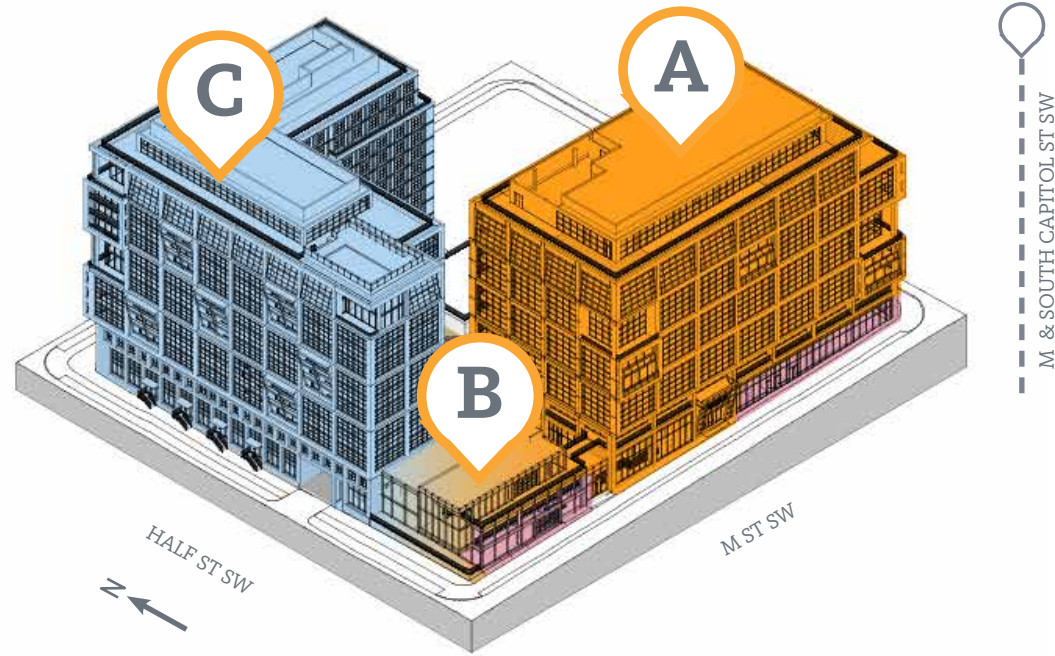
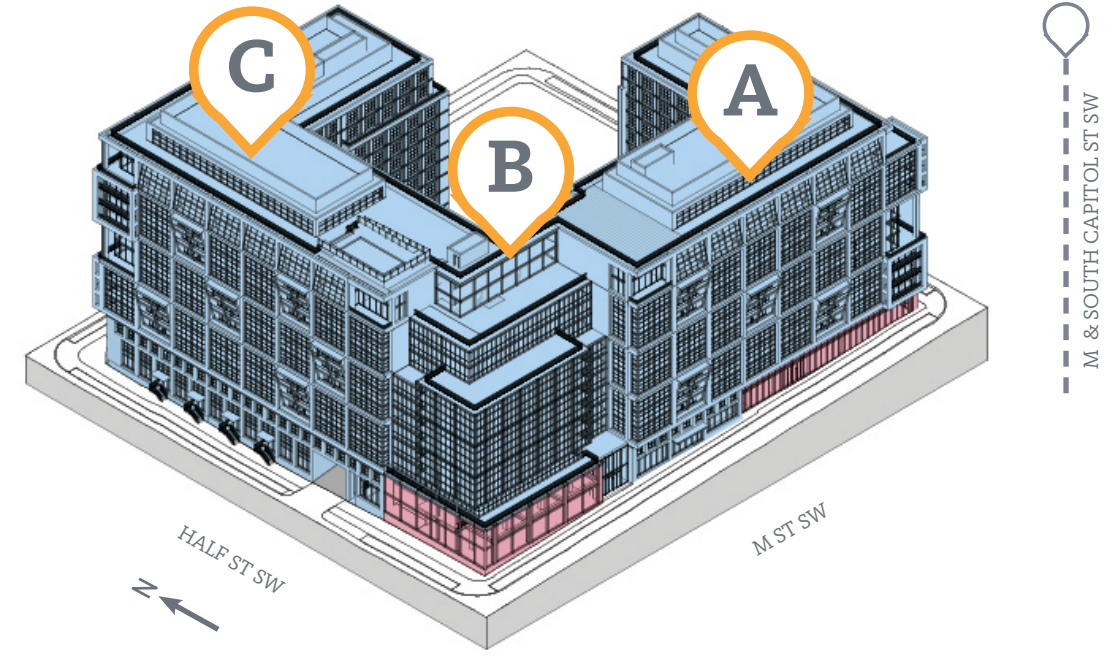


DESIGN OVERVIEW OF BOTH SCHEMES

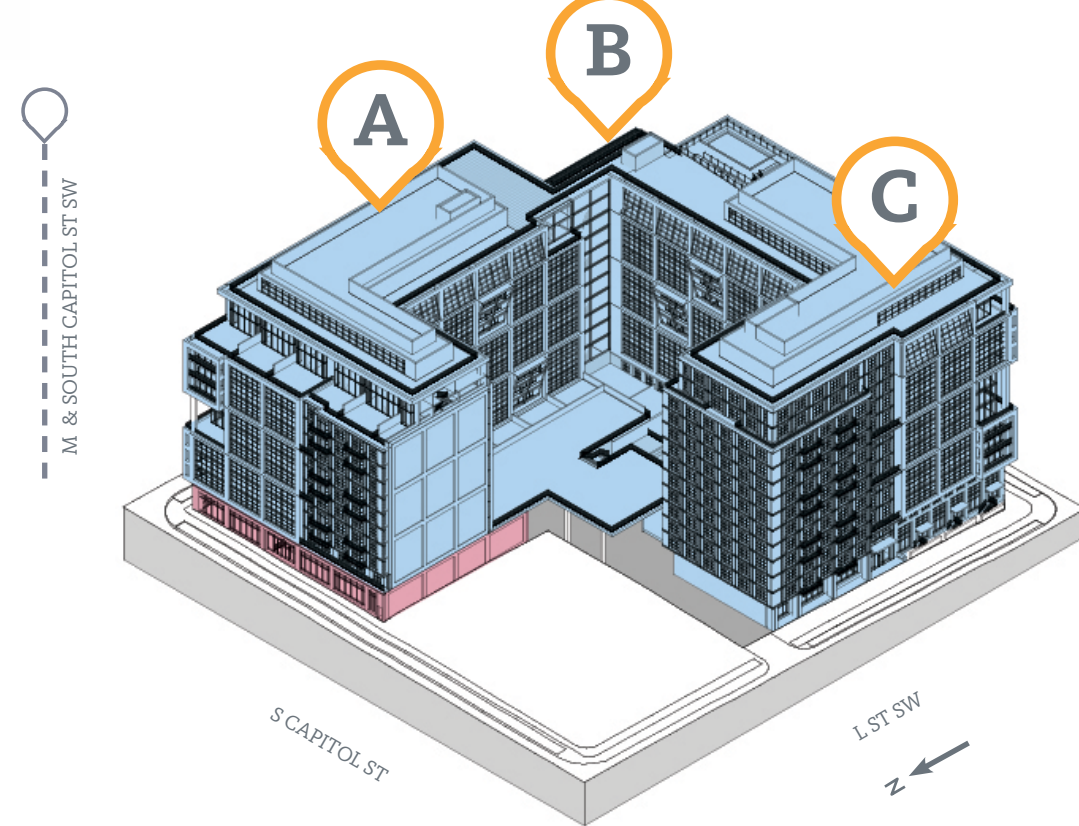
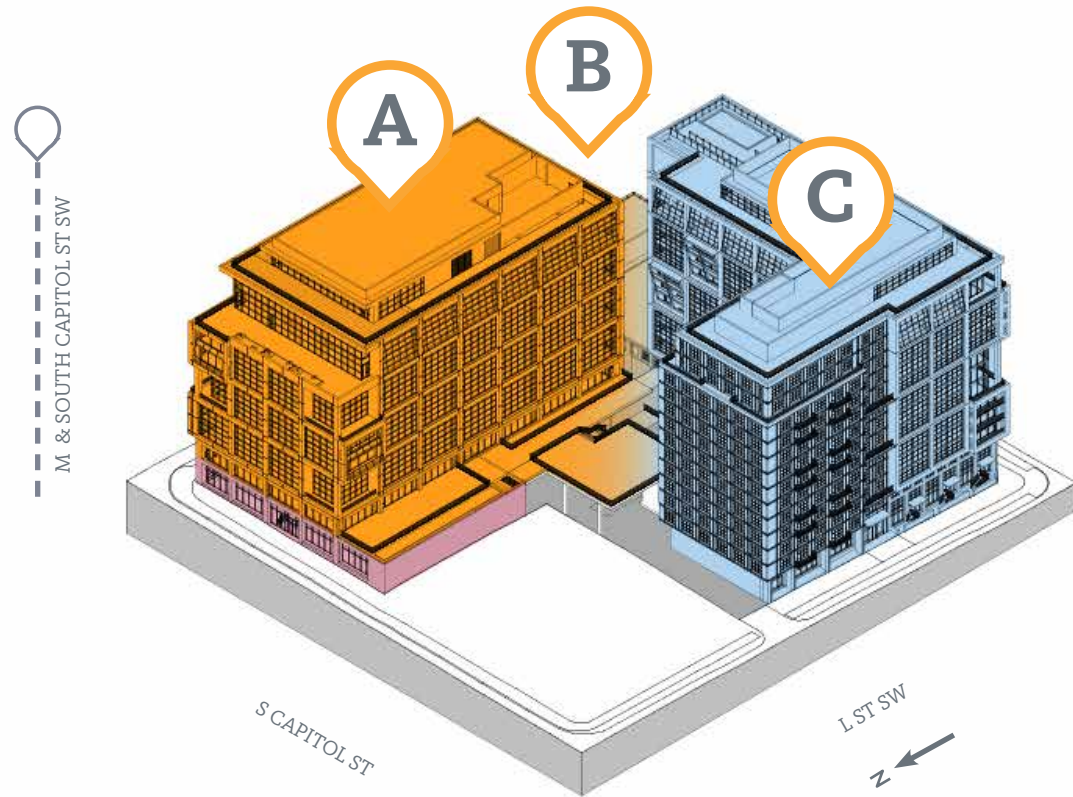
Scheme Comparison Site Program Diagrams



Mixed Use Scheme



Residential Scheme



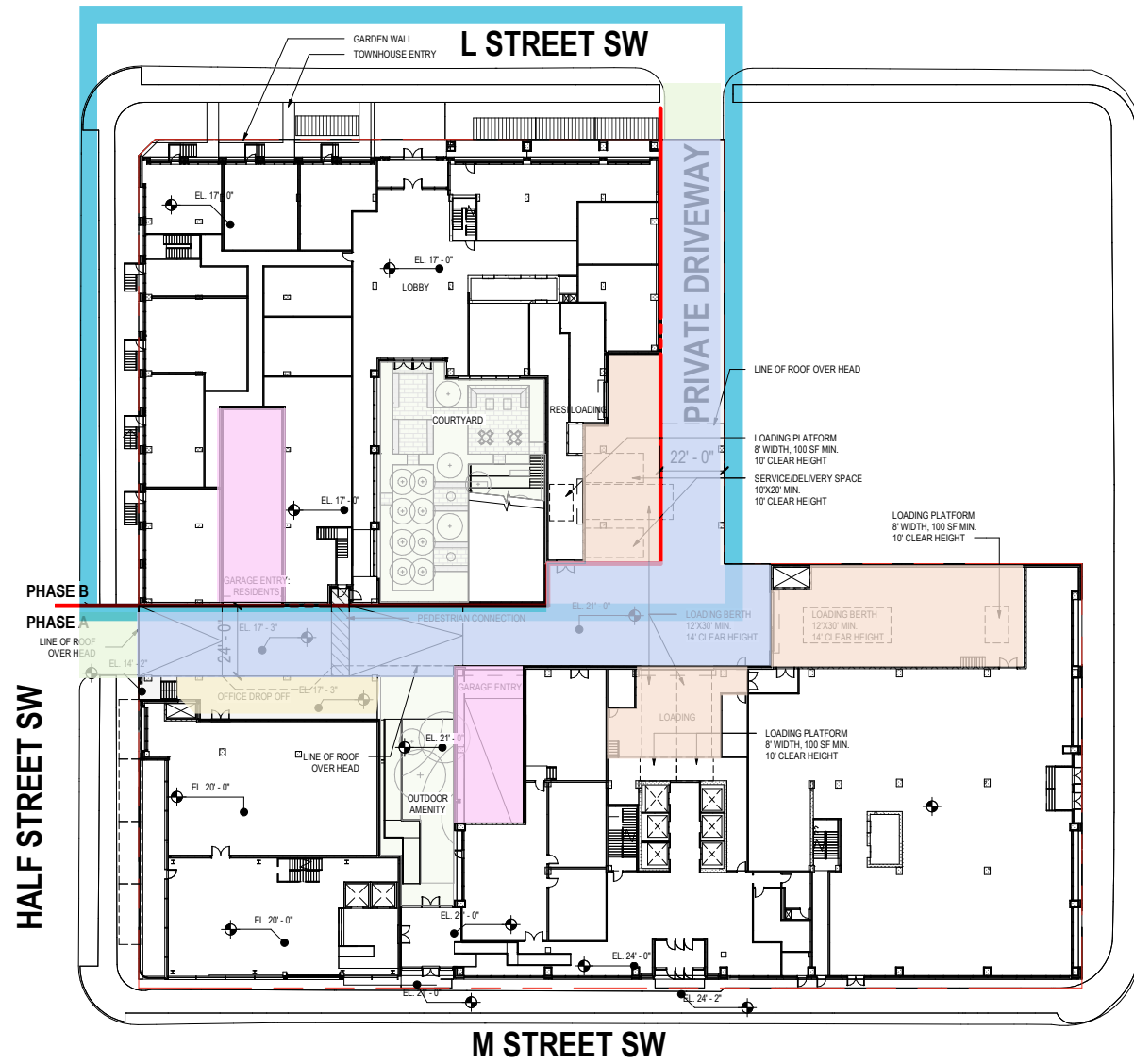
Office
Residential
Flex*
Retail

* RETAIL, RESI, OFFICE

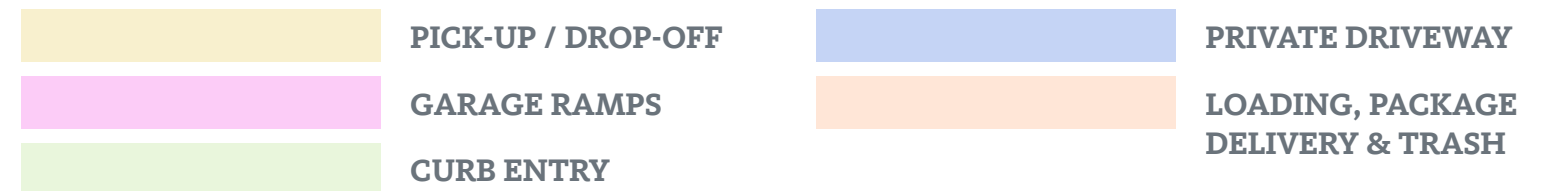
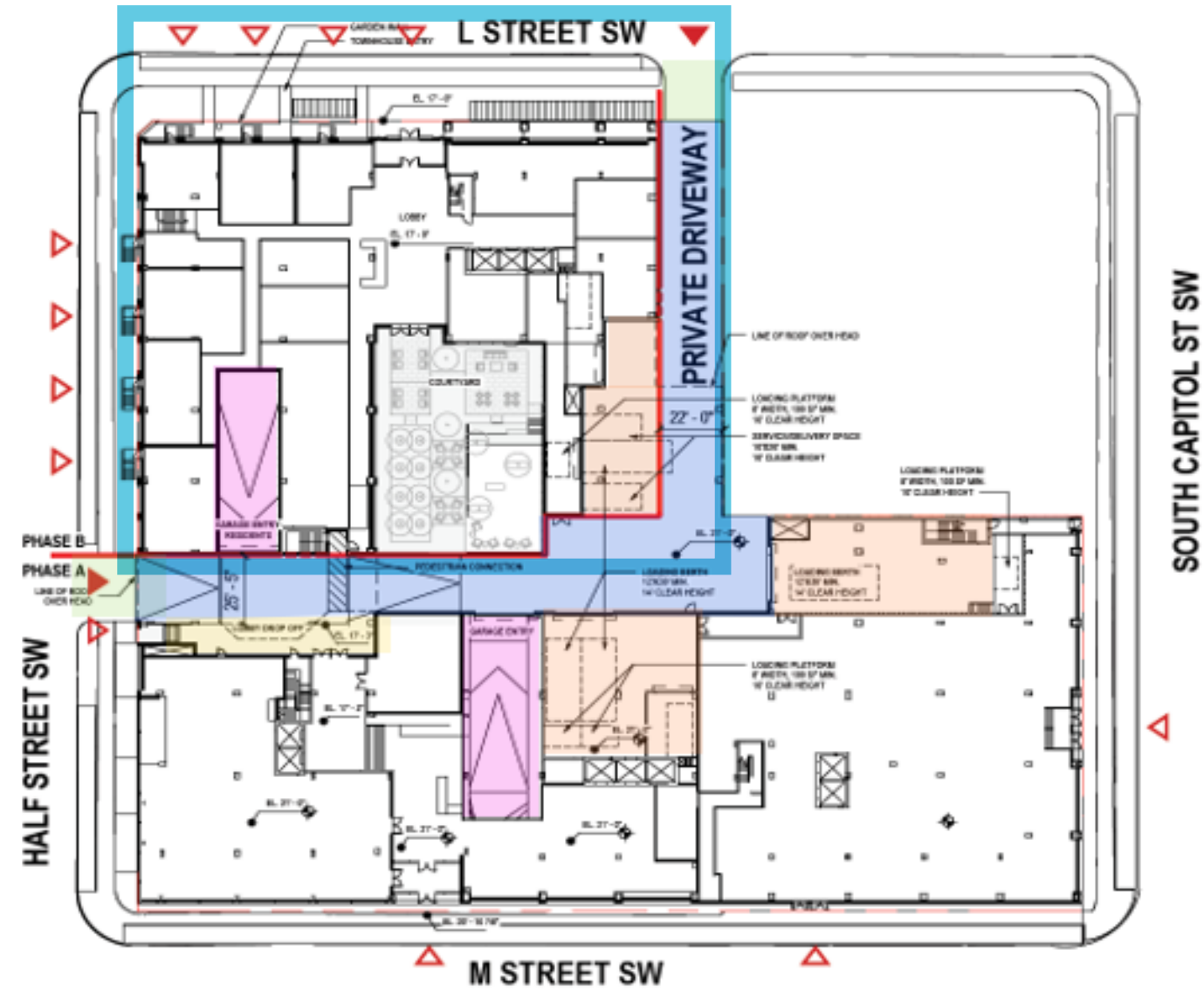
NOTES:
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Scheme Comparison Ground Level Plans

Mixed-Use Version

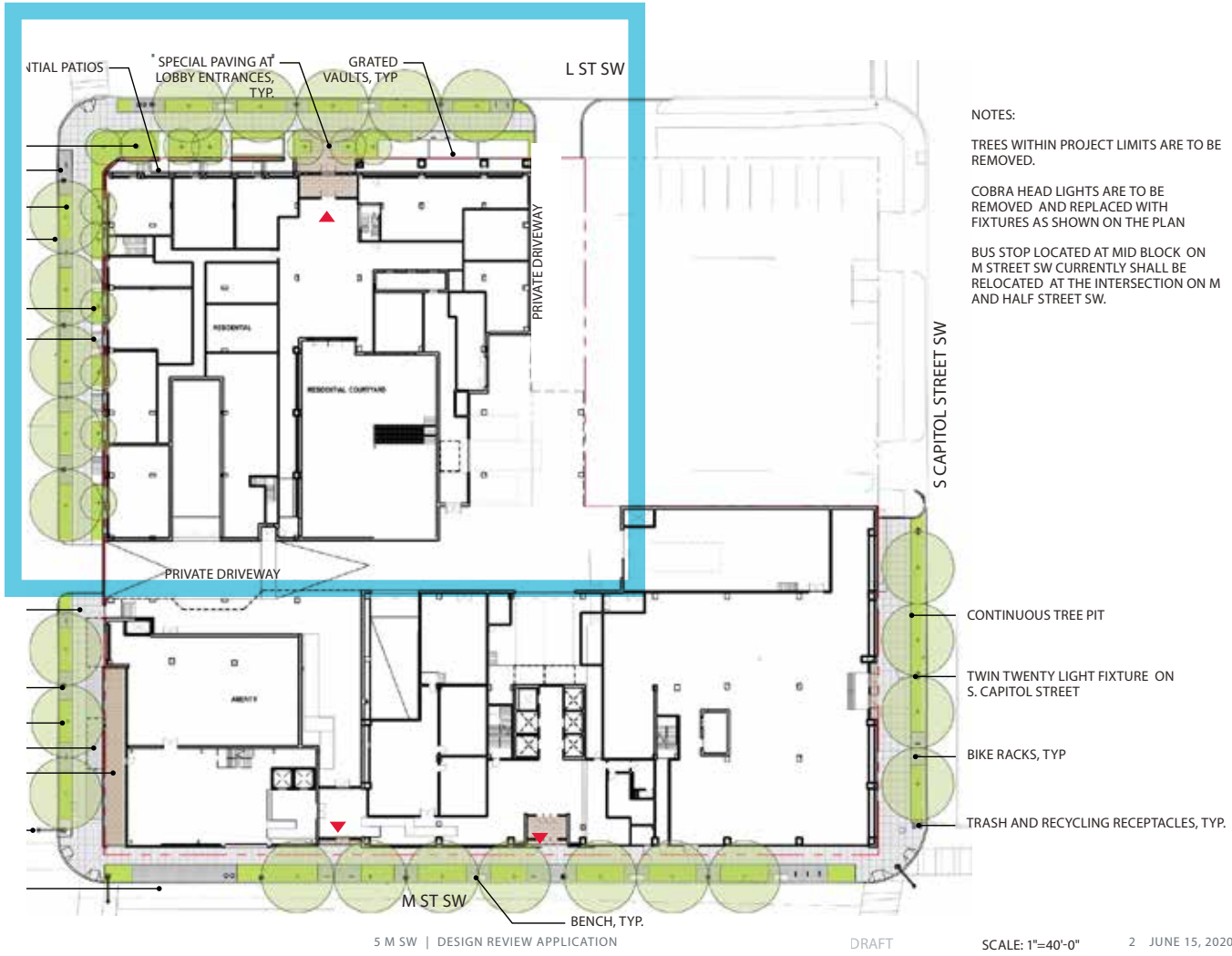


Residential Version

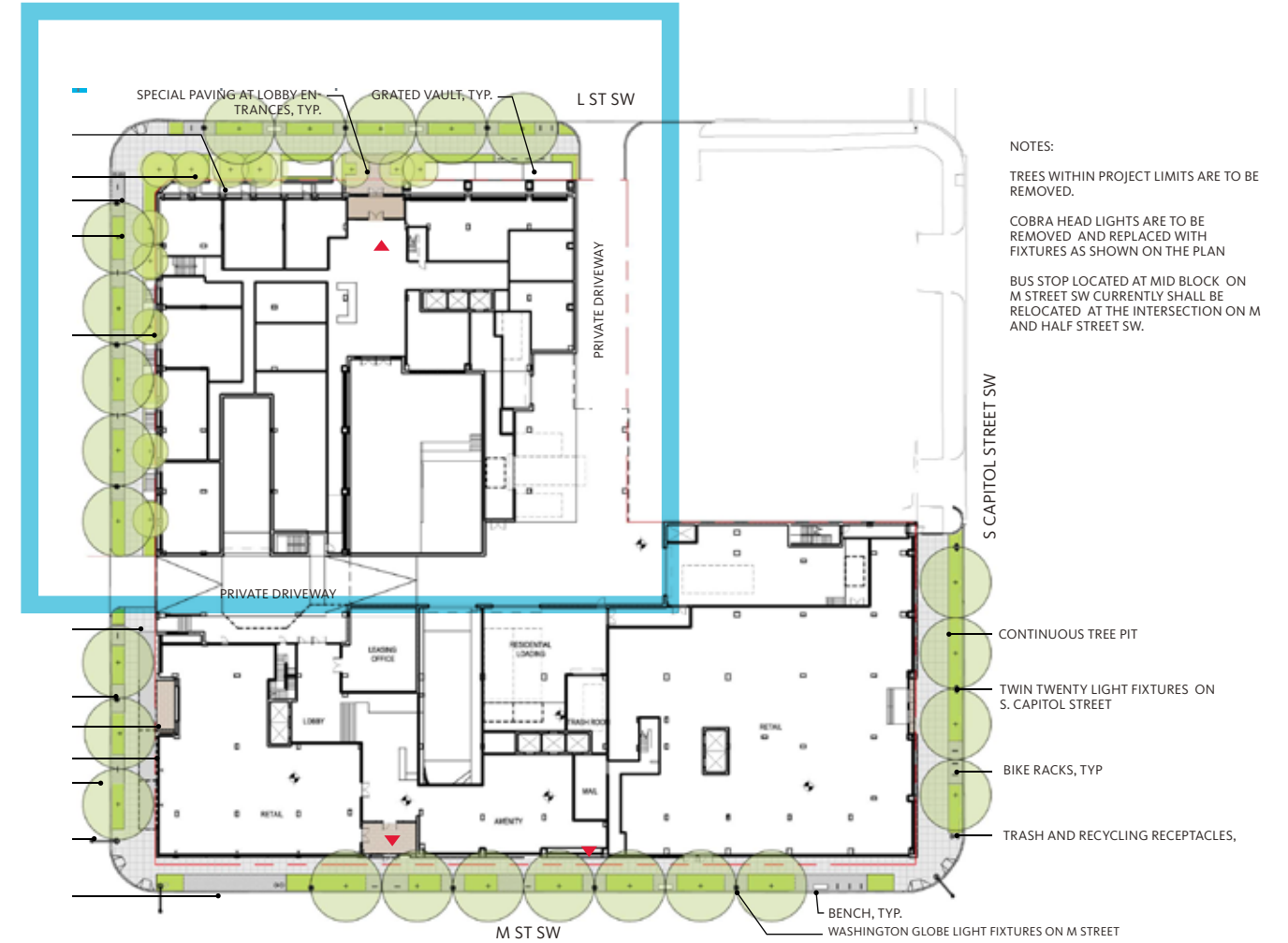


Scheme Comparison Streetscape Plans

Mixed-Use Version

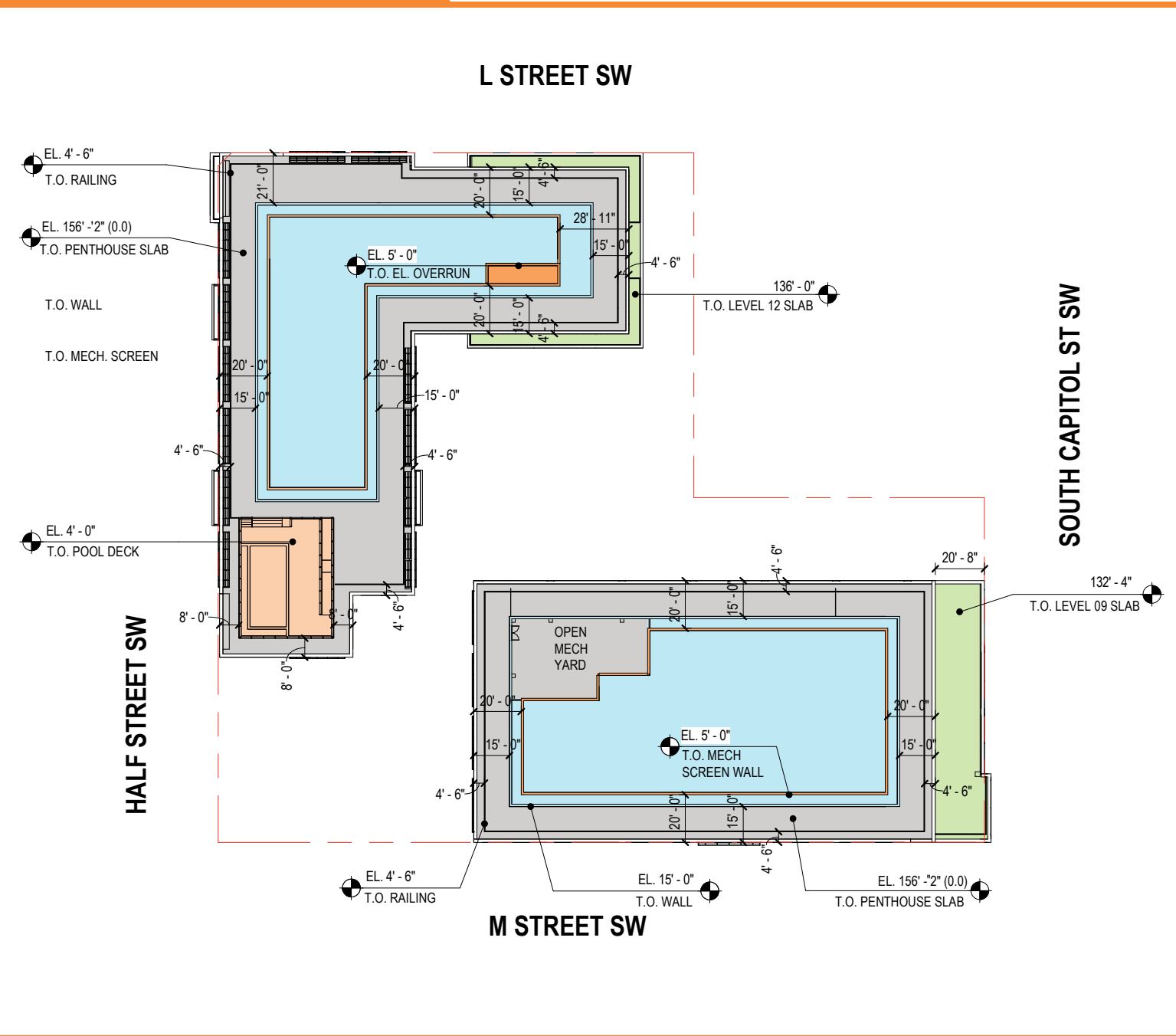


Residential Version

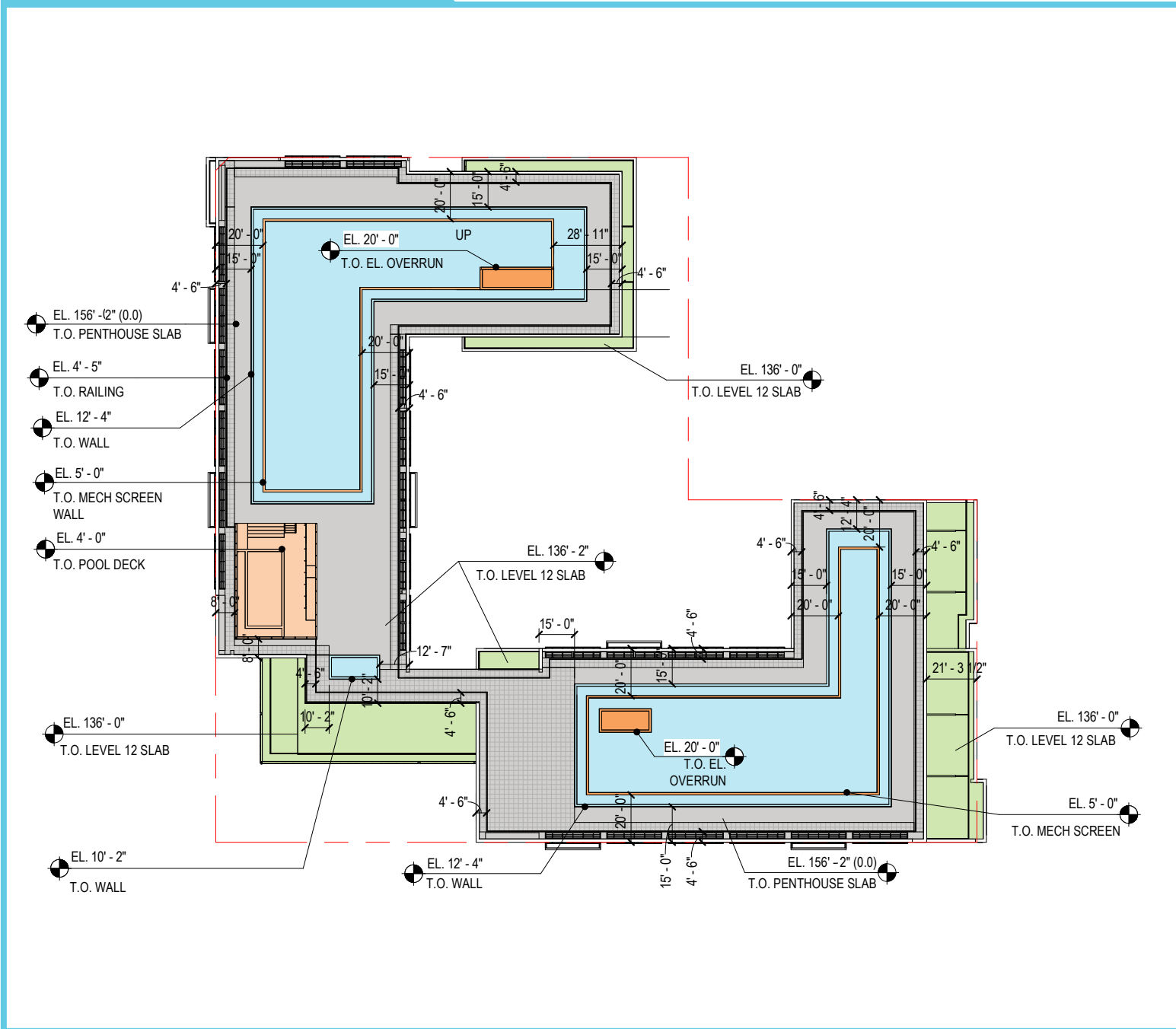


Scheme Comparison Roof Plans

Mixed-Use Version



Residential Version



Scheme Comparison Materials

Mixed-Use Version

Residential Version

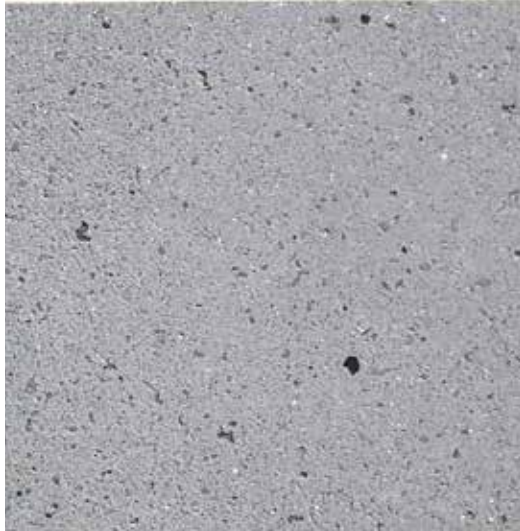


Scheme Comparison Materials

Mixed-Use Version

Residential Version

CONCRETE
Light Grey Precast Concrete



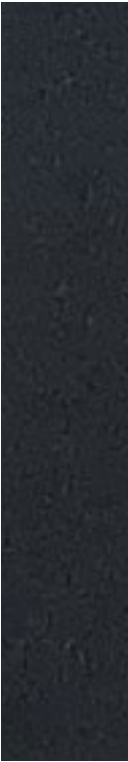
BRICK
@ Hyphen



GLAZING



BRICK
@ Base



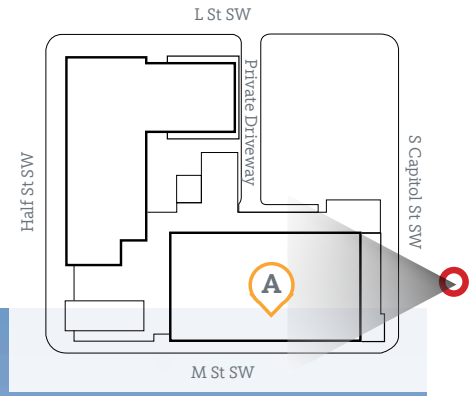
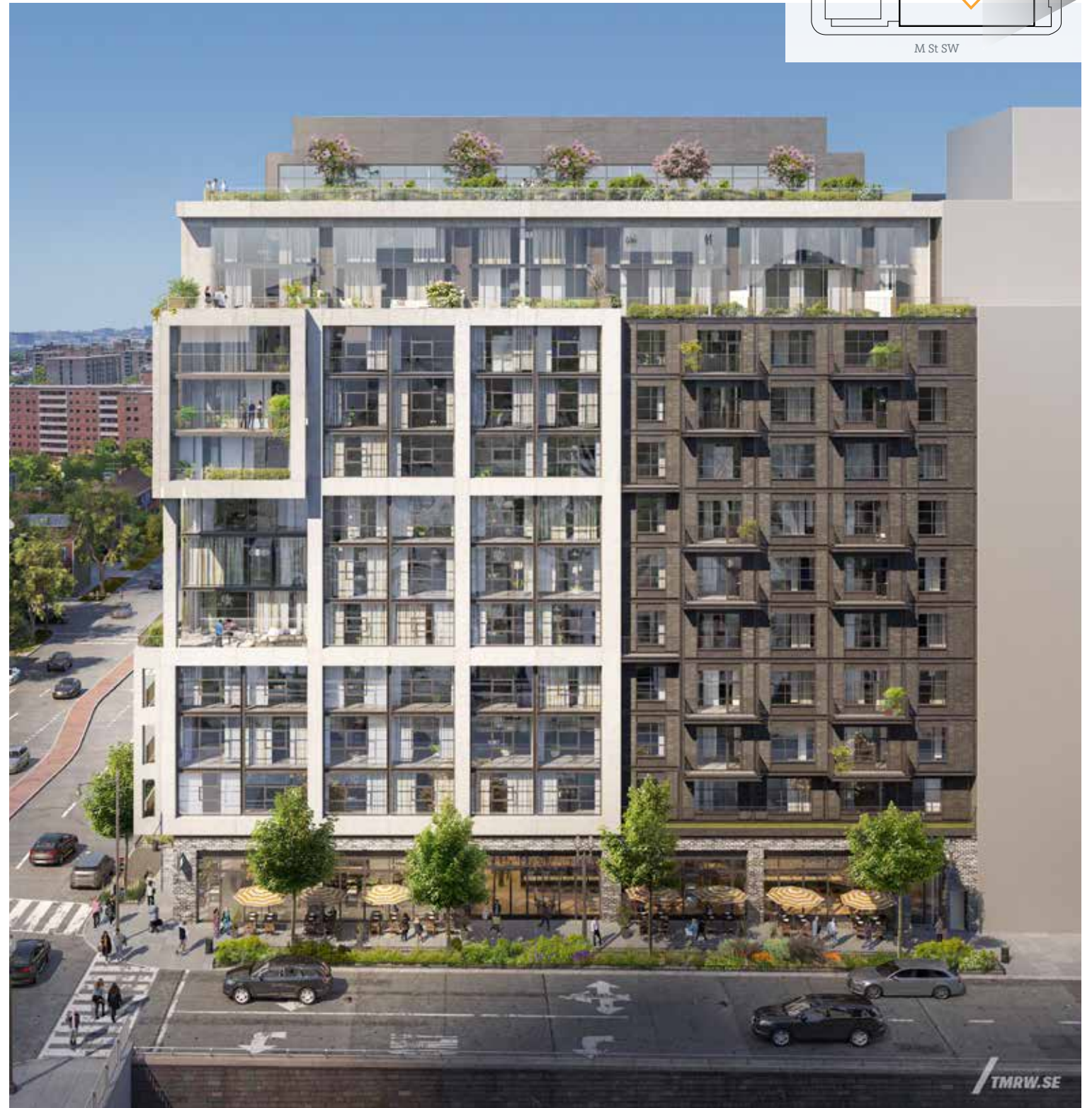
METAL **WOOD COMPOSITE**

Scheme Comparison South Capitol (East) View

Mixed-Use Version



Residential Version

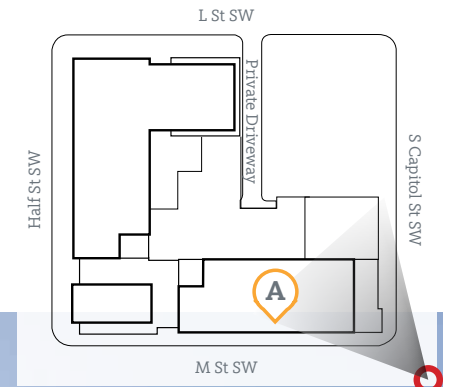


Scheme Comparison South Capitol and M St SW

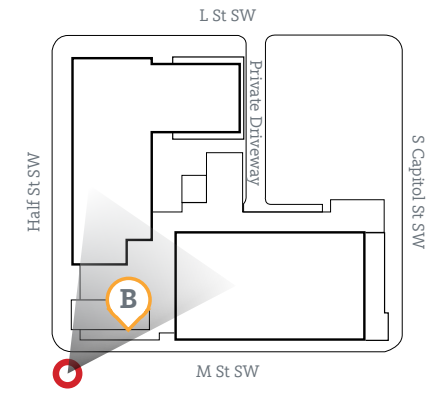
Mixed-Use Version



Residential Version



Scheme Comparison M Street SW & Half Street SW View



Mixed-Use Version

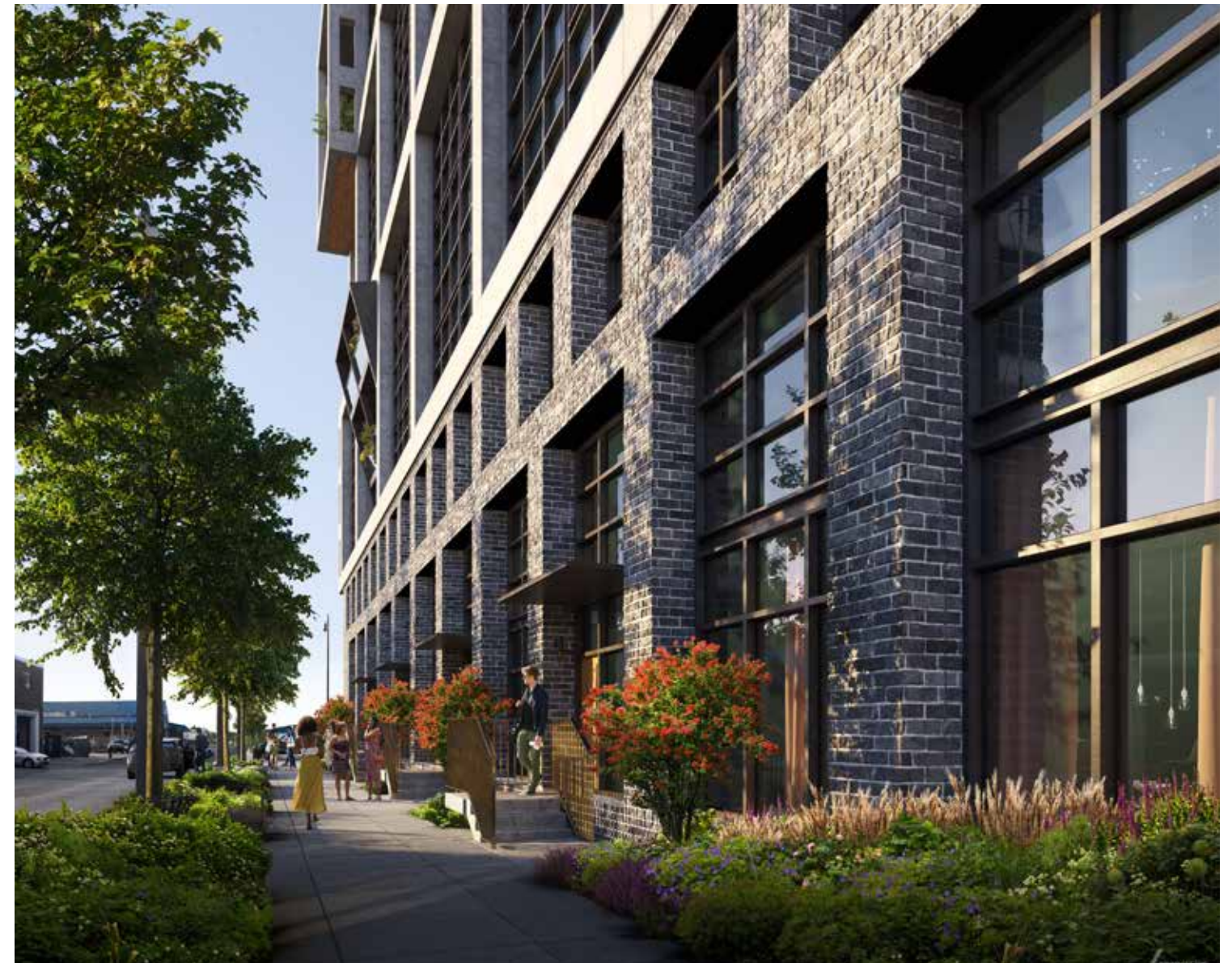
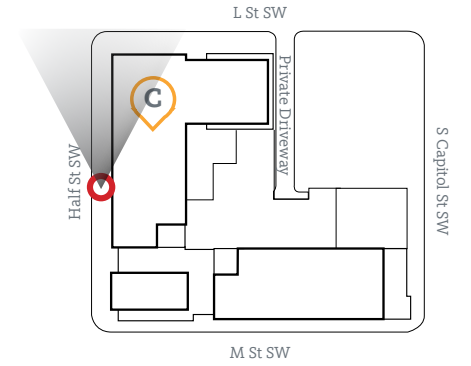
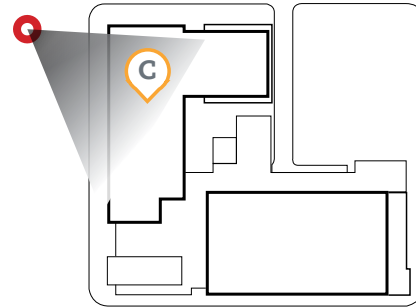


Residential Version



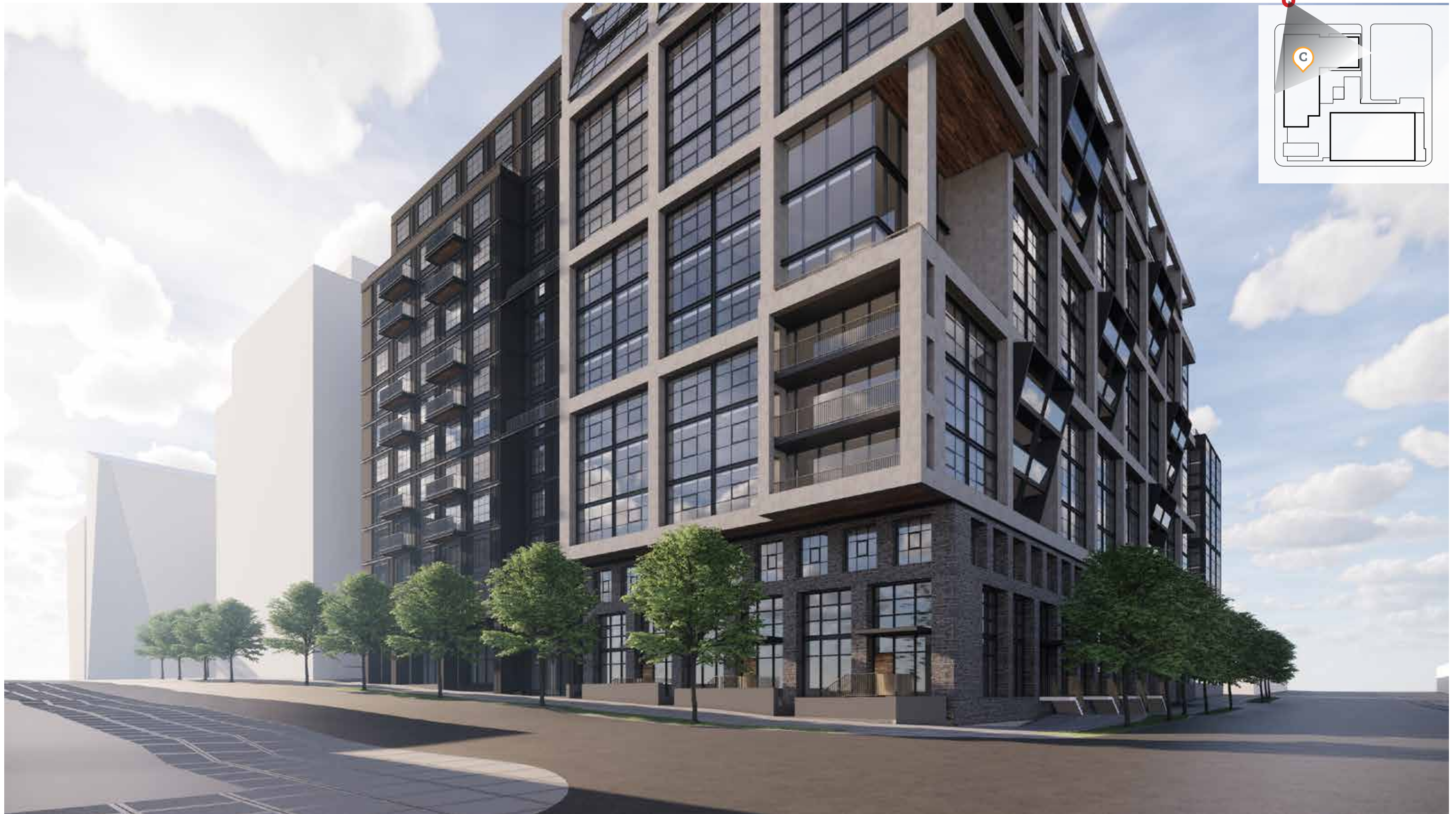
Scheme Comparison Views Along Half St SW

Views are the same in both Mixed Use & Residential Schemes.



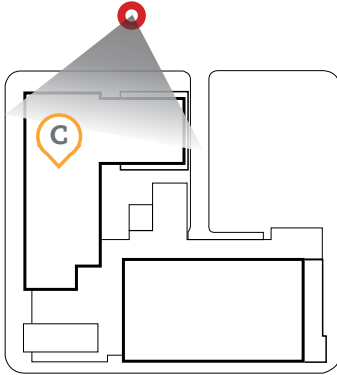
Scheme Comparison L Street and Half Street

Views are similar in both Mixed Use & Residential Schemes.



Scheme Comparison Views Along L St SW

Views are the same in both Mixed Use & Residential Schemes.



Mixed Use Scheme

LEED Scorecard - Silver Target

LEED v4 for BD+C: Core and Shell
Project Checklist
Goal: LEED Silver

Y ? N	Credit	Points
1	Integrative Process	1
16	4 0 Location and Transportation	20
2	LEED for Neighborhood Development Location	20
2	Sensitive Land Protection	2
3	High Priority Site (brownfield)	3
6	Surrounding Density and Diverse Uses	6
3	Access to Quality Transit	6
1	Bicycle Facilities	1
1	Reduced Parking Footprint	1
1	Green Vehicles	1
6	4 1 Sustainable Sites	11
Y	Prereq Construction Activity Pollution Prevention	Required
1	Site Assessment	1
1	Site Development - Protect or Restore Habitat	2
1	Open Space	1
2	Rainwater Management	3
2	Heat Island Reduction	2
1	Light Pollution Reduction	1
1	Tenant Design and Construction Guidelines	1
4	1 6 Water Efficiency	11
Y	Prereq Outdoor Water Use Reduction	Required
Y	Prereq Indoor Water Use Reduction	Required
Y	Prereq Building-Level Water Metering	Required
2	Outdoor Water Use Reduction	2
6	Indoor Water Use Reduction (30%)	6
1	Cooling Tower Water Use	2
1	Water Metering	1
7	10 15 Energy and Atmosphere	33
Y	Prereq Fundamental Commissioning and Verification	Required
Y	Prereq Minimum Energy Performance	Required
Y	Prereq Building-Level Energy Metering	Required
Y	Prereq Fundamental Refrigerant Management	Required
4	Enhanced Commissioning <i>Enhanced and Monitoring Based Cr</i>	6
2	Optimize Energy Performance (8%) SBP Estimate 8-14% savings	18
1	Advanced Energy Metering	1
2	Demand Response	2
3	Renewable Energy Production	3
1	Enhanced Refrigerant Management	1
2	Green Power and Carbon Offsets	2

Project Name: 5M SW Mixed-Use Office
Date: June 09, 2020

Y ? N	Credit	Points
6	5 3 Materials and Resources	14
Y	Prereq Storage and Collection of Recyclables	Required
Y	Prereq Construction and Demolition Waste Management Planning	Required
1	Building Life-Cycle Impact Reduction	6
1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Building Product Disclosure and Optimization - Material Ingredients	2
2	Construction and Demolition Waste Management	2
2	8 0 Indoor Environmental Quality	10
Y	Prereq Minimum Indoor Air Quality Performance	Required
Y	Prereq Environmental Tobacco Smoke Control	Required
2	Enhanced Indoor Air Quality Strategies (CQ Molding)	2
1	Low-Emitting Materials	3
1	Construction Indoor Air Quality Management Plan	1
3	Daylight	3
1	Quality Views	1
6	0 0 Innovation	6
5	Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +)	5
1	Credit LEED Accredited Professional	1
3	1 0 Regional Priority	4
1	Credit Regional Priority: High Priority Site (1 Pt. Required)	1
1	Credit Regional Priority: Surrounding Density and Diverse uses (2 Pts. Required)	1
1	Credit Regional Priority: Access to Quality Transit (1 Pt. Required)	1
1	Credit Regional Priority: Green Vehicles (1 Pt. Required)	1

LEED v4 for BD+C: New Construction
Project Checklist
Goal: LEED Silver

Y ? N	Credit	Points
1	Integrative Process	1
13	3 0 Location and Transportation	16
Y	Prereq LEED for Neighborhood Development Location	Required
1	Sensitive Land Protection	1
2	High Priority Site (brownfield)	2
5	Surrounding Density and Diverse Uses	5
3	Access to Quality Transit	5
1	Bicycle Facilities	1
1	Reduced Parking Footprint	1
1	Green Vehicles	1
5	4 1 Sustainable Sites	10
Y	Prereq Construction Activity Pollution Prevention	Required
1	Site Assessment	1
1	Site Development - Protect or Restore Habitat	2
1	Open Space	1
2	Rainwater Management	3
2	Heat Island Reduction	2
1	Light Pollution Reduction	1
4	1 6 Water Efficiency	11
Y	Prereq Outdoor Water Use Reduction	Required
Y	Prereq Indoor Water Use Reduction	Required
Y	Prereq Building-Level Water Metering	Required
2	Outdoor Water Use Reduction	2
6	Indoor Water Use Reduction (35%)	6
1	Cooling Tower Water Use	2
1	Water Metering	1
8	12 13 Energy and Atmosphere	33
Y	Prereq Fundamental Commissioning and Verification	Required
Y	Prereq Minimum Energy Performance	Required
Y	Prereq Building-Level Energy Metering	Required
Y	Prereq Fundamental Refrigerant Management	Required
4	Enhanced Commissioning <i>Enhanced and Monitoring Based Cr</i>	6
4	Optimize Energy Performance (12%) SBP Estimate 12%-25% savings	18
1	Advanced Energy Metering	1
2	Demand Response	2
3	Renewable Energy Production	3
1	Enhanced Refrigerant Management	1
2	Green Power and Carbon Offsets	2

Project Name: 5M SW West Residential
Date: June 09, 2020

Y ? N	Credit	Points
6	5 2 Materials and Resources	13
Y	Prereq Storage and Collection of Recyclables	Required
Y	Prereq Construction and Demolition Waste Management Planning	Required
1	Building Life-Cycle Impact Reduction	5
1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Building Product Disclosure and Optimization - Material Ingredients	2
2	Construction and Demolition Waste Management	2
6	10 0 Indoor Environmental Quality	16
Y	Prereq Minimum Indoor Air Quality Performance	Required
Y	Prereq Environmental Tobacco Smoke Control	Required
1	Enhanced Indoor Air Quality Strategies (CQ Molding)	2
3	Low-Emitting Materials	3
1	Construction Indoor Air Quality Management Plan	1
2	Indoor Air Quality Assessment	2
1	Thermal Comfort	1
2	Interior Lighting	2
3	Daylight	3
1	Quality Views	1
1	Acoustic Performance	1
6	0 0 Innovation	6
5	Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +)	5
1	Credit LEED Accredited Professional	1
1	3 0 Regional Priority	4
1	Credit Regional Priority: Access to Quality Transit (4 Pts. Required)	1
1	Credit Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1
1	Credit Regional Priority: Green Vehicles (1 Pt. Required)	1
1	Credit Regional Priority: Rainwater Management (3 Pts. Required)	1
50	38 22 TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110		
<i>All Regional Priority Credits</i>		
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)		
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)		

Residential Scheme

LEED Scorecard - Silver Target

LEED v4 for BD+C: New Construction
Project Checklist
Goal: LEED Silver

Y ? N	Credit	Points
1	Integrative Process	1
13	3 0 Location and Transportation	16
Y	Prereq LEED for Neighborhood Development Location	Required
1	Sensitive Land Protection	1
2	High Priority Site (brownfield)	2
5	Surrounding Density and Diverse Uses	5
3	Access to Quality Transit	5
1	Bicycle Facilities	1
1	Reduced Parking Footprint	1
1	Green Vehicles	1
5	4 1 Sustainable Sites	10
Y	Prereq Construction Activity Pollution Prevention	Required
1	Site Assessment	1
1	Site Development - Protect or Restore Habitat	2
1	Open Space	1
2	Rainwater Management	3
2	Heat Island Reduction	2
1	Light Pollution Reduction	1
4	1 6 Water Efficiency	11
Y	Prereq Outdoor Water Use Reduction	Required
Y	Prereq Indoor Water Use Reduction	Required
Y	Prereq Building-Level Water Metering	Required
2	Outdoor Water Use Reduction	2
6	Indoor Water Use Reduction (35%)	6
1	Cooling Tower Water Use	2
1	Water Metering	1
8	12 13 Energy and Atmosphere	33
Y	Prereq Fundamental Commissioning and Verification	Required
Y	Prereq Minimum Energy Performance	Required
Y	Prereq Building-Level Energy Metering	Required
Y	Prereq Fundamental Refrigerant Management	Required
4	Enhanced Commissioning <i>Enhanced and Monitoring Based Cr</i>	6
4	Optimize Energy Performance (12%) SBP Estimate 12%-25% savings	18
1	Advanced Energy Metering	1
2	Demand Response	2
3	Renewable Energy Production	3
1	Enhanced Refrigerant Management	1
2	Green Power and Carbon Offsets	2

Project Name: 5M SW South Residential
Date: June 09, 2020

Y ? N	Credit	Points
6	5 2 Materials and Resources	13
Y	Prereq Storage and Collection of Recyclables	Required
Y	Prereq Construction and Demolition Waste Management Planning	Required
1	Building Life-Cycle Impact Reduction	5
1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Building Product Disclosure and Optimization - Material Ingredients	2
2	Construction and Demolition Waste Management	2
6	10 0 Indoor Environmental Quality	16
Y	Prereq Minimum Indoor Air Quality Performance	Required
Y	Prereq Environmental Tobacco Smoke Control	Required
1	Enhanced Indoor Air Quality Strategies (CQ Molding)	2
3	Low-Emitting Materials	3
1	Construction Indoor Air Quality Management Plan	1
2	Indoor Air Quality Assessment	2
1	Thermal Comfort	1
2	Interior Lighting	2
3	Daylight	3
1	Quality Views	1
1	Acoustic Performance	1
6	0 0 Innovation	6
5	Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +)	5
1	Credit LEED Accredited Professional	1
1	3 0 Regional Priority	4
1	Credit Regional Priority: Access to Quality Transit (4 Pts. Required)	1
1	Credit Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1
1	Credit Regional Priority: Green Vehicles (1 Pt. Required)	1
1	Credit Regional Priority: Rainwater Management (3 Pts. Required)	1
50	38 22 TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110		
<i>All Regional Priority Credits</i>		
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)		
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)		

LEED v4 for BD+C: New Construction
Project Checklist
Goal: LEED Silver

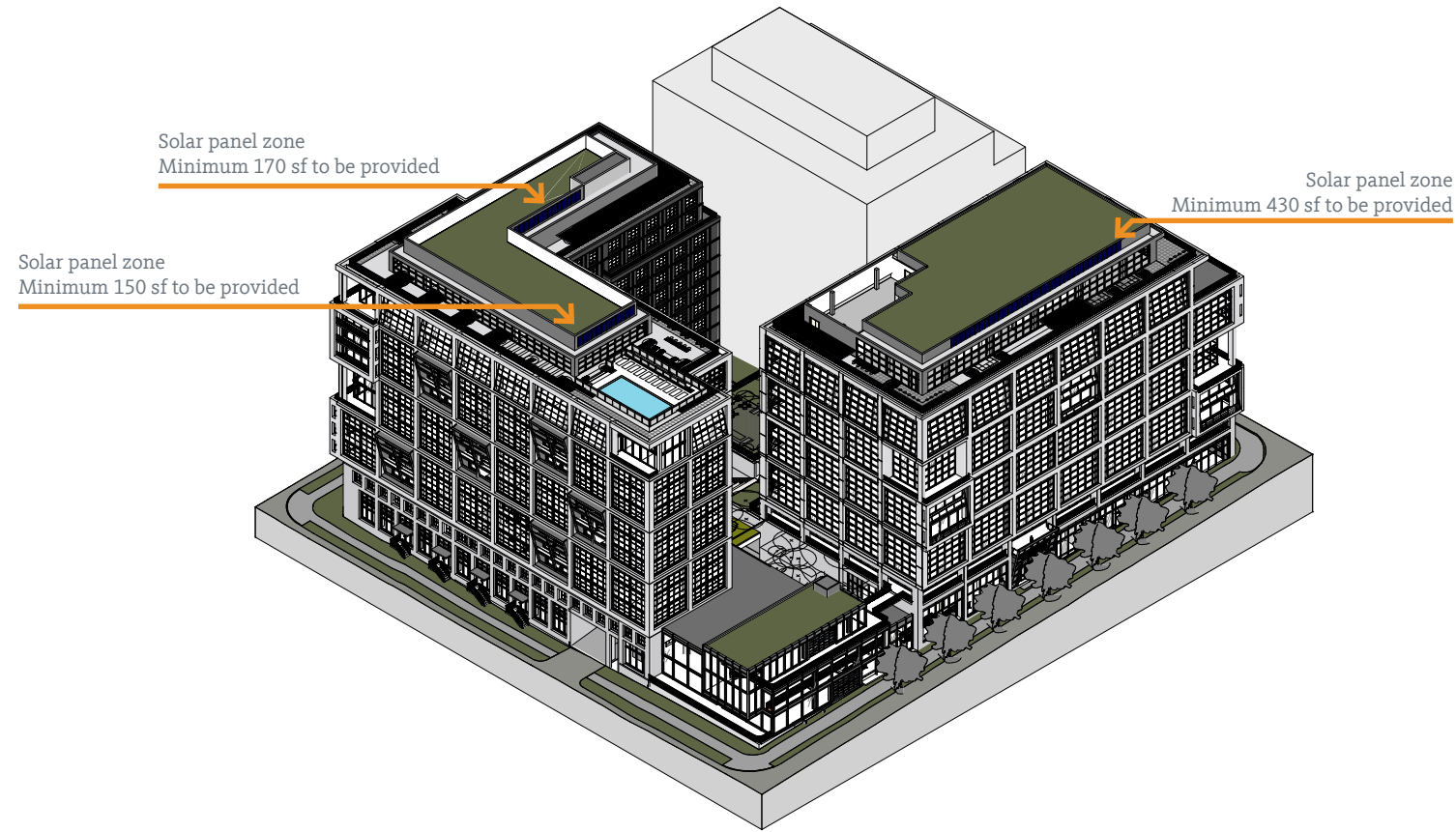
Y ? N	Credit	Points
1	Integrative Process	1
13	3 0 Location and Transportation	16
Y	Prereq LEED for Neighborhood Development Location	Required
1	Sensitive Land Protection	1
2	High Priority Site (brownfield)	2
5	Surrounding Density and Diverse Uses	5
3	Access to Quality Transit	5
1	Bicycle Facilities	1
1	Reduced Parking Footprint	1
1	Green Vehicles	1
5	4 1 Sustainable Sites	10
Y	Prereq Construction Activity Pollution Prevention	Required
1	Site Assessment	1
1	Site Development - Protect or Restore Habitat	2
1	Open Space	1
2	Rainwater Management	3
2	Heat Island Reduction	2
1	Light Pollution Reduction	1
4	1 6 Water Efficiency	11
Y	Prereq Outdoor Water Use Reduction	Required
Y	Prereq Indoor Water Use Reduction	Required
Y	Prereq Building-Level Water Metering	Required
2	Outdoor Water Use Reduction	2
6	Indoor Water Use Reduction (35%)	6
1	Cooling Tower Water Use	2
1	Water Metering	1
8	12 13 Energy and Atmosphere	33
Y	Prereq Fundamental Commissioning and Verification	Required
Y	Prereq Minimum Energy Performance	Required
Y	Prereq Building-Level Energy Metering	Required
Y	Prereq Fundamental Refrigerant Management	Required
4	Enhanced Commissioning <i>Enhanced and Monitoring Based Cr</i>	6
4	Optimize Energy Performance (12%) SBP Estimate 12%-25% savings	18
1	Advanced Energy Metering	1
2	Demand Response	2
3	Renewable Energy Production	3
1	Enhanced Refrigerant Management	1
2	Green Power and Carbon Offsets	2

Project Name: 5M SW West Residential
Date: June 09, 2020

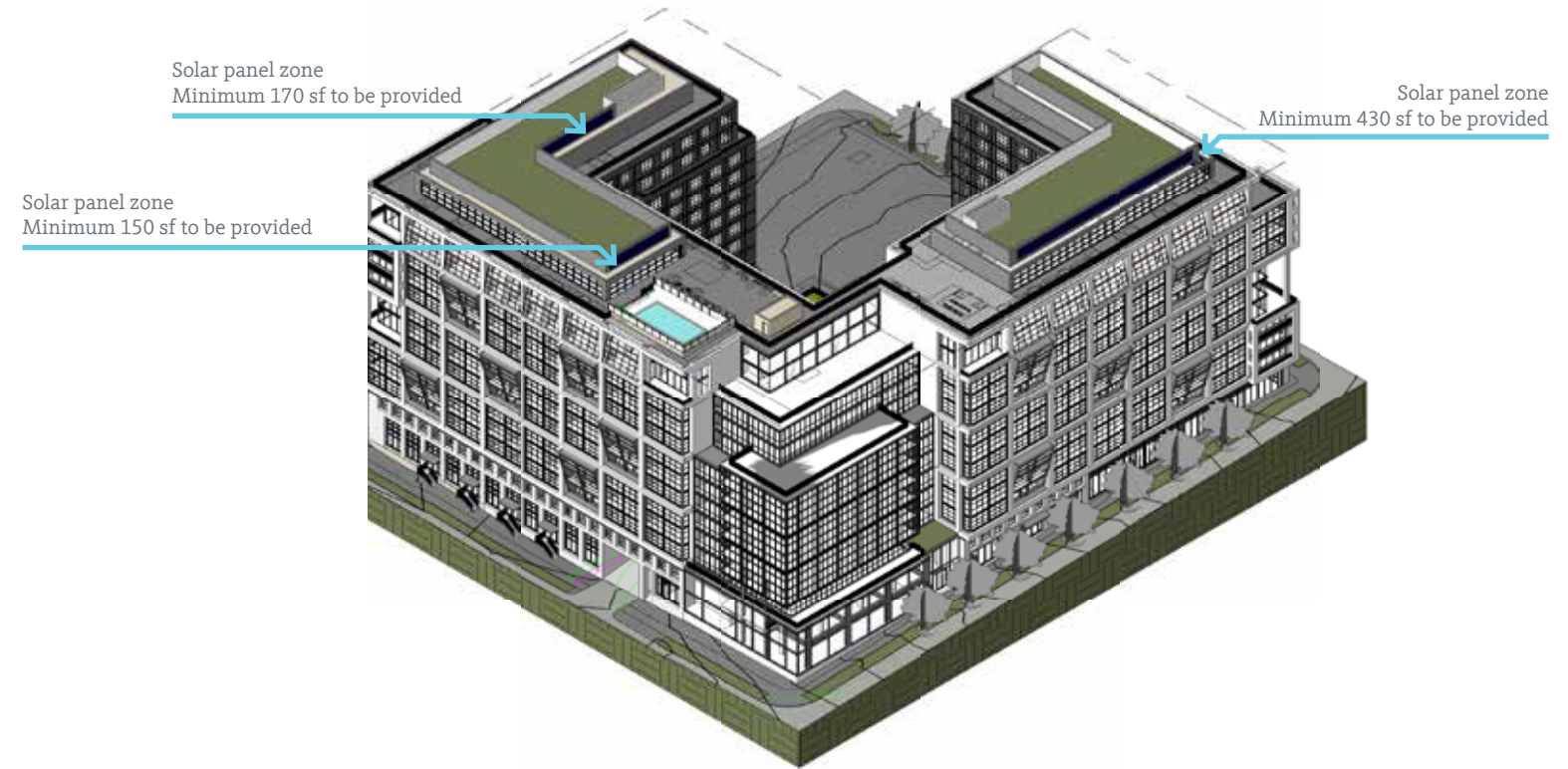
Y ? N	Credit	Points
6	5 2 Materials and Resources	13
Y	Prereq Storage and Collection of Recyclables	Required
Y	Prereq Construction and Demolition Waste Management Planning	Required
1	Building Life-Cycle Impact Reduction	5
1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Building Product Disclosure and Optimization - Material Ingredients	2
2	Construction and Demolition Waste Management	2
6	10 0 Indoor Environmental Quality	16
Y	Prereq Minimum Indoor Air Quality Performance	Required
Y	Prereq Environmental Tobacco Smoke Control	Required
1	Enhanced Indoor Air Quality Strategies (CQ Molding)	2
3	Low-Emitting Materials	3
1	Construction Indoor Air Quality Management Plan	1
2	Indoor Air Quality Assessment	2
1	Thermal Comfort	1
2	Interior Lighting	2
3	Daylight	3
1	Quality Views	1
1	Acoustic Performance	1
6	0 0 Innovation	6
5	Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +)	5
1	Credit LEED Accredited Professional	1
1	3 0 Regional Priority	4
1	Credit Regional Priority: Access to Quality Transit (4 Pts. Required)	1
1	Credit Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1
1	Credit Regional Priority: Green Vehicles (1 Pt. Required)	1
1	Credit Regional Priority: Rainwater Management (3 Pts. Required)	1
50	38 22 TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110		
<i>All Regional Priority Credits</i>		
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)		
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)		

Solar Panel Study

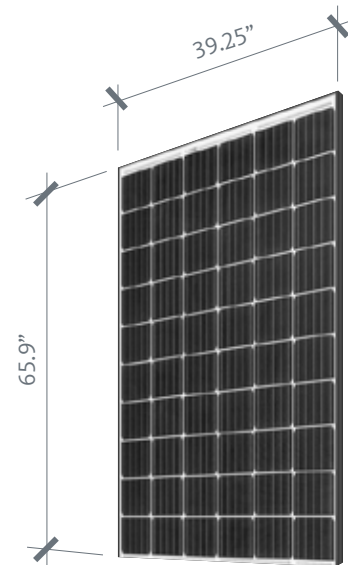
Mixed-Use Version



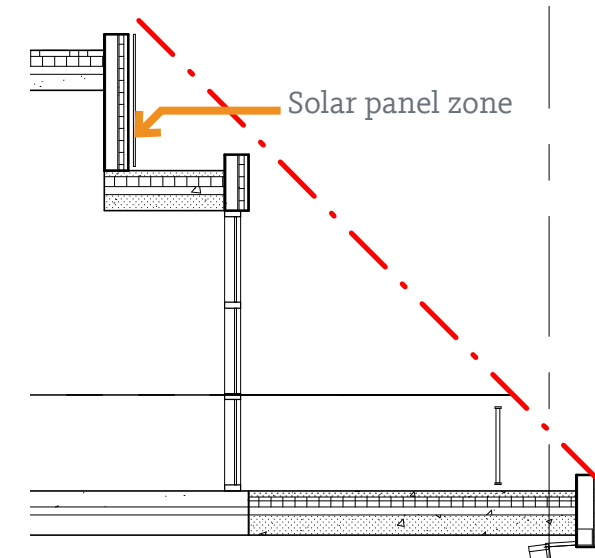
Residential Version



Sample photo of vertical panels, Union Market, DC



90 degree installation as screen



Typical Section

Solar Panel Study

Mixed-Use Version

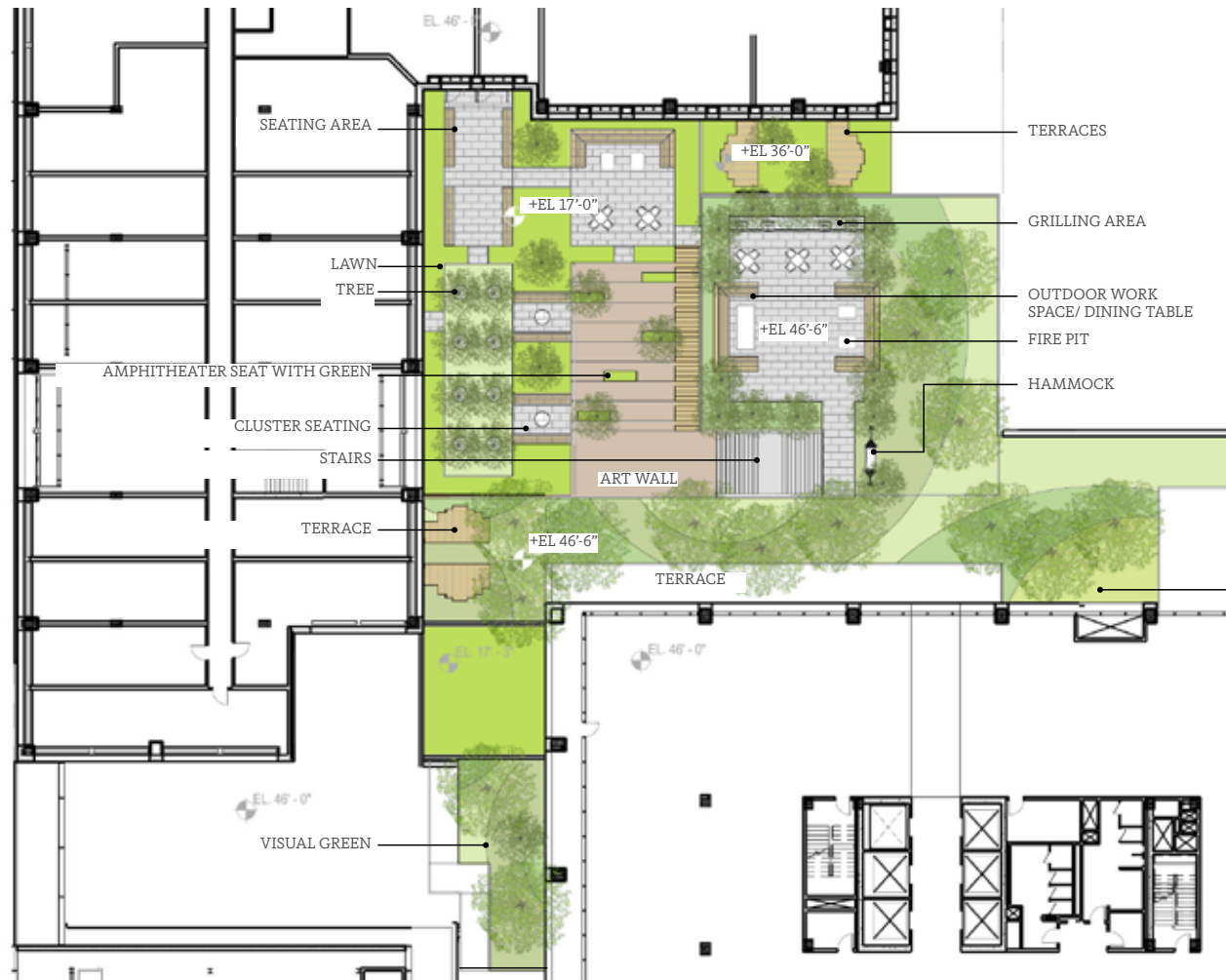


Residential Version



Outdoor Courtyard

Mixed-Use Version



Residential Version

