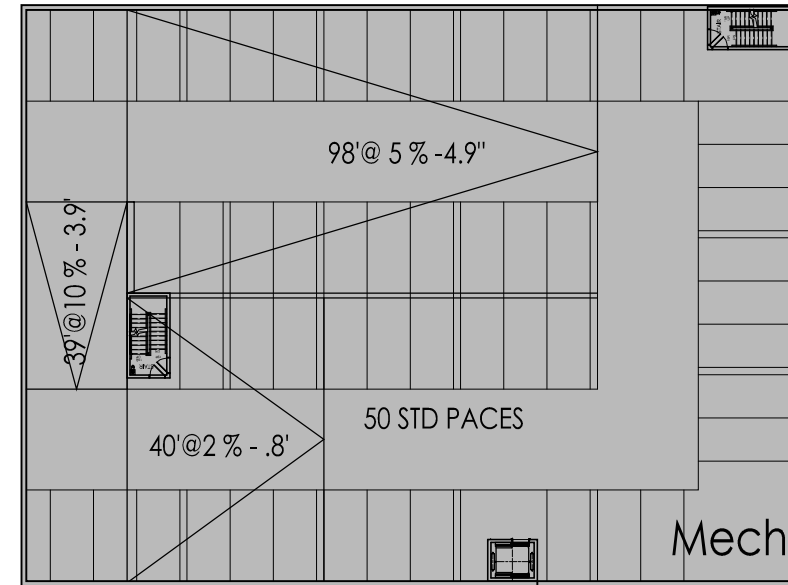
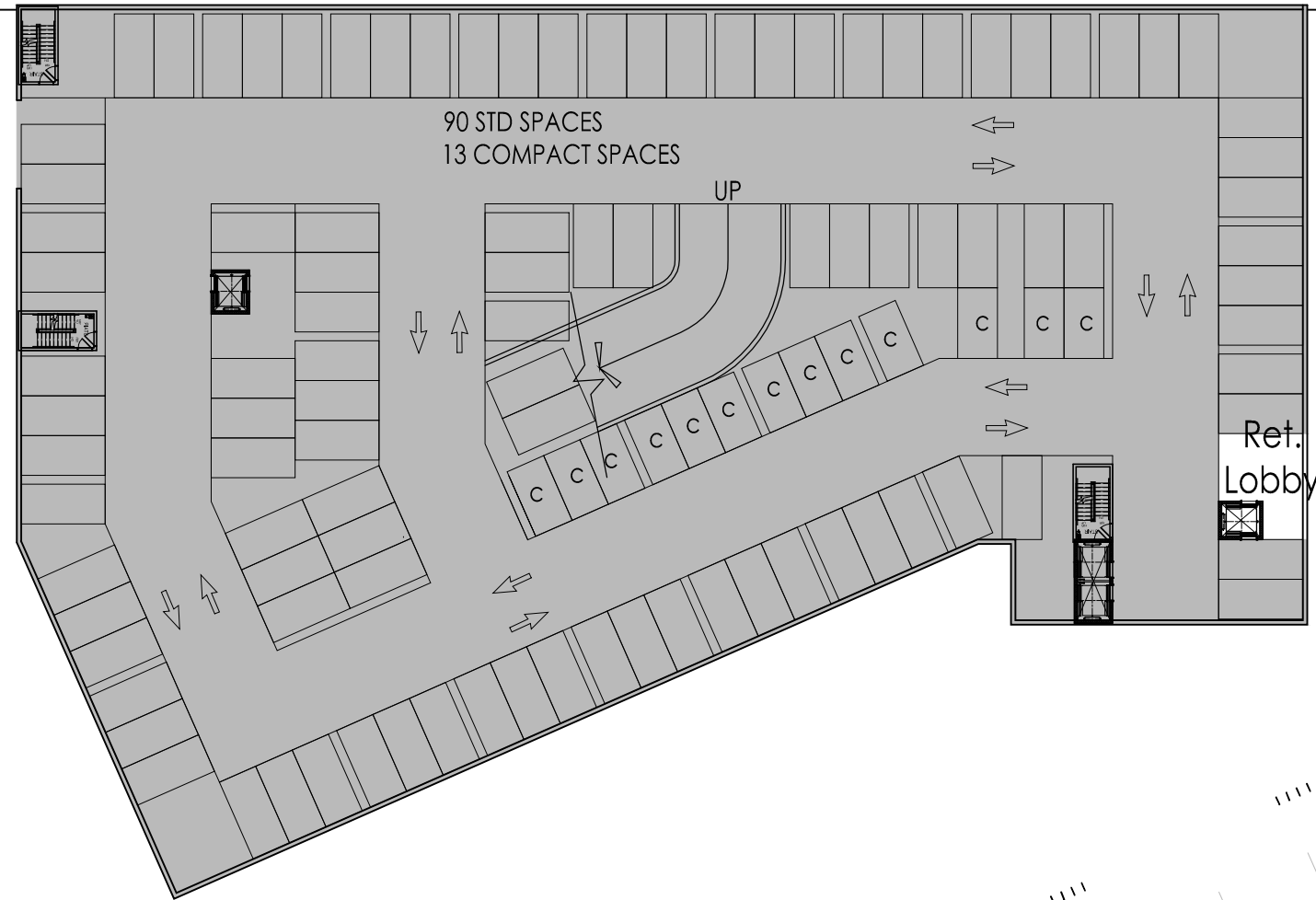
* Note: area at ground level includes loading and service.
 **Note : Final count TBD by final design.
 ***Note : Parking at 1st floor will count towards FAR



KEY PLAN

Legend

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



KEY PLAN



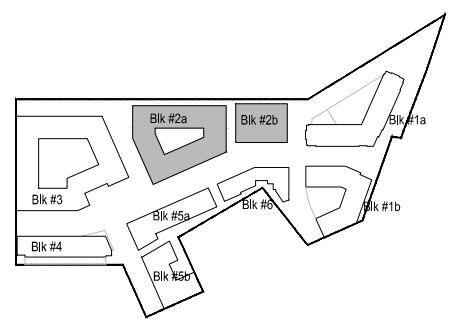
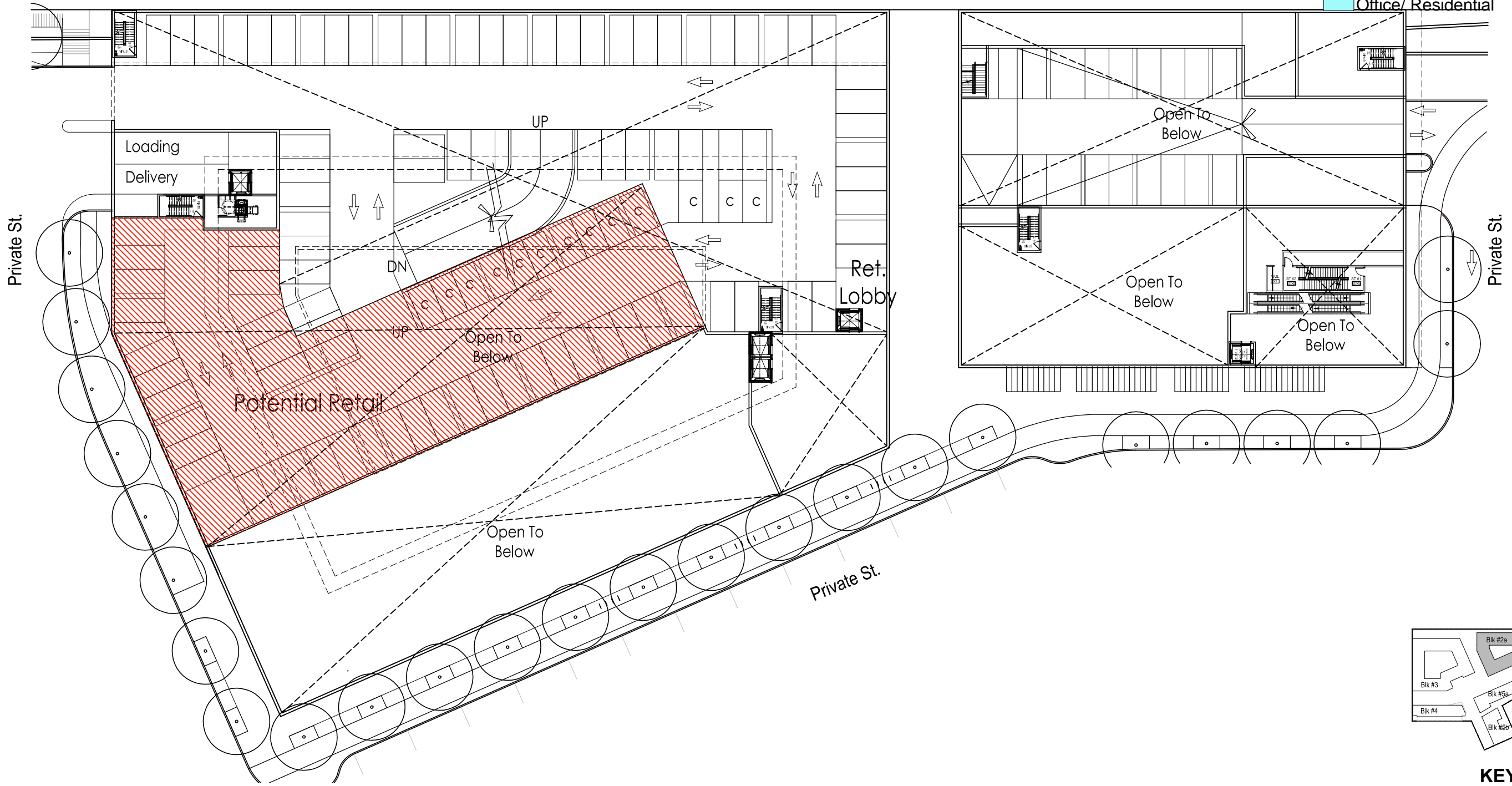
Legend

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



Legend

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

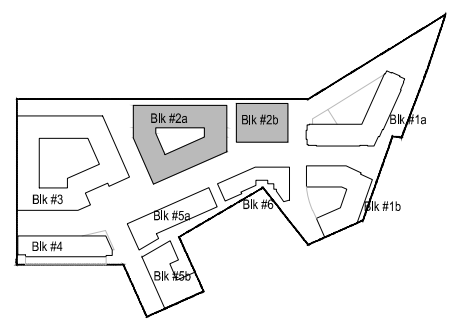
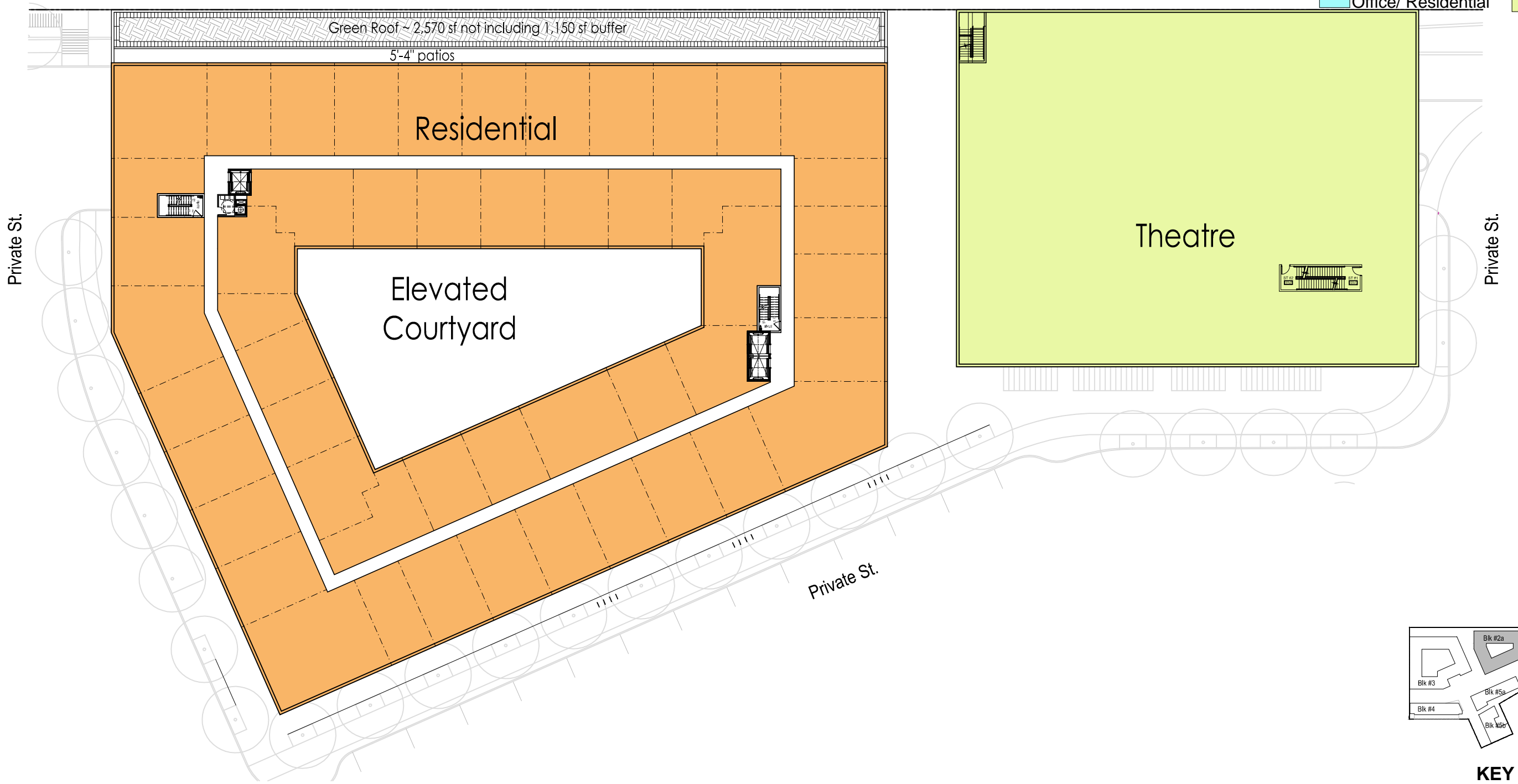


KEY PLAN



Legend

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

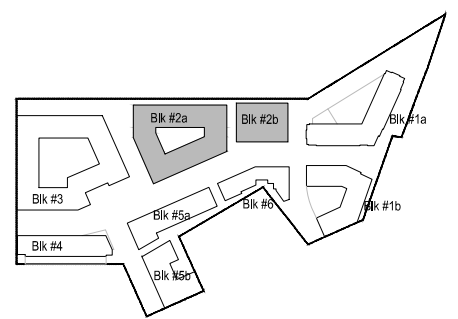
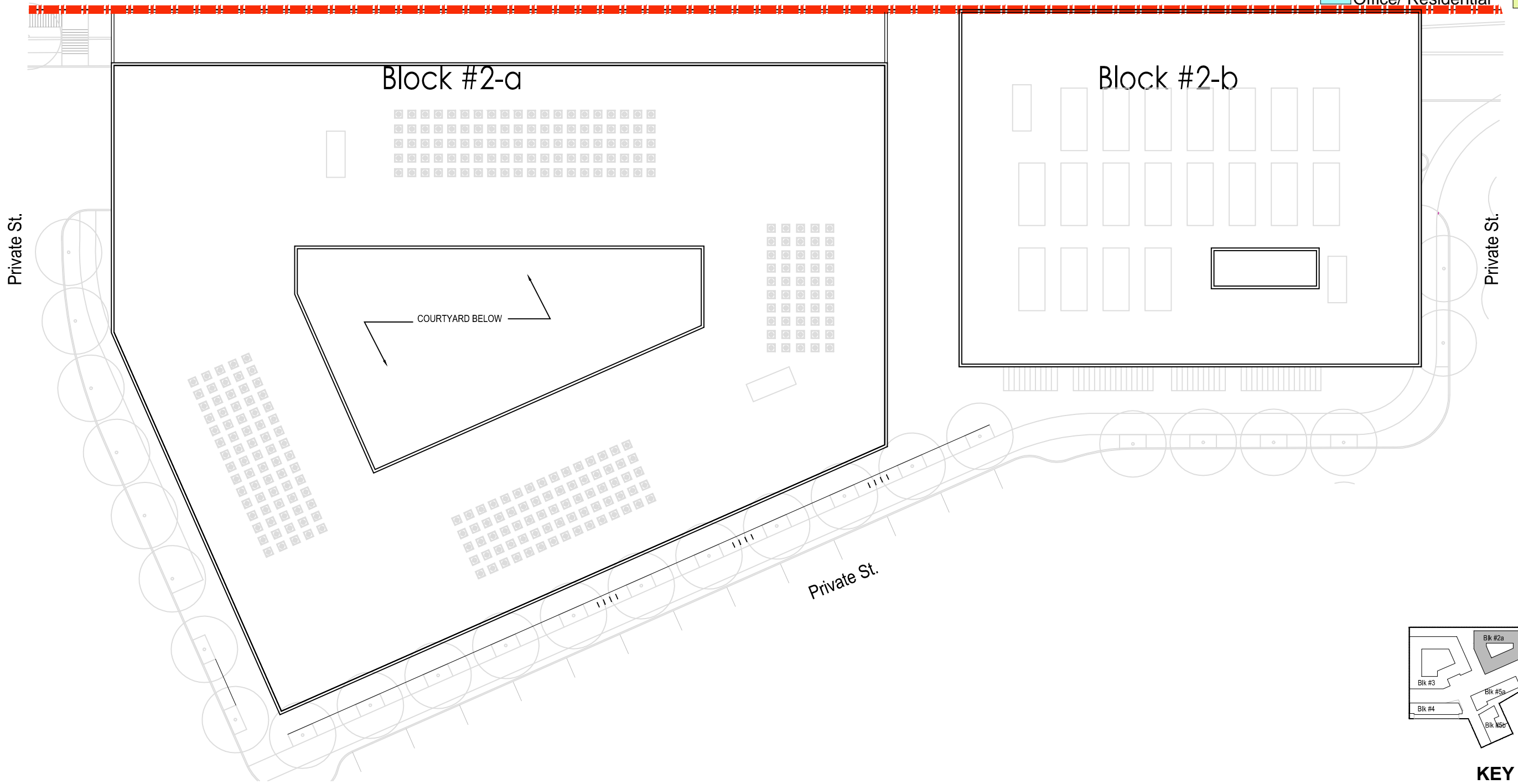


KEY PLAN



Legend

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



KEY PLAN

