



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
- Low flow fixtures were installed to help reach a 66.1 percent in water savings

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