

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: *[Signature]* Ellen McCarthy
Director

DATE: December 4, 2006

SUBJECT: Final Report on Zoning Commission Case Number 02-51A/01-04M/98-12M/
88-32C

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BACKGROUND

A public hearing on this application was scheduled for September 29, 2005, however no hearing was held due to issues raised about this proposal. Prior to another public hearing scheduled for December 1, 2005, the Zoning Commission expressed discomfort with the height, density and architecture of that proposal. The applicant was directed to instead submit a First Stage planned unit development (PUD) application more reflective of changes in the Dupont Circle area since adoption of the original PUD in 1990.

During the public meeting on June 12, 2006, a new application characterized as being a significant departure from the previous submission was referred to the Office of Planning (OP) for preparation of a preliminary report.

The Commission subsequently voted to set this application down for public hearing at its public meeting on July 12, 2006.

RECOMMENDATION

The Office of Planning (OP) recommends approval of this First Stage application and acceptance of the proposed amenities package inclusive of the following conditions:

- That the non-profit organization selected as recipient of \$100,000 affordable housing contribution is a housing trust fund as defined under § 2499 of the Zoning Regulations;
- That documentation be added to the public record of this case that payment of the affordable housing contribution was issued and received by the selected organization, or the D.C. Housing Trust Fund prior to the issuance of building permits;
- That proposed bicycle parking area(s) be identified on the garage floor plan(s);

- That the applicant determine whether the D.C. Department of Transportation proposal to set aside approximately 5% of vehicle spaces in the proposed garage parking for car sharing vehicles such as Zip or Flex cars is acceptable; and
- Documentation of how and when the other amenity contributions will be used and made.

OP also recommends that the list of planned environmental design and engineering elements detailed by the applicant be incorporated into the final order.

SITE AND AREA DESCRIPTION

The subject lot 82 is one of two parcels within the existing PUD. These properties were formerly a single 32,645 square-foot lot (Square 182 Lot 80) that was the site the Gramercy Inn (now demolished). Lot 82 has a total area 15,394 square feet and is currently used as a commercial parking lot. Lot 83 immediately east at 1608 Rhode Island Avenue, N.W. has an area of 17,331 square feet and is developed with the mixed-use University of California ("UC") building. Both lots are in the Central Employment Area, immediately south of Rhode Island Avenue, N.E. and southwest of Scott Circle (refer to Exhibit 1).

Surrounding development consists primarily of mid- and high-rise office and hotel uses. East of the PUD, across an alley ten feet wide, is The Courtyard by Marriott Hotel at the Rhode Island Avenue intersection with Sixteenth Street, N.W. To the west, across another alley, is an office building currently occupied by the Human Rights Campaign. Both properties are within a Special Purpose (SP-2) zone district with a Dupont Circle (DC) overlay zone. Across Rhode Island Avenue, N.W. to the northwest are Scott Circle Park and the former Governor's House Hotel both within DC/SP-1 zone districts. To the south are The Sumner School and Museum and Sumner Square office development south along M Street, N.W. (across from the National Geographic Headquarters). These properties are also zoned DC/C-4.

This PUD has been the subject of a number of Zoning Commission actions (refer to Exhibit 2).

- On February 12, 1990, a public hearing was held to consider Zoning Commission Case No. 88-32C, requesting PUD approval and a PUD related amendment for the Gramercy Inn property from SP-2 to C-4 to permit construction of a mixed-use development. The Zoning Commission authorized, among other things, a mixture of residential, retail, and office uses in a single building. The maximum 8.5 FAR would be divided between a maximum 6.86 FAR of office/retail uses and minimum 1.64 FAR of residential uses. *Upon adoption of the PUD order, the zone district covering the PUD site changed from SP-2 to C-4 for development of the PUD.*
- On January 24, 1992, the Dupont Circle Overlay District was adopted covering the subject square and surrounding squares.
- Final Order Nos. 638-A (1989) through 638-F (1998) modified and extended the original PUD approval.
- On December 14, 1998, the Zoning Commission approved ZC Case No. 98-12M, further amending the referenced PUD and subsequent extensions. Final Order No. 871 authorized, among other things: dividing the PUD two lots and two separate buildings; and a maximum 7.9 FAR for an inn on one lot and a 8.5 FAR for the UC building on the

other lot (consisting of a maximum 5.15 FAR of non-residential uses including academic/office/ extended stay uses and a minimum 3.05 FAR of residential uses). These changes effectively reduce the maximum permit FAR overall from 8.5 to 8.2.

The single PUD lot was subsequently subdivided into existing lots 82 and 83.

Development Proposal

In response to Zoning Commission comments prior to the December 2005 public hearing, the current submission reflects the following changes from the earlier proposal:

- Reduction in the proposed building height from 10 stories and 110 feet to 9 stories and approximately 105 feet;
- Reduction in the building gross floor area from approximately 131,000 square feet and an 8.5 FAR to 129,000 square feet and an FAR of 8.4;
- An increase in ground floor-to-ceiling height from 13.3 to 15 feet clear; and
- Incorporation of rear loading and service areas into the building perimeter thus making these spaces easier for delivery vehicles to maneuver.

The height reduction results in this project falling within the 90 - 106 foot-range of surrounding high-rise buildings¹ (refer to Exhibit 1). The current plan also slightly increases the lot occupancy percentage from 95% to 96%. The building continues to be entirely for commercial office with the possibility of ground floor retail. Architectural plans include:

- polarized glass on the 3rd and 4th floors, and a 5-foot setback above the 6th floor level of the eastern building façade to address University of California concerns about the privacy of persons utilizing the open plaza on the 4th floor level of its abutting building to the east; and
- a 2' - 6" set back at the 1st and 2nd floor levels of the western façade to widen the drive aisle along the adjacent 10-foot wide alley to 12' - 6".

As stated in the current application dated May 31, 2006, "... the (applicant) focused ... on creating a project that would comport with surrounding structures in Dupont Circle." To that end, building architecture was changed to incorporate design elements of other buildings along this square frontage, including vertical masonry features, "... that reflects the character and the variety of institutional uses in the neighborhood."

ZONING REVIEW

Final Order No. 638 established the current PUD and changed the subject property and adjacent lot 82 from a SP-2 to a C-4 zone district. With a land area of 15,394 square feet (0.35 acre), the subject property exceeds the minimum 15,000 square feet required for a PUD in the current zone district. The allowable lot occupancy percentage under a C-4 zone district is 100%. In this zone district the maximum commercial floor area ratio (FAR) under a PUD may increase to 11.0 and the maximum height may be increased to 130 feet because the adjacent Rhode Island Avenue right-of-way is over 110 feet.

¹ Based on Department of Consumer and Regulatory Affairs records, final orders and GIS calculations

No housing linkage is required because the gross floor area of office uses on the site not exceed the maximum 10.0 FAR allowed as a matter of right. The current proposal actually is more similar to the original development envelope approved under the referenced order:

ZC Order 88-32C

	Component	FAR	GFA	Land Area
Lot 80				32,725
	Office/Retail Component	6.86	224,494	
	Residential Component	1.64	53,669	
	Maximum Approved	8.5	278,163	32,725

ZC Order 638-F

Lot 82				15,394
	Hotel (Homestead Inn)	7.86	121,000	
	Floor Area Total	7.86	121,000	
Lot 83	Office/Classroom	2.74	47,555	17,331
	Residential Component	5.76	99,750	
	Floor Area Total	8.50	147,305	
	Overall Total	8.20	268,305	32,725

ZC Application 02-51A (Current)

Lot 82				15,394
	Office/Retail	8.43	129,700	
	Floor Area Total	8.43	129,700	
Lot 83	Office/Classroom	2.74	47,555	17,331
	Residential Component	5.76	99,750	
	Floor Area Total	8.50	147,305	
	Overall Total	8.46	277,005	32,725

Based on this analysis, this proposal would have density similar to that originally approved for this PUD. The concern raised by the Zoning Commission and community is about the relative consistency of this proposal with the existing zoning and patterns of existing and planned land use.

Consistency with § 1501

A major concern expressed by the community is that this proposal would be counter to additional standards the Dupont Circle overlay district established in 1992 for area development in general

and PUDs in particular. However, OP finds the current proposal to be consistent with the overlay district in a number of ways in that it would:

- Provide a scale of development in terms of height and bulk that is consistent with existing buildings in the surrounding Dupont Circle area;
- Be compatible with the Comprehensive Plan (refer to the Comprehensive Plan section below);
- Minimally impact the available air and light the open patio on the adjacent UC building with the planned 5-foot building setback above the fourth floor level;
- Preserve the privacy of the referenced open patio through the use of polarized glass in overlooking windows;
- Enhance the streetscape with the planned streetscape improvements;
- Improve vehicular circulations through the adjacent public alleys with planned building setbacks along the ground floor building perimeter; and
- Not adversely impact any contributing historic structures.

This modification would not impact or displace the residential component of the UC building next door. As the applicant previously explained, the location of lot 82, and its narrow width dimension relative to its depth, makes it unsuitable for the development of permanent residential dwelling units. There is no permanent residential use along Rhode Island Avenue, and the residential component in the abutting UC building only provides temporary housing of students. OP therefore concludes that office use is appropriate for this site.

In terms of the PUD requirements under § 1503, the overall PUD area exceeds one-half acre as required in the current C-4 zone district, and all land within the PUD is contiguous. This proposal is also consistent with the following evaluation standards under § 1503.4:

- The proposed office environment appears to be "... superior to (that achieved under) ... other provisions of the Zoning regulations;"
- Modifications to the upper stories would "... preserve original gardens and backyard open spaces and provide light, air and privacy to adjacent (UC) buildings;"
- Changes to the ground floor level that would provide "Effective and safe vehicular and pedestrian circulation with (1) full use of the alleys as a service area for vehicles, (2) streets unimpeded by service stops, and (3) sidewalks and public space inviting to pedestrians and free of vehicular parking;"
- This proposal would represent a significant architectural statement that incorporates elements of nearby institutional buildings;
- Significant streetscape improvements and other amenities would be implemented that "... contribute to the quality of life in the PUD" *and* in the surrounding neighborhood; and
- Additional project amenities (refer to the review of § 2400 below) would benefit the surrounding community, defined under these regulations as "... the subject square or the adjoining square within the (Dupont Circle Overlay District)."

This proposal would "maintain the public space in front of buildings as landscaped green space" and does not include drive-through accessory for planned office/retail uses. Although an

additional curb cut would be required along Rhode Island Avenue, vehicular access to the rear of the building would be provided by expanding the existing alley network.

Consistency with § 2400

This First Stage application lists the primary amenities of the revised proposal to be urban design, (superior) architecture, and site planning of this mid-block location. As restated in the May 31, 2006 application, "The modification will enhance the character of the area, ensure a vibrant active streetscape, and provide environmental benefits and significant job opportunities. ..." Proposed benefits and amenities would include:

- Urban design: The proposed design is unique yet sympathetic to the neighboring Courtyard by Marriott and HRC buildings and "... exhibits the characteristics of exemplary urban design and architecture." The overall building height has been modified to be more in line with the neighboring structures while retaining the approximate cornice line of the adjacent buildings. The introduction of vertical masonry elements and glass bays also helps to solidify the image of the entire street frontage.

The proposal would provide a landscaped seating area in front of the building in public space that would complement the revitalized Beacon Hotel streetscape and Scott Circle Park across Rhode Island Avenue, N.W., subject to approval by the D.C. Public Space Committee.

- Compliance with the Comprehensive Plan: The Generalized Land Use Map designates the subject property as "High Density", characterized by it being "The business and retail heart of the District ..." that "includes a mix of employment, retail, office, cultural and entertainment centers."
- Section 101, Major Themes of the Comprehensive Plan, include:
 - "... (d) Increasing the quantity and quality of *employment opportunities* in the District;
 - (e) Respecting and improving the physical character of the District;
 - (f) Preserving and ensuring community input; ...
 - (h) Reaffirming and strengthening the District's role as the economic hub of the National Capital Region; ...
 - (i) Promoting enhanced public safety; ... "

As defined in Section 1107.6, "The Central Employment Area (where the PUD site is located) is the business and retail heart of the District and the metropolitan area." Of particular note is the following description of this area:

- "(a) The Central Employment Area is the employment, retail, office, cultural, entertainment center, the tourist center of the District and the metropolitan area, and the center of local government;

- (b) Office use, in terms of square footage, is the largest commercial use in the Central Employment Area; ...”

In additional, Section 104.1, “Developing a Living Downtown”, explains that “The Mayor’s Downtown Committee worked for over a year to develop policies to strengthen (the District’s) Downtown as the region’s retail and cultural center, ... *to increase the number of jobs* for District residents, and to promote easy access to downtown from outlying parts of the region.”

- The Declaration of Major Policies includes:

“200.9 Expansion of the District’s preeminent role as the location for corporate and other headquarters, including the vast network of membership organizations representing business, labor, professional, social, and religious associations throughout the United States, is another priority.”

- The Comprehensive Plan Urban Design Elements in Chapter 7 includes:

“708.2 The policies established in support of the buildings are as follows:

- (a) Design residential, *commercial*, and all other buildings *to complement or enhance the physical character of the District*; and
- (b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region. ...

709.2 The policies established in support of the streetscape objective are as follows: ...

- (j) Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments. ...

711.2 The policies established in support of the areas of stable character objectives are as follows:

- (a) Encourage in-fill development to be complementary to the established character of the area. In-fill development in stable areas should not create sharp changes in physical pattern which might lead to deterioration; ...”

- Section 1108.1, Policies in Support of the Commercial Areas Objectives, includes:

“(a) Promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods, to provide *a focus for expansion of ... employment* that the District will have to accommodate in the future because of its urban center role within the region, and to expand employment opportunities in the region for District residents: ...”

The proposed office building furthers these themes by creating an appropriate infill development and streetscape that complement its surroundings, and by providing a new office building with possible ground floor retail uses that will increase the number and variety of employment opportunities within the Central Employment Area of the District. OP concludes that this proposal is not inconsistent with the Comprehensive Plan.

- Employment and training opportunities: The Pre-hearing Statement includes a signed First Source Agreement with the District of Columbia Department of Employment Services, and a signed Memorandum of Understanding with the Minority Business Opportunity Commission to cover the development phase of this project.
- Economic land utilization and site planning: The Statements notes "This Project makes effective use of an underutilized parcel of land by filling in a gap in the urban streetscape. ... Furthermore, the building will allow for an interesting and striking structure to improve the setting of the HRC and University (UC) buildings." For example, the northern wall of the HRC building forms an angle with Rhode Island Avenue that would allow pedestrians traveling northeast to view the front and side of the proposed building. The proposed architectural design continues the glass curtain wall along the northern side of the intervening alley so not to disrupt the visual continuity of the streetscape. The proposed building entrance aligns with the referenced northern façade of the HRC building.

As a result of this attention to detail, the proposed building will tie the entire block face together in a cohesive and interesting series of façades, and increase the potential for an active ground floor level.

- Housing: The housing linkage requirement has been satisfied on Lot 83 by the UC building that includes 99,750 square feet (5.76 FAR) for residential uses (equal to 3.05 FAR on the original PUD lot). In addition, the applicant proposed to contribute \$100,000 for the development of affordable housing, preferably to an organization actively involved in constructing such housing opportunities. To insure the timeliness of this contribution and that an appropriate organization is the recipient, OP recommends PUD approval include conditions requiring that:
 - The selected non-profit organization be a housing trust fund as defined under § 2499 of the Zoning Regulations; and
 - The public record for this case include documentation that payment of the \$100,000 contribution was issued and received by the selected organization or the D.C. Housing Trust Fund *prior to issuance of building permits*.
- Environmental benefits: The surrounding street infrastructure appears to have adequate capacity to handle utility and traffic needs, and anticipated storm-water run-off. If approved, proposed public space landscape and seating improvements would enhance existing green and open spaces without disrupting pedestrian flow.

In response to an OP request, the project architect estimated the “green” building engineering package. According to the letter dated June 21, 2006 in the Pre-hearing Statement, this project could qualify for 16-24 points toward certification under the Leadership in Engineering and Environmental Design (LEED) standards with a minimum 26 points required for LEED certification (refer to Exhibit 3).

If approved, OP recommends that the list of planned environmental elements be incorporated into the final order for this First Stage application, with details to be provided *prior to the public hearing for second stage approval*.

- Transportation impacts: This proposal would intensify employment opportunities along major bus routes and near the Dupont Circle Metro rail station (serving the Red Line) located three squares to the northwest. A number of transit lines traveling in all directions serve the PUD site. Final Order No. 871 required the provision of 57 on-site parking spaces for the inn. This proposal would provide 90 parking spaces for the office building in an underground garage accessed from Rhode Island Avenue. The total parking would be approximately 27% more than the 71 spaces required under the Zoning Regulations. The loading and delivery area would be located and accessed from the 20-foot wide alley along the southern lot boundary.

As noted before, the western alley extending from Rhode Island Avenue is 10 feet wide. This proposal would reduce the planned dedication of private property to widen this alley from 11 feet (to increase the total travel lane to 21 feet) to 2.5 feet that would widen the total travel lane to 12.5 feet. The southern building perimeter has also been modified to allow delivery trucks to back into the loading docks. The Department of Transportation (DDOT) was asked to comment on the impact of these changes in light of its earlier conclusion (refer the Agency Comment section below).

- Use of special value to the District: Other proposed amenities and benefits include:
 - \$150,000 to Ross Elementary School;
 - \$10,000 to the DuPont Circle Community Resource Center²;
 - \$100,000 to be provided as an Affordable Housing Contribution;
 - \$25,000 to Stead Park (through the Dupont Circle Citizen’s Association)
 - \$25,000 to Historic Dupont Circle Main Streets; and
 - \$25,000 to Scott Circle.

OP asked for further details on exactly how the amenity contributions will be used by the recipients. The Pre-hearing Statement also lists “A secured parking area for bicycles within its garage” but the location of this parking area is not indicated on the submitted. *OP recommends that the Second Stage garage plans reflect the secure parking area(s).*

The applicant has continued discussion with Advisory Neighborhood Commission (ANC) 2B about the proposed amenity package, but was unable to reach agreement (refer

² The last four amenities and benefits on this list have not been provided or executed by the applicant

to the Community comment section below).

Impediments to On-site Hotel Development

Another concern raised by the Zoning Commission was what specific circumstances have prevented development of a hotel on Lot 82. A number of recent hotel developments have only gone forward after receipt of some form of public subsidy such as tax increment financing. The applicant concluded that office, and not hotel, development is more appropriate for Lot 82 given its limitation, location, the results of past marketing efforts and their opinion that the property is not eligible for similar public assistance.

Conclusions

Based on the review of this proposal per § 1500, OP concludes this proposal is consistent with numerous goals and standards of the Dupont Circle overlay district. Proposed benefits and amenities would exceed the degree of flexibility being requested under the approved C-4 zone district, particularly lacking any potential adverse impacts.

Similarly, OP's review of proposed benefits and amenities found that this proposal is not inconsistent with the Comprehensive Plan, and supports specific economic development, urban design and employment goals identified in the Plan. Therefore, the Office of Planning determined this applicant meets the standard for First Stage PUD approval subject to conditions that ensure timely execution of all planned amenities and benefits. *OP also would require a response to the earlier DDOT proposal to reduce the potential number of mid-day vehicle trips for this site* (refer to the Agency Comment section below).

COMMUNITY COMMENT

Letters of support are in the public record from the owners of the nearby Marriott Courtyard Hotel (1600 Rhode Island Avenue, N.W.), the Beacon Hotel across from the site (1615 Rhode Island Avenue, N.W.) and a letter from the University of California withdrawing its earlier objection to this project.

By a vote of 5-1, Advisory Neighborhood Commission (ANC) 2B passed a resolution at a regularly scheduled meeting on November 8, 2006 to recommend denial of this application citing the concern that the proposed amenity package is not sufficient given the requested level of relief.

While OP finds the current amenity package to be sufficient, the potential community benefit would be enhanced by incorporating in some form one or more of the following amenities suggested in the ANC resolution: installation of or support towards streetscape improvements on one or both sides of 11th Street between Rhode Island and Massachusetts Avenue, N.W.; and increasing the proposed \$25,000 contribution for Snead Park improvements. *This suggestion has been forwarded to the applicant for their consideration.*

AGENCY COMMENT

In a letter dated September 26, 2005, the DDOT determined the previous proposal "... will have negligible impact on existing traffic volumes and should not create dangerous or objection traffic conditions in the area." The letter concluded, "Accordingly, DDOT has no objection to the

proposed PUD modification.” DDOT confirmed to OP that the referenced conclusion is also applicable to the current proposal.

The agency still encourages the applicant to consider setting aside approximately 5% of the proposed garage parking (5 spaces) for car sharing vehicles such as Zip or Flex cars to reduce the number of vehicles used for mid-day trips. The applicant will consider this request as they work through the details of the PUD Second Stage.

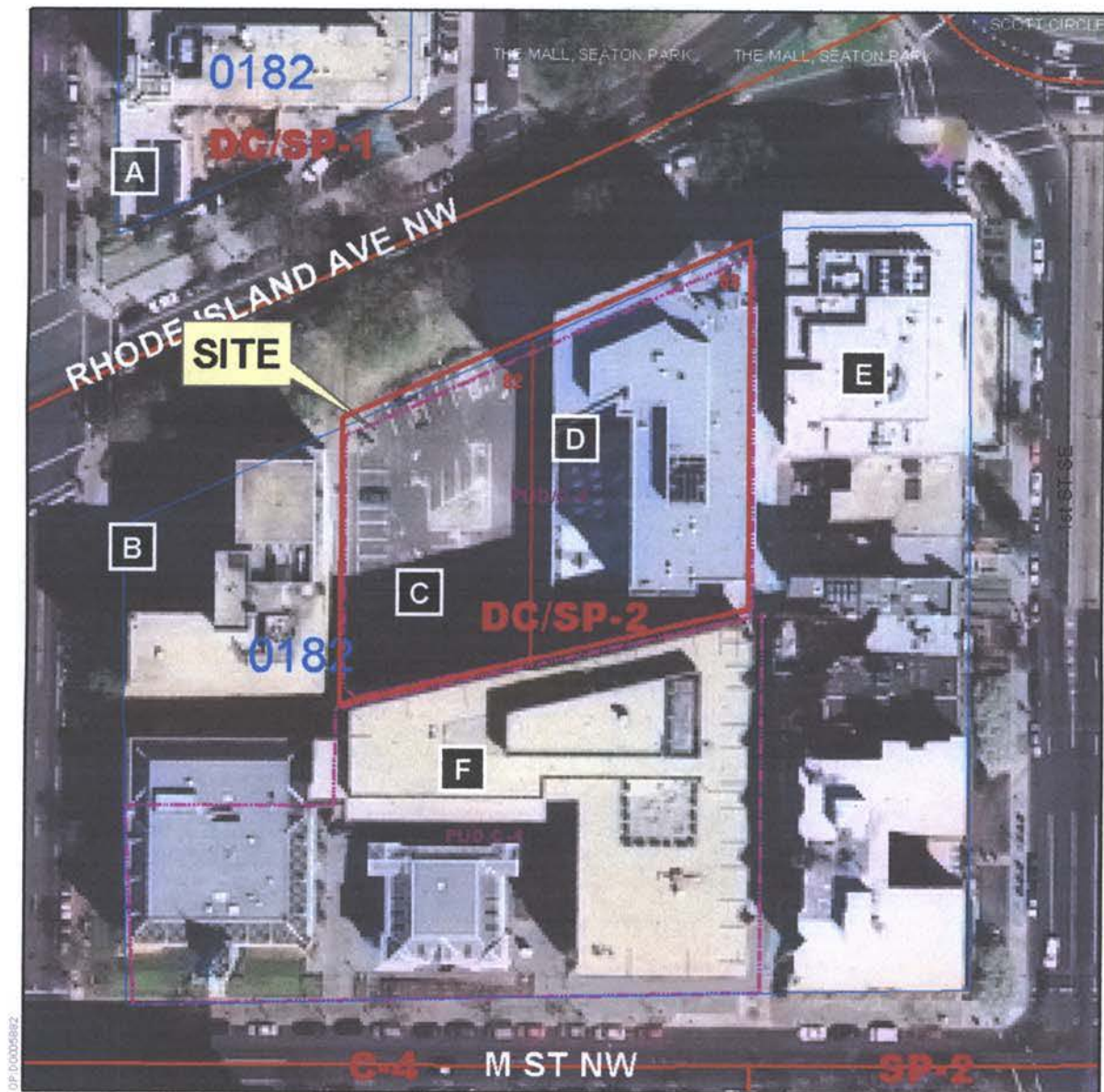
RECOMMENDATION

OP recommends approval of this First Stage application and acceptance of the proposed amenities package inclusive of the following conditions:

- That the non-profit organization selected as recipient of \$100,000 affordable housing contribution is a housing trust fund as defined under § 2499 of the Zoning Regulations;
- That documentation be added to the public record of this case that payment of the affordable housing contribution was issued and received by the selected organization, or the D.C. Housing Trust Fund prior to the issuance of building permits;
- That proposed bicycle parking area(s) be identified on the garage floor plan(s);
- That the applicant determine whether the D.C. Department of Transportation proposal to set aside approximately 5% of vehicle spaces in the proposed garage parking for car sharing vehicles such as Zip or Flex cars is acceptable; and
- Documentation of how and when the other amenity contributions will be used and made.

Attachments: Exhibit 1 Aerial with Zoning and Surrounding Building Heights
 Exhibit 2 A Brief History of Associated Zoning Activity
 Exhibit 2 Letter dated June 21, 2006 from I. Guyman Martin, A.I.A. to Arthur Jackson with a
 Project Checklist with LEED reference

EMc/afj



Z.C. Application No. 02-51A/01-04M/98-12M/88-32C
1616 Rhode Island Avenue, N.W.



★ ★ ★ Government of the
 District of Columbia
 Anthony A. Williams, Mayor

Office of Planning ~ April 21, 2005

This map was created for planning
 purposes from a variety of sources.
 It is neither a survey nor a legal document.
 Information provided by other agencies
 should be verified with them where appropriate.
 Oblique imagery ©2003 Pictometry International

NO.	ADDRESS	FLOORS	HEIGHT
A	1615 Rhode Island Ave	9	90 ft.
B	1640 Rhode Island Ave	—	102 ft.
C	1616 Rhode Island Ave	9	105 ft.
D	1608 Rhode Island Ave	10	106 ft.
E	1600 Rhode Island Ave	—	85 ft.
F	1615-1675 M Street	9	100 ft.

STUDIOS

architecture

21 June 2006

Arthur Jackson
Development Review Specialist
District of Columbia
Office of Planning
801 North Capitol Street NE
Washington, DC 20001

Re: 1616 Rhode Island Avenue, "Green" Building Items

Dear Mr. Jackson,

In response to your inquiry as to how many points the proposed "green" features of the design for 1616 Rhode Island Avenue would receive under the LEED program, we have reviewed the design and the LEED criteria. While it is not the intent of the developer to apply for certification of the completed project under the LEED program of the Green Building Council, we have prepared the list below referencing the relevant LEED categories and points.

The items listed in the project checklist of "green" features would qualify for 11-18 points. The exact number would depend on specific criteria to be followed for certification. Adding in the items in the list under "will consider", the total number of points would range from 16-24. The minimum standard for LEED certification is 26 points for which one would usually submit at least 28 points in the application.

We have attached our list of proposed "green" features referencing the applicable LEED credits for your information. Please call me with any questions you may have.

Sincerely,

Guyman Martin AIA

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LOS ANGELES
PARIS

1616 Rhode Island Avenue
Green Building Items

Project Checklist with LEED reference:

	LEED credit reference# / pts	Will do	Will Consider
Sustainable Sites			
Erosion & Sedimentation Control	Prerequisite	x	
Site Selection	1.0 / 1 pt	x	
Development Density	2.0 / 1 pt	x	
Alternative Transportation <i>Public transportation access</i>	4.1 / 1 pt	x	
Alternative Transportation <i>Bicycle storage & changing rooms</i>	4.2 / 1 pt	x	
Stormwater Management <i>Rate & Quantity</i>	6.1 / 1 pt	x	
Stormwater Management <i>Treatment</i>	6.2 / 1 pt	x	
Heat Island Effect <i>Non roof</i>	7.1 / 1 pt	x	
Water Efficiency			
Water Efficient Landscaping <i>Reduce by 50%</i>	1.1 / 1 pt	x	
Water Use Reduction	3.1 / 1 pt		x

Energy and Atmosphere

Minimum Energy Performance	Prerequisite	x	
CFR Reduction in HVAC Eq.	Prerequisite	x	
Optimize Energy Use	1.1 / 2 pt		x
Ozone Depletion	4.0 / 1 pt		x
Green Power	6.0 / 1 pt		x

Materials & Resources

Store & Collect Recyclables	Prerequisite	x	
Construction Waste Mgmt <i>Divert 50%</i>	2.1 / 1 pt	x	
Local & Regional Materials	5.1 / 1 pt	x	
Certified Wood	7.0 / 1 pt		x

Indoor Environmental Quality

Minimum IAO Performance	Prerequisite	x	
Tobacco Smoke Control	Prerequisite	x	
Carbon Dioxide Monitoring	1.0 / 1 pt	x	
Low Emitting Materials <i>Adhesives & Sealants</i>	4.1 / 1 pt	x	
Low Emitting Materials <i>Paints & coatings</i>	4.2 / 1 pt	x	
Low Emitting Materials <i>Carpet</i>	4.3 / 1 pt	x	

Low Emitting Materials <i>Composite Wood</i>	4.4 / 1 pt	x
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Indoor Chemical & Pollutants	5.0 / 1 pt	x
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Daylight & Views <i>Views for 90% of space</i>	8.2 / 1 pt	x
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Innovation and Design Process

LEED Accredited Professional	2.0 / 1 pt	x
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