



THE JBG COMPANIES®

POTOMAC YARD | PARCEL ONE REDEVELOPMENT

Sustainability

January 31, 2017

# Transit-Oriented Development

A constant focus on transit-oriented development is core to JBG's investment strategy and supports the regional priority of transportation planning. Properties built with greater access to public transportation reduce the number of vehicles on local roads, maximize the value of public investment in infrastructure and revitalize local communities. Transit-oriented development ensures that there are several alternatives to traditional "one-person, one-car" commuting.

The Washington Sustainable Growth Alliance has recognized JBG projects for achieving smart growth objectives while maintaining low environmental impact. JBG's transit-oriented developments, illustrated along the Metro lines, create sustainable, walkable neighborhoods that contribute to the urbanization of our communities.

**JBG Properties Along** 

-  Office
-  Multi-Family
-  Hotel
-  Neighborhood Development

RESTON

ROCKVILLE

TWINBROOK

BETHESDA  
CHEVY CHASE

ROSSLYN

BALLSTON

POTOMAC YARD 

# Commitment Over Time



JBG joins USGBC as a corporate member.

JBG hires Environmental Defense Fund interns to review sustainability program and recommend goals for future progress



JBG Corporate Headquarters is certified LEED Platinum for Commercial Interiors



JBG is awarded the NAIOP National Sustainable Development of the Year for its LEED Gold certified National Cancer Institute

JBG named one of the nation's Top 5 Greenest Companies in Commercial Real Estate by *Commercial Property Executive*



Twinbrook Station wins International Charter Award for Excellence from the Congress for New Urbanism



JBG earns its first LEED Core and Shell certification under USGBC's Pilot Program at 500 12th Street, NW

JBG hires its first Director of Sustainability

LEED for Existing Buildings Volume Prototype achieves Platinum Certification which is used to streamline the certification of the commercial portfolio



Cumulative LEED Projects

2

4

5

7

10

14

17

23

28



JBG earns first ENERGY STAR labels at commercial buildings 1801 North Lynn Street (shown) and DOT



Twinbrook Station mixed-use master plan certified Gold under the LEED for Neighborhood Development Pilot Program



JBG earns its first LEED Gold Existing Buildings certification for DOT

JBG installs electric vehicle-charging stations at locations throughout the area



JBG delivers its first LEED Gold certified hotel, the Potomac Yard Marriott Renaissance and Residence Inn



JBG delivers its first LEED Gold certified multi-family project, Sedona | Slate

## Green Certifications



### LEED® Certifications

# 15,366,300 SF



**7,678,800 SF**  
Office

**21**  
projects



**6,145,000 SF**  
Mixed-Use Master Plan  
(Neighborhood Development)

**2**  
projects



**982,500 SF**  
Multi-Family

**3**  
projects



**560,000 SF**  
Hotel

**2**  
projects



### ENERGY STAR® Certifications

# 6,868,380 SF



**1,978,340 SF**  
Virginia

**11**  
projects



**2,663,270 SF**  
Washington, DC

**7**  
projects



**2,226,770 SF**  
Maryland

**7**  
projects

# Changes to LEED

|   | New Requirements Added | Previous Credits Now Required | Previous Credits Made More Stringent |
|---|------------------------|-------------------------------|--------------------------------------|
| <b>Location &amp; Transportation</b><br><i>(New Category Added)</i> | ✓                      |                               |                                      |
| <b>Site Sustainability</b>  |                        |                               | ✓                                    |
| <b>Water Efficiency</b>   | ✓                      | ✓                             | ✓                                    |
| <b>Energy &amp; Atmosphere</b>                                      | ✓                      | ✓                             | ✓                                    |
| <b>Materials &amp; Resources</b>                                    | ✓                      |                               | ✓                                    |
| <b>Indoor Environment</b>   |                        |                               | ✓                                    |
| <b>Innovation &amp; Design</b>                                      |                        |                               | ✓                                    |

USGBC summary changes from LEED v2 to LEED v4

# Select Major Changes

|                         | New Requirements Added   | Previous Credits Now Required   | Previous Credits Made More Stringent  |
|-------------------------|--|---|---|
| <b>Water Efficiency</b> | <ul style="list-style-type: none"> <li>• Must reduce landscape water use by 30%</li> <li>• Must be capable of measuring whole building water use</li> </ul>  | <ul style="list-style-type: none"> <li>• Must use 20% less water than baseline</li> </ul>   | <ul style="list-style-type: none"> <li>• Water savings credit increased from 20% less water than baseline to 30% - 40% less than baseline</li> <li>• Outdoor water use reduction credit requires 50% reduction in landscape water use</li> <li>• Indoor water use reduction credit requires WaterSense labels on certain fixtures and fittings</li> </ul> |
| <b>Energy</b>           | <ul style="list-style-type: none"> <li>• Must be capable of measuring whole building energy use</li> <li>• Engage Commissioning Authority by end of design development phase</li> <li>• End-uses that represent 10% or more of the total energy consumption must be metered.</li> <li>• Meters must be connected to building automation system.</li> </ul> | <ul style="list-style-type: none"> <li>• Updated reference standards from ASHRAE 2004 to 2010               <ul style="list-style-type: none"> <li>• <b>Results in baseline required energy savings of ~23% for office, ~22% for retail, and ~8% for residential</b></li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Minimum energy cost savings increased from 10.5% to 12%</li> </ul>   |



# Central Place Residential Case Study

## Building Overview

- Built directly adjacent to new Rosslyn Metro Entrance
- 377 Apartments
- 35k SF Retail
- 30 floors – 350’ tall
- Designed in 2008 by Beyer Blinder Belle

| <b>LEED Certification Level:</b>      |               |
|---------------------------------------|---------------|
| When designed (2008) – <b>LEED v2</b> | Silver        |
| When built (2014) – <b>LEED v3</b>    | Certified     |
| If built in 2019 – <b>LEED v4</b>     | Not Certified |

