

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment



MEMORANDUM

TO: Anthony Hood
Chairman, DC Zoning Commission

FROM: Jay Wilson, DDOE

CC: Brendan Shane, DDOE
Bill Updike, DDOE

DATE: 02/09/15

SUBJECT: [Z.C. CASE NO. 14-12](#)
EAJ 1309 5th Street, LLC – First-Stage and Consolidated PUD & Related
Map Amendment @ Square 3591, Lot 800 - 1309-1329 5th Street, N.E.

This memorandum responds to the applicant’s 2nd Pre-Hearing Submission (Exhibit 35) and response to DDOE Memo (Exhibit 36).

DDOE met with the applicant on January 22nd and is in receipt of the response and notes from that meeting, uploaded to IZIS on February 2nd. As included in the notes from the applicant, the key points of discussion include on-site renewable energy, district energy, LEED certification, and stormwater management. On these points, DDOE recommends **approval** of the PUD application with a few conditions. Since the initial application, we acknowledge and thank the applicant for their improved progress on environmental and sustainability issues. However, there are several topic areas where we would like to see the applicant strengthen their commitment as noted below.

District Energy & Renewable Energy: As discussed with the applicant, DDOE will recommend that the Florida Avenue market be included in the Microgrid and District Energy feasibility study being funded through the Green Building Fund Grant Program this year. It has yet to be determined the exact format, parameters and timing of the results of this study but we will keep the applicant informed of progress. We noted to the applicant that the strongest strategy to prepare their project to be included in a future district energy plan is to include on-site renewable energy generation that can connect to and benefit the utility grid. **We recommend that the project commit to generating at**



least 1% and strive for at least 3% of the building's energy use on-site. Washington DC has one of the strongest financial markets for solar power in the country, and we estimate that simple payback of the investment would be within 5 years of installation. The commitment of at least 1% renewable energy would also qualify the project for 4 LEED-CS Credits.

LEED Certification: DDOE has made the case for LEED Gold Certification in our previous memoranda and discussed these strategies with the applicant. **DDOE remains firm to the recommendation that this project should commit to achieving LEED Gold Certification.** As an example of new commercial construction within the city and at a scale similar to other development projects attaining certification at that level, there are no market drivers that would preclude the project from reaching Gold level certification. As an example, large tract development areas including the Southwest Waterfront and the Anacostia Waterfront Development Zone also have a requirement to achieve LEED Gold. In addition, approximately 60% of the certified commercial space in the District is certified at Gold and Platinum levels. DDOE has previously demonstrated that several no- or low-cost credits are available and would bring the LEED score from 51 as currently documented, to over the requisite 60 credits required for LEED Gold certification.

As presented to the Zoning Commission, there is a possibility that this project would include residential units in lieu of commercial office space. As a mixed-use property, we would recommend that the project register the residential portion of the project for LEED Homes Mid-Rise and seek LEED Commercial Interior certification for the remainder of the building. LEED for Homes includes the “home size adjustment factor” which decreases the number of credits required for certification for one-bedroom units below 900 square feet and two-bedroom units below 1400 square feet. This factor makes LEED Gold certification more easily achievable for a multifamily residential building.

The applicant states in their letter that they added the commitment to obtain certification of the office and theater components at a Silver level. LEED Silver is not considered a public benefit or amenity and is commonplace within the market. **DDOE recommends that the applicant commit to achieving LEED Gold Certification for either commercial or residential building.**

Stormwater Management & Tree Pit Design: As discussed with the project team, DDOE will continue to work with the applicant on the design and regulatory approval of the stormwater management design for the site and public space. There are numerous opportunities to strengthen the landscape and stormwater management design in public space which the applicant stated they would investigate. As currently submitted, the applicant notes that they will comply with the current stormwater regulations. These are the minimum requirements for all development projects and compliance with the regulation will be reviewed during the standard regulatory process.