

EXHIBIT G

Environmental Analysis

Domestic Water Demand

The proposed Project (F1 Parcel) will construct approximately 229,612 square feet of new gross floor area. A 4" domestic water service line will be provided to provide water to the building's fixtures and equipment. The connection location will be determined in coordination with D.C. Water. A duplex domestic water booster pump, 150 GPM with 50 PSI boost per pump, is required.

The remainder of the proposed Redevelopment Plan (G1, G2, and G3 Parcels) will construct approximately 722,041 square feet of new gross floor area. The G1 and G2 Buildings will potentially each be served with a 6" domestic water service line (final size to be determined during the second-stage PUD process) from locations to be determined in coordination with D.C. Water.

Fire Service Demand

An 8" fire protection service pipe will be provided for the Project. Again, the connection location will be determined in coordination with D.C. Water. The building will be protected with a 100% hydraulically designed sprinkler/standpipe system. Fire protection systems will be installed in compliance with local rules, regulations and codes as well as NFPA standards. Preliminary estimates are for 1250 GPM with a 125 boost fire pump.

The G1 and G2 Buildings will also potentially each be served with an 8" fire protection service pipe (final size to be determined during the second-stage PUD process), again from locations to be determined in coordination with D.C. Water.

Sanitary Sewer Demand

The main sanitary pipe discharged from the Project will be through an 8" diameter pipe and will connect to a location that will be determined in coordination with D.C. Water. The sanitary main will run below the ground level slab with three 6" risers up to serve the theater area. These sanitary stacks shall be comprised of 6" sanitary and 4" vent risers.

The main sanitary pipe discharged from each of the G1 and G2 Buildings will potentially be an 8" diameter pipe (final size to be determined during the second-stage

PUD process) that connects to a location that will be determined in coordination with D.C. Water.

Stormwater Management

Consistent with the EPA's Municipal Separate Storm Sewer Systems (MS4) program, and in anticipation of the DDOE's adoption of the MS4 requirements, the stormwater management system for the Redevelopment Plan, including the Project, will be designed and constructed in compliance with applicable District of Columbia Stormwater Regulations.

Solid Waste Services

Solid waste and recycling materials generated by the Redevelopment Plan, including the Project, will be collected by a private trash collection contractor.

Electrical Services

Primary electric service for the Project will be derived from the PEPCO grid, through transformers located in a vault to supply the entire building with secondary service at 480/277V, 3 phase, 4 wire. The exact location of the transformer vaults will be coordinated with PEPCO; the vaults are preliminarily planned to be located under the private sidewalk along 1 ½ Street. An underground concrete encased ductbank is required to distribute secondary power from the transformers into the Project's main electrical room. Concrete encased ductbanks for both primary and secondary cables shall be installed by the contractor and per PEPCO requirements. Primary and secondary feeder conducts shall be provided and installed by PEPCO. The estimated service size is 2,000A, 480/277V, 3-phase, 4-wire, contingent upon the ability of the utility to provide the requested service. Proposed metering will include house service, theater service, and retail service.

The electric service and vault locations for the G1 and G2 Parcels will be determined in conjunction with second-stage approvals.

Erosion Control

Sediment and erosion control will be implemented during excavation and during construction per the District Department of Environment standards and specifications.