

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Leila M. Jackson Batties
202.419.2583
leila.batties@hklaw.com

Christopher S. Cohen
202.469.5127
christopher.cohen@hklaw.com

Madeline S. Williams
202.469.5741
madeline.williams@hklaw.com

September 23, 2025

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, D.C. 20001

**Re: Z.C. Case No. 24-11
Consolidated PUD and Related Zoning Map Amendment @ New York and
Montana Avenues, NE
Applicant's Supplemental Prehearing Submission – LEED Scorecard and
Waiver Request to Permit Late Filing**

Dear Members of the Commission:

On behalf of Jemal's Schaeffer LLC and Jemal's Bumper George LLC (together, the "Applicant"), and at the request of the Office of Planning ("OP"), enclosed please find the Applicant's LEED Scorecard for the above-referenced PUD case.

Because this filing is within 30 days of the public hearing, the Applicant respectfully requests a waiver under Subtitle Z § 101.9 from the timing restriction in Subtitle Z § 401.5. Good cause exists because the LEED Scorecard is being submitted at OP's request to provide the Commission with additional insight into the project's sustainable design elements.

Granting the waiver would not prejudice any party; to the contrary, it directly addresses concerns raised by the affected Advisory Neighborhood Commission ("ANC").¹ In its most recent report (Ex. 48), the ANC asserted that the application had not sufficiently addressed "environmental needs or impacts." The LEED Scorecard demonstrates that the PUD will incorporate sustainable features such as efficient water use, optimized energy performance, and advanced stormwater management. These measures directly respond to the ANC's concerns regarding neighborhood sustainability and impact reduction.

¹ As of this filing, ANC 5D has a Party Status in Opposition request pending (Ex. 50) citing environmental concerns related to industrial facilities. The LEED Scorecard is intended to address some of those concerns, and therefore the requested waiver would not prejudice ANC 5D if the Commission grants party status.

In light of the foregoing, the Applicant respectfully requests that the Commission accept the LEED Scorecard into the record and grant the requested waiver. The Applicant looks forward to the October 16, 2025, public hearing and will be prepared to address the LEED Scorecard and respond to any related questions.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, reading "Leila Batties". The signature is written in a cursive, flowing style.

Leila M. Jackson Batties

Christopher S. Cohen

Madeline S. Williams

cc: Certificate of Service

Enclosure

CERTIFICATE OF SERVICE

We hereby certify that on September 23, 2025, a copy of the foregoing correspondence and enclosure was served via electronic mail upon the following at the addresses listed below:

D.C. Office of Planning

Jennifer Steingasser: jennifer.steingasser@dc.gov

Joel Lawson: joel.lawson@dc.gov

Crystal Myers: crystal.myers@dc.gov

District Department of Transportation

Erkin Ozberk: erkin.ozberk1@dc.gov

Advisory Neighborhood Commission (“ANC”) 5C

5C@anc.dc.gov

Commissioner Tequia Hicks Delgado

ANC 5C Chair

5C03@anc.dc.gov

Commissioner Shawn Nelson

Single-Member District 5C04, Representative

5C04@anc.dc.gov



Leila M. Jackson Batties
Holland & Knight LLP



Christopher S. Cohen
Holland & Knight LLP



LEED v4 for BD+C: Warehouses and Distribution Centers

Project Checklist

Certified

Project Name: Douglas New City DC
Date: 12-Sep-25

powers
brown
archit
ecture

Y	?	N		Integrative Process	1	
1						
11	1	19	Location and Transportation			16
		16	Credit	LEED for Neighborhood Development Location	16	
1			Credit	Sensitive Land Protection	1	
		2	Credit	High Priority Site	2	
4			Credit	Surrounding Density and Diverse Uses	5	
5			Credit	Access to Quality Transit	5	
1			Credit	Bicycle Facilities	1	
		1	Credit	Reduced Parking Footprint	1	
		1	Credit	Green Vehicles	1	
4		6	Sustainable Sites			10
Y			Prereq	Construction Activity Pollution Prevention	Required	
1			Credit	Site Assessment	1	
		2	Credit	Site Development - Protect or Restore Habitat	2	
		1	Credit	Open Space	1	
		3	Credit	Rainwater Management	3	
2			Credit	Heat Island Reduction	2	
1			Credit	Light Pollution Reduction	1	
7	1	2	Water Efficiency			11
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
1	1		Credit	Outdoor Water Use Reduction	2	
5			Credit	Indoor Water Use Reduction	6	
		2	Credit	Cooling Tower Water Use	2	
1			Credit	Water Metering	1	
6	7	23	Energy and Atmosphere			33
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Building-Level Energy Metering	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
		6	Credit	Enhanced Commissioning	6	
5	2	11	Credit	Optimize Energy Performance	18	
		1	Credit	Advanced Energy Metering	1	
		2	Credit	Demand Response	2	
		3	Credit	Renewable Energy Production	3	
1			Credit	Enhanced Refrigerant Management	1	
		5	Credit	Green Power and Carbon Offsets	2	

5	3	5	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required Required
Y			Prereq	Construction and Demolition Waste Management Planning	
1	2	2	Credit	Building Life-Cycle Impact Reduction	5
1		1	Credit	BPDO - Environmental Product Declarations	2
		1	Credit	BPDO - Sourcing of Raw Materials	2
1		1	Credit	BPDO - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
7	2	7	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required Required
Y			Prereq	Environmental Tobacco Smoke Control	
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1
6			Innovation		6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
1	2	1	Regional Priority		4
1			Credit	Regional Priority: Access to Quality Transit (4 pts.)	1
	1		Credit	Regional Priority: Green Vehicles (1 pt.)	1
	1		Credit	Regional Priority: Optimize Energy Performance (10 pts.)	1
		1	Credit	Regional Priority: Rainwater Management (3 pts.)	1

48	16	63	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110