

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198

March 7, 2007

1345 South Capitol
Washington DC
Camden Development Inc.

Zoning Commission Submission, ZC 06-41
Sustainable Design Project Attributes

While the Applicant does not intend to pursue formal LEED certification, the project will incorporate a number of low-impact development features that will result in the attainment of at least 16 LEED-NC v2.2 points for the project. These points may be achieved through the following project features:

- Reduction of pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation
- Avoidance of development of an inappropriate Greenfield site and reduced the environmental impact from the location of the building on the site
- Development of the density of the residential use in an urban area with existing infrastructure and did not disturb existing Greenfield or habitats and natural resources.
- Reduction of pollution and land development impacts from automobile use by taking advantage of alternative transportation by locating the project in close proximity to public transportation, by providing bicycle storage to encourage bicycle use by tenants and visitors, and by providing parking for fuel efficient single occupancy vehicles to encourage their use as well
- Limitation of the disruption of natural hydrology by consideration of impervious coverage, increasing on-site infiltration, and managing storm water runoff
- Reduction of water pollution by increasing on-site filtration, eliminating source of contaminants, and removing pollutants from storm water runoff
- Reduction of heat island effect (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitats through a combination of vegetation at the roof, reflective roof, and at-grade landscape features
- Limitations of the use of potable water for landscape irrigation enhances water efficiency
- Reduction of the burden on municipal water supply and waste water system by reducing water use
- Use of building components to prescribed levels of energy efficiency performance in the design of the building envelope and building systems

- Use of at least 10%, and possibly 20%, recycled content materials, thereby reducing the impacts resulting from extraction and processing of virgin resources
- Use of at least 10%, and possibly 20%, regional extracted, processed, and manufactured materials and resources, thereby reducing the impacts resulting from extraction and processing of virgin resources
- Reduction in the quantity of indoor air contaminates by limiting the amount of Volatile Organic Compounds (VOCs) from adhesives & sealants, carpet systems, and possibly paints and coatings that are odorous, irritating and/or harmful to the comfort and well being of installers and occupants
- Minimization of the exposure of building occupants to potentially hazardous indoor particulates and chemical pollutants by source control
- Provision of a high level of lighting system and thermal comfort control by individual occupants or by specific groups in multi-occupant spaces while still promoting the productivity, comfort and well-being of building occupants
- Provisions for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building
- Participation by LEED Accredited Professional on Architect's staff.



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

1325 South Capitol Street
Washington, DC

Mar. 5, 2007

Yes ? No

6 1 Sustainable Sites

Y	Prereq 1	Construction Activity Pollution Prevention
1	Credit 1	Site Selection
1	Credit 2	Development Density & Community Connectivity
	Credit 3	Brownfield Redevelopment
1	Credit 4.1	Alternative Transportation, Public Transportation Access
1	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
1	Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles
	Credit 4.4	Alternative Transportation, Parking Capacity
	Credit 5.1	Site Development, Protect or Restore Habitat
	Credit 5.2	Site Development, Maximize Open Space
*	Credit 6.1	Stormwater Design, Quantity Control
1	Credit 6.2	Stormwater Design, Quality Control
1	Credit 7.1	Heat Island Effect, Non-Roof
**	Credit 7.2	Heat Island Effect, Roof
	Credit 8	Light Pollution Reduction

Yes ? No

2 Water Efficiency

1		Credit 1.1 Water Efficient Landscaping , Reduce by 50%
		Credit 1.2 Water Efficient Landscaping , No Potable Use or No Irrigation
		Credit 2 Innovative Wastewater Technologies
1		Credit 3.1 Water Use Reduction , 20% Reduction
		Credit 3.2 Water Use Reduction , 30% Reduction

Yes ? No

Energy & Atmosphere

Y	Prereq 1	Fundamental Commissioning of the Building Energy Systems
Y	Prereq 2	Minimum Energy Performance
Y	Prereq 3	Fundamental Refrigerant Management
	Credit 1	Optimize Energy Performance
	Credit 2	On-Site Renewable Energy
	Credit 3	Enhanced Commissioning
	Credit 4	Enhanced Refrigerant Management
	Credit 5	Measurement & Verification
	Credit 6	Green Power

* The project incorporates large planting areas which reduce the flow rate of stormwater from the site.

** High solar reflectance roofing, planting areas, and a swimming pool reduce the heat island effect.

Yes ? No

2 2

Materials & Resources

Y				
1				
		1		
1				
		1		

Yes ? No

Prereq 1	Storage & Collection of Recyclables
Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof
Credit 1.2	Building Reuse , Maintain 100% of Existing Walls, Floors & Roof
Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements
Credit 2.1	Construction Waste Management , Divert 50% from Disposal
Credit 2.2	Construction Waste Management , Divert 75% from Disposal
Credit 3.1	Materials Reuse , 5%
Credit 3.2	Materials Reuse , 10%
Credit 4.1	Recycled Content , 10% (post-consumer + ½ pre-consumer)
Credit 4.2	Recycled Content , 20% (post-consumer + ½ pre-consumer)
Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured Regionally
Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured Regionally
Credit 6	Rapidly Renewable Materials
Credit 7	Certified Wood

Yes ? No

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Indoor Environmental Quality

Y			
Y			
1			
		1	
1			
1			
1			
1			

Yes ? No

Prereq 1	Minimum IAQ Performance
Prereq 2	Environmental Tobacco Smoke (ETS) Control
Credit 1	Outdoor Air Delivery Monitoring
Credit 2	Increased Ventilation
Credit 3.1	Construction IAQ Management Plan, During Construction
Credit 3.2	Construction IAQ Management Plan, Before Occupancy
Credit 4.1	Low-Emitting Materials, Adhesives & Sealants
Credit 4.2	Low-Emitting Materials, Paints & Coatings
Credit 4.3	Low-Emitting Materials, Carpet Systems
Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products
Credit 5	Indoor Chemical & Pollutant Source Control
Credit 6.1	Controllability of Systems, Lighting
Credit 6.2	Controllability of Systems, Thermal Comfort
Credit 7.1	Thermal Comfort, Design
Credit 7.2	Thermal Comfort, Verification
Credit 8.1	Daylight & Views, Daylight 75% of Spaces
Credit 8.2	Daylight & Views, Views for 90% of Spaces

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Innovation & Design Process

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1		

Yes ? No

- Credit 1.1 **Innovation in Design:** Specific Title - 64% ave. *Material Resource 5.2*
- Credit 1.2 **Innovation in Design:** Provide Specific Title
- Credit 1.3 **Innovation in Design:** Provide Specific Title
- Credit 1.4 **Innovation in Design:** Provide Specific Title
- Credit 2 **LEED® Accredited Professional**

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Project Totals (pre-certification estimates)

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points