

1400 K Street

1400 K St NW, Washington, D.C. 20005

Brookfield

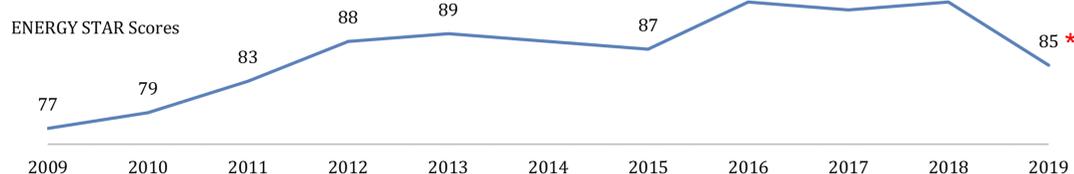


Recert: LEED EBOM Volume

- SS - 24 out of 26
- WE - 08 out of 14
- EA - 29 out of 35
- MR - 03 out of 10
- EQ - 10 out of 15
- IN - 06 out of 06
- RP - 03 out of 04



ENERGY STAR Certification History



Tracking and Review

Description



Over the last decade, 1400 K Street has evolved into a **model of sustainability** for Brookfield Properties. It is conveniently located next to Franklin Square and a block away from the McPherson Square Metro Station in the heart of **Washington, D.C.**. In May of 2019, this project enhanced its sustainability portfolio by achieving an impressive LEED Platinum certification, exceeding expectations.

1400 K has shown a steady improvement in ENERGY STAR Scores since its initial certification in 2009. The project reached an all-time high of an **ENERGY STAR Score of 93 in 2016 and again in 2018**. There was a slight drop of 8 points* with the latest certification in 2019 but this is solely attributed to the ENERGY STAR Baseline reconfiguration that saw an average loss of 15 points across the rest of the Brookfield DMV Portfolio.

In an effort to take a deeper dive into tracking and monitoring the building, the Brookfield team incorporated the Arc Platform into their ongoing operational analysis. The Arc Platform allowed for the team to track the Energy, Water, and Waste metrics and develop detailed comparisons across their entire DMV portfolio. **The Arc Platform has also set 1400 K up for future recertifications under the LEED O+M v4.1 rating system.** The dashboard on the left is used as a mechanism for tracking building energy, water, and waste consumption and showcases ongoing trends, analysis, and is reviewed with critical personnel on a quarterly basis. The 1400 K building has an **Energy Use Intensity (EUI kBtu/sf) of 49**, which is one of the lowest EUIs across the entire Brookfield DMV Portfolio. This tracking also allows for more analysis into implementing initiatives aimed at reducing environmental impact. With monthly data and quarterly reports, **informative discussions are occurring on a more frequent basis among the entire team.** These reports allowed Brookfield to see into their buildings with a **different perspective.**

The Brookfield **"Activated"** program allows tenants to access a collection of amenities throughout the DMV area. In addition, regular **"Green Team"** meetings allow the Property Management team to communicate Green Programs to tenant representatives and receive feedback on newly implemented programs such as building wide **composting not only within common areas but as well as tenant spaces.** Another unique feature of 1400 K is the **rooftop honeybee garden**, which includes two beehives maintained by property management. Brookfield continues to exemplify excellence through 1400 K and paints a bright picture for the future of our cities.



Project Size: 212,651 sf

FTE: 582 Daily Visitors: 30

Sustainability Metrics

Location and Transportation

- 95% of occupants commute using alternative transportation
- Walk Score 98, Transit Score 100, Bike Score of 90

Water Efficiency

- 31% reduction in potable water usage

Energy and Atmosphere

- 100% total annual energy use is purchased as green power for 2 years
- 64,690 kWh/yr. of Energy Savings for implementing all Low-Cost Measures

Materials and Resources

- 100% recycling of durable goods (furniture/electronics)
- 67 picograms per lumen-hour average for mercury lights in building

Indoor Environmental Quality

- 1.30 exemplary cleaning performance on a scale of 1-5
- 76% Green Cleaning Products purchased over the last year

