

EXHIBIT J

ANALYSIS OF PUBLIC BENEFITS AND PROJECT AMENITIES FOR THE PUD (11 DCMR § 2403.9)

§ 2403.9(a) - Urban Design, Architecture, Landscaping, or Creation or Preservation of Open Spaces

- I. Our design strategy is to make the building welcoming once you enter and present a design that makes you *want* to enter it – out of civic pride, curiosity, environmental, and/or architectural interest. As the world-class, iconic, and highly sustainable headquarters for DC Water, the mission, vision and brand promise will all come together in one memorable experience.
- II. Wrapping on two sides the O Street sewage pumping station, currently a 2-story brick structure, with a fluid and modern 6-story building that emulates DC Water’s mission in the community and provides a much more aesthetically pleasing view from the Anacostia River.
- III. Extensive plantings and innovative stormwater management features are a vital feature of the landscape design, as DC Water demonstrates its commitment to improving water quality.
- IV. The building acts as a civil landmark, expressing the current state-of-the-art in sustainable architecture consistent with DC Water’s mission. The building’s form and articulation celebrate its site at the bend of the Anacostia River and terminus to (future) Potomac Avenue and expresses the opportunities of maximizing views while optimizing energy use.

§ 2403.9(b) - Site Planning and Efficient and Economical Land Utilization

- I. Environmentally sensitive development of class A office space constructed around and over a portion of a sewage pumping station, demonstrating an efficient use of industrial space in a dense urban environment.
- II. Our project is designed to allow for the planned future adjacent development of DC Water’s land along the Anacostia waterfront, including the expanded Diamond Teague Park, commercial and residential facilities, that is only happening as a result of DC Water’s cooperation with the District and Forest City Washington.

§ 2403.9(c) - Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Service, and Other Measures to Mitigate Adverse Traffic Impacts

- I. Close proximity to the Navy Yard Metrorail station and numerous Metrobus routes provides access for staff and visitors.
- II. Adequate vehicle parking – 125 surface parking spaces for employees to the north, plus an additional 20 parking spaces, including 6 ADA spaces, within site for visitors and guests.
- III. Meaningful landscaped and lighted pedestrian and bicycle connection to points north.
- IV. DC Water’s SmartTrip Transit Benefits Program would be expanded to cover employees working at HQ.
- V. The project does not alter the current pedestrian access to the waterfront, the public can continue to access the waterfront utilizing First Street, S.E. and the existing Riverwalk Trail. Note: The completion of the Riverwalk Trail Yards/ Teague Connector Bridge in 2011 marked a significant compromise between DC Water and the District, and provided a way to walk northeast along the river from Diamond Teague Park to the Yards Park for the first time while preserving DC Water’s security interests. The connector bridge was designed and built over the river by DMPED and Forest City Washington at a cost of \$4.9M, because DC Water could not and will not allow the public unfettered access to the waterfront.

§ 2403.9(d) - Historic preservation of private or public structures, places, or parks

- I. The public would be able to participate in scheduled, guided tours of the new HQ to learn about DC Water operations in the community, as well tour the Historic Main P.S. which is currently not open to the public.
- II. By building around, up and over our existing critical facilities, rather than on adjacent DC Water controlled land, DC Water is preserving the land around the pumping stations for future economic development and open space opportunities.

§ 2403.9(e) - Employment and training opportunities

- I. The construction of the HQ facility has a goal of 32% MBE and 4% WBE participation for the construction phase, and it is anticipated that the contractor will meet or exceed these goals. In addition, the contractor will be working with DC Water to develop an outreach program to meet the goals of the DC Water Works! Initiative.
- II. DC Water has recently launched the DC Water Works! Initiative - a multi-pronged effort to boost local hiring by contractors on DC Water capital projects. The public will be able to find out more information about this initiative, along with our robust internal hiring and recruitment efforts, at the HQ building in the lobby

§ 2403.9(f) - Housing and Affordable Housing

- I. Not applicable

§ 2403.9(g) - Social services / facilities

- I. Not applicable

§ 2403.9(h) - Environmental Benefits

- I. USGBC LEED Platinum office building employing innovative and modern technologies in a friendly and open work environment.
- II. Our proposal for the headquarters project captures 100% of the rainwater falling on the site and reuses it for 100% of non-potable purposes on-site. Extra amounts will be used for occasional irrigation during extreme dry periods. The cistern water will be filtered and lightly treated prior to reuse in a piping system separate from potable water supplies.
- III. LID bioswales allow water to infiltrate on site.
- IV. The heavily planted site reduces the heat island site relative to the existing paved condition.
- V. Demonstration of alternative energy technologies, such as sewage heat recovery, to the extent feasible.
- VI. The techniques used in capturing and reusing rainwater on this site will be a feature of the main lobby as a teaching tool, with intermediate storage tanks on display as a luminous, translucent feature along the primary display wall.
- VII. The building is designed to maximize daylighting and views while minimizing the use of electric lighting due to its narrow and curving form, strategic use of glass, position of interior program, and lighting control systems that automatically dim and turn off lighting when appropriate. Overhangs on the south side of the building reduce glare.
- VIII. The façade is carefully tuned for energy efficiency. The narrow footprint allows for the north side of the building to be mostly solid, while the south is glass. South overhangs as well as sun shading systems facing the southwest greatly reduce solar gain that cause unwanted heat loads,

thus reducing the energy used for air conditioning. The depth of the overhangs and locations of the sun shading were determined by computational energy modeling.

- IX. Reclaimed materials will be utilized in areas, particularly with wood elements such as ceilings and millwork.
- X. The steel structure has a lower carbon footprint than the equivalent construction in concrete.

§ 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

- I. Class A office space constructed around two sides and over a portion of an operating sewage pumping station, essentially a brownfield, demonstrates an efficient and attractive adaptive use of industrial space in a dense urban environment.
- II. Our project is designed to allow for the planned future development of DC Water's property along the Anacostia waterfront, including the expanded Diamond Teague Park, commercial and residential buildings, that is only happening as a result of DC Water's cooperation with the District and Forest City Washington.

§ 2403.9(j) - Other Public Benefits and Project Amenities

- I. The DC Water Main & O Campus - featuring the new Headquarters, the O Street Pump Station and the Historic Main Pump Station - will no longer be closed to the public. DC Water will be welcoming residents and visitors to our HQ who have DC Water business to conduct; such as attending one of our Board of Directors meetings, applying for or interviewing for a job, attending a DC Water community event or town hall meeting, Procurement meetings, etc.
- II. While narrow, the main lobby has been designed to handle visiting groups - school classes or VIPs - while allowing normal daily employee and visitor traffic to access the secure elevator core. Visitors and tour groups to our new building will enter through the main lobby, which is being designed with high ceilings to capture the sun light and allow panoramic views of the river. With the grand panorama of the shorelines on both sides of the Anacostia River, the view of the bridges, topography, landscape, and boat traffic, we designed the lobby to reinforce awareness of the DC Water mission for clean rivers and a more sustainable city.
- III. The interpretative and educational displays alternate with windows into the O Street Pump Station to create an active, colorful, and thoughtful experience demonstrating the mission and telling the story of DC Water.
- IV. DC Water works with many environmental partners and the D.C. community to educate and help citizens protect our environment, and would look to build upon and expand these opportunities in the new HQ facility.
- V. DC Water is committed to being a vital member of the community we serve, especially the revitalized Anacostia Waterfront neighborhood, and as such we will leverage our public lobby and displays to share community news, advertise Yards Park or Capital Riverfront BID events, and generally contribute to the area by having 300+ staff support local and expanding retail and restaurant options.
- VI. DC Water is currently determining the scope of any additional public benefits and project amenities, with the local ANC and BID, and will submit a more detailed list of proffers at least 20 days prior to the public hearing.