



Southeast Federal Center Yards West

Parcel G

1275 New Jersey Avenue, SE

Design Review Application
For the Zoning Commission Review under the SEFC-1A Zone

May 3, 2019

Prepared for:
The Zoning Commission of the District of Columbia
Prepared on Behalf of GSA
Prepared by:
Gensler

Brookfield

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General Information

PROJECT NAME

Parcel G, Marketing Name TBD

LOCATION

Southeast Federal Center (SEFC) Redevelopment Zone bounded by:
North of N Street SE, West of New Jersey Avenue SE, South of Quander
Street SE and East of proposed 1 1/2 Street SE.

SUMMARY

Parcel G will be developed as an eleven-story commercial office building with street-level retail along the southern and western sides of the parcel. It will have two levels of below-grade parking which will serve the building and the public. The ground level will consist of retail, office tenant amenities, lobbies, and entrances to a loading dock and a parking garage.

DEVELOPER

Brookfield Properties

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PROPOSED USE

Mixed-use (Commercial Office and Retail)

SITE AREA

39,384 sf

SITE COVERAGE

98.65%

ALLOWABLE AREA

6.0 FAR	236,304 gsf
1.0 FAR (under Zoning Commission design review)	39,384 gsf
Density from Balance of the Record Lot	33,178 gsf
Target GSF	308,866gsf
0.4 FAR (Penthouse)	15,754 gsf

ALLOWABLE BUILDING HEIGHT

110', up to 130'

TOTAL PROJECT AREA

Office Floors 2 through 11	271,892 gsf
Office (Ground Floor)	15,848 gsf
Retail	11,397 gsf
Retail/Office Flex	9,729 gsf
Subtotal (Areas towards FAR)	308,866 sf
Penthouse (Habitable)	5,619 gsf
Below-grade	77,708 gsf
Subtotal	83,327 gsf
Total	392,193 gsf

PROPOSED USE ALLOCATION

Office (Including Floor 01 Lobby/Core/Loading)	74.80%, 293,359 gsf
Retail & Retail/Office Flex	5.39%, 21,126 gsf
Parking and Below-grade Mechanical	19.81%, 77,708 gsf

Zoning Tabulations

	SEFC-1A ZONE	PROJECT: PROPOSED	
	REQUIRED/PERMITTED	RECORD LOT (PARCELS A, F & G)	PARCEL G ONLY
LOT CONTROL	Multiple Buildings	Per C 302.4, Parcels A, F & G will remain subdivided as a single lot with multiple buildings	
HEIGHT	130' with ZC Design Review	n/a	130'
PENTHOUSE HEIGHT/SETBACKS	20' 1:1 Setback	n/a	20' & 15' 1:1 Setback
FLOOR AREA RATIO (FAR)	7.0 FAR with ZC Design Review	1.18 FAR	7.84 FAR
PENTHOUSE FAR	0.4 FAR		5,619 SF
LOT OCCUPANCY (NONRESIDENTIAL)	100%		98.65%
GREEN AREA RATIO	0.2	>0.2	0.3 minimum
REAR YARD	2.5 inches per foot of height (27'-1")		80 feet (measured from center line of New Jersey Avenue)
SIDE YARD	None required	None provided	
OPEN COURT WIDTH	2.5 in/ft, 6 ft. min. (OC-1 21'-3", OC-2 16'-8", OC-3 21'-3", OC-4 21'-3", OC-5 6'-0")	n/a	OC-1 69'-6", OC-2 23'-9", OC-3 45'-0", OC-4 15'-7", OC-5 9'-11". Note: flexibility needed for OC-4
CLOSED COURT WIDTH	2.5 in/ft, 12 ft. min.	n/a	None provided
CLOSED COURT AREA	2x the square of the required width of court, 250 sq. ft. min.	n/a	None provided

PROPOSED USES

OFFICE (INCLUDING HABITABLE PENTHOUSE)	293,359 SF
RETAIL AND OTHER PREFERRED USES	11,397 SF
OFFICE / RETAIL FLEX	9,729 SF

Zoning Tabulations

* SEFC ZONES DO NOT HAVE PARKING REQUIREMENTS. THE FOLLOWING TABULATIONS ARE PROVIDED FOR REFERENCE.
 * PER 709.1, FOR THE PURPOSE OF CALCULATING OFF-STREET PARKING REQUIREMENTS, GROSS FLOOR AREA EXCLUDES LOADING FACILITIES, BICYCLE STORAGE, AND PENTHOUSE OVERHANG AREAS.

DC ZONING TABLE C § 701.5: PARKING REQUIREMENTS

USE CATEGORY	MINIMUM NUMBER OF VEHICLE PARKING SPACES	CALCULATION	REQUIRED
OFFICE	0.5 PER 1,000 SF. IN EXCESS OF 3,000 sq. ft.	$((293,359-3,000) / 1,000) \times 0.5$	146
RETAIL/OFFICE FLEX	1.33 PER 1,000 SF. IN EXCESS OF 3,000 sq. ft.	$((21,126-3,000) / 1,000) \times 1.33$	025

DC ZONING TABLE C § 712.5: MINIMUM DIMENSIONS FOR FULL-SIZED PARKING SPACES AND AISLES

PARKING ANGLE	STALL WIDTH	DEPH OF STALL PERPENDICULAR TO AISLE	ONE-WAY DRIVE AISLE WIDTH	TWO-WAY DRIVE AISLE WIDTH	PROVIDED	LEVEL	PROVIDED NUMBER
45	9 FT.	17.5 FT.	17 FT.	N/A	NO		
60	9 FT.	19 FT.	17 FT.	N/A	NO		
90 (S)	9 FT.	18 FT.	20 FT.	20 FT.	YES	P2 P1	23 14
90 (C)	8 FT.	16 FT.	20 FT.	20 FT.	YES	P2 P1	60 49
90 (TS)	9 FT.	18 FT.	20 FT.	20 FT.	YES	P2 P1	5 3
90 (TC)	9 FT.	16 FT.	20 FT.	20 FT.	YES	P2 P1	2 2
PARALLEL	8 FT.	16 FT.	20 FT.	20 FT.	NO		
A.D.A. CAR	9 FT. (5' AISLE)	19 FT.	20 FT.	20 FT.	YES	P1	2
A.D.A. VAN	9 FT. (8' AISLE)	19 FT.	20 FT.	20 FT.	YES	P1	4
TOTAL							164

(S) STANDARD PARKING SPACE
 (C) COMPACT PARKING SPACE
 (TS) STANDARD TANDEM PARKING SPACE
 (TC) COMPACT TANDEM PARKING SPACE

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES 2010 STANDARDS (TABLE 208.2)

	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY (PER FACILITY)	MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (CAR AND VAN)	MINIMUM NUMBER OF VAN-ACCESSIBLE PARKING SPACES (1 OF SIX ACCESSIBLE SPACES)
REQUIRED	151 TO 200	6	1
PROVIDED	164	6	1

LOADING SPACES

DC ZONING TABLE C § 901.1: LOADING BERTHS AND SERVICE/DELIVERY SPACES

SIZE (WIDTH X LENGTH X HEIGHT)	LOCATION	REQUIRED	PROVIDED
LOADING BERTH 12'X30'X14' CLEAR	LEVEL 01	3	3
SERVICE/DELIVERY SPACE 10'X20'X10' CLEAR	LEVEL 01	1	1

BICYCLE SPACES

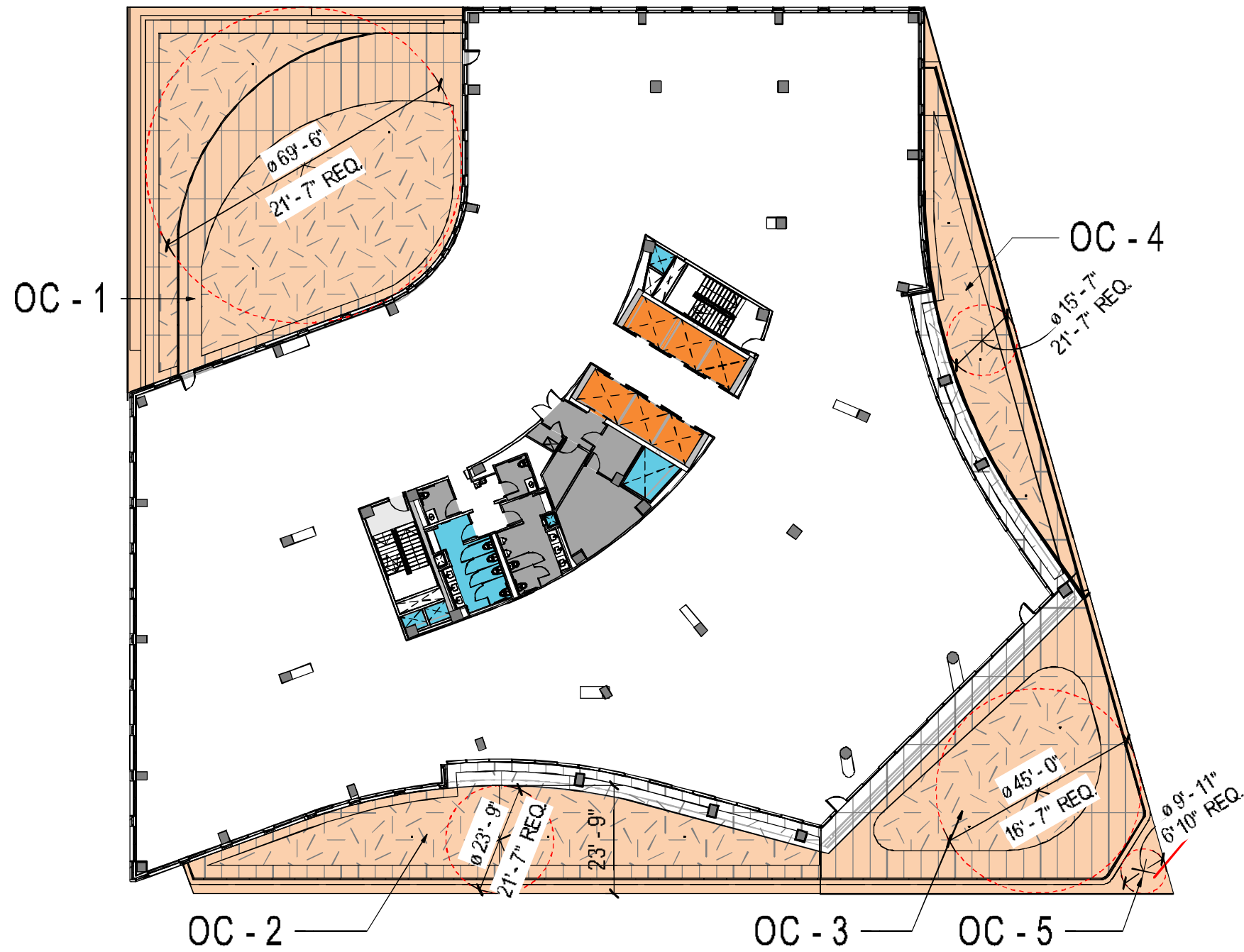
DC ZONING TABLE C § 802.1 : MINIMUM NUMBER OF BICYCLE PARKING SPACES

LOCATION	LONG TERM REQUIRED	LONG TERM PROVIDED	SHORT TERM REQUIRED	SHORT TERM PROVIDED
LEVEL 01	OFFICE: $50 \times ((293,359 - (2,500 \times 50)) / 5,000) = 84$ RETAIL, RETAIL/OFFICE FLEX: $21,126 / 10,000 = 3$	87	OFFICE: $293,359 / 40,000 = 8$ RETAIL, RETAIL/OFFICE FLEX: $21,126 / 3,500 = 7$	18

Record Lot and Limits of Parcel G



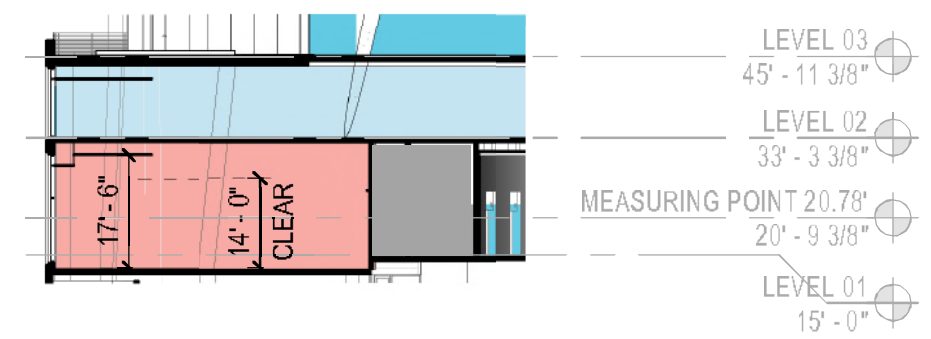
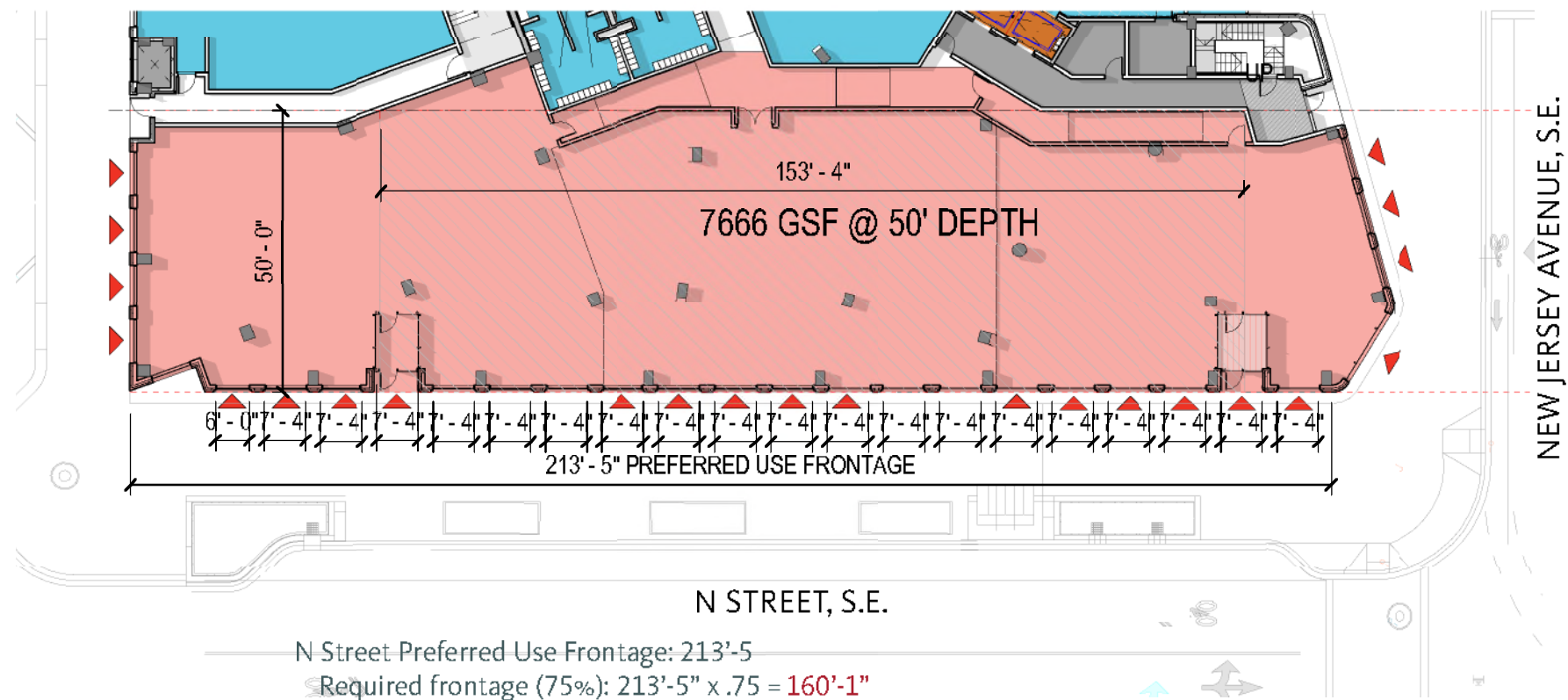
Courts Diagram



	COURT HEIGHT	REQUIRED WIDTH	COURT WIDTH
OC-1	104' 10"	21' 7"	69' 6"
OC-2	80' 8"	16' 7"	23' 9"
OC-3	104' 10"	21' 7"	45' 0"
OC-4	104' 10"	21' 7"	15' 7"
OC-5	17' 4"	6' 10"	9' 11"

OC-4 requires relief

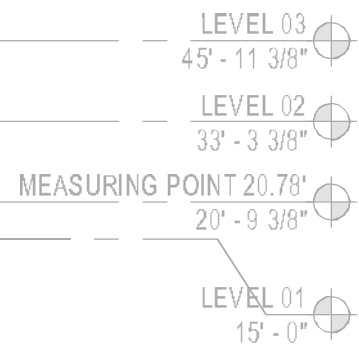
Preferred Use Diagram



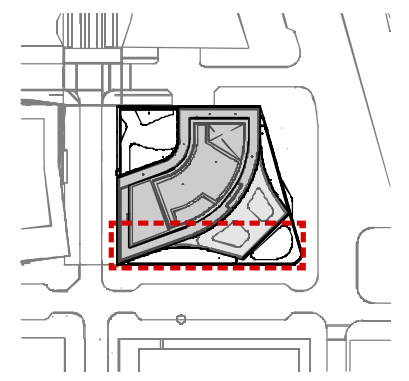
N Street Preferred Use Frontage: 213'-5"
 Required frontage (75%): $213'-5" \times .75 = 160'-1"$
 Frontage Provided: 213'-5" (100%)

GFA Required to 50' depth: $(160'-1" \times 50') \times .75 = 6,003$ GSF
 GFA Provided to 50' depth: 7,750 GSF

Red triangles indicate possible door locations. Internal ramping shall be used where grade does not align with the interior slab location.



..... Total Surface Area of Street Wall: 4124 sf
 Total Surface Area Devoted to Doors or Display Windows: 2108 sf (51%)



LEED SCORECARD

Parcel G - Core & Shell LEEDv4 Gold

LEED v4 - BD+C - Core & Shell - Gold
 Last Updated - 2019/04/02
 Comprehensive Scorecard

GI 7 11 22

Prereq/Credit/Option	Credit Category	Credit Name	Responsible Parties	Submission Points Available	Pursuing Credit (Y/N)	Y	M	N	N
IP Integrative Process									
C	IP	Integrative Process	Contribute: All Disciplines Document: Sustainability Consultant	D 1	Y	1			
LT Location and Transportation									
C	LT	LEED for Neighborhood Development Location	Contributes: Owner, Developer Document: Sustainability Consultant	D 20	N				2
C	LT	Sensitive Land Protection	Document: Sustainability Consultant	D 2	Y	2			
O	LT	Option 1 - Previously Developed High Priority Site	see above	2	Y	2			1
C	LT	Option 2 - Previously Developed High Priority Site	Contribute: Client, Contractor Document: Sustainability Consultant	D 5	Y	5			
O	LT	Option 3 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 4 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 5 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 6 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 7 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 8 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 9 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 10 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 11 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 12 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 13 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 14 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 15 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 16 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 17 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 18 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 19 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 20 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 21 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 22 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 23 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 24 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 25 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 26 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 27 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 28 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 29 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 30 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 31 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 32 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 33 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 34 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 35 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 36 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 37 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 38 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 39 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 40 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 41 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 42 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 43 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 44 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 45 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 46 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 47 - Previously Developed High Priority Site	see above	2	Y	2			
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O	LT	Option 61 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 62 - Previously Developed High Priority Site	see above	2	Y	2			
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O	LT	Option 92 - Previously Developed High Priority Site	see above	2	Y	2			
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O	LT	Option 94 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 95 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 96 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 97 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 98 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 99 - Previously Developed High Priority Site	see above	2	Y	2			
O	LT	Option 100 - Previously Developed High Priority Site	see above	2	Y	2			

Parcel G - Core & Shell LEEDv4 Gold

LEED v4 - BD+C - Core & Shell - Gold
 Last Updated - 2019/04/02
 Comprehensive Scorecard

GI 7 11 22

Prereq/Credit/Option	Credit Category	Credit Name	Responsible Parties	Submission Points Available	Pursuing Credit (Y/N)	Y	M	N	N
EA Energy and Atmosphere									
P	EA	Fundamental Commissioning and Verification	Contributes: CEA, MEP, GC, Sustainability Consultant Documents: QA, MEP	C R Y	R	12	1	5	25
P	EA	Minimum Energy Performance	Contributes: MEP, Energy Modeler, Architect, Sustainability Consultant Documents: Energy Modeler, MEP	D R Y	R				
O	EA	Option 1 - Whole Building Energy Simulator	see above	0	R				
P	EA	Building-Level Energy Metering	Documents: MEP	D R Y	R				
P	EA	Fundamental Refrigerant Management	Documents: MEP	D R Y	R				
C	EA	Enhanced Commissioning	Contributes: CEA, MEP, GC, Owner, Sustainability Consultant Documents: QA, MEP	C 6	Y	3			3
O	EA	Option 1, Part 2 - Enhanced CE	see above	3	Y	3			
O	EA	Option 1, Part 2 - Enhanced and Monitoring Based CE	see above	6	Y	6			
O	EA	Option 2 - Envelope CE	see above	2	Y	2			
C	EA	Optimize Energy Performance (enC/MR/CS)	Contributes: MEP, Energy Modeler, Architect, Sustainability Consultant	D 18	Y	8	1	2	7
O	EA	Option 1 - 6% / 6% / 2%	see above	1	Y	1			
O	EA	Option 2 - 4% / 6% / 2%	see above	2	Y	2			
O	EA	Option 3 - 20% / 4% / 7%	see above	5	Y	5			
O	EA	Option 4 - 22% / 20% / 7%	see above	6	Y	6			
O	EA	Option 5 - 24% / 22% / 7%	see above	7	Y	7			
O	EA	Option 6 - 26% / 24% / 7%	see above	8	Y	8			
O	EA	Option 7 - 28% / 26% / 7%	see above	9	Y	9			
O	EA	Option 8 - 30% / 28% / 7%	see above	10	Y	10			
O	EA	Option 9 - 32% / 30% / 7%	see above	11	Y	11			
O	EA	Option 10 - 34% / 32% / 7%	see above	12	Y	12			
O	EA	Option 11 - 36% / 34% / 7%	see above	13	Y	13			
O	EA	Option 12 - 38% / 36% / 7%	see above	14	Y	14			
O	EA	Option 13 - 40% / 38% / 7%	see above	15	Y	15			
O	EA	Option 14 - 42% / 40% / 7%	see above	16	Y	16			
O	EA	Option 15 - 44% / 42% / 7%	see above	17	Y	17			
O	EA	Option 16 - 46% / 44% / 7%	see above	18	Y	18			
O	EA	Option 17 - 48% / 46% / 7%	see above	19	Y	19			
O	EA	Option 18 - 50% / 48% / 7%	see above	20	Y	20			
C	EA	Advanced Energy Metering	Contributes: MEP, Owner, Developer Documents: MEP	D 1	N				1
C	EA	Demand Response	Contributes: Owner, MEP, Sustainability Consultant Documents: Sustainability	C 2	N				2
O	EA	Case 1 - Demand Response Available	see above	2	Y	2			
C	EA	Renewable Energy Production	Contributes: MEP, Energy Modeler, Architect, Owner, Solar Consultant Documents: Energy Modeler, MEP	D 5	N				3
C	EA	Enhanced Refrigerant Management	Contributes: MEP, Kitchen Consultant Documents: MEP	D 1	Y	1			
O	EA	Option 2 - Calculation of Refrigerant Impact	see above	2	Y	2			
C	EA	Green Power and Carbon Offsets	Contributes: Owner, Sustainability Consultant Documents: Sustainability	C 2	Y	2			2
O	EA	50% Offset	see above	1	Y	1			
O	EA	200% Offset	see above	2	Y	2			
MR Materials and Resources									
P	MR	Storage and Collection of Recyclables	Contributes: Owner, Architect, Consultant Documents: Sustainability	D R Y	R	5	1		8
P	MR	Construction and Demolition Waste Management Planning	Contributes: GC, Architect Documents: GC	C R Y	R				

WELL SCORECARD



CONCEPT	FEATURE	FEATURE NAME	LINK	Y	M	MN	N	POINTS AVAILABLE	POINTS USED	RECONDITIONS	
AIR	A01	P Fundamental Air Quality	https://www.gensler.com	0	1						0
		Part 1: Meet Thresholds for Particulate Matter	https://www.gensler.com								
		Part 2: Meet Thresholds for Organic Gases	https://www.gensler.com								
		Part 3: Meet Thresholds for Inorganic Gases	https://www.gensler.com								
	A02	P Prohibit Indoor Smoking	https://www.gensler.com	0	1						0
		Part 1: Prohibit Indoor Smoking	https://www.gensler.com								
		Part 2: Prohibit Outdoor Smoking	https://www.gensler.com								
	A03	P Prohibit Outdoor Smoking	https://www.gensler.com	0	1						0
		Part 1: Prohibit Outdoor Smoking	https://www.gensler.com								
		Part 2: Prohibit Outdoor Smoking	https://www.gensler.com								
A04	P Manage Construction Pollution	https://www.gensler.com	0	1						0	
	Part 1: Manage Construction Pollution	https://www.gensler.com									
	Part 2: Manage Construction Pollution	https://www.gensler.com									
A05	O Enhance Air Quality	https://www.gensler.com	1	1					4	3	
	Part 1: Meet Enhanced Thresholds for Particulate Matter	https://www.gensler.com									
	Part 2: Meet Enhanced Thresholds for Organic Gases	https://www.gensler.com									
	Part 3: Meet Enhanced Thresholds for Inorganic Gases	https://www.gensler.com									
A06	O Enhance Ventilation	https://www.gensler.com	1	1					3	1	
	Part 1: Increase On-Floor Supply	https://www.gensler.com									
	Part 2: Implement Demand-Controlled Ventilation	https://www.gensler.com									
	Part 3: Implement Displacement Ventilation	https://www.gensler.com									
A07	O Operable Windows	https://www.gensler.com	1	1					0	0	
	Part 1: Provide Operable Windows	https://www.gensler.com									
	Part 2: Manage Window Use	https://www.gensler.com									
	Part 3: Apply Universal Design to Windows	https://www.gensler.com									
A08	O Air Quality Monitoring and Awareness	https://www.gensler.com	1	1					2	1	
	Part 1: Implement Indoor Air Quality Monitoring	https://www.gensler.com									
	Part 2: Promote Air Quality Awareness	https://www.gensler.com									
A09	O Pollution Mitigation Management	https://www.gensler.com	1	1					1	1	
	Part 1: Design Healthy Envelope and Entrances	https://www.gensler.com									
	Part 2: Implement Pollution Mitigation Management	https://www.gensler.com									
A10	O Combustion Minimization	https://www.gensler.com	1	1					0	0	
	Part 1: Manage Combustion	https://www.gensler.com									
	Part 2: Manage Combustion	https://www.gensler.com									
A11	O Source Separation	https://www.gensler.com	1	1					1	1	
	Part 1: Manage Pollution and Exhaust	https://www.gensler.com									
	Part 2: Manage Pollution and Exhaust	https://www.gensler.com									
A12	O Air Filtration	https://www.gensler.com	1	1					1	1	
	Part 1: Implement Particle Filtration	https://www.gensler.com									
	Part 2: Implement VOC Filtration	https://www.gensler.com									
A13	O Active VOC Filtration	https://www.gensler.com	1	1					0	0	
	Part 1: Implement Active VOC Filtration	https://www.gensler.com									
	Part 2: Implement Active VOC Filtration	https://www.gensler.com									
A14	O Microbial Mold Control	https://www.gensler.com	1	1					1	1	
	Part 1: Implement UVaviolet Air Treatment	https://www.gensler.com									
	Part 2: Manage Condensation and Mold	https://www.gensler.com									
WATER	W01	P Fundamental Water Quality	https://www.gensler.com	0	1						0
		Part 1: Meet Sediment Thresholds	https://www.gensler.com								
		Part 2: Meet Microorganisms Thresholds	https://www.gensler.com								
		Part 3: Monitor Fundamental Water Parameters	https://www.gensler.com								
	W02	P Water Contaminants	https://www.gensler.com	0	1						0
		Part 1: Meet Dissolved Metal Thresholds	https://www.gensler.com								
		Part 2: Meet Organic Pollutant Thresholds	https://www.gensler.com								
		Part 3: Meet Herbicide and Pesticide Thresholds	https://www.gensler.com								
	W03	P Legionella Control	https://www.gensler.com	0	1						0
		Part 1: Implement Legionella Management Plan	https://www.gensler.com								
W04	O Enhanced Water Quality	https://www.gensler.com	1	1					1	1	
	Part 1: Meet On-Site Water Taste Properties	https://www.gensler.com									
	Part 2: Meet On-Site Water Taste Properties	https://www.gensler.com									
W05	O Water Quality Consistency	https://www.gensler.com	1	1					2	2	
	Part 1: Test and Display Water Quality	https://www.gensler.com									
	Part 2: Filter Drinking Water	https://www.gensler.com									
W06	O Drinking Water Promotion	https://www.gensler.com	1	1					0	0	
	Part 1: Increase Drinking Water Access	https://www.gensler.com									
	Part 2: Increase Drinking Water Access	https://www.gensler.com									
W07	O Moisture Management	https://www.gensler.com	1	1					3	3	
	Part 1: Manage Exterior Liquid Waste	https://www.gensler.com									
	Part 2: Manage Interior Liquid Waste	https://www.gensler.com									
W08	O Handwashing	https://www.gensler.com	1	1					2	2	
	Part 1: Provide Adequate Sink	https://www.gensler.com									
	Part 2: Provide Handwashing Support	https://www.gensler.com									
NOURISHMENT	N01	P Healthy Food Availability	https://www.gensler.com	0	1						0
		Part 1: Ensure Fruit and Vegetable Availability	https://www.gensler.com								
	N02	P Nutritional Transparency	https://www.gensler.com	0	1						0
		Part 1: Provide Nutritional Information	https://www.gensler.com								
	N03	O Refined Ingredients	https://www.gensler.com	0	1					4	4
		Part 1: Limit Added Sugars	https://www.gensler.com								
	N04	O Food Advertising	https://www.gensler.com	0	1						0
		Part 1: Promote Healthy Nutritional Messaging	https://www.gensler.com								
	N05	O Restrict Artificial Ingredient	https://www.gensler.com	0	1						0
		Part 1: Restrict Artificial Ingredient	https://www.gensler.com								
N06	O Portion Sizes	https://www.gensler.com	0	1						0	
	Part 1: Promote Healthy Portions	https://www.gensler.com									
N07	O Nutrition Education	https://www.gensler.com	0	1						0	
	Part 1: Provide Nutrition Education	https://www.gensler.com									
N08	O Minimize Eating	https://www.gensler.com	0	1					2	2	
	Part 1: Minimize Designated Eating Space	https://www.gensler.com									
N09	O Special Diet	https://www.gensler.com	0	1						0	
	Part 1: Manage Allergies and Alternatives	https://www.gensler.com									
N10	O Food Preparation	https://www.gensler.com	0	1					1	1	
	Part 1: Provide Meal Support	https://www.gensler.com									
N11	O Responsible Food Sourcing	https://www.gensler.com	0	1						0	
	Part 1: Implementing Responsible Sourcing	https://www.gensler.com									
N12	O Food Production	https://www.gensler.com	0	1						0	
	Part 1: Provide Gardening Space	https://www.gensler.com									
N13	O Local Food Environment	https://www.gensler.com	0	1					1	1	
	Part 1: Ensure Food Access	https://www.gensler.com									



CONCEPT	FEATURE	FEATURE NAME	LINK	Y	M	MN	N	POINTS AVAILABLE	POINTS USED	RECONDITIONS	
LIGHT	L01	P Light Exposure and Education	https://www.gensler.com	0	1						0
		Part 1: Ensure Indoor Light Exposure	https://www.gensler.com								
	L02	P Promote Lighting Education	https://www.gensler.com	0	1						0
		Part 1: Light Levels for Visual Acuity	https://www.gensler.com								
	L03	P Circadian Lighting Design	https://www.gensler.com	0	1						0
		Part 1: Light for the Circadian System	https://www.gensler.com								
	L04	P Control Solar Glare	https://www.gensler.com	0	1						0
		Part 1: Control Solar Glare	https://www.gensler.com								
	L05	P Manage Glare from Exterior Lighting	https://www.gensler.com	0	1						0
		Part 1: Implement Enhanced Design Plan	https://www.gensler.com								
L06	P Visual Balance	https://www.gensler.com	0	1						0	
	Part 1: Manage Brightness	https://www.gensler.com									
L07	P Electric Light Quality	https://www.gensler.com	0	1						0	
	Part 1: Ensure Color Rendering Quality	https://www.gensler.com									
L08	P Occupant Control of Lighting Environments	https://www.gensler.com	0	1						0	
	Part 1: Balance Occupant Controlability	https://www.gensler.com									
L09	P Provide Supplemental Lighting	https://www.gensler.com	0	1						0	
	Part 1: Provide Supplemental Lighting	https://www.gensler.com									
MOVEMENT	M01	P Active Buildings and Communities	https://www.gensler.com	0	1						0
		Part 1: Design Active Buildings and Communities	https://www.gensler.com								
	M02	P Visual and Physical Ergonomics	https://www.gensler.com	0	1						0
		Part 1: Support Visual Ergonomics	https://www.gensler.com								
	M03	P Ensure Safe Height Flexibility	https://www.gensler.com	0	1						0
		Part 1: Ensure Safe Height Flexibility	https://www.gensler.com								
	M04	P Provide Standing Support	https://www.gensler.com	0	1						0
		Part 1: Provide Ergonomics Education	https://www.gensler.com								
	M05	P Movement Network and Circulation	https://www.gensler.com	0	1						0
		Part 1: Design Aesthetic Circulation Networks	https://www.gensler.com								
M06	P Manage Point-to-Point Signage	https://www.gensler.com	0	1						0	
	Part 1: Manage Point-to-Point Signage	https://www.gensler.com									
M07	P Active Commuter and Occupant Support	https://www.gensler.com	0	1						0	
	Part 1: Provide Bicycle Storage	https://www.gensler.com									
M08	P Provide Facilities for Active Occupants	https://www.gensler.com	0	1						0	
	Part 1: Provide Facilities for Active Occupants	https://www.gensler.com									
M09	P Safe Planning and Selection	https://www.gensler.com	0	1						0	
	Part 1: Select Sites with Dense Uses	https://www.gensler.com									
M10	P Select Sites with Access to Mass Transit	https://www.gensler.com	0	1						0	
	Part 1: Select Sites with Pedestrian Friendly Streets	https://www.gensler.com									
M11	P Physical Activity Program for Employees	https://www.gensler.com	0	1						0	
	Part 1: Implement Active Programs for Employees	https://www.gensler.com									