

June 10, 2022

City of Alexandria
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

RE: Green Building Narrative for:
Elbert Avenue Residences
ROA Project Number: 20-022

The following narrative is in support of the Concept II submission for the project referenced above.

Green Building Certification Considered: EarthCraft Multi-Family Gold per City of Alexandria 2019 Green Building Policy. Minimum performance points for certification in the areas required by the City's Green Building Policy will be provided.

Environmental Site Design: See Civil drawings for additional information. In short, we are exploring the use of various bioretention strategies throughout the project:

- Drainage from a portion of the roof will be collected by an urban bioretention filter (planter box)
- A portion of the roof will be provided with "green scape" planters or similar
- Underground filtering and detention storage systems (BMP) will be provided
- Site and building design have been adapted to preserve existing trees along Elbert Ave.

Building Massing and Orientation: The proposed building is oriented and massed to make the most efficient use of the site and minimum building volume. The existing at-grade parking has been reduced and moved under the building footprint reducing its impact on the overall impervious area. This central covered parking area provides a second floor courtyard that reduces the impervious area, contributes to open space, and provides an amenity for residents.

Energy Use: Energy Star qualified cooling equipment, bath fans, and other high efficiency equipment will be used to reduce energy usage. LED lighting will be utilized to the extent possible to reduce energy use. Electric vehicle chargers will be provided in the parking area to incentivize EV usage. Covered bike storage will be provided to incentivize bike usage.

Water: See Landscape drawings for proposed plants. Native plantings will be provided to the largest extent possible to minimize or eliminate the need for irrigation. As noted previously, rainwater from a portion of the roof is proposed to be directed to bioretention facilities. WaterSense qualified fixtures and other low flow fixtures will be used to reduce indoor water consumption.

Indoor Environmental Quality: In order to increase daylighting, we have maximizing window area for natural light. We are also exploring various insulation materials and details to improve the building envelope and overall indoor environmental quality. Minimum MERV 8 filters will be provided to filter indoor air. Low VOC paint and materials will be utilized.

Passive Design Strategies: See Landscape drawings for proposed plants. Proposed plants include deciduous trees to provide shade in the summer and allow solar heat gain in the winter. All units will include operable windows to allow for passive ventilation.