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BY ELECTRONIC DELIVERY

District of Columbia Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

Re: Zoning Commission Application No. 08-30B
Response to OP/DOEE Supplemental Submission

Dear Members of the Zoning Commission:

This letter is submitted on behalf of the West Half II Residential, L.L.C., and West Half III Residential, L.L.C. (the “Applicant”), pursuant to 11 DCMR §3024.3, in response to the post-hearing memorandum submitted by the DC Office of Planning (OP) and the DC Department of Energy and Environment (DOEE). As detailed below, the Applicant wishes to respond to items raised by DOEE and commits to achieving LEED Gold.

At the outset, the Applicant would like to clarify certain points raised in the DOEE memo. The Applicant met with DOEE staff in January to discuss possible options for enhancing project sustainability. Options discussed involved energy efficiency, vegetation, storm water retention, and indoor environmental quality. The Applicant has thoroughly considered each of these recommendations and incorporated them to the maximum extent feasible.

Energy Efficiency:

With respect to energy efficiency, the DOEE memo references the benefit of variable refrigerant flow (VRF) systems. As the Applicant noted in its meeting with DOEE staff, the project already incorporates this leading technology and is targeting a minimum of 22 percent energy savings. The Applicant is continuing to study additional measures to increase efficiency, including glazing and shading efforts to reduce the solar heat effect without compromising the design of the building.

Vegetation:

The Applicant appreciates DOEE’s positive reaction to the extensive planting proposed throughout the building exterior south of the Via and confirms that the plant material provided will consist of native, adaptive, drought-tolerant species. Further, as provided in the LEED Scorecard (56 points) included with its March 17, 2016, post-hearing submission, the Applicant has already committed to collect rain water and condensate for irrigation purposes.

Other Sustainability Initiatives:

In addition to those measures addressed in the DOEE memo, the Applicant is exploring a variety of potential LEED-creditable measures, including nearly all indoor environmental quality credits that are appropriate for residential projects. Difficulties the Applicant has experienced to date include:

- Increasing ventilation requires larger ductwork and decreases energy efficiency;
- Urea-formaldehyde free kitchen cabinets typically are not available in the DC market;
- Residential projects are not eligible to achieve the verification credit; and
- The Applicant has not yet determined if the design can achieve the daylighting credit.

The Applicant continues to study the Stormwater Retention Credit Trading program; however, joining that program does not achieve any LEED credits and does not simplify Gold achievement.

The Applicant commits to achieving LEED Gold

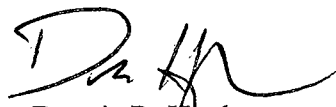
The Applicant provides the above additional information to clarify and demonstrate its significant efforts to date to respond to and address the requests and concerns raised by the Zoning Commission, DOEE, OP, as well as Advisory Neighborhood Commission 6D regarding sustainability. In its March 17, 2016, post-hearing submission (Exhibit 34 of the record), the Applicant increased its LEED commitment from base LEED Silver to an enhanced Silver with a minimum of 56 points. The Applicant has continued to make every effort to achieve the requested LEED Gold baseline and remains concerned about the potential effects such a commitment may have upon the ultimate design of the building.

With that background, the Applicant commits to achieving LEED Gold (under LEED-NC v2009) for the portion of the overall project located south of the Via. Please see updated LEED Scorecard attached.

Thank you for your consideration of these additional materials in advance of the April 11 public meeting.

Respectfully submitted,

HOLLAND & KNIGHT LLP



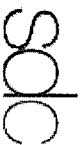
Dennis R. Hughes

Enclosure

cc: Advisory Neighborhood Commission 6D
Matt Jesick, DC Office of Planning
Jay Wilson, DC Department of Energy and Environment

LEED-NC 2009

Project Scorecard



West Half Street

04/05/2016

20				4				Sustainable Sites				Possible Points: 26				Indoor Environmental Quality				Possible Points: 15			
Y	2Y	2N	N	Y	2Y	2N	N	Y	2Y	2N	N	Y	2Y	2N	N	Y	2Y	2N	N				
				SSp1 - Construction Activity Pollution Prevention				0	Y			IEOp1 - Minimum Indoor Air Quality Performance				0							
1				SSc1 - Site Selection				1	Y			IEOp2 - Environmental Tobacco Smoke (ETS) Control				0							
5				SSc2 - Development Density & Community Connectivity				5	1			IEOc1 - Outdoor Air Delivery Monitoring				1							
		1		SSc3 - Brownfield Redevelopment				1			1	IEOc2 - Increased Ventilation				1							
6				SSc4.1 - Alternative Transportation - Public Transportation Access				6	1			IEOc3.1 - Construction Indoor Air Quality Management Plan - During Construction				1							
1				SSc4.2 - Alternative Transportation - Bicycle Storage & Changing Rooms				1	1			IEOc3.2 - Construction IAQ Management Plan - Before Occupancy				1							
3				SSc4.3 - Alternative Transportation - Low Emitting & Fuel Efficient Vehicles				3	1			IEOc4.1 - Low-Emitting Materials - Adhesives & Sealants				1							
		2		SSc4.4 - Alternative Transportation - Parking Capacity				2	1			IEOc4.2 - Low-Emitting Materials - Paints & Coatings				1							
2				SSc5.1 - Site Development - Protect or Restore Habitat				1	1			IEOc4.3 - Low-Emitting Materials - Flooring Systems				1							
1				SSc5.2 - Site Development - Maximize Open Space				1			1	IEOc4.4 - Low-Emitting Materials - Composite Wood & Agrifiber Products				1							
2				SSc6.1 - Stormwater Design - Quantity Control				1	[RP]		1	IEOc5 - Indoor Chemical & Pollutant Source Control				1							
				SSc6.2 - Stormwater Design - Quality Control				1			1	IEOc6.1 - Controllability of Systems - Lighting				1							
1				SSc7.1 - Heat Island Effect - Nonroof				1			1	IEOc6.2 - Controllability of Systems - Thermal Comfort				1							
				SSc7.2 - Heat Island Effect - Roof				1			1	IEOc7.1 - Thermal Comfort - Design				1							
				SSc8 - Light Pollution Reduction				1			1	IEOc7.2 - Thermal Comfort - Verification				1							
			1									IEOc8.1 - Daylight & Views - Daylight				1							
			1									IEOc8.2 - Daylight & Views - Views				1							
7	0	1	2	Water Efficiency				Possible Points: 10				Innovation & Design				Possible Points: 6							
Y	2Y	2N	N	WEp1 - Water Use Reduction - 20% Reduction				0	6	0	0	0	IDc1.1 - Innovation in Design - Green Education Plan			1							
				WEc1 - Water Efficient Landscaping				4	Y	2Y	2N	N	IDc1.2 - Innovation in Design - EP SSC4.1			1							
4				WEc2 - Innovative Wastewater Technologies				2	1				IDc1.3 - Innovation in Design - EP SSC5.2			1							
			2	WEc3 - Water Use Reduction				4	1				IDc1.4 - Innovation in Design - Water Saving Appliances			1							
3			1										IDc1.5 - Innovation in Design - EP SSC7.1			1							
													IDc2 - LEED Accredited Professional			1							
11	2	2	22	Energy & Atmosphere				Possible Points: 35				Total				Possible Points: 110							
Y	2Y	2N	N	EAp1 - Fundamental Commissioning of the Building Energy Systems				0	60	6	5	39	Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110										
Y				EAp2 - Minimum Energy Performance				0															
Y				EAp3 - Fundamental Refrigerant Management				0															
6	2		12	EAc1 - Optimize Energy Performance				(RP) 19															
			8	EAc2 - On-site Renewable Energy				(RP) 7															
2				EAc3 - Enhanced Commissioning				2															
				EAc4 - Enhanced Refrigerant Management				2															
		2		EAc5 - Measurement & Verification				3															
1			2	EAc6 - Green Power				2															
2																							
6	0	0	8	Materials & Resources				Possible Points: 14															
Y	2Y	2N	N	MRp1 - Storage & Collection of Recyclables				0															
			3	MRc1.1 - Building Reuse - Maintain Existing Walls, Floors & Roof				3															
			1	MRc1.2 - Building Reuse - Maintain Interior Nonstructural Elements				1															
2				MRc2 - Construction Waste Management				2															
			2	MRc3 - Materials Reuse				2															
2				MRc4 - Recycled Content				2															
				MRc5 - Regional Materials				2															
			1	MRc6 - Rapidly Renewable Materials				1															
			1	MRc7 - Certified Wood				1															

[RP] - The credit is targeting Regional Priority points.