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MEMORANDUM

DATE: December 22, 2014

TO: Zoning Commission for the
District of Columbia

CC: Mr. Jay Wilson, DDOE

RE: ZC Case No. 13-12 / Applicant's Response to DDOE Memorandum dated 10/27/14

This memorandum is submitted in response to the report filed with the Zoning Commission by DDOE in connection with the above-referenced application and reflects the Applicant's discussion with DDOE.

The Applicant seeks to fulfill or exceed LEED Silver certification for the project. The Applicant will pursue additional LEED points through the incorporation of storm water retention and treatment facilities. Also, as the project is designed for formal permit submission of the Phase I building, the Applicant agrees to assess whether the project can retain and treat storm water to 1.7" standard such the Applicant may participate in DDOE's newly created Stormwater Retention Credit Trading Program.

The Applicant is aware that during the permitting process, the project must undergo review by three DDOE divisions – Toxic Substances, Water Quality and Storm Water Management -- to ensure that all bio-retention facilities meet DDOE approval. The Applicant understands DDOE's suggestion that any bio-retention facilities should be lined as a result of the subject property's history as a petroleum treatment and distribution facility.

Finally, the Applicant will consider other general recommendations and comments provided in the DDOE report including, but not limited to, compliance with the DC Green Construction Code, Air Quality/Environment considerations and requirements for permitting.