

ENVIRONMENTAL ANALYSIS

A. Water Demand

The proposed project will contain approximately 755,035 square feet of gross floor area. The average daily water demand for this project will be 205,517 gallons per day[♦] and can be met by the existing District water system. The proposed connection for fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

B. Sanitary Sewer Demand.

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works. The expected sanitary sewer demand will be 205,517 gallons per day[♦].

C. Stormwater Management.

The site's stormwater run-off will be designed and constructed, in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority. The storm water estimate used a "C" factor of 0.80 and time of concentration of 5 minutes to determine the storm water capacity of 26.1 cubic feet per second for a 15 year storm and 18.2 cubic feet per second for a 20 year storm.

D. Solid Waste Services.

Solid waste generated by the project will be collected bi-weekly by a private trash collector.

[♦] This calculation is based on 675 residential units each using 300 gallons per day (202,500 gallons per day) and the retail space using 200 gallons per day per 1000 square feet (3,017 gallons per day).

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E. Electrical Services.

Electricity for the building will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code.

F. Energy Conservation.

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting systems contained in the building.

G. Erosion Control.

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.