

EXHIBIT J
ENVIRONMENTAL ANALYSIS

1. Water Demand

The proposed project will contain 317,438 square feet of gross floor area. The average daily water demand for this project can be met by the existing District water system. The proposed connection for the fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

As discussed in detail in the text of the pre-hearing statement, the Applicant is proposing a significant low-impact development strategy for this project. Bioretention areas, rain gardens, and Filterra units will be constructed on the site in order to reduce the amount of stormwater runoff and treat the stormwater prior to it leaving the site. All of these systems will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

4. Solid Waste Services

Solid waste and recycling materials generated by the project will be collected one-time per week by a private trash collection contractor.

5. Electrical Services

Electricity for the new homes will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code. Transformers will be installed on the Subject Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the buildings.

7. Erosion Control

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.