

Vitale, Elisa (OP)

From: Berube, Kathleen (DOEE)
Sent: Tuesday, December 15, 2020 3:16 PM
To: Vitale, Elisa (OP)
Subject: Re: Interagency Meeting 2020-03 100 V Street SW Large Tract Review

Hi Elisa,

Below are the written out and formal comments related to what I raised during the interagency meeting:

Green Building:

- DOEE supports the project's pursuit of LEED Gold certification. DOEE encourages the project to also explore and consider net-zero energy construction ahead of the planned 2026 code requirement. In specific applications, NZE construction can be comparable to the costs associated with other high performance building construction like LEED Gold and LEED Platinum. A NZE building is a highly energy-efficient building that produces on-site, or procures acceptable offsite, renewable energy generation, enough energy to meet or exceed the annual energy consumption of its operations. NZE buildings can benefit both owners and tenants through significantly lower operating costs, improved occupant comfort and improved indoor air quality. Under the 2017 Energy Conservation Code, projects can utilize Appendix Z as an alternative compliance pathway, which provides a working definition and guidance for NZE. If the team is interested in NZE construction, either on this project or future projects, DOEE can be of assistance. Please reach out to Kathleen Berube at kathleen.berube@dc.gov for more information.
- Maximizing the energy efficiency at the time of construction will more cost effectively assist in meeting the Building Energy Performance Standards in the future (described below). DC PACE and the DC Green Bank are both available to project teams wishing to pursue green financing. Projects are also encouraged to contact the DC Sustainable Energy Utility to explore rebates and incentives to help offset the costs of energy savings measures.
- DOEE encourages the project to consider eliminating the onsite combustion of fossil fuels. Incorporating efficient electric systems, for example, can reduce indoor air pollution and save on operating costs, especially when coupled with solar energy. All-electric buildings can also save on construction costs by avoiding the need to install gas piping. Eliminating onsite combustion of fossil fuels aligns with the Sustainable DC 2.0 and Clean Energy DC plans to reduce greenhouse gas emissions.

Solar:

- DOEE encourages the project to complete a solar feasibility analysis. Solar canopies could be particularly well suited for this project because of the competition for roof space between mechanical equipment, amenities, and green roof.
- Solar canopies are permitted in the District and are often treated similarly to rooftop equipment, meaning that they require a 1:1 setback. The project team will need to explore building height requirements and penthouse height requirements as they pertain to solar canopies. The project team can set up a Preliminary Design Review Meeting (PDRM) with the Zoning Commission to explore these issues once the design is further along.
- Maximizing solar energy production will contribute to achieving the District's goal to increase the use of renewable energy to 50% by 2032. As a result of the requirement for 10% of the District's electricity supply to come from locally generated solar by 2040, there are many financial incentives to install solar.
- If unable to install solar at the time of construction, DOEE encourages the project to plan for solar-ready roofs. By minimizing penetrations and mechanical equipment footprints in prime locations, providing additional conduit where appropriate and including space in the electrical panel, future solar systems can be installed much more cost effectively and with less disruption.
- DOEE encourages the project to consider providing electric vehicle chargers, or installing make-ready infrastructure so that charge points can be added at a later date for significantly lower cost and disruption. The

2017 DC Green Construction Code) provides some suggested thresholds for the provision of supply equipment and make-ready infrastructure.

Stormwater:

- DOEE encourages the project to consider exceeding the minimum stormwater retention requirements. Any additional retention onsite can earn the project Stormwater Retention Credits (SRCs) which can be sold through DOEE's Credit Trading Program. SRCs can be sold directly to DOEE through the SRC Price Lock Program (for projects located in the [MS4 Sewer System](#) only) or sold on the open market. For more information, please visit <https://doee.dc.gov/src> or email Matt Johnson at src.trading@dc.gov.

Floodplains & Resiliency:

- DOEE supports the project's inclusion of resilient design features throughout the project, despite the project no longer falling within the 100-year floodplain. The Climate Ready DC Plan identifies Buzzard Point and Southwest DC as one of the communities most at risk due to the impacts associated with climate change. Floodplain considerations need to be front and center on developments in the high-risk peninsula. Storm surge and sea level rise, rising flood insurance premiums, and access for emergency vehicles can be mitigated by maintaining the first-floor elevations 1.5 feet above the level of the 500-year flood plain elevation
- Many green certification programs, including LEED, offer credits for Resiliency. The recently released Resilient Design Pilot Credits guide project teams through the process of identifying climate risks and mitigation strategies and could be a good option for this project. Additionally, LEED offers RELI2.0, a dedicated rating system for resilient design and construction.

Agency Meetings:

- A more substantial, full regulatory compliance review by DOEE and other appropriate agencies, including the Environmental Impact Statement Form process, Stormwater Management Permit review, and Green Building Act and DC Green Construction Code compliance, will occur during the permit application process. Many regulatory bodies, including DOEE and DCRA, offer pre-design review meetings, which can help complicated or high-performance projects refine their designs early on. Contact Kathleen Berube with the Department of Energy and Environment (kathleen.berube@dc.gov) to request a meeting.

Policy Updates

- Building Energy Performance Standards (BEPS) were established in Title III of the Clean Energy DC Omnibus Act of 2018. The Act states that starting in 2021, owners of buildings over 50,000 square feet that are below a specific energy performance threshold will be required to improve their energy efficiency over the next 5 years. Projects below the performance threshold will be able to choose between a performance pathway, which requires that they document a 20% reduction in energy usage over the 5-year compliance period, or a prescriptive list of required energy efficiency measures. A new standard will be established in 2027 that will apply to buildings constructed during the first compliance period. New projects are encouraged to maximize energy efficiency during the initial design and construction in order to remain above the compliance threshold. For more information on the BEPS program please visit: <https://doee.dc.gov/service/building-energy-performance-standards>.
- On May 29, 2020 DC adopted the new 2017 DC Construction Codes, which include advancements in both the energy conservation and green construction codes. Projects with permits or a signed design contract prior to the effective date will be grandfathered under the previous code for a period of one year. DOEE encourages project teams to consider the updated 2017 DC Energy Conservation and Green Construction Codes when designing projects regardless of whether the project is grandfathered. For more information on the 2017 DC Construction codes please visit: <https://dcra.dc.gov/page/dc-construction-codes>.

From: Vitale, Elisa (OP) <elisa.vitale@dc.gov>

Sent: Monday, December 7, 2020 3:15 PM

To: Kristin Connall <kconnall@akridge.com>; Jessica.Bloomfield@hklaw.com <Jessica.Bloomfield@hklaw.com>; agooch@akridge.com <agooch@akridge.com>; norman.glasgowjr@hklaw.com <norman.glasgowjr@hklaw.com>; Lawson, Joel (OP) <joel.lawson@dc.gov>; Steingasser, Jennifer (OP) <jennifer.steingasser@dc.gov>; achristopher@akridge.com <achristopher@akridge.com>; Zimmerman, Aaron (DDOT) <aaron.zimmerman@dc.gov>; Berube, Kathleen (DOEE) <kathleen.berube@dc.gov>; Bulmash, Gene (DHCD) <gene.bulmash@dc.gov>;

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Cc: Bautista, Julianne (DOEE) <julienne.bautista@dc.gov>; Musse, Abdi (DOEE) <abdi.musse@dc.gov>; VanWye, Brian (DOEE) <brian.vanwye@dc.gov>; Studhalter, Casey (DOEE) <Casey.Studhalter@dc.gov>; Johnson, Katherine (DOEE) <katherine.johnson@dc.gov>; Wilson, Jay (DOEE) <jay.wilson@dc.gov>; Kenner, Terry (DOES) <Terry.Kenner2@dc.gov>; Laguerre, Eva (OSSE) <eva.laguerre@dc.gov>; Park, Raphael (DCRA) <raphael.park1@dc.gov>; Fieselmann, Heidi (MPD) <heidi.fieselmann@dc.gov>; Bromeland, Matthew (MPD) <matthew.bromeland@dc.gov>; Newsham, Peter (MPD) <peter.newsham@dc.gov>; Admin, COP (MPD) <cop.admin@dc.gov>; Anunay, Queen (FEMS) <queen.anunay@dc.gov>; Falwell, Tony (FEMS) <tony.falwell@dc.gov>; Ukwuoma, Valentina (DPW) <Valentina.Ukwuoma@dc.gov>; Carter, Michael (DPW) <Michael.Carter@dc.gov>; Mccoy, DanielJ (DPW) <danielj.mccoy@dc.gov>; Kushner, Nick (DPR) <Nick.Kushner@dc.gov>; Faulkner, Ella (DPR) <ella.faulkner@dc.gov>; King, Garret (DACL) <garret.king@dc.gov>; Mingal, Adam (DACL) <adam.mingal@dc.gov>; Bennehoff, Yohannes (DDOT) <yohannes.bennehoff@dc.gov>; Choudhury, Raka (DDOT) <raka.choudhury@dc.gov>; McRae, Lorenzo (DSLBD) <lorenzo.mcrae@dc.gov>; Giles, Ariel (DSLBD) <ariel.giles@dc.gov>; DeLorenzo, Anthony (DGS) <Anthony.DeLorenzo@dc.gov>; Greenberg, Judi (DCPL) <judi.greenberg@dc.gov>; Caple, Alexander (DCPS) <Alexander.Caple2@k12.dc.gov>; andrea.swiatocha@k12.dc.gov <andrea.swiatocha@k12.dc.gov>; nicholas.williams@k12.dc.gov <nicholas.williams@k12.dc.gov>; Cross, Alexander (EOM) <alexander.cross@dc.gov>; Bonard, Nicholas (DOEE) <Nicholas.Bonard@dc.gov>

Subject: Interagency Meeting 2020-03 100 V Street SW Large Tract Review

When: Tuesday, December 15, 2020 2:00 PM-3:30 PM.

Where: WebEx Meeting (Meeting Link included below)

Good afternoon,

I am writing to invite you to participate in the interagency meeting for Large Tract Review (LTR) Case 2020-03.

Meeting Link: <https://dcnet.webex.com/dcnet/j.php?MTID=m6e07b463f7ae3494f5598ff852cabaaa>

Meeting Number: 180 761 3182

Password: ZMsZRKhW397

SW Land Holder, LLC has submitted an application to the Office of Planning for review in accordance with the LTR process. This project is subject to LTR because it involves commercial development in excess of 50,000 square feet. The LTR process is a system to advise an applicant about potential issues before they apply for a building permit.

The subject property is located at 100 V Street, SW (Square 609, Lot 804 and Square 611, Lots 19 and 810). The proposed mixed-use development would be constructed in two phases and would consist of two buildings totaling approximately 2,154,678 square feet of gross floor area dedicated to 2,097 residential apartment units, 106,654 square feet of office space, 63,529 square feet of retail space, and 209,984 square feet of hotel space (423 keys).

The application materials have been posted to the Office of Planning web site at <https://planning.dc.gov/node/1502761>.

If you're unable to attend the interagency meeting, please submit your comments via e-mail to elisa.vitale@dc.gov. If you have any questions, please let me know. Thank you, Elisa

More ways to join

Join by video system

Dial [1807613182@dcnet.webex.com](tel:1807613182)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-202-860-2110 United States Toll (Washington D.C.)

1-650-479-3208 Call-in number (US/Canada)

Access code: 180 761 3182

[Global call-in numbers](#)



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Open Enrollment for 2021 employee benefits runs Monday, November 9, 2020 through Monday, December 14, 2020. This is your annual opportunity to review your current benefit elections and make any necessary changes.

Visit <https://dchr.dc.gov/page/open-enrollment> for details!

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit coronavirus.dc.gov.