

EXHIBIT I

ENVIRONMENTAL ANALYSIS

1. Water Demand

The Project will contain approximately 400,000 square feet of gross floor area. The proposed Project will generate demand for approximately 161,000 gallons of potable water per day. 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 and DC Water.

2. Sanitary Sewer Demand

The Project will generate approximately 127,000 gallons of sanitary sewage per day. 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 and DC Water.

3. Stormwater Management

The Project will meet or exceed the current stormwater management requirements of the D.C. Department of the Environment. The Project will generate approximately 41,950 gallons of stormwater runoff in a 1.2-inch rainfall event, and consistent with the requirements of the Anacostia Waterfront Development Zone, will treat the stormwater for an up to a 1.7-inch rainfall event. The proposed Best Management Practices for water quality will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the D.C. Department of the Environment, and DC Water.

4. Solid Waste Services

Solid waste and recycling materials generated by the Project will be collected by a private trash collector multiple times per week or more often as needed.

5. Electrical Services

Electricity for the Project 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 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. Further, the Project targets a LEED Gold level of construction, which requires the implementation of certain energy and water conservation measures. Finally, the Project integrates renewable energy through the inclusion of solar panels.

7. Erosion Control

During any demolition, excavation, and construction, erosion on the Property will be controlled in accordance with District of Columbia Law.

8. Resiliency and Floodplain Considerations

The NE Parcel is located entirely outside of the 100-year floodplain. The NE Parcel is within Zone X (i.e., the 500-year floodplain). The Applicant will provide additional information on resiliency considerations in a subsequent filing.

9. Bird Safe Construction

The Applicant has taken bird safety guidelines into consideration in its design of the Project. The Project's design follows the "Bird-Friendly Building Design" guidelines established by New York City Audubon and the American Bird Conservancy (the "**Guidelines**").¹

The Project is consistent with each of these categories of recommendations:

- Glazing: The Project does not feature any large expanses of featureless glazing; instead, the Project incorporates a variety of visual noise (i.e., "differentiations of material, texture, and color"). All window walls are recessed and interrupted by concrete balconies and separator walls. Glass railings are broken down to sufficiently small scales so as to avoid creating the appearance of full transparency. Ground-level glazing has been design to incorporate vertical mullions and other detailing to create "visual noise" from the perspective of birds in flight.
- Landscaping: The Project's location and landscaping are also consistent with the Guidelines. The Project is in a dense urban context and will not disturb habitat. For portions of the Project with higher glazing ratios, there is no fronting landscaping, a design tactic that minimizes the type of vegetation reflection that is disorienting and dangerous to birds.
- Light Reduction: Finally, the Project incorporates several light reduction features encouraged in the Guidelines to avoid disrupting migration patterns and confusing birds. The residential rooms are generally outfitted with interior black out curtains for resident comfort, which will also reduce light pollution.

¹ Christine Sheppard & Glenn Phillips, *Bird-Friendly Building Design*, 2nd Ed., American Bird Conservancy (2015) available at https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_LINKS.pdf.