

318 Eye Street NE, Washington DC
Zoning Commission Case Number 05-15A
Low-Impact Development Features

The building Owner does not intend to pursue formal LEED Certification; however the building will incorporate a number of low-impact development features that will achieve at least the equivalent of 19 LEED-NC v2.2 points. These points will be achieved through the following building features.

- The building site is currently a developed parcel of land within a densely populated urban environment.
- There are mass transit access points within ½ mile radius of the proposed building.
- There will be bicycle storage spaces to accommodate 35 to 42 bicycles.
- Provisions will be made for alternative transportation options on site.
- The building site will have a high ratio of open space to building footprint because of the open space at grade and the vegetated roof areas.
- The existing site is covered almost entirely by impervious surfaces, resulting in uncontrolled and unfiltered water runoff. The proposed building has both open green space at grade and a large planted area at the roof, resulting in greater retention and filtration of rainwater than the current site conditions. Additionally, the new sidewalk configuration with an integrated planting strip will catch rainwater runoff from the sidewalk.
- The heat island effect will be diminished through a combination of green space at grade, planted areas on the roof, and reflective materials on mechanical portions of the roof.
- Building components will be designed to optimize energy performance. The exterior wall construction and the building systems will be designed to achieve the maximum efficiency possible.
- Products that incorporate recycled content will constitute at least 10% of the building materials.
- Regionally produced materials will constitute at least 10% of the building materials.
- Lighting and thermal controls will be provided throughout the building.
- Daylight and views will be provided for 90% of regularly occupied spaces.
- The green benefits of the vegetated roof and other building features will be highlighted on site to further promote environmental awareness.
- The existing site is an industrial use with a large surface parking area in a residential area. The proposed building will move all of the parking below grade and will replace the industrial use with a residential use more in keeping with the surrounding area.
- LEED Accredited Professional on Architect's staff.

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