

EXHIBIT F

SUSTAINABLE AND LOW-IMPACT DEVELOPMENT FEATURES PREPARED BY TORTI GALLAS AND PARTNERS

The Central Park will provide a 3.9 acre green oasis, consisting of the central park space and ancillary courtyards, that will be lushly landscaped and offer the following sustainable benefits:

- **Reduction of heat island effect:** Currently the site is covered approximately 100 percent by buildings and parking lots that radiate solar heat back to the environment. The proposed design will provide over 3.9 acres of landscaping in the Central Park that will greatly reduce the heat island effect.
- **Storm Water:** The existing site is approximately 100 percent impervious and rainfall is directed to the municipal storm water system. The Central Park design will provide 1.6 acres of green space that is pervious (over earth with no structure below). Additional pervious areas around the perimeter of the site provide another 0.65 acres, for a total of 2.25 acres of pervious area. This represents approximately 16% of the total site area as pervious green space, a much higher percentage than typical urban development. These pervious areas will allow rainfall and runoff to be absorbed into the earth and vegetation rather than being diverted to the municipal storm water system. Additionally, the vegetation in the Central Park and other areas helps to remove pollutants in the storm water through natural filtration processes.

The balance of the Central Park area, 2.3 acres (3.9 – 1.6) will consist of landscaped green areas over below grade parking structure. This will provide 2.3 acres of landscape terraces at the ground level, helping to slow down, absorb, and treat rainfall.

- **Green Roof:** The lower roof of each of the lobby pavilions between the D & E Building, as well as the G & H Building feature a green roof. Additionally, the roof above the indoor pool in the Central Park will be a green roof. This will provide 14,150 square feet (0.32 acres) of green roof that is highly visible to the residents.
- **Enhanced Landscaping:** The 1.6 acres of landscaped area within the central park that is not over structure, and the total of 2.25 acres of the entire site that is not over structure, will provide the opportunity for more vigorous and larger quantities and sizes of trees and other landscape material than would normally occur in urban development. Such vegetation would help to support native animal habitats of birds and small mammals.

In addition to the sustainable benefits of the Central Park, other low-impact development features include:

- **Off-Site Storm Water:** The Filtterra Storm Water Bioretention Filtration System is being proposed as a method to mitigate storm water loads from New York Avenue,

Bladensburg Road, and Montana Avenue. This system would allow a portion of the runoff from these public right-of-ways to be treated and removed through a catch basin and a landscaped concrete container (tree box). The remaining filtrated water would enter the storm water system at a slower rate. Such a system would not only be a benefit through the treatment of off-site storm water, but would also provide appropriate vegetation for the urban environment in the form of small street trees.

- **Underground Parking:** Currently the New York Avenue site accommodates all vehicular parking through surface parking. A matter-of-right development on this same site might also include surface parking. However, the design proposed here places all parking underground, reducing the heat island effect and creating a more pleasant urban environment. The importance of this sustainable strategy is highlighted by LEED Sustainable Sites Credit 7:1 (Heat Island Effect: Non-Roof), which grants one point for placing at least 50% of parking underground with a vegetated or high-reflectance roof.
- **Mixed-Use Development:** Mixed-Use Developments allow residents the opportunity to reduce their dependence on automobiles. By providing a variety of retail establishments, a grocery store, a daycare, and a gym on-site, the number of car trips generated by each household will be significantly reduced. This sustainable strategy is supported by LEED Sustainable Sites Credit 2 (Development Density & Community Connectivity), which grants one point for buildings that allow for pedestrian access to at least 10 Basic Services.
- **Local Materials:** For the majority of the materials used to construct the eight buildings – masonry, concrete, steel and drywall – efforts will be made to obtain these from local sources (within 500 miles), so as to reduce amount of fuel used for transportation and support local economies. LEED Material & Resources Credit 5 (Regional Materials) awards up to two points for this strategy.