EXHIBIT I – ENVIRONMENTAL AND FACILITIES IMPACTS ANALYSIS

The Applicant has carefully studied the Project's potential environmental and facilities impacts and the Project will have no unacceptable adverse impacts, no impacts that cannot be mitigated, or no impacts that are not acceptable in light of the public benefits provided in this Project. This Exhibit addresses the potential environmental and facilities impacts of the Project.

Water Demand. The average daily water demand for the Project will be able to be met by the existing District water system or through upgrades undertaken in conjunction with this Project. The proposed connection for the fire and residential water supply is from within the existing distribution system and will be coordinated with DC Water.

Sanitary Sewer Demand. The proposed sanitary sewer discharge for the Project will be made from the existing distribution system and will be coordinated with DC Water during the permitting process.

Stormwater Management. The Project has been designed to achieve high levels of on-site stormwater retention. The proposed bio-retention and green roofs are designed to meet or exceed District Department of Energy and Environment ("**DOEE**") stormwater management retention and detention requirements. The requisite inlets and closed pipe system are designed and will be constructed to meet the standards set by DOEE, DC Water, and DDOT.

Solid Waste Services. Solid waste and recycling materials generated by the Project will be collected regularly by a private trash collection contractor.

Electrical Services. Electricity for the new Buildings will be provided by the Potomac Electric Power Company ("**Pepco**") in accordance with its usual terms and conditions of service. All electrical systems are designed to comply with the D.C. Energy Code.

Energy Conservation. The Project is designed in compliance with the Energy Conservation requirements of the District of Columbia Building Code. Conformance to code standards minimizes the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building.

Erosion Control. During excavation and construction, erosion on the Property will be controlled in accordance with District of Columbia law and will be managed so as to not adversely affect neighboring properties, the environment or District services and facilities.

Environmental Impacts. The Project does not have any unacceptable impacts on the environment, and instead has favorable impacts. The Project is designed to achieve high levels of environmental performance as evidenced by its satisfaction of the LEED Gold design standards. The Project's delivery of high-quality environmental design is a net improvement and superior to what would be achievable via a matter of right development.

Fire and Emergency Management Services. Finally, it is highly unlikely that the Project will adversely affect emergency services in the District. The District has approximately thirty

engine companies spread around the District.[1] The Project alone does not require any increase in the number of stations or Fire and Emergency Services ("**FEMS**") personnel.

[1] *See* Fire and EMS Department, *Fire and EMS Locations* http://geospatial.dcgis.dc.gov/FEMSLocator/ (last visited May 27, 2019).