

TORTI GALLAS URBAN

sustainable revitalization

Via e-mail

10 January 2017

Park View Community Partners

c/o Mr. Rob Fossi
Regional Director
The Community Builders
1602 L Street, NW
Suite 401
Washington, DC 20036
202.552.2500

& Mr. Buwa Binitie
Managing Principal
Dantes Partners
701 Lamont Street, NW
Suite 11
Washington, DC 20010
202.588.0622

**Re: Park Morton New Communities Initiative
Z.C. Case No. 16-11 - Post-hearing Submission
Z.C. Case No. 16-12 - Post-hearing Submission
Consolidated PUD and Related Map Amendment
Solar Feasibility**

Dear Mr. Fossi and Mr. Binitie:

This letter is confirmation of the several conversations and exchanges Park View Community Partners (PVCP) and the Development and Design Team have had over the last six to eight months with solar energy professionals and providers about the relative feasibility of solar energy at the various building components of the Park Morton New Communities Initiative effort, including the Bruce Monroe Apartment Building and Senior Building, the Bruce Monroe Townhomes, the Park Morton Apartment Building, and Park Morton Townhomes and Stacked Flats. The conclusion of those conversations and exchanges is that solar power generation and augmentation is unfortunately not feasible for this project.

Though a project of this size and magnitude would, on its face, seem ripe for the application of solar technologies, the professional consultations cited a number of reasons to recommend against solar. Those reasons include:

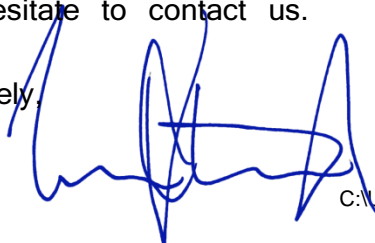
- The wide variety of building and construction types intended in the implementation of the project, including apartment buildings and townhouses, concrete and wood construction; each type requires its own tailored approach to solar, greatly reducing economies of scale;
- The limited amount of roof area available for solar, given mechanical, green roof and other space requirements, again with different levels of application dependent on the building and construction type of the particular built component of the program; and
- The limited return for solar on building components that do have available roof area, such as the townhouses; the consultants cited the roofs of the townhouses as areas with room for solar, but their low slope roofs would require additional structural components to optimize orientation and angle, and that additional infrastructure investment outweighed the relatively small impact of solar for only the townhouse unit below.

Given the advice of those with the applicable professional expertise to evaluate solar, and their recommendation against it in spite of an inherent incentive to find a feasible solution for solar, we fell we must accept the conclusion that solar is not feasible for this initiative.

Independent of the renewable energy potential that solar could have provided, we should remain confident in the project's significant sustainability features and contributions as illustrated through the Enterprise Green Communities (EGC) commitments for all built components of the work. Those EGC commitments are particularly applicable to this affordable housing effort, as they were specifically designed to address the sustainability needs of an affordable housing demographic, such as tight building envelopes and efficient mechanical systems to greatly reduce utilities expenditures, and additional particular attention to indoor air quality to reduce instances of asthma and respiratory illness in children and seniors.

We look forward to our continued work together on this transformative project. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,





sustainable revitalization

Lawrence V. Antoine, Jr., AIA, AICP, LEED AP
Principal