



# Washington Sustainable Growth Alliance

November 1, 2012

Ms. Andrea Gourdine  
Douglas Development Corporation  
702 H Street Northwest #400  
Washington, DC 20001

## ALLIANCE PARTNERS

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**ULI Washington**

RE: 4600 Wisconsin

Dear Ms. Gourdine:

Congratulations! I am happy to inform you that the 4600 Wisconsin proposal has been granted Final Recognition by the Washington Sustainable Growth Alliance.

Throughout the year, our independent jury reviews project applications against a stringent set of criteria for project location, transportation and accessibility, density, design, diversity of uses, mixed-income housing, environment, community benefits, and community involvement. The jury reviewed your project in October 2012 based on the specific information submitted with the application as well as independent research. The Smart and Sustainable Growth Recognition Program distinguishes development proposals that exemplify smart and sustainable growth characteristics, furthering the Alliance's mission of encouraging land use, development and transportation policies and practices that protect environmental assets and enhance our region's quality of life.

The jury noted the following benefits your proposal offers to the community and region:

- A mix of appropriate retail and residential land uses at increased densities in locations with access to nearby transit stations and other transportation options.
- Through the requested parking space waiver for both types of uses and by marketing the residential units to tenants who do not own cars, the project will take maximum advantage of its proximity to transit and other options.
- A Transportation Demand Management program including a Resident Transportation Coordinator to educate tenants and offer transit usage incentives, including "NextBus Display," bike share memberships, transit fare cards, and a car share parking space.

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ZONING COMMISSION  
District of Columbia  
CASE NO.10-23  
EXHIBIT NO.63

November 1, 2012

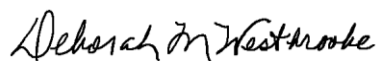
- Street-level retail that will enliven the pedestrian experience along public streets.
- Numerous public space improvements are proposed, including new sidewalks, street trees, street furniture, tables, benches, trash receptacles, bicycle racks and bicycle parking spaces, and a fountain wall and planter at the corner of Brandywine Street and Wisconsin Avenue, all of which will encourage and enhance non-motorized and pedestrian activity.
- The undergrounding of utilities and the proposed off-site improvements to areas across Wisconsin, will also enhance the walkability of the neighborhood overall.
- Provision of a green roof and other green features qualifying the project for LEED Gold certification.
- Provision of workforce housing units throughout the project without unnecessary distinction.
- You have worked with stakeholders to arrive at a proposal that benefits the neighborhood. The proposal will restore and improve a gap in the street wall in a neighborhood that has been adversely impacted by the vacancy of this building and site for many years.

Please keep in mind that jury makes its determination based on information available at the time of review. The jury reserves the right to modify or revoke its decision if a project proposal changes so significantly that it no longer meets the requirements of the program.

In addition to providing this letter of recognition, we will be happy to provide testimony or comments regarding the recognition of your project to public reviewing bodies, if desired.

Again, congratulations on your successful application.

Sincerely,



Deborah M. Westbrooke  
Executive Director