

## **EXHIBIT D**

### **Sibley Medical Office Building and Garage** **Preliminary Analysis of LEED Calculation**

LEED certification is not proffered as part of this application. However, the following significant sustainability initiatives provided in this project indicate a possible range of 15-17 LEED points that could be achieved.

Key project sustainability features include:

- Location in close proximity to public transportation:
  - Within ¼ mile
  - Shuttle to metro provided
- Urban Redevelopment:
  - Construct buildings on a previously developed site
  - Increase to site impervious < 1%
- Alternative transportation options:
  - Including bike storage for 5% of staff within 200 yards of building entrance
  - Shower and changing facilities for 0.5% of full time employees
  - Preferred parking for low emitting and fuel efficient vehicles
- Reduce heat islands with sustainable roof and paving products:
  - Proposed reflective membrane roofing with SRI equal to or greater than 78 for 75% of roof surface (roof)
  - Proposed reflective concrete paving of top parking deck with SRI equal to or greater than 29 (non-roof)
  - 75% of new parking is covered (non roof)
- Light pollution reduction:
  - Automatic shut off controls for non emergency building lighting will be utilized
  - Exterior lighting design will provide 0.20 maximum vertical foot-candles at the site boundary.
  - New exterior lighting will have full cut off reflectors and limited operation times.
  - After hours garage lighting will be confined to lower two underground levels.
- Storm Water Management:
  - Bio Retention (rain garden) technologies will be utilized for SW quantity and quality control.
  - Rain harvesting technologies to provide irrigation water for landscaped areas will be utilized.
  - No potable water will be used for irrigation.
- Use of building components which optimize energy performance:
  - High performance glazing will be utilized in all window and curtain wall installations.
- Energy Performance:
  - Design to comply with ASHRAE/IESNA 90.1-2004 or local energy code whichever is more stringent.

- Zero use of CFC based refrigerants in new building.
- Use of recycled content materials:
  - Fly ash will be utilized in poured in place concrete mix
- Indoor Environmental Quality:
  - Individual lighting control for 90% of building occupants.
  - Individual comfort control for 50% of building occupants.
  - Install a permanent temperature and humidity monitoring system configured to provide operators control over thermal comfort performance and effectiveness of humidification and/or dehumidification systems in the building.
  - Use of low-emitting paint and carpet materials.
- LEED Accredited Professionals on all design consultant staffs.

### **Discussion of Treatment of the Top Level of the Parking Garage**

At the request of Commissioner Turnbull, the Applicant's design team investigated the possibility of continuing the proposed trellis around all sides of the top level of the parking garage. The Applicant's design team has concluded that continuing the proposed trellis around the top level of the parking garage would not create any significant additional sustainability impacts for this project. It was also determined that the primary benefit of the trellis structure is the screening of vehicles and activity on the top level of the parking garage from the residential property owners on Loughboro Road. Such screening is not necessary on the other sides of the top level of the parking garage as there are no residential neighbors on those sides of the parking garage. Therefore, the Applicant has decided to maintain the same trellis structure that was presented to the Zoning Commission on February 1, 2007.