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November 6, 2015

VIA ELECTRONIC DELIVERY

Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: Application No. 15-04 Comstock Sixth Street, LLC
Meeting with DC Department of the Environment

Dear Members of the Zoning Commission:

As was requested by the Zoning Commission, the Applicant met with Mr. Jay Wilson of the District of Columbia Department of the Environment ("DOE") on November 5, 2015, to discuss sustainability aspects of the Totten Mews development as well DOE resources for future projects the Applicant may undertake in the District of Columbia. This meeting followed the report and recommendation of DOE included in the hearing record at Exhibit 28 and earlier phone conversation between the Applicant and Mr. Wilson undertaken prior to the public hearing in this matter in July.

The November 5 meeting included further discussion of DOE sustainability initiatives, including quantification of sustainability measures and marketing under the LEED framework, consideration of renewable energy sources and efforts to meet or exceed storm water management requirements. The conversation included discussion of technologies and configurations to harness photovoltaic (solar) power and related challenges for the architecture of the present application given the Applicant's research since the recommendation was made by DOE as part of its prehearing report. The conversation also included discussion of opportunities for quantifying and marketing sustainability efforts, including engagement of a sustainability consultant for future projects. Finally, storm water management efforts at the Totten Mews project were discussed. The project is being designed to meet or exceed the storm water management requirements for the District. Storm water retention beyond the requirement can be used to generate storm water credits that can be traded/sold with other properties, and Mr. Wilson agreed to provide the Applicant with additional information on the mechanics of the credit system as a potential asset to help address maintenance costs for the site. The Applicant appreciates the helpful information provided by Mr. Wilson and will certainly consult early with DOE on any future development endeavors.

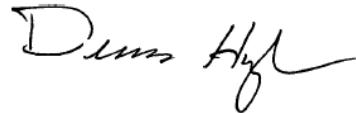
On a note related to environmental issues pertaining to the project site, the party opponent to this application, Belinda Bell for the Concerned Citizens of North Michigan Park

ZONING COMMISSION
District of Columbia
CASE NO.15-04
EXHIBIT NO.62

organization, submitted correspondence to the Zoning Commission on November 5 (Exhibit 61 of the hearing record) erroneously representing that the subject property was the site of a former cement/concrete company and as such would involve release of cement and asbestos particles as part of redevelopment. The Applicant, contract purchaser of the property from the Thos. Somerville Co., confirmed with representatives of the owner, including the chairman of its board and direct descendant of the founder, that the property has never been used as a concrete plant so long as it has been owned by the Thos. Somerville Co., which dates back to the early 20th century. The party opponent is likely confusing this property with the Emerson Park development to the north, which previously was the site of a concrete plant operation.

Thank you for your consideration of these additional materials in advance of your consideration of final action to approve the Application on November 9.

Sincerely,
HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Dennis Hughes", with a stylized flourish at the end.

Dennis R. Hughes

cc: Advisory Neighborhood Commission 5A (electronic)
Belinda Bell on behalf of CCNMP (electronic)