ZC Case No. 14-12 – 1309-1325 5th Street, NE
Applicant Responses to DDOE Memo

1. Green Building

i) ***Overall green building strategy – The project should define and express an overall green building strategy.***

The building will achieve LEED silver certification under the current USGBC rating system. Such certification level is a significant increase beyond the requirements of the existing regulations. The project team includes several LEED APs to ensure green building strategies are identified and incorporated from the outset.

ii) ***DDOE recommends that this project exceed the baseline requirements, and pursue a LEED v4 Certification at the Gold level or higher.***

The building will achieve LEED silver certification under the current USGBC rating system.

The Applicant is intending to obtain as many LEED points as possible beyond the Silver level, but can only guarantee that it will meet the Silver level point total. In order to keep Union Market open during construction, the project will incur significant cost to clear span over the existing building, among other costs, so a Gold level under the new rating system is not economically viable. The ideas for additional points enumerated in the DDOE memo from 12/22/14 are in line with the Applicant's ideas to obtain such additional points.

iii) ***DDOE recommends that buildings improve energy efficiency by 20 percent over ASHRAE 90.1-2010.***

The applicant concurs with DDOE's recommendation that the project define and conform to one overall green building strategy, and the project will achieve LEED silver certification. In order to achieve the 50 points necessary for LEED certification, the project will need to achieve several points for "optimizing energy performance (energy and atmosphere credit #1)", which will result in energy efficiency greater than that required by ASHRAE 90.1 – 2010.

iv) ***Limit glazing to 40 percent of the envelope surface and install continuous insulation on the exterior side of the building framing. Include details in the plans and specifications to ensure proper air-sealing and compartmentalization of residential units.***

While the walls of the movie theater component of the building will be less than 20% glazed, it is not possible to limit glazing to 40% of either a class A office façade or a luxury residential building. Glazing systems will however be thermally broken and be specified with appropriate U and SHGC values. Continuous insulation in the envelope

and compartmentalization of residential units (if the residential option is constructed) will be incorporated into the design which would satisfy elements of ASHRAE 90.1.

v) ***Design for maximizing of solar potential by locating roof structures on the north side of the roof surface.***

The penthouse roof structure will be designed to support the equipment load of a solar PV system.

vi) ***Include on-site renewable energy to meet 3 percent or more of the building's total energy need.***

The applicant's REIT structure does not allow it to use federal income tax credits for the construction of renewable energy systems. However, the applicant will make reasonable efforts to explore alternative financing arrangements with third party investors for the future installation of an on-site renewable energy system.

The applicant will purchase green power generated from offsite sources equal to an amount that is at least 35% of the annual building energy usage.

2. <u>Green Area Ratio</u>

i) Submit GAR plans for new buildings during the Foundation-to-grade (FD) or Civil (BCIV) permit. Submit GAR plans for additions or interior renovations during the Building Permit (B). If a project will take place in multiple zones, we request that it meet the zone requirement with the highest minimum GAR score.

The GAR scorecard will be submitted with the FD and B permits. The project is only in one zone.

3. <u>Stormwater Management</u>

i) Consult the DDOE Stormwater Management Guidebook (2013) for strategies and guidance for stormwater management design.

Applicant will review the Guidebook and will comply as required.

ii) The project team is encouraged to schedule an early PDRM at the 65% design stage to… ensure the design maximizes pervious and green surfaces as well as minimizing long term maintenance costs.

The project team will work with DDOE, DDOT and DCRA staff to ensure compliance with the District's stormwater regulations, including attending a PDRM at the 65% design stage. This Applicant and agency coordination will occur during both the EISF and Public Space design approvals.

iii) Integrate low impact development strategies for stormwater management throughout the site.

The project will comply with current DC stormwater regulations. The project will incorporate green roofs and capture stormwater for onsite resuse. The improvements in the public rights of way will include infiltration beds below streetscape.

4. <u>Water quality, use and connection</u>

i) Follow all regulations related to wastewater and stormwater discharge into public infrastructure to minimize quantities and therefore minimize overall impact.

Applicant will comply with all such regulations. Note that the project will discharge into the Combined Sewer System, not the MS4 Separate Stormwater System. The project will not require EPA permits.

ii) Plants should be native and adaptive species in order to reduce potable water demand for irrigation.

At least 75% (as measured by cost) of plants used on site will be adaptive or native.

iii) Rainwater should be captured in cisterns and reused to meet site irrigation needs or for other purposes

The project will include a cistern for onsite stormwater capture and reuse.

iv) Residential plumbing fixtures should exceed the minimum code requirements

As the project will achieve LEED silver certification, potable water use will be reduced by 20% over the reference standard.

v) Commercial plumbing fixtures should include dual flush water closets, automatic, metered faucets, and waterless urinals.

As noted above, the project will achieve LEED silver certification and potable water use will be reduced by 20% over the reference standard. The applicant will make reasonable attempts to include the fixtures noted above to the extent permitted by our agreements with our tenants and as appropriate for a Class A commercial project.

5. <u>Waste</u>

i) Provide documentation of existing hazardous materials through a Phase 1 Environmental Assessment

A Phase I study has been completed and submitted to DCRA and DDOE as part of the Applicant's EISF.

ii) Divert a minimum of 75 percent of construction and demolition waste.

The project will divert at least 50% of construction and demolition waste.

iii) Recycling – Provide documentation of trash collection rooms with dedicated space for recycling and separation of waste streams. If trash chutes will be installed, include operation guidelines for diverters or separate chutes for recycling.

The main trash room will include 150 SF of space for storage and separation of recyclables. The residential trash contractor will separate waste off site.

6. <u>Air quality / environment</u>

i) Erosion and sediment control guidelines should stress dust-free construction activity and the contractor should appoint personnel to enforce regulation.

Applicant will comply with such guidelines.

ii) The architect should specify zero-VOC paints, adhesives, and sealants to the greatest extent possible

Applicant will make reasonable efforts to incorporate zero-VOC specifications into the project.

iii) HVAC and ventilation equipment should be specified to ensure proper air exchange and balanced interior air pressure which will limit odors, eliminate moisture, and guarantee healthy air quality.

The project will comply with ASHRAE 62.1. The applicant will make reasonable efforts to achieve "Indoor Environmental Quality" credits through the LEED certification process.

iv) Anti-idling signs should be posted during construction as well as permanently at the loading dock(s) and anywhere else at the site where it is likely that commercial vehicles would idle.

Applicant will comply with such guidelines.

v) Air quality monitoring of the surrounding neighborhood as required by the EISF should include impacts on the major intersections at New York and Florida Avenues NE

The scoping for the air quality assessment will be negotiated with DDOE staff through the EISF approval process.

vi) Existing structures to be renovated or razed are required to perform an assessment of the presence of asbestos-containing materials and conduct the appropriate

abatement if such materials are determined to be present prior to the renovation process, if such materials may be disturbed

The existing Union Market building was abated previously. Any asbestos or hazmats in the North Building will be abated prior to demolition per District regulations.

vii) A backup/emergency generator cannot be used in a reimbursed demand response program (i.e., they are paid to switch from the electricity grid to the generator when requested) unless the generator has had best available control technology (BACT) installed according to DDOE requirements.

Applicant confirms and will observe this statement.

7. **District energy system** – Finally, regarding the district energy system, the Applicant supports the concept of a District Energy System and will work the City and other landowners and developers within the Union Market district to facilitate the implementation and planning of such a system.