Board of Zoning Adjustment Case No. 16930
500 New jersey Avenue, NW

Summary of U.S. Green Building Council LEED Design Elements
October 21, 2002

It is the intent of Lawrence N. Brandt, Inc., and the National Association of Realtors, to develop a building that will satisfy the requirements of the U.S. Green Building Council's LEED program for a Certified building. The LEED program contains a number of options that are divided into the sections listed below. The following summarizes those LEED elements that are being strongly pursued for practical feasibility in the project.

Sustainable Sites

1. Design a sediment and erosion plan that reduces the negative impacts of the project on water and air quality.
2. Avoid development of buildings on sites deemed inappropriate and reduce the environmental impact from the building.
3. Encourage development in urban areas with existing infrastructure.
4. Rehabilitate damaged sites where development is complicated by environmental contamination.
5. Locate project in an area that is accessible to public transportation such as a subway station or public bus lines.
6. Provide bicycle storage and changing rooms for at least 5% of the occupants of the building.
7. Restore at least 50% of the site area, excluding building footprint, by replacing impervious materials with native or adaptive vegetation.
8. Provide open area adjacent to the building that is equal to the footprint of the building.
9. Manage stormwater runoff such that the disruption and pollution of natural water flows is limited.
10. Build a stormwater treatment system on the site that will eliminate a high level of contaminants and increase on-site infiltration.
11. Place at least 50% of the parking spaces underground.
12. Provide roofing materials that are compliant with the "Energy Star" label.
13. Eliminate the amount of lighting from the site that will produce light pollution or impact the neighboring properties or streets.
14. We will limit the amount of potable water used for landscape irrigation. This will be done by using a grey-water recycling system that will channel rainwater to a garage storage tank. From the storage tank, the water will be used to irrigate the site as well as the National Park Service Reservation.

Energy and Atmosphere

1. Verify and ensure that the fundamental mechanical systems of the building are designed, installed and calibrated to operate as intended. This is also referred to as "commissioning".

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2. Design the building such that it is in conformance with the applicable energy codes.
3. Reduce the amount of ozone depletion by not using (chlorofluorocarbons) CFC with the mechanical system.
4. Investigate the use of renewable energy sources such as solar, wind, and geothermal such that they can provide 5% of the building's energy needs.
5. Provide a "Measurement and Verification" system that will allow continuous monitoring of the energy and water consumption of the building.

Materials & Resources

1. Provide an area in the building that is dedicated to the separation, collection and storage of recylclables.
2. Recycle and / or salvage at least 50 % of the demolition and land clearing waste.
3. Use materials in the project with a "post-consumer recycled content" of at least 5%.
4. Use regionally provide materials such that at least 20% of the building materials are produced within 500 miles of the project.
5. Use "rapidly renewable building materials", which are materials made from plants with a harvest of 10 years or less, for at least 5% of the materials of the project.
6. Use wood on the project such that at least 50% of it is certified to be in accordance with the Forest Stewardship Council.

Indoor Environmental Quality

1. Meet the requirements of the minimum standards for indoor air quality.
2. Prohibit smoking in the building or limit smoking to designated smoking rooms that are exhausted to the outdoors.
3. Install a permanent carbon dioxide monitoring system.
4. Develop an indoor air quality plan for use during construction of the building.
5. Develop an indoor air quality plan for use immediately after construction of the building.
6. Use low VOC adhesives and sealants.
7. Use low VOC paints and coatings.
8. Use low VOC carpets.
9. Use wood that contains no added urea-formaldehyde resins.
10. Use grilles and grates at permanent entryways to limit the exposure to occupants of the building.
11. Provide controls for airflow, temperature and lighting for at least 50% of the occupants of non-perimeter, regularly occupied areas.

12. Design the building such that it is compliant with the current comfort standards.
13. Provide a permanent temperature and humidity monitoring system such that there is control over the thermal comfort and humidification of the building.
14. Provide daylight views for at least 75% of the occupants that are performing critical visual tasks.
15. Provide direct line of sight to building perimeter glass for at least 90% of the regularly occupied spaces.
16. Provide a design element that qualifies as exceptional to such an extent that it allows the project to be awarded credit for innovation.
17. Include a LEED Accredited Professional as a principal participant of the design team.

Leadership in Energy & Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution. LEED standards are currently available for:

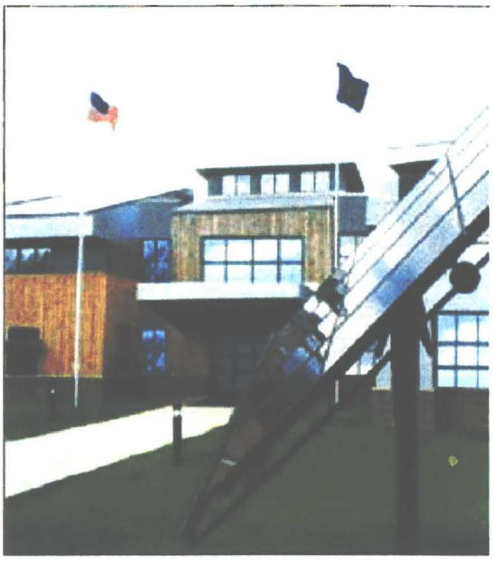
- New construction and renovation projects (LEED 2.0/2.1)
- Existing building operations (LEED-EB, Pilot version)
- Commercial interiors projects (LEED-CI, Pilot version)

Member committees are actively collaborating on new LEED standards. Check for frequent LEED updates.

LEED™ was created to:

- define "green building" by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy



LEED™ Gold Certified Building! The office building in Edensburg, PA is the project built for the Pennsylvania Dep Environmental Protection to earn LEE certification.



LEED 2.0 LEED 2.1 LEED-EB

efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training, and practical resources.