

EXHIBIT B

1126 9th Street **Sustainability Approaches**

The 1126 9th Street, NW project will be registered as a LEED®v 2009 New Construction (NC) project with the US Green Building Council (USGBC). The project is committed to achieving at least 60 LEED points, which is sufficient to meet the targeted Gold certification level. Credits are identified as achievable based on design feasibility and potential environmental benefits. The primary sustainability strategies (though not an exhaustive list and the applicant might be required to substitute various elements in order to achieve the desired point level) to be incorporated in order to achieve the Gold certification include:

- A GAR ratio that exceeds the required ratio of 0.3, primarily through substantial green roof area, significantly reducing storm water runoff and pollution.
- Reducing energy consumption by adopting a highly efficient HVAC system, including a VRF (variable refrigerant frequency) system.
- Smart Growth will be achieved through the project's location in a walkable, bike-friendly, transit-oriented area just one block from the Mt. Vernon Metro (on the Green and Yellow Lines).
- The project will provide a robust transportation demand management program including permanent bike storage, an on-site car share location (currently planned for 2 cars), car share memberships for residents, and electronic transportation information display systems.
- Reducing heat island effect by employing emissive/reflective materials for hardscape as well as a vegetated roof.
- Reducing potable water usage through the use of water conserving fixtures.
- Numerous windows affording natural daylight to the interior of the building will create attractive spaces and contribute to occupant health and productivity.
- Installing low or zero-emitting paints, adhesives, sealants and flooring systems.

These and many other strategies incorporated into the LEED checklist will create a building that supports and nurtures inhabitants, the neighborhood, and the city at large. A Gold level project is a significant achievement (and cost) given the historic resource that will be retained and integrated into the project on the site.