

EXHIBIT E
ENVIRONMENTAL ANALYSIS

A. Water Demand

The average daily demand for water for the project is estimated to be approximately 374,914 gallons per day. Existing District water distribution systems are available to service the site, and the Applicant will coordinate connections to these existing systems with the D.C. Water and Sewer Authority (“WASA”). The proposed connections for fire water supply will also be made within the existing distribution system and will be coordinated with WASA.

B. Sanitary Sewer Demand

The average daily demand on the sanitary sewer system is estimated to be approximately 374,914 gallons per day. The proposed connections for the sanitary sewer lines will be made with the existing distribution system and will be coordinated with WASA.

C. Storm Water Management

The Arbor Place development will provide stormwater management through a variety of Best Management Practices (“BMP”). In accordance with current District Department of the Environment (“DDOE”) regulations, the site will treat all stormwater for water quality before discharging the runoff to the existing storm drainage infrastructure. It is expected that the new privately-constructed interior streets will utilize DDOE approved water quality inlets to treat stormwater runoff from the streets and sidewalks. An approved stormwater BMP such as a sand filter or a stormfilter device will be used for each building to treat runoff. Opportunities to implement Low Impact Development practices such as rain gardens will also be explored during design so that water quality can be improved with native plantings. The details of the stormwater management BMPs to be utilized will be determined during the site design process.

D. Solid Waste Services

Solid waste will be collected daily by a private contractor from covered receptacles for appropriate disposal.

E. Electrical Service

Electricity for the Project will be provided by the Potomac Electric Power Company in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the District of Columbia Energy Code.

F. Energy Conservation

The Project will be constructed in compliance with the 2008 Green Communities Standards. Specific features will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting systems contained in the buildings.

G. Erosion Control

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