



NAIOP Sustainable Development Award Honors StonebridgeCarras for 200 I Street Project

Bethesda, Md., June 18, 2013 – NAIOP, the Commercial Real Estate Development Association, today announced that it has selected StonebridgeCarras as the recipient of its annual Sustainable Development Award. The award will be presented during a special ceremony on Wednesday, October 9, at NAIOP's Development '13: The Annual Meeting for Commercial Real Estate, in San Diego, Calif.

StonebridgeCarras is being honored for the 200 I Street, SE project, a 100 percent retrofit/major renovation office building project located in Washington, D.C. The building had been unoccupied since its last use in 1988 and prior to StonebridgeCarras, others had attempted to revitalize the building. The building's many different types of structural systems, lack of mechanical systems and large floor plate had previously made reuse difficult.

StonebridgeCarras worked with Washington, D.C.'s Department of General Services to create a plan that would allow the District to acquire the existing warehouse and redevelop the building into a functional office building. 200 I Street, SE went from a windowless industrial printing facility to a first class office building for agencies of District of Columbia. The project achieved LEED® Platinum for both Core & Shell and Interiors – the largest project in Washington, D.C., to achieve both of these designations.

One of the greatest innovations in the building was to turn the loading dock of the existing building into the main entrance of the new building. This allowed StonebridgeCarras to turn the large entryway into a standalone art museum that now houses artwork owned by the District. This switch also provided better access to public transportation and the building now faces the neighborhood of Capital Riverfront/Washington Nationals Ball Park.

The 200 I Street, SE project was selected for the innovative use of sustainable elements, including:

- 94 percent of the construction and demolition waste was diverted from landfills to recycling and reclamation centers
- 31 percent of the building materials and furniture was made of recycled content
- 43 percent of the materials used on the project were regionally manufactured and 16 percent were regionally harvested or extracted in order to promote local economies and businesses
- The building achieved a 23 percent lighting power reduction, reducing overall energy consumption and reducing the strain on the HVAC system
- A green roof of larger than 32,000 square feet was installed on the rooftop and is the largest green roof on a building in Washington, D.C.
- Excess water not captured by the green roof is diverted and enters into an 80,000 gallon cistern at nearby Canal Park for irrigation, fountains and ice rink use
- The building uses a system for capturing condensate from the air conditioning system and uses it to flush fixtures in the restrooms, which saves 325,000 gallons of water per year
- Low flow fixtures were installed to help reach a 66.1 percent in water savings

"We are extremely honored to be selected by NAIOP for this great award," said Jane G. Mahaffie, principal at StonebridgeCarras who directed the 200 I Street project. "This award is tremendous recognition of the creative and outstanding work done by our entire project team and the commitment of our partner – the District of Columbia – to renovate this building to not only meet its needs but also to be a shining of example of contributing to the neighborhood and our environment."

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“This project exemplifies the dedication of our members to reuse existing properties and repurpose them in innovative and sustainable ways,” said NAIOP President and CEO Thomas J. Bisacquino. “StonebridgeCarras not only created an office building, but they developed a building that gives back to the surrounding neighborhood.”

StonebridgeCarras is a privately held real estate investment and development firm based in Bethesda, Md., focusing primarily on developing mixed-use properties in the Washington, D.C., metropolitan region. During the past 20 years, the principals of StonebridgeCarras, LLC, have been involved in the acquisition, development, joint venture, financing and disposition of real estate assets in the Washington area exceeding \$5 billion in value.

2013 Marks Ninth Annual Award for NAIOP

NAIOP established the Sustainable Development Award in 2005 to recognize the growing number of firms engaged in green development. NAIOP and its member companies are committed to developing model properties adhering to the highest standards in the industry and believe that socially conscious development is essential to the economic vitality of the industry.

Applicants were judged on a number of criteria, including company commitment to sustainability, project history, economic analysis, water efficiency, energy efficiency, accessibility, innovation and other sustainable attributes. Entries for the award were reviewed by industry leaders.

Previous recipients of the award include: (2012) Boston Properties for Atlantic Wharf in Boston, Mass.; (2011) Bissell for Boyle and Harris Office project in Charlotte, N.C.; (2010) Vulcan Real Estate for Alley24 in Seattle, Wash., and Pacific Plaza LLC for Pacific Plaza in Tacoma, Wash.; (2009) ProLogis for its sustainable distribution center for S. C. Johnson & Son, Inc., and Forest City Covington for its office building that houses Fidelity Investments at Mesa del Sol; (2008) Aardex LLC of Golden, Colo., for its speculative project, The Signature Centre, and Hamilton Partners its build-to-suit project, HSBC-North America Headquarters, in Mettawa, Ill.; (2007) the Georgetown Company, New York, N.Y., for their speculative project, the Lazarus Building, and Liberty Property Trust for the build-to-suit JohnsonDiversey project in Milwaukee, Wis.; (2006) Hines for their project at 1180 Peachtree in Atlanta, Ga.; and (2005) Corporate Office Properties Trust for its development at 318 Sentinel in Annapolis Junction, Md.

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About NAIOP:

NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and investors in office, industrial, retail and mixed-use real estate. NAIOP comprises 15,500 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy. For more information, visit www.naiop.org.

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NAIOP Sustainable Development Award Fact Sheet: 200 I Street, SE

Building location: Washington, D.C

Square footage: 405,000 square feet

Certification: LEED® Platinum

Innovation

- The project's goal was to turn a windowless industrial printing facility into a first class office building for government agencies
- The project achieved LEED® Platinum for both Core & Shell and Interiors – the largest project in Washington, D.C. to achieve both of these designations
- The team flipped the structural use of the building by turning the previous loading dock area into the new main entrance that faced the newly-constructed Canal Park

Materials Use

- 94 percent of the construction and demolition waste was diverted from landfills to recycling and reclamation centers
- 31 percent of the building materials and furniture are made of recycled content
- 43 percent of the materials used were regionally manufactured and over 16 percent were regionally harvested or extracted to help promote local economies and businesses
- A tree that was required to be harvested during construction was removed and then made into wood planks for the building's interior café flooring

Energy Efficiency

- The building achieved a 23 percent lighting power reduction, reducing overall energy consumption and reducing the strain on the HVAC system
- 100 percent of all appliances and new equipment purchased are ENERGY STAR® qualified

Water Efficiency

- Excess water not captured by the green roof is diverted and enters into an 80,000 gallon cistern at Canal Park for their use in irrigation, fountains and ice rink
- A green roof of more than 32,000 square feet was installed on the rooftop and is the largest green roof on a building in Washington, D.C.
- The building uses a system for capturing condensate from the air conditioning system and uses it to flush fixtures in the restrooms, which saves 325,000 gallons of water per year
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Accessibility

- The new main entrance is immediately across from the new Canal Park and is in closer proximity to a public Metro station and surrounding bus stops
- The building is walking distance to the Washington Nationals Ball Park, Eastern Market area and other retailers