



Bayside – A1/A2

July 26, 2017

Project Description & Background

- A1/A2 is the fourth building to be developed in Bayside, and the last market residential building
- The building program will be primarily residential with amination uses at grade such as retail and community space
- The remaining developments in Bayside are:
 - R6 is an affordable rental housing building with approximately 260 units.
 - C1 and C2 are commercial uses, such as office or academic space
- Key Milestones for other buildings in Bayside:
 - R1/R2 (Aqualina) first occupancy will be in September 2017 (first residential occupancy in East Bayfront!)
 - R3/R4 (Aquavista) currently the structure is complete to grade and first occupancy is targeted for Summer of 2018
 - R5 (Aquabella) targeting a construction start this fall.
- Hines and Tridel as co-developers of the first three buildings:
 - Are on track to achieve LEED platinum
 - Have included a Net-Zero suite in each building
 - Approximately 90% of residential units sold
- This is A1/A2 first time presenting at the DRP
- The team is presenting Issues Identification

Key Dates for Bayside A1/A2:

- The Site Developer (Hines and Tridel) is targeting to close on the land and start construction in September 2018.

Sustainability

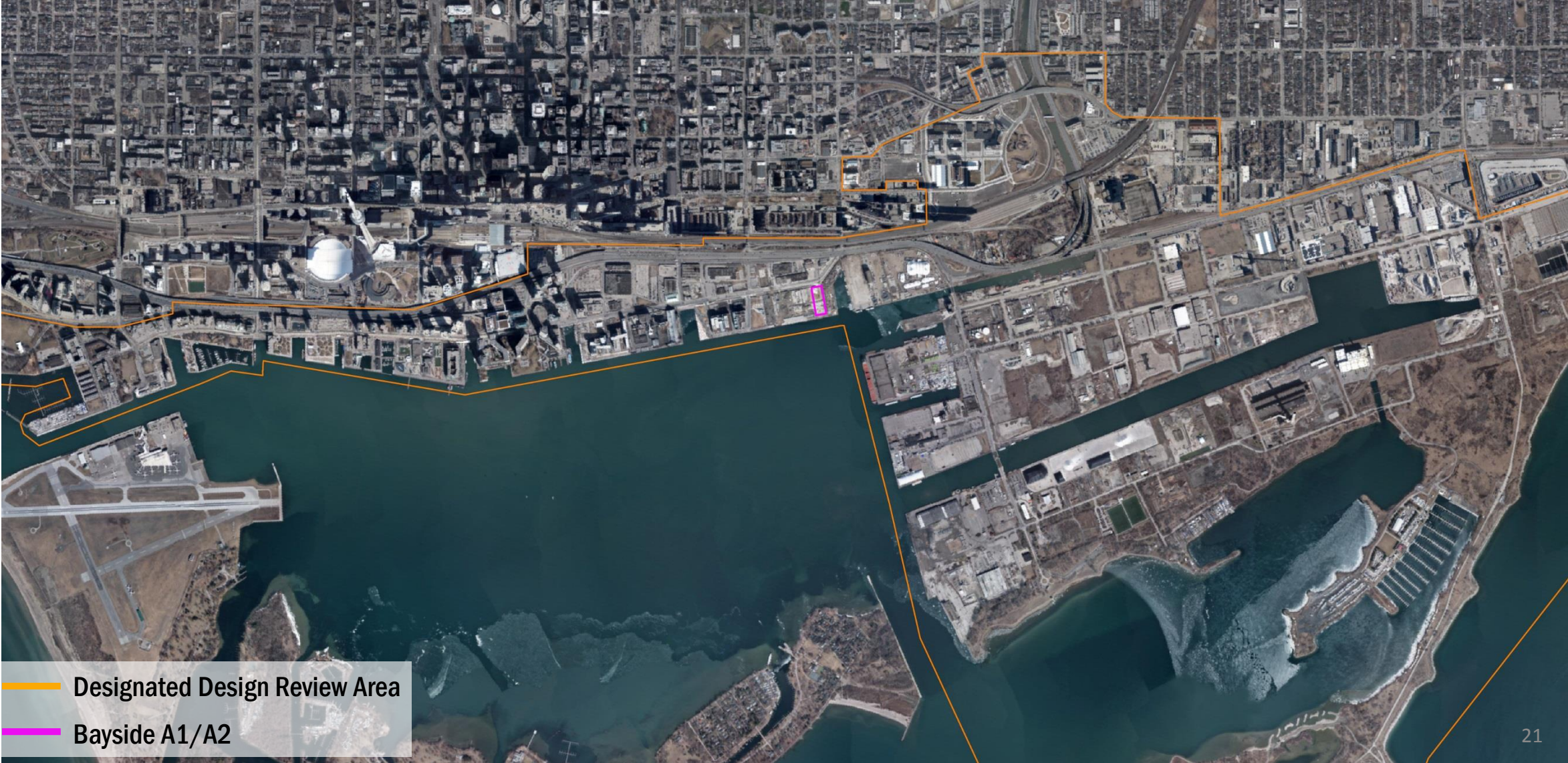
Required:

- WT Minimum Green Building Requirements (MGBR) Version 1
- LEED Gold 2009

Achieving:

- LEED Platinum 2009

Site Context



— Designated Design Review Area
— Bayside A1/A2

Site Context



Site Context

East Bayfront Precinct Plan

Bayside A1/A2

Proponent: Hines / Tridel

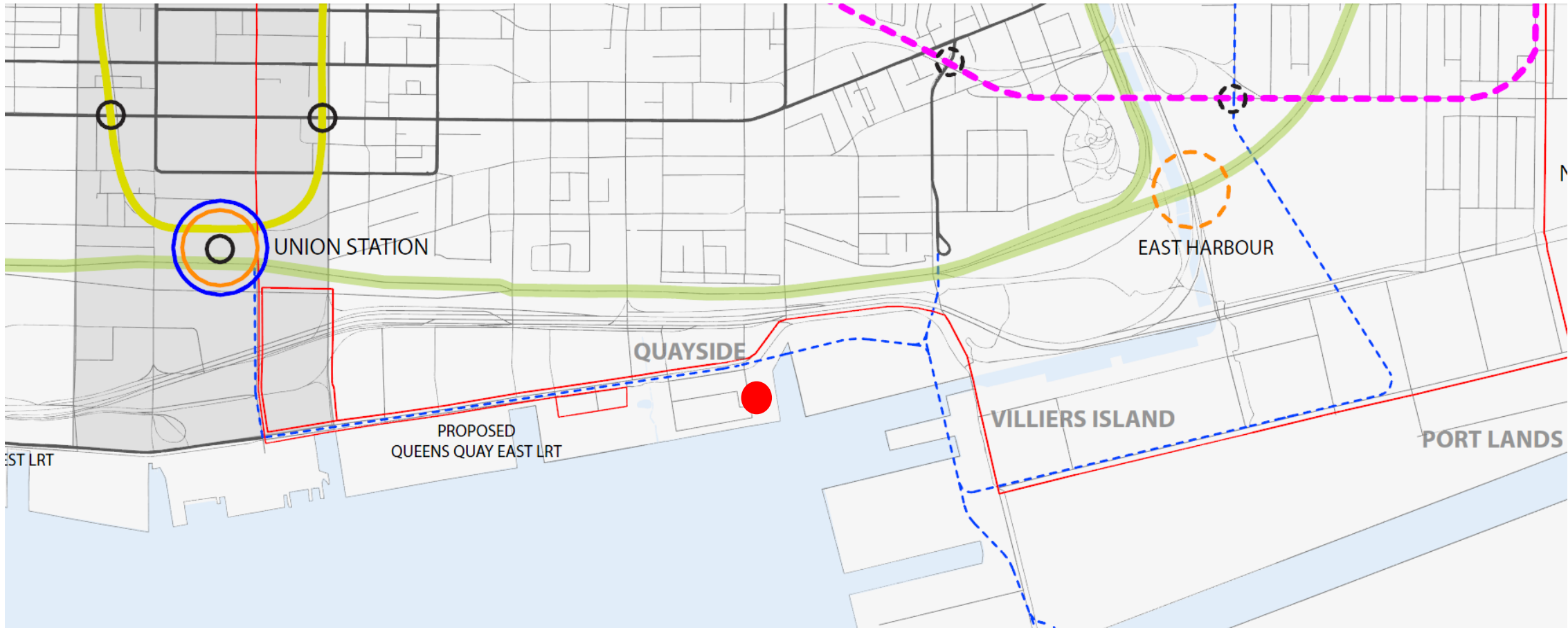
Design Team: 3XN

Presenters: Audun Opdal, 3XN

Review Stage: Issues Identification



Site Context - Transit



	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

Policy Context – Central Waterfront Secondary Plan

D24 - THE EAST BAYFRONT, A PROMINENT NEW NEIGHBOURHOOD

The East Bayfront will become a prominent waterfront address for working and living amid the energy and abundance of waterfront activities, including a new water's edge promenade and other public activities in the series of new East Bayfront public spaces. Development adjacent to the water's edge promenade shall consist of low and medium scale buildings that will reinforce the safety and usability of the public spaces.

(P31) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P32) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P34) Schools and other **community services** and facilities will be **integral components of new waterfront communities** and will be provided in conjunction with new development.

Topics for Panel Consideration

- Building massing in the context of the Bayside master plan (including the impact on R6) and surrounding areas
- Location of additional height elements, Queens Quay vs water's edge
- Program and adjacencies with surrounding buildings and open space, including Parliament Slip and Bungee Park

The Waves

at Bayside

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July 26th 2017

A1/A2 – DESIGN REVIEW PANEL

Phase IV Bayside Development



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9. Sustainability

Appendix A: Sun Shadow Analysis

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3XN Architects

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3XN Architects
Copenhagen, Denmark



What we do

Residential



Office



Civic



Education



Hotel



Culture



Healthcare



Mixed-use



Where we work

The Netherlands



England



Germany



Denmark



Austria



Sweden



Norway



Australia



Lighthouse

Aarhus, Denmark





Quay Quarter Tower

Sydney, Australia



Aquatic Centre
Linköping, Sweden





Fish Market Sydney, Australia



Aquabella

Toronto, Canada

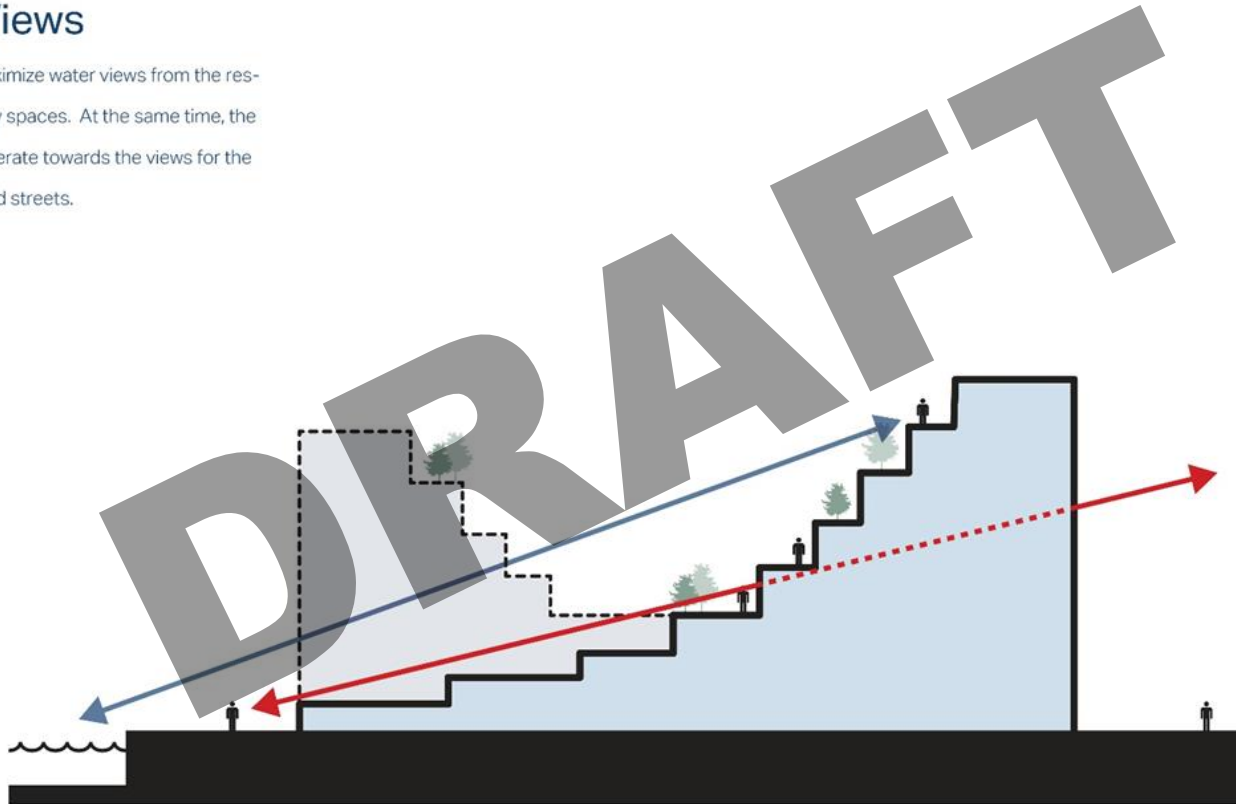


Introduction

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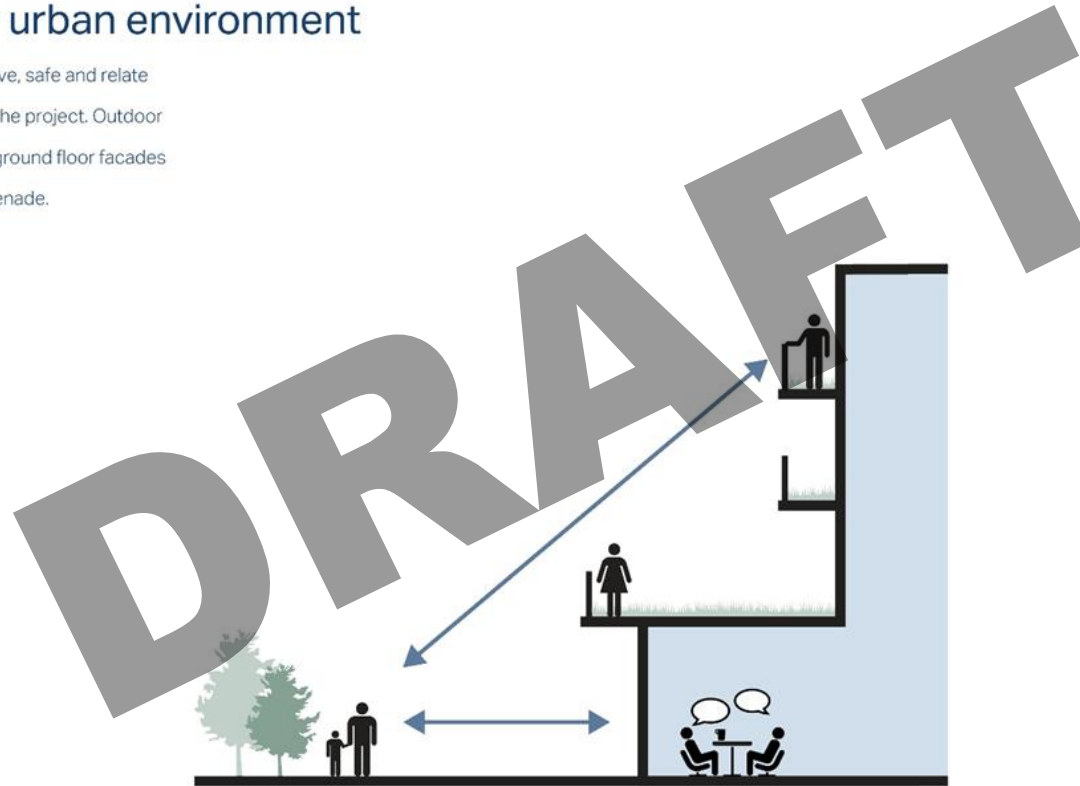
Maximize Views

The project seeks to maximize water views from the residential units and amenity spaces. At the same time, the project volume is considerate towards the views for the neighboring buildings and streets.



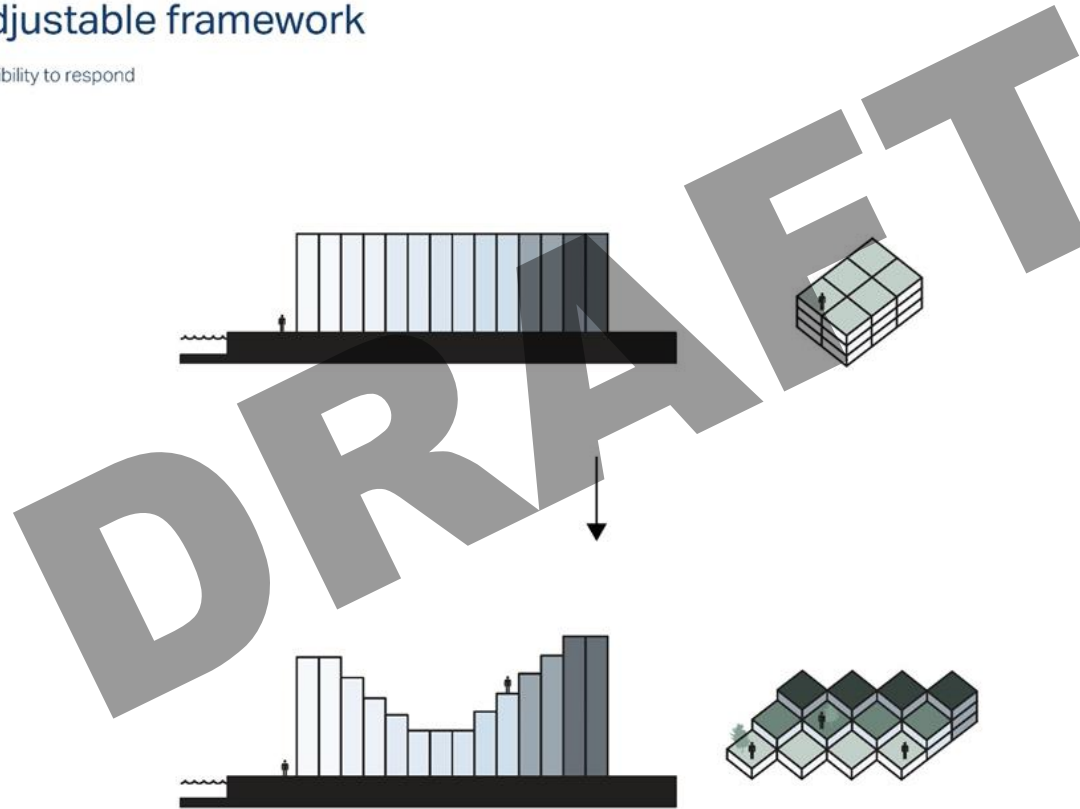
Creating a lively urban environment

Creating urban spaces that are active, safe and relate to the human scale is important to the project. Outdoor living spaces, setbacks and active ground floor facades contribute to the streets and promenade.



A flexible and adjustable framework

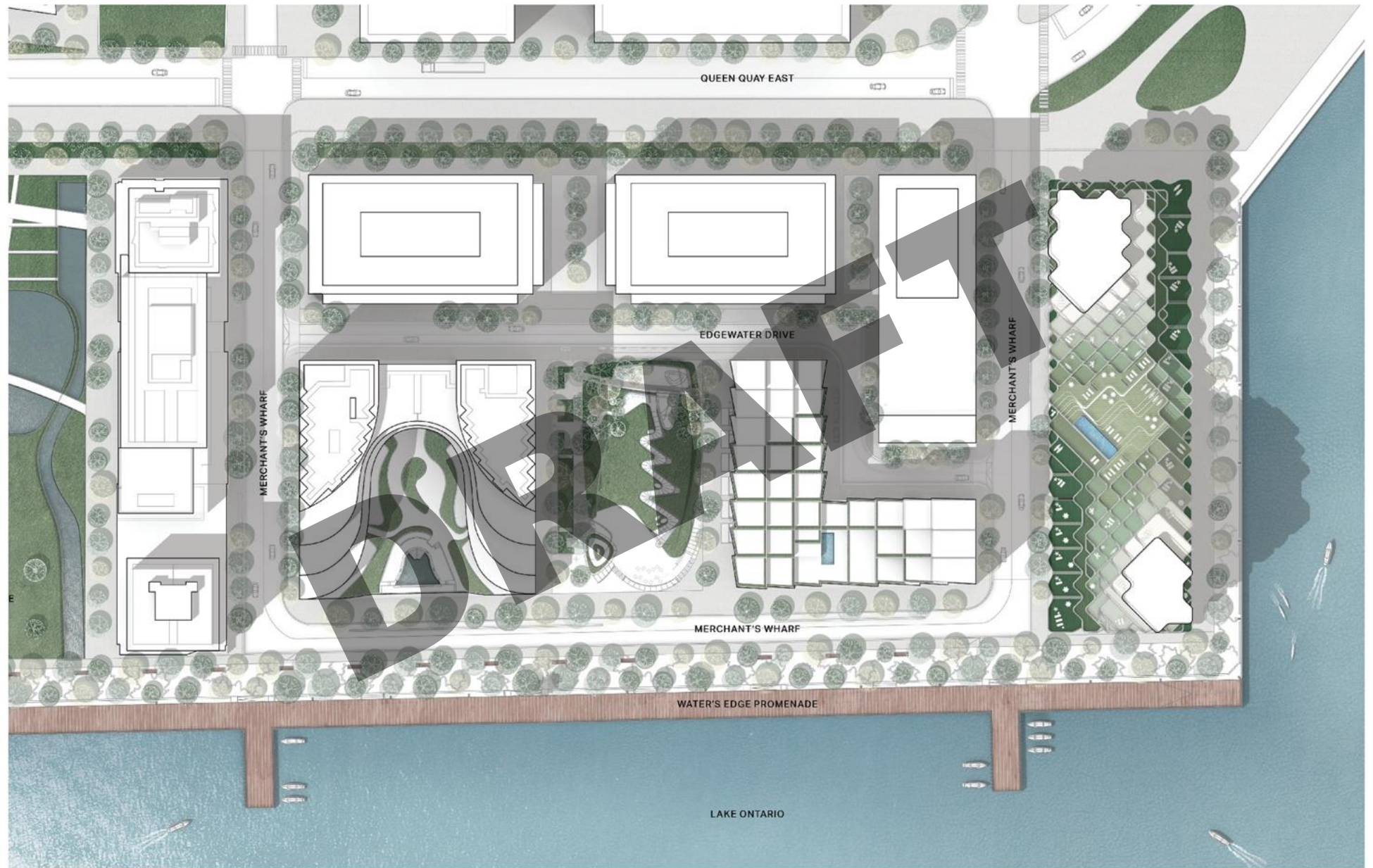
The project provides maximum flexibility to respond to changes in unit mix.



The Waves
at Bayside

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QUEEN QUAY EAST

EDGEWATER DRIVE

MERCHANT'S WHARF

MERCHANT'S WHARF

MERCHANT'S WHARF

WATER'S EDGE PROMENADE

LAKE ONTARIO



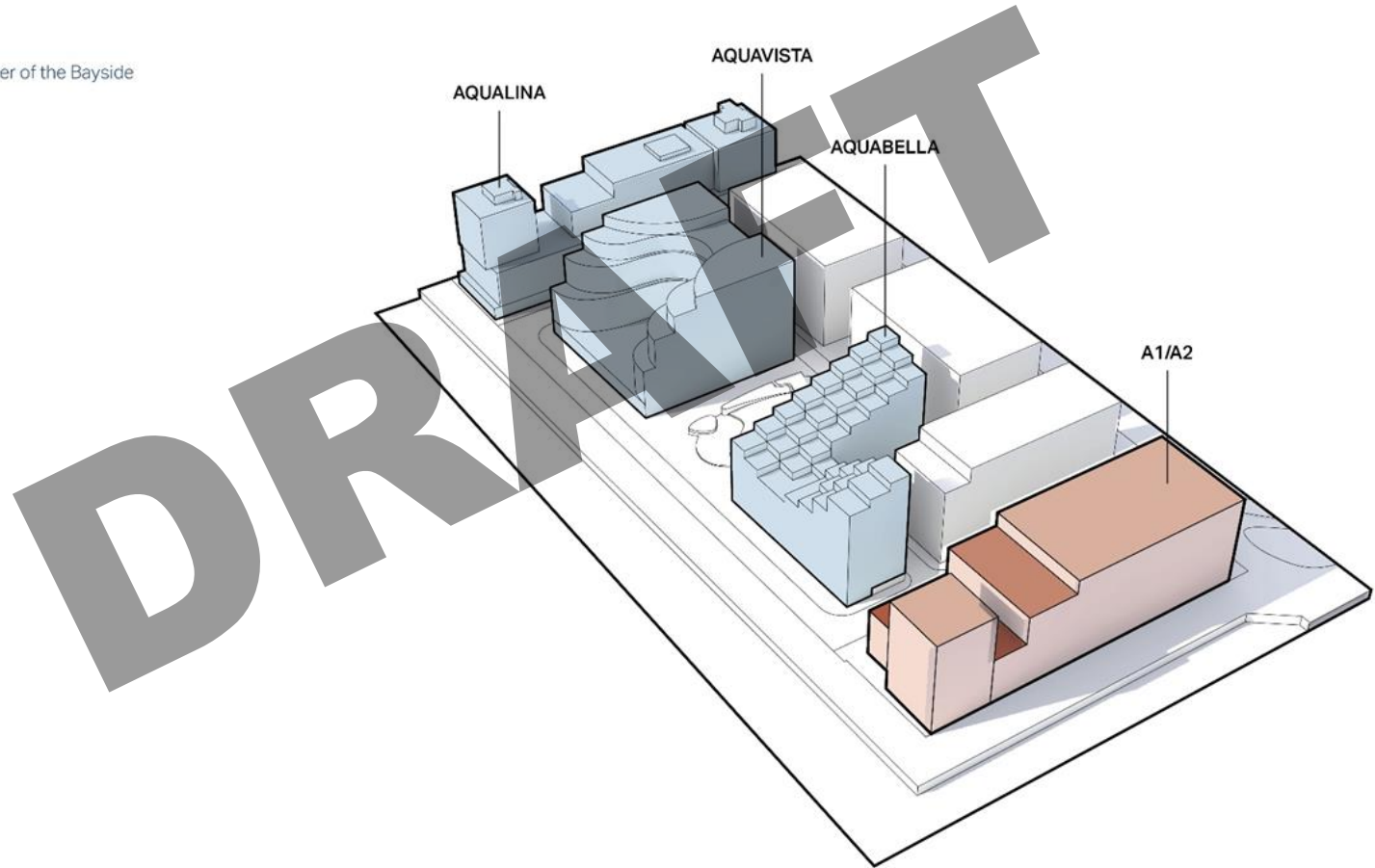
The Waves at Bayside view from the lake.

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Concept

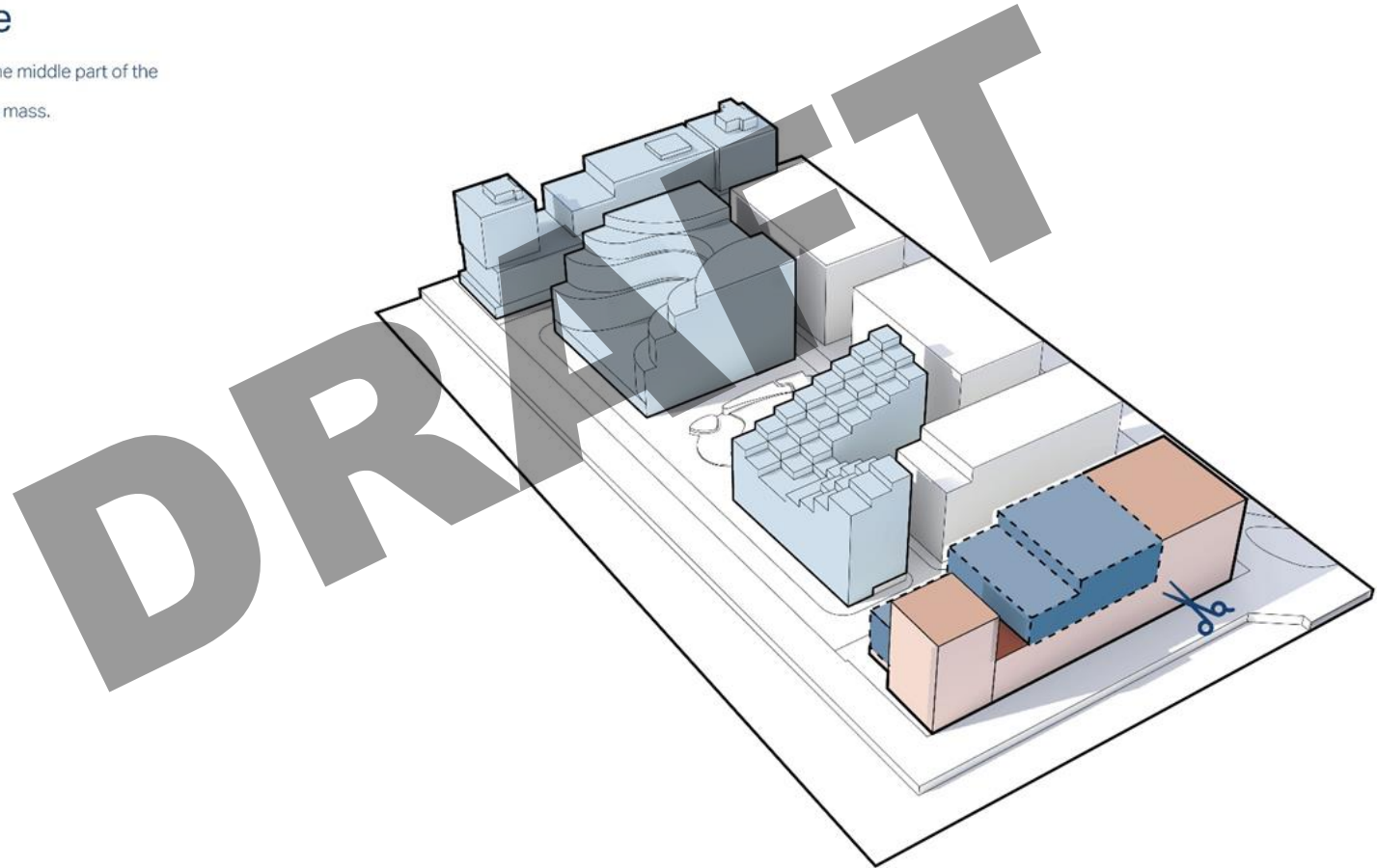
Zoning

The A1/A2 site marks the east corner of the Bayside development.



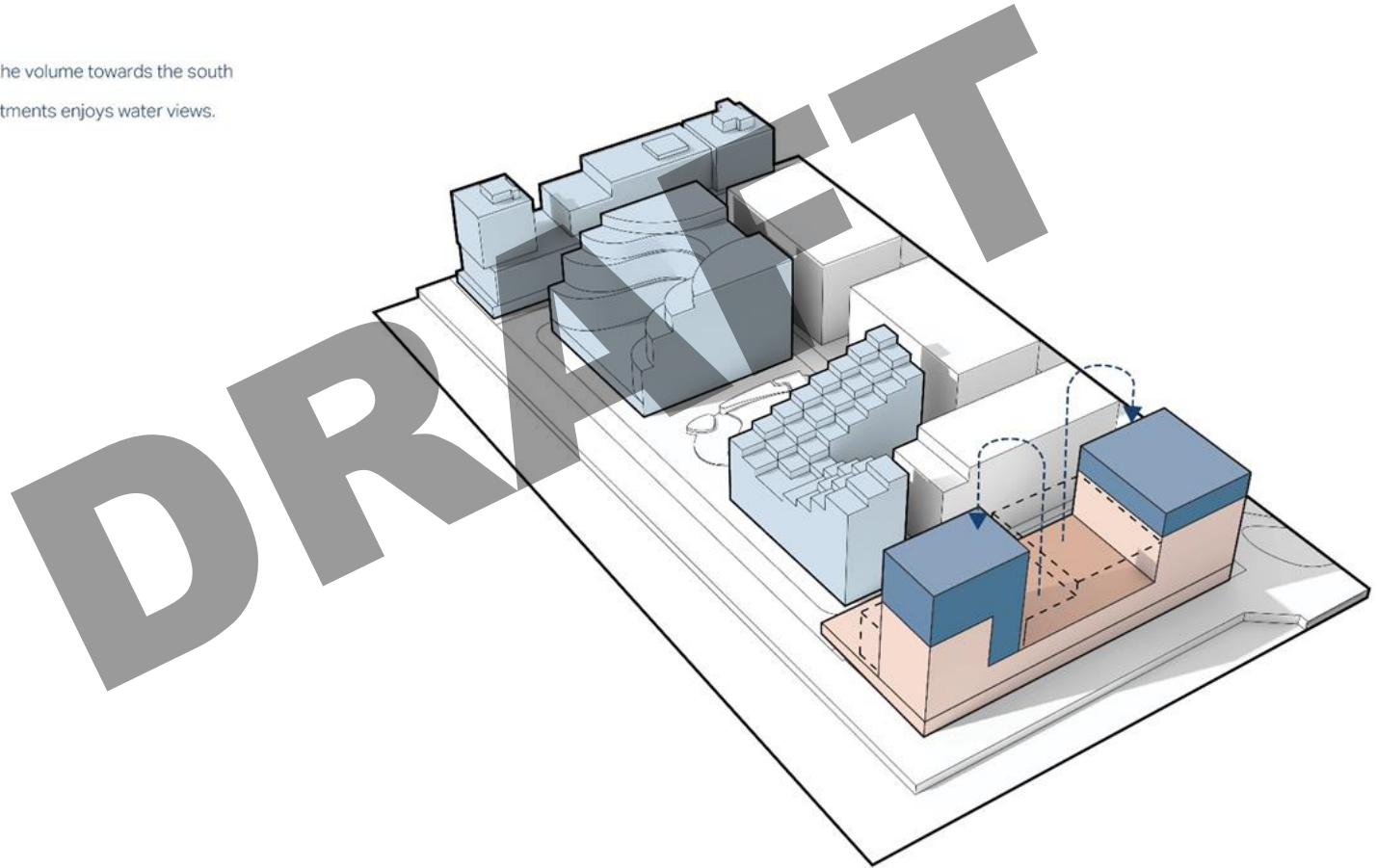
Subtract volume

The project proposes to subtract the middle part of the Zoning Volume and redistribute the mass.



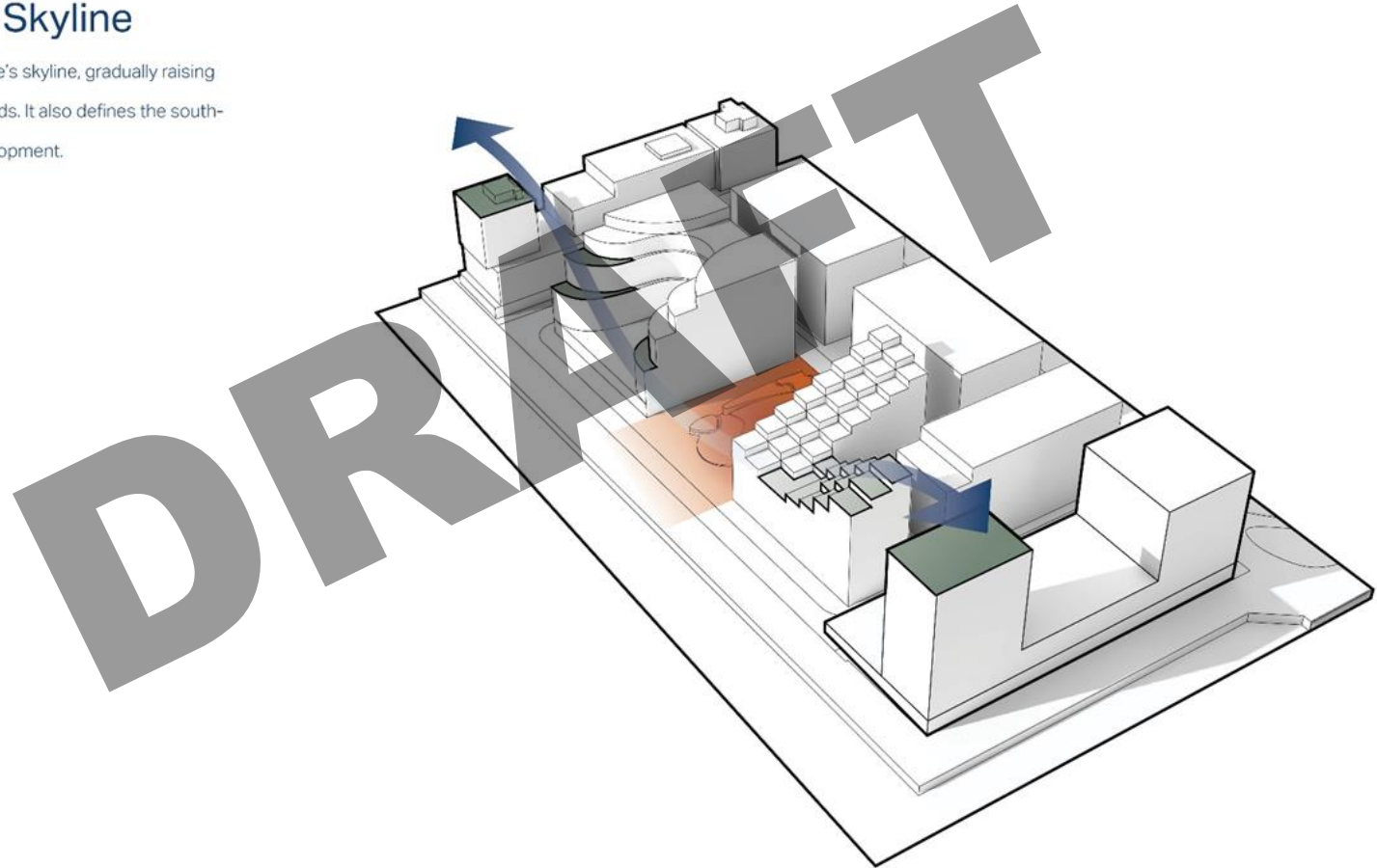
Redistribute

By redistributing the middle part of the volume towards the south and north ends, a maximum of apartments enjoys water views.



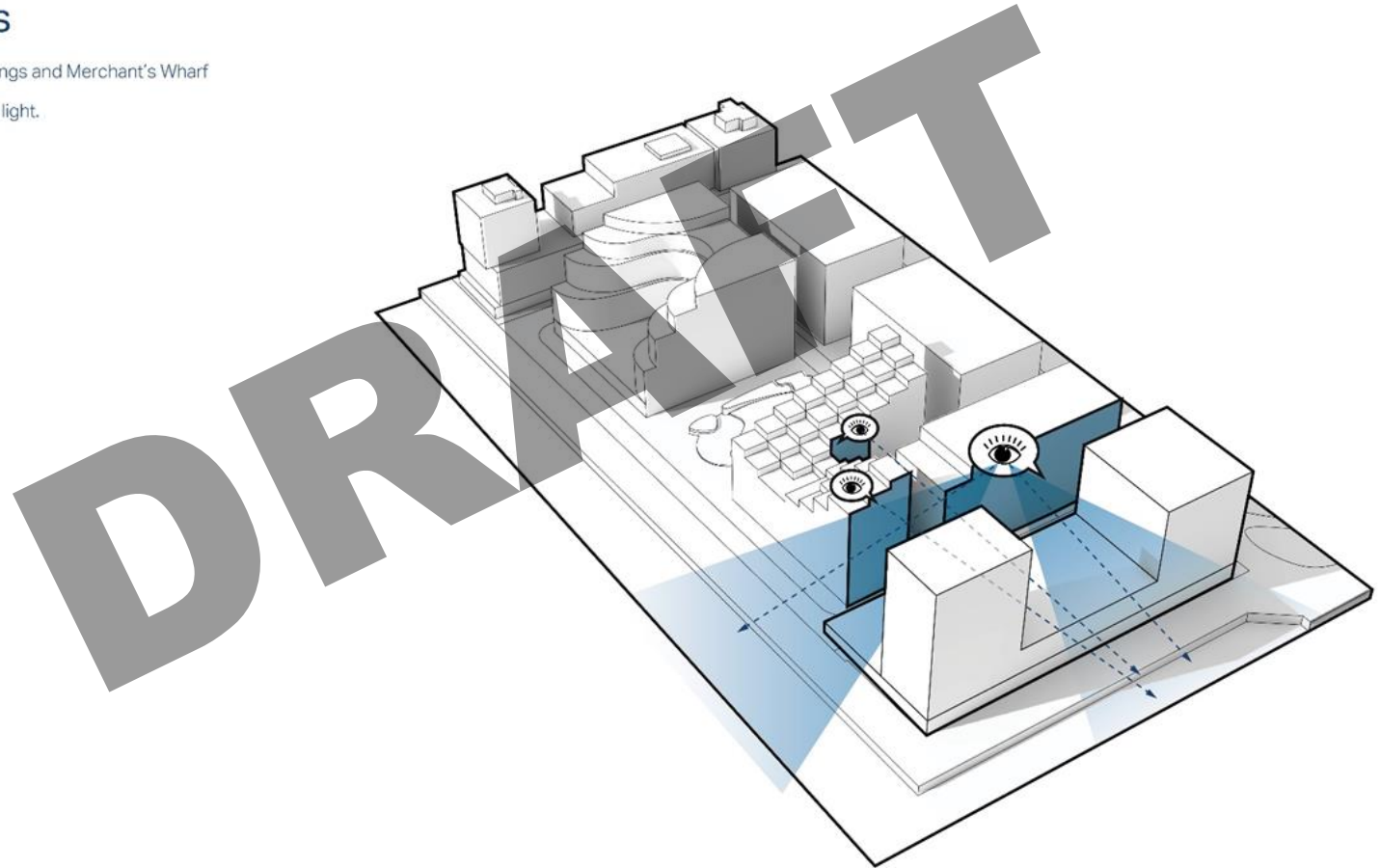
Completing the Skyline

The south tower completes Bayside's skyline, gradually raising from the central plaza towards its ends. It also defines the south-east end of the East Bayfront development.



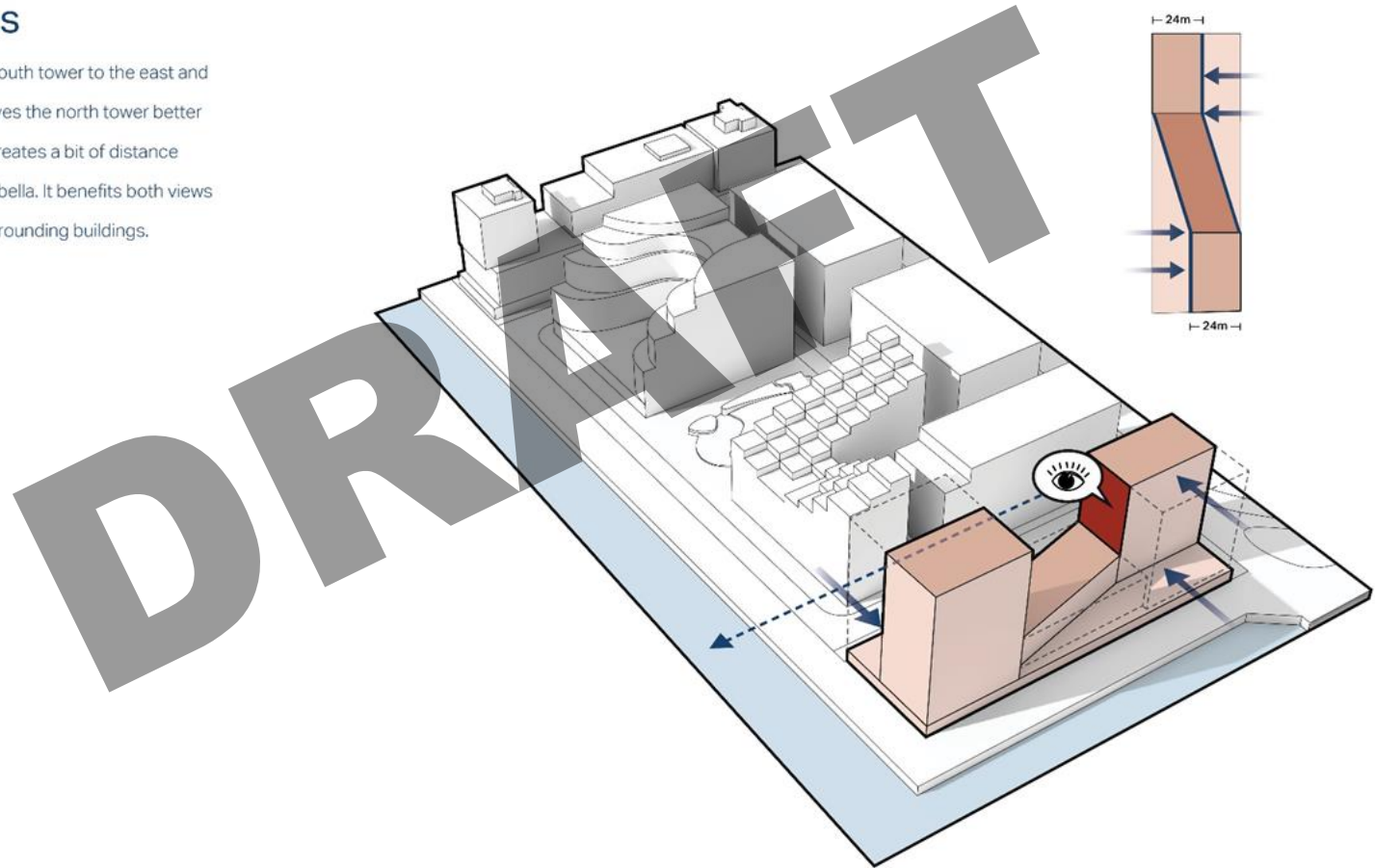
Improving Views

Furthermore, the neighboring buildings and Merchant's Wharf benefit from better views and more light.



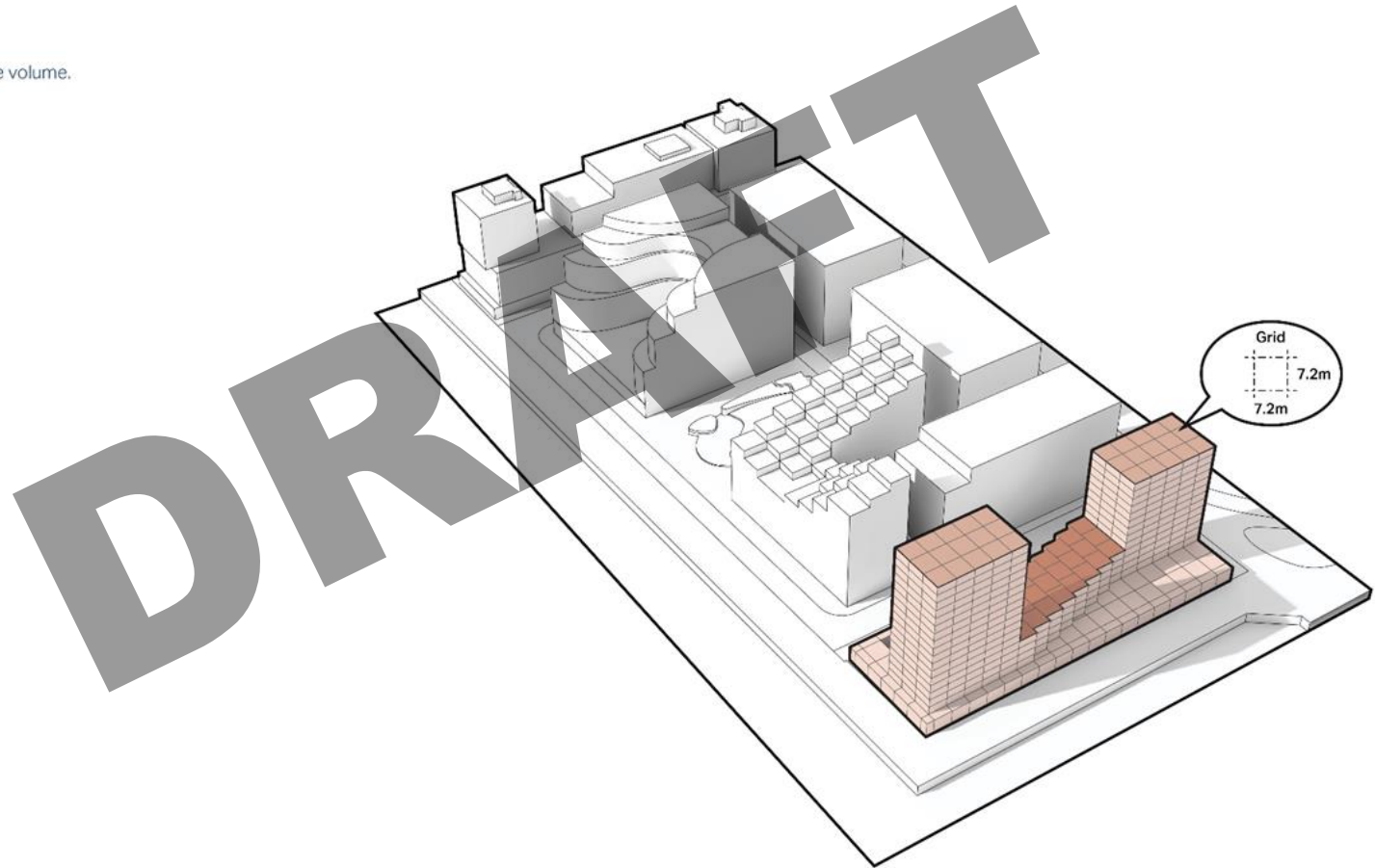
Shifting Volumes

The project proposes shifting the south tower to the east and the north tower to the west. This gives the north tower better views towards the water and also creates a bit of distance between the south tower and Aquabella. It benefits both views from the units and views for the surrounding buildings.



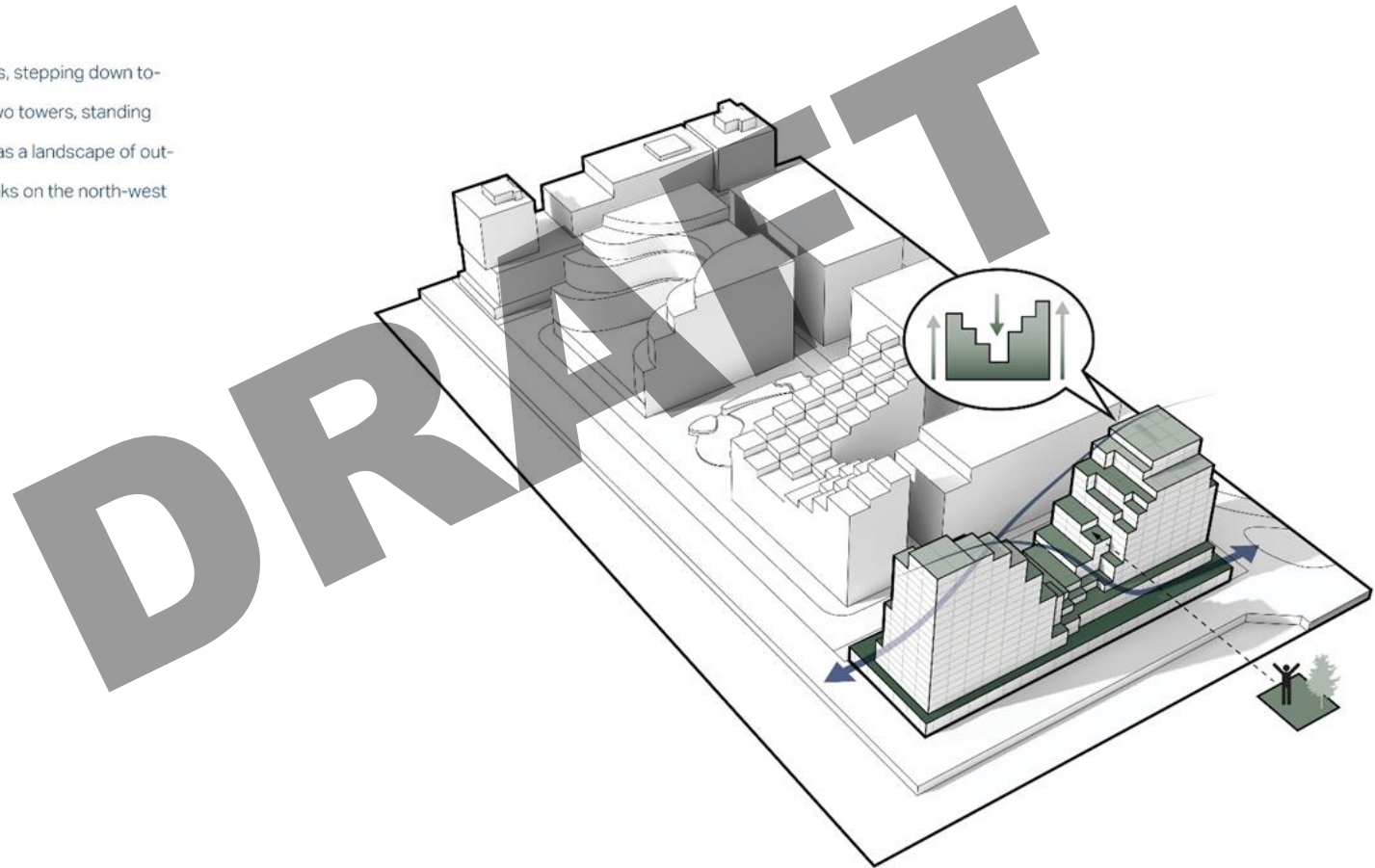
Grid

A 7.2 m x 7.2 m grid is applied to the volume.



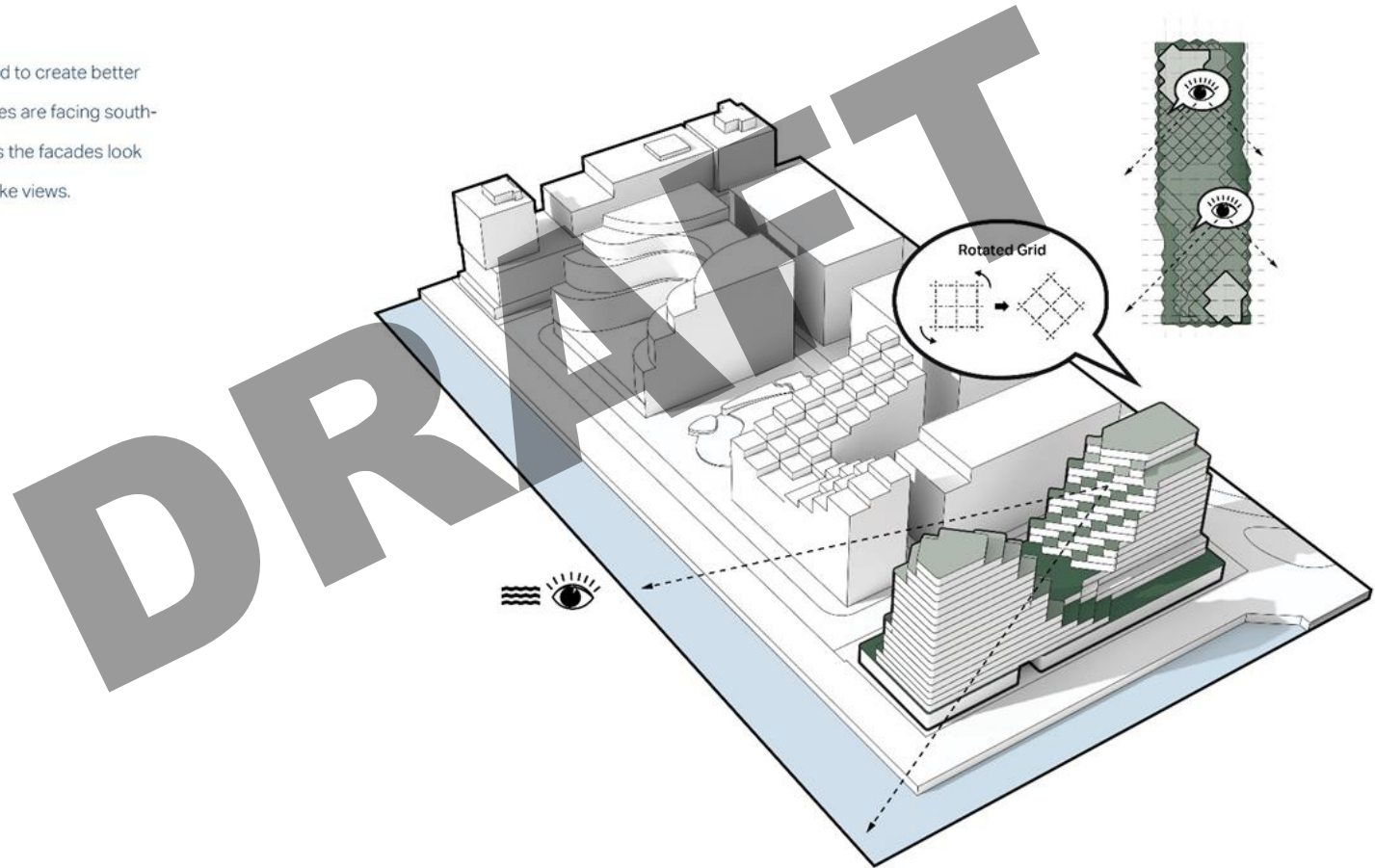
Terraces

The grid creates a series of terraces, stepping down towards the water. Instead of being two towers, standing on a base, the project is perceived as a landscape of outdoor living spaces creating two peaks on the north-west and south east corner.



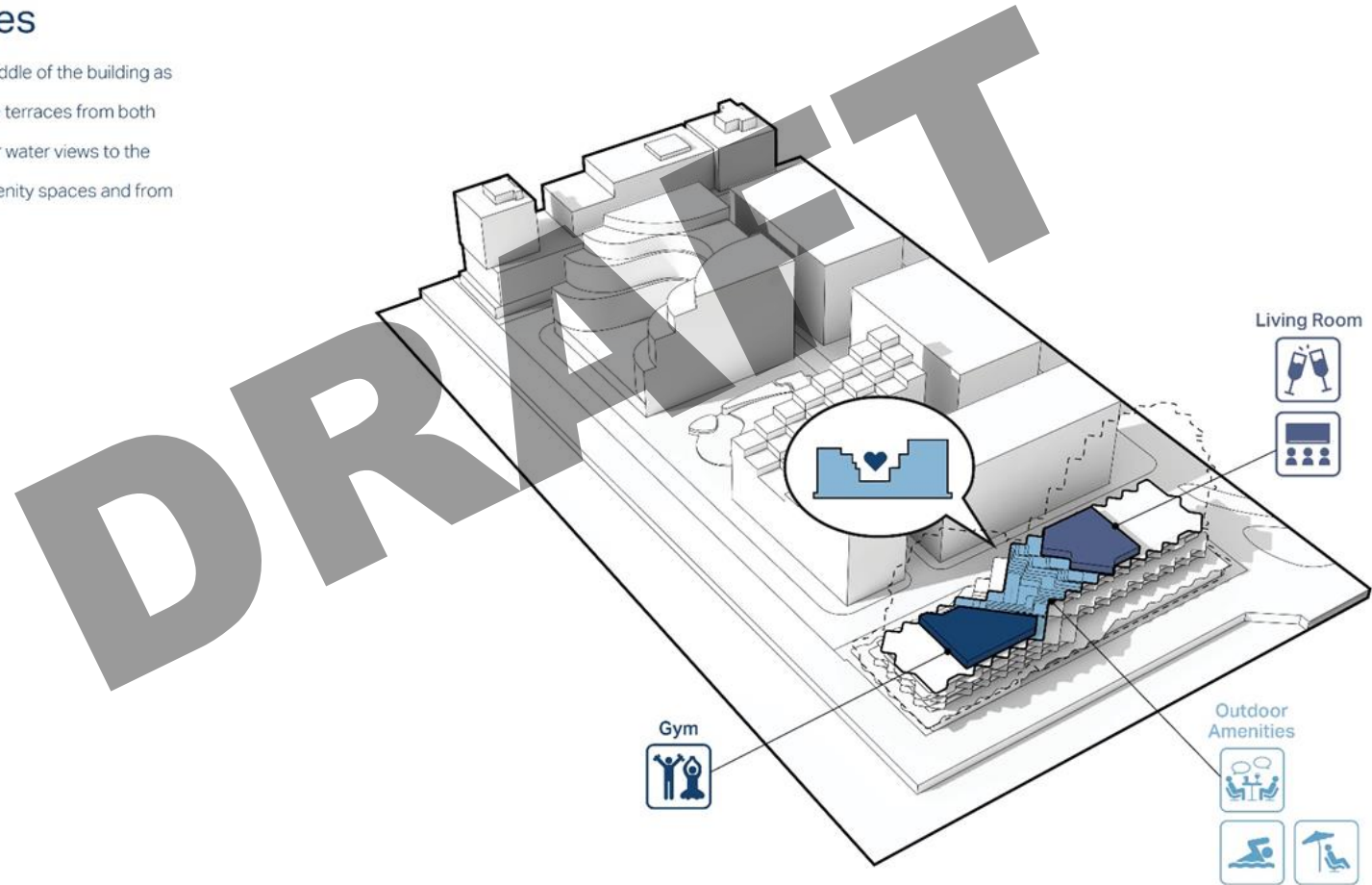
Angled Grid

The facades and terraces are angled to create better views and sun conditions. All terraces are facing south-east or west. The angled grid makes the facades look "past" each other, maximizing the lake views.



Shared Amenities

The amenities are located in the middle of the building as a natural common space where the terraces from both towers meet. The volume allows for water views to the south and east from the indoor amenity spaces and from the outdoor terrace.

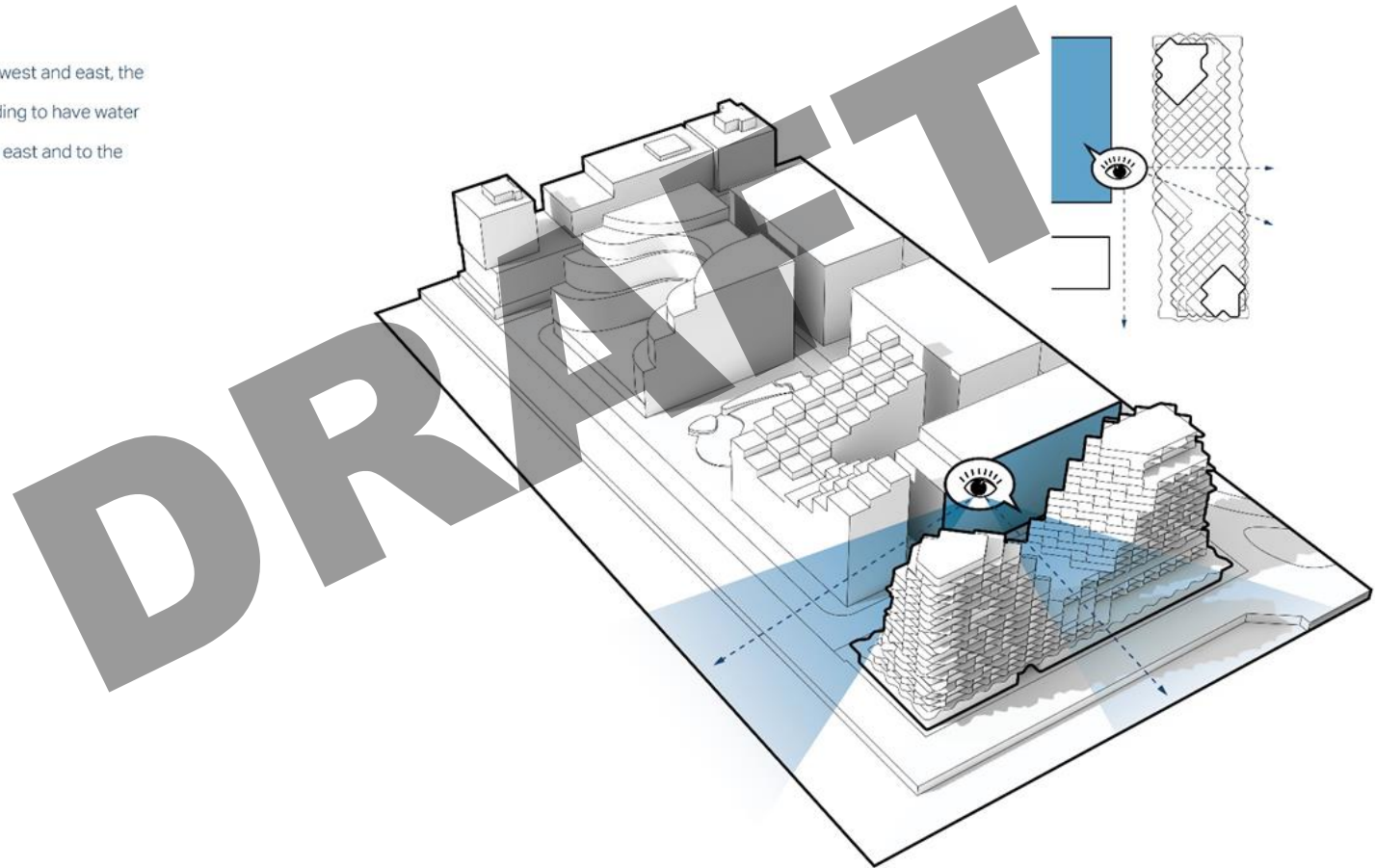




View looking down on terraces to shared amenity space.

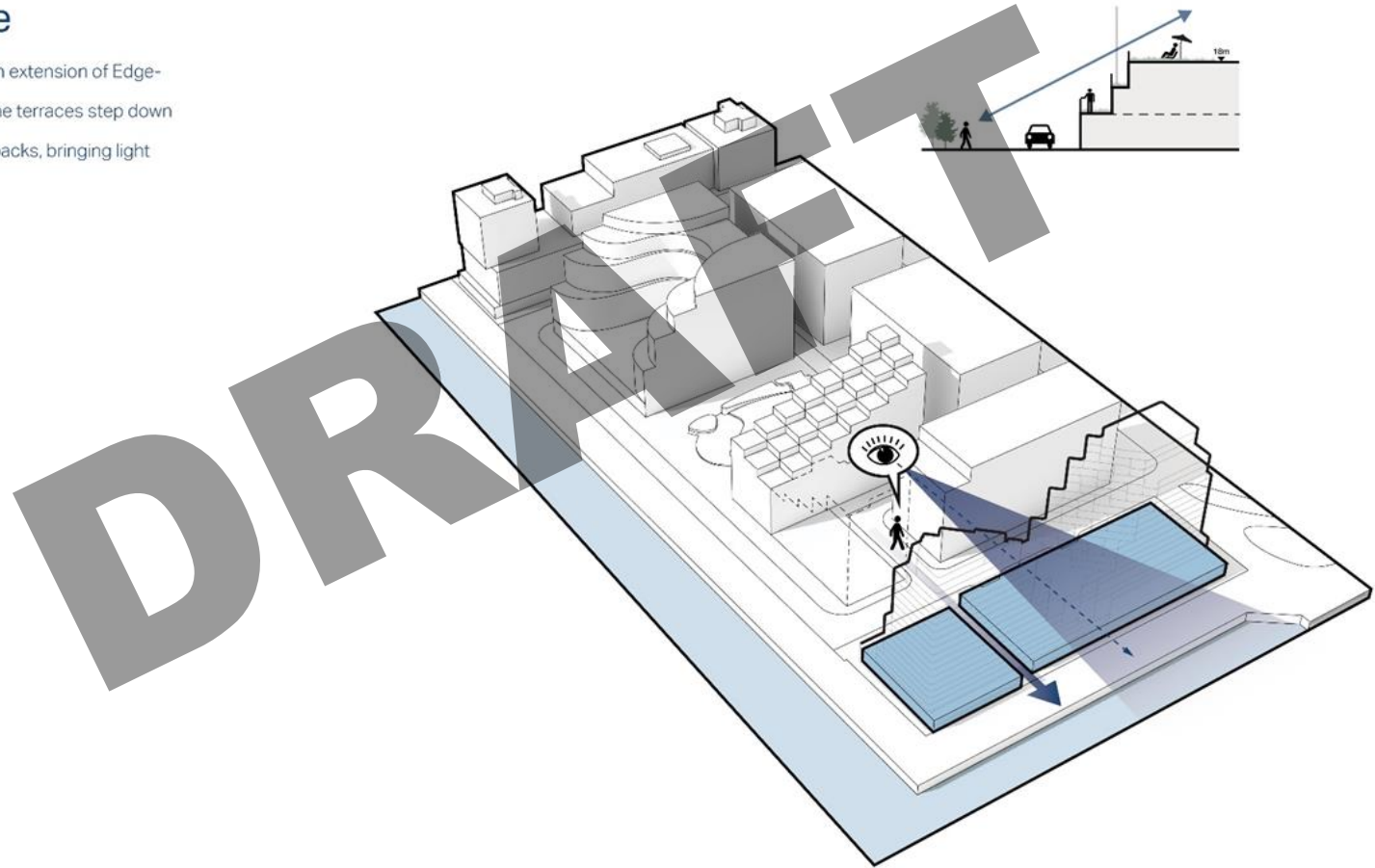
View from R6

By creating two peaks to the north-west and east, the volume enables units in the R6 building to have water views through the A1/A2 site to the east and to the south, along Merchant's Wharf.



Edgewater Drive

A through block link is created as an extension of Edgewater Drive. In addition, by having the terraces step down to the street, we create natural setbacks, bringing light and views to the streetscape.

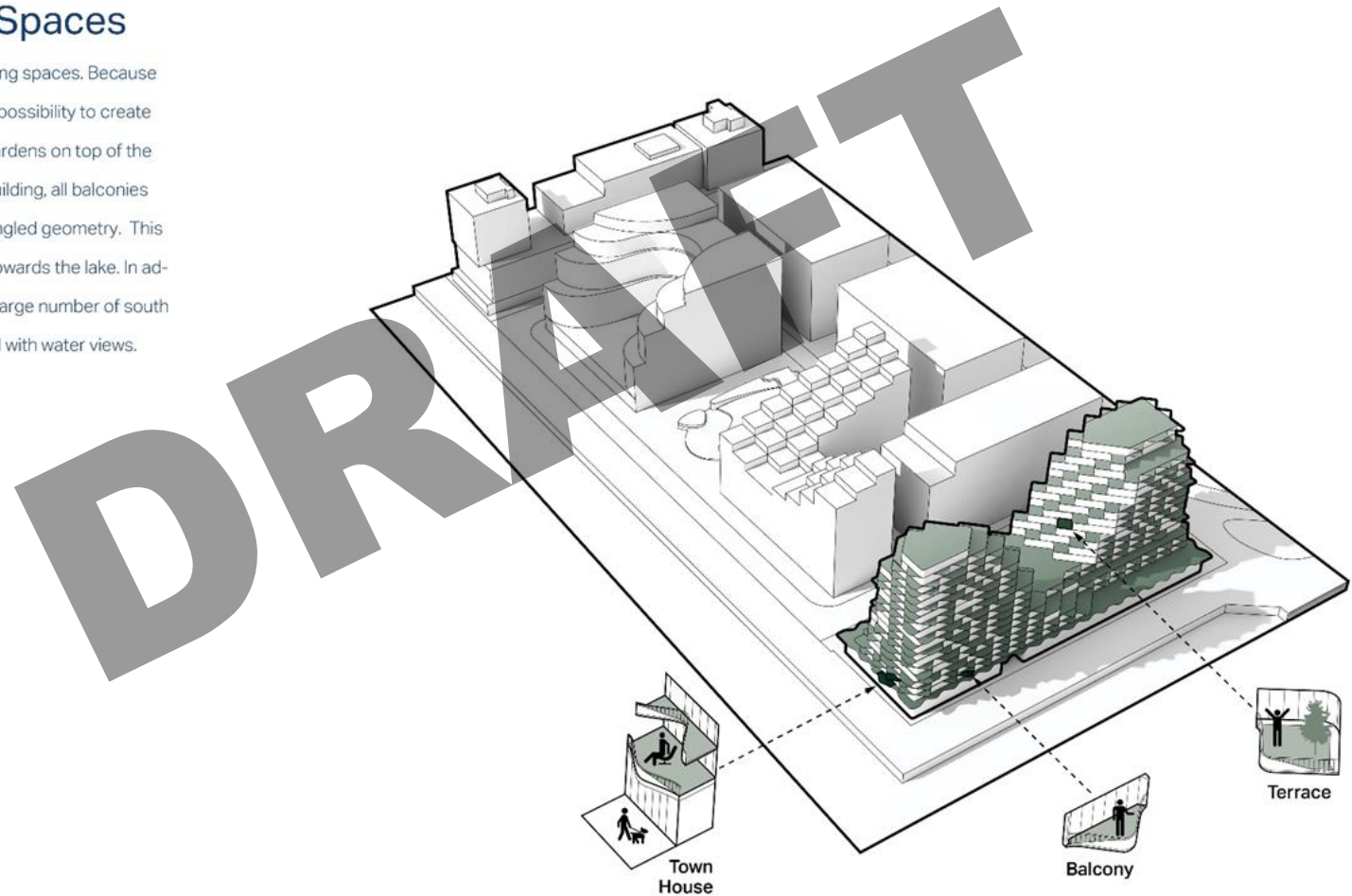




The Waves at Bayside view from Edgewater Drive.

Outdoor Living Spaces

The building is all about outdoor living spaces. Because of the "shifted" peaks, we have the possibility to create a band of townhouses with large gardens on top of the ground floor. As we move up the building, all balconies have water views because of the angled geometry. This gives the effect of them 'looking' towards the lake. In addition, the project also proposes a large number of south facing private outdoor terraces – all with water views.



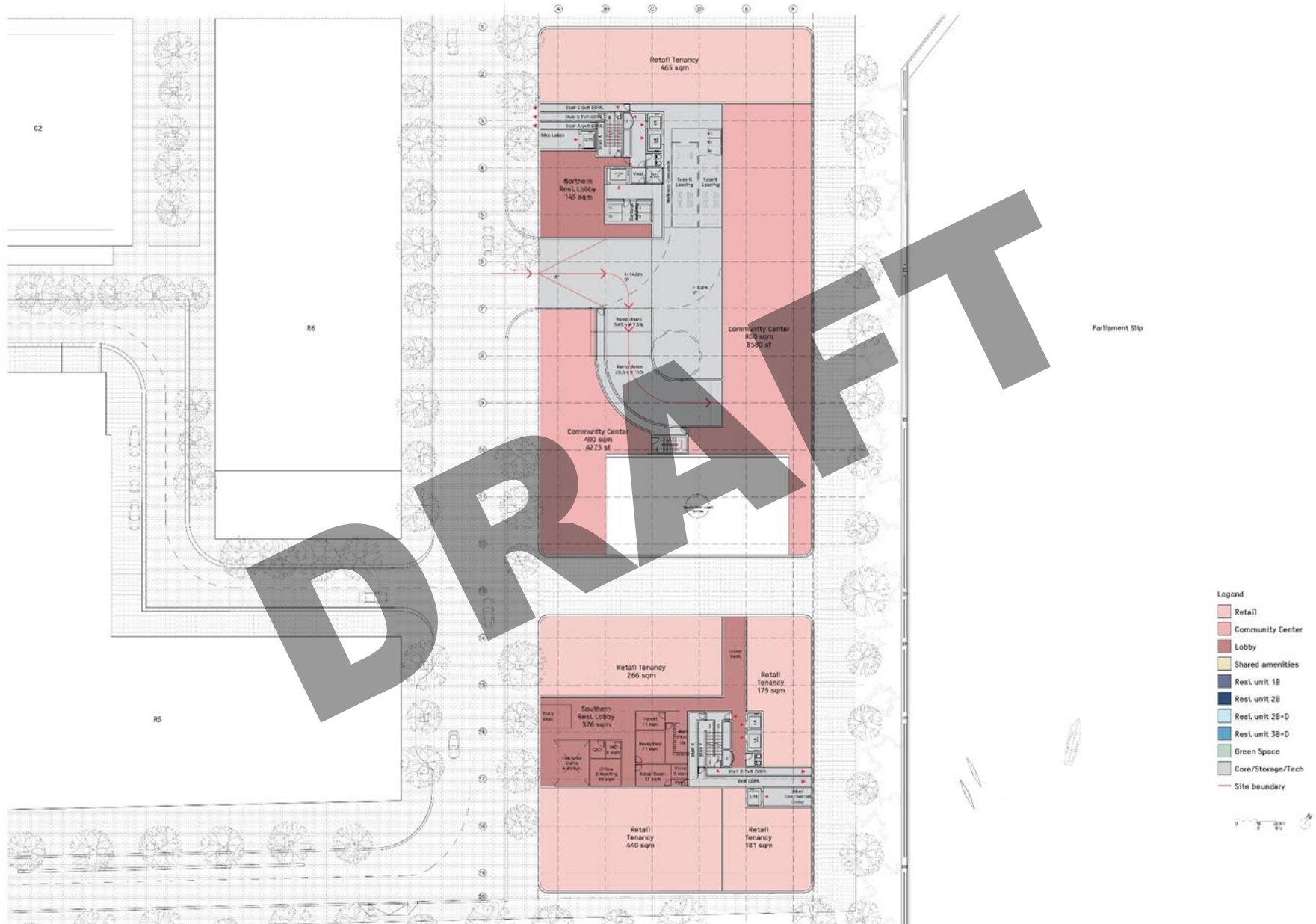




The Waves at Bayside view from the lake.

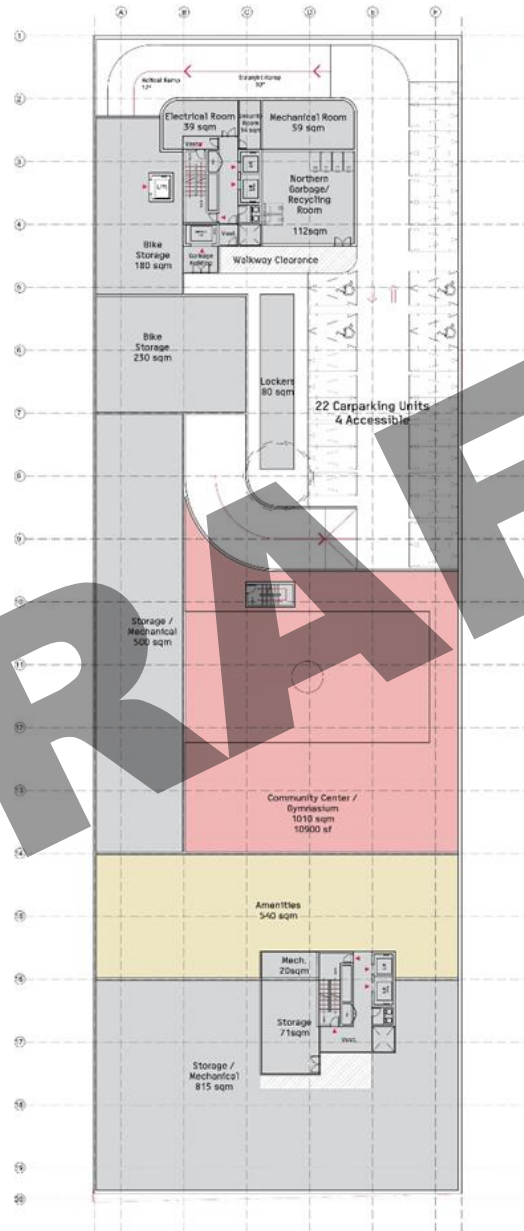
Ground Floor

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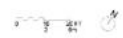


Level P1

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- Legend
- Retail
 - Community Center
 - Lobby
 - Shared amenities
 - Res. unit 1B
 - Res. unit 2B
 - Res. unit 2B+D
 - Res. unit 3B+D
 - Green Space
 - Core/Storage/Tech
 - Site boundary





A series of retail offerings are facing the promenade. Two story townhouses are located above the ground floor, on level 2, with large gardens and views to the lake.

Residential

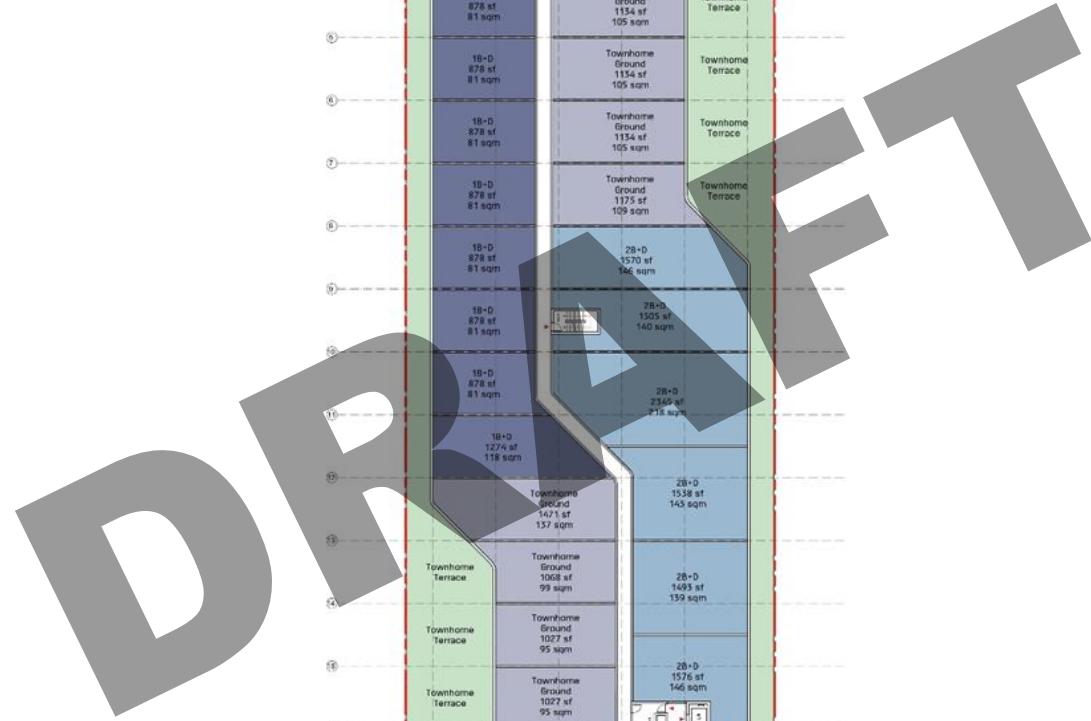
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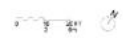


Level 02

Townhouse Lower Level

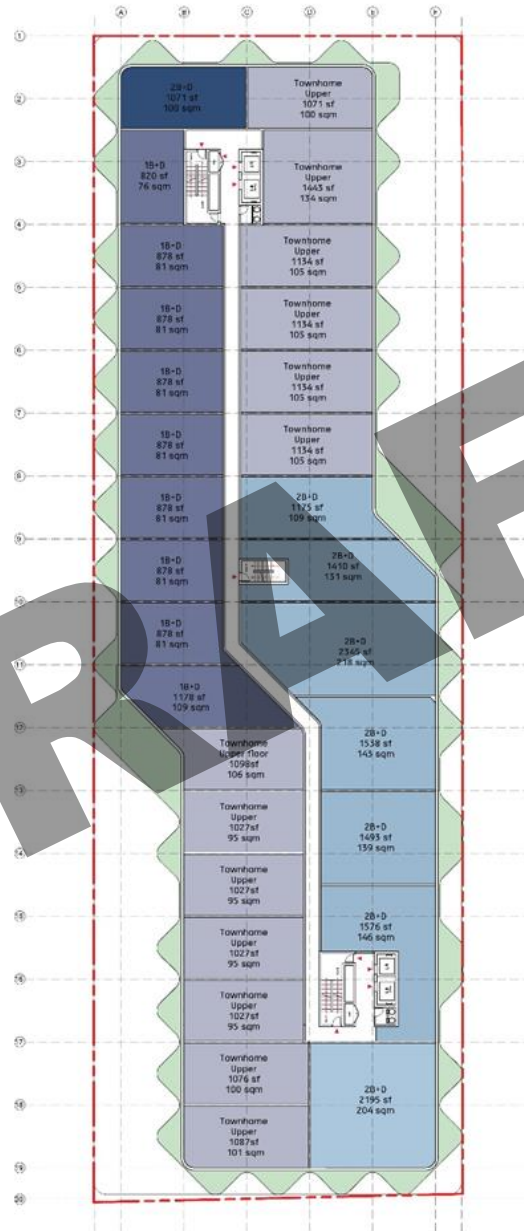
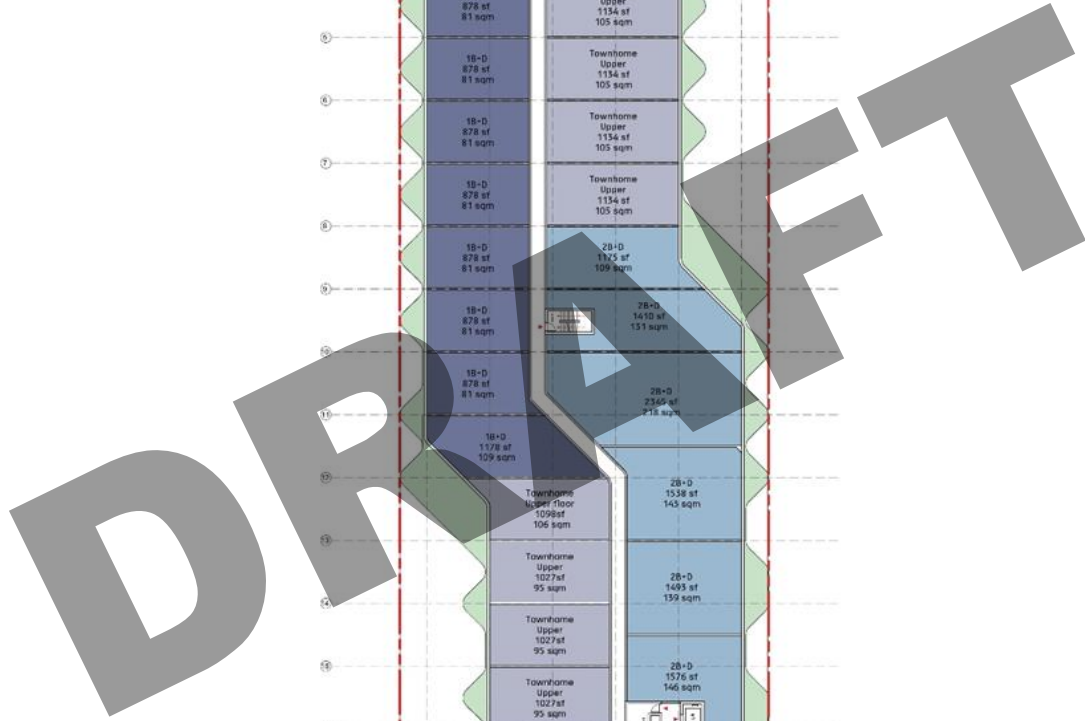


- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West Water
 - 18-D North
 - 28 East/West
 - 23B-D South
 - 23B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary

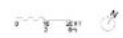


Level 03

Townhouse Upper Level



- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary

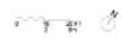


Level 04

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- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-38-D South
 - 2-38-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



Level 05

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- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



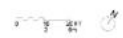
Level 06

Shared Amenities and Terrace



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- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary





The shared amenities have a large outdoor area with a pool with panoramic views of the lake.

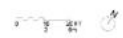
Level 07

Terrace Suites



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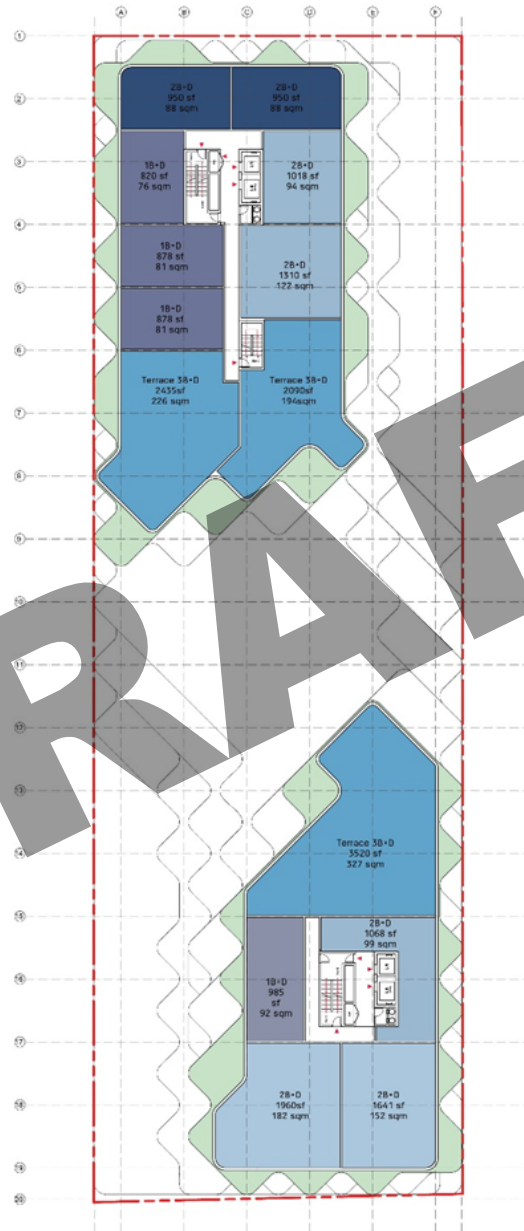
- Legend
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 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



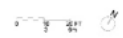
Level 08

Terrace Suites

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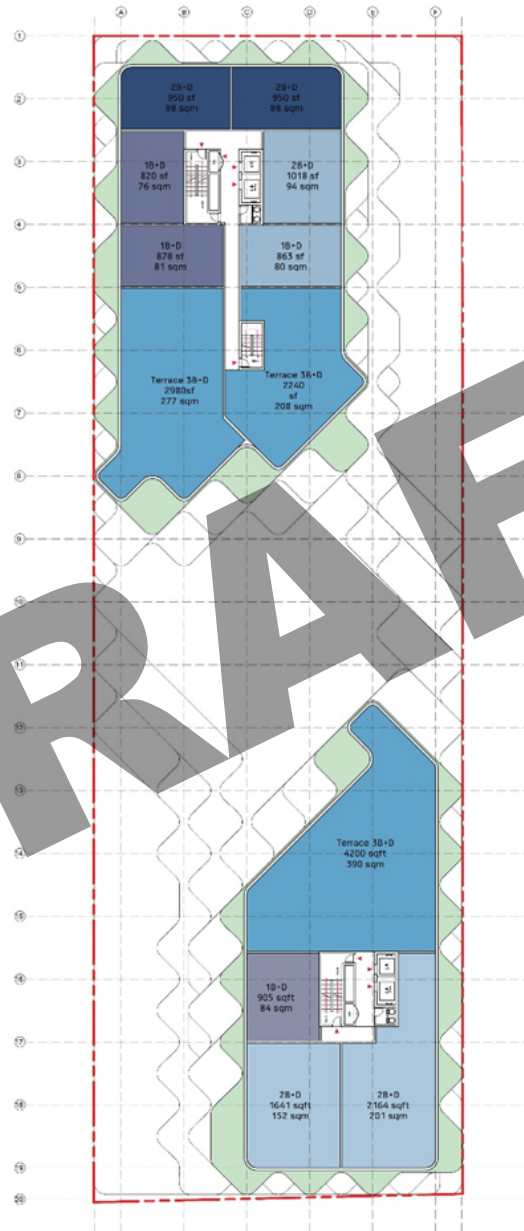
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-38-D South
 - 2-38-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



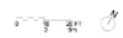
Level 09

Terrace Suites

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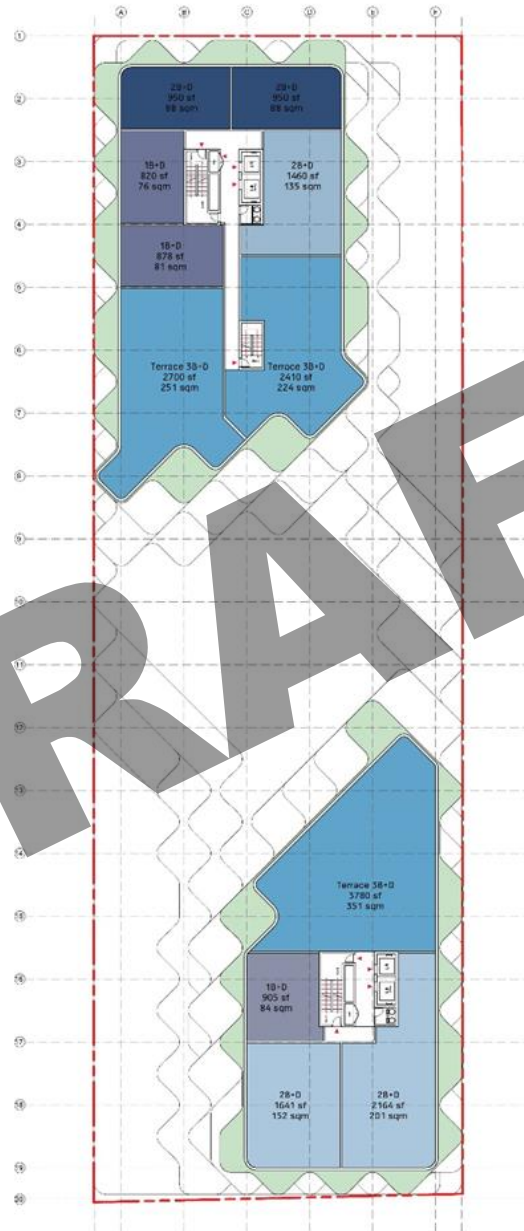
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



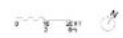
Level 10

Terrace Suites

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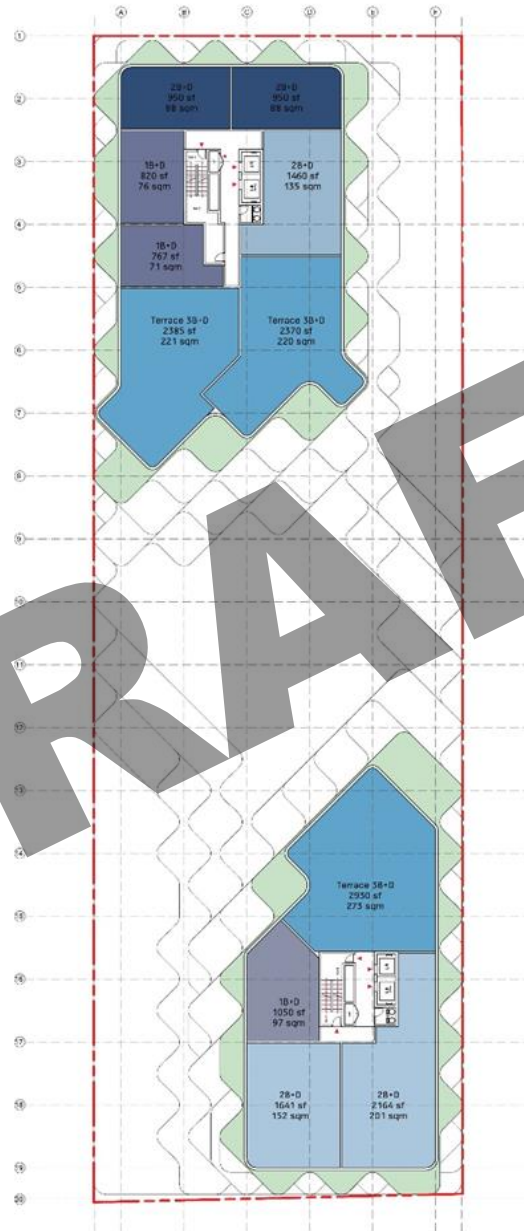
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-38-D South
 - 2-38-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



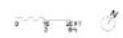
Level 11

Terrace Suites

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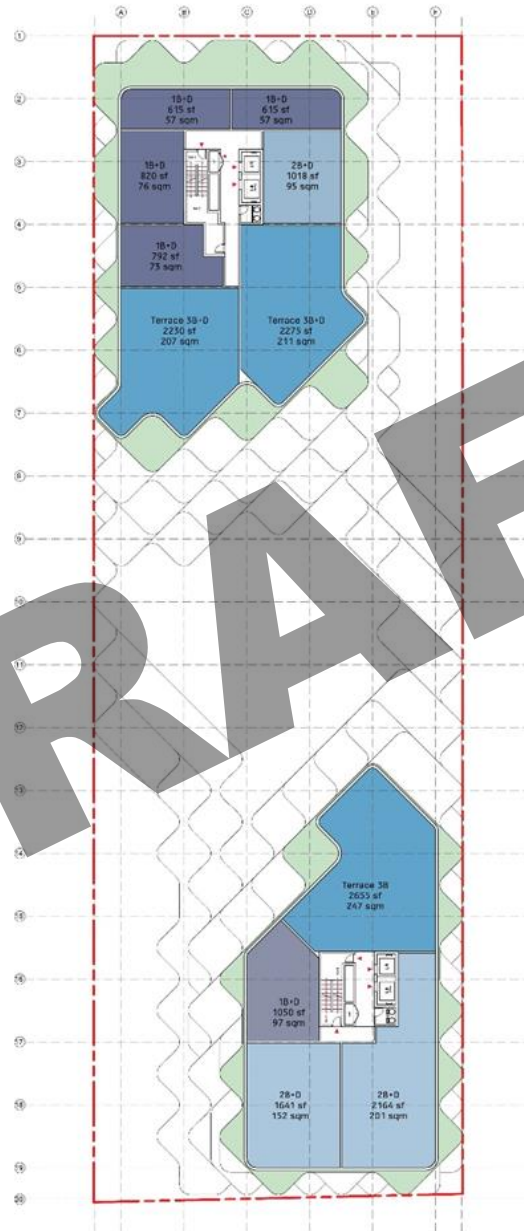
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28-D East/West
 - 2-38-D South
 - 2-38-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



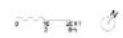
Level 12

Terrace Suites

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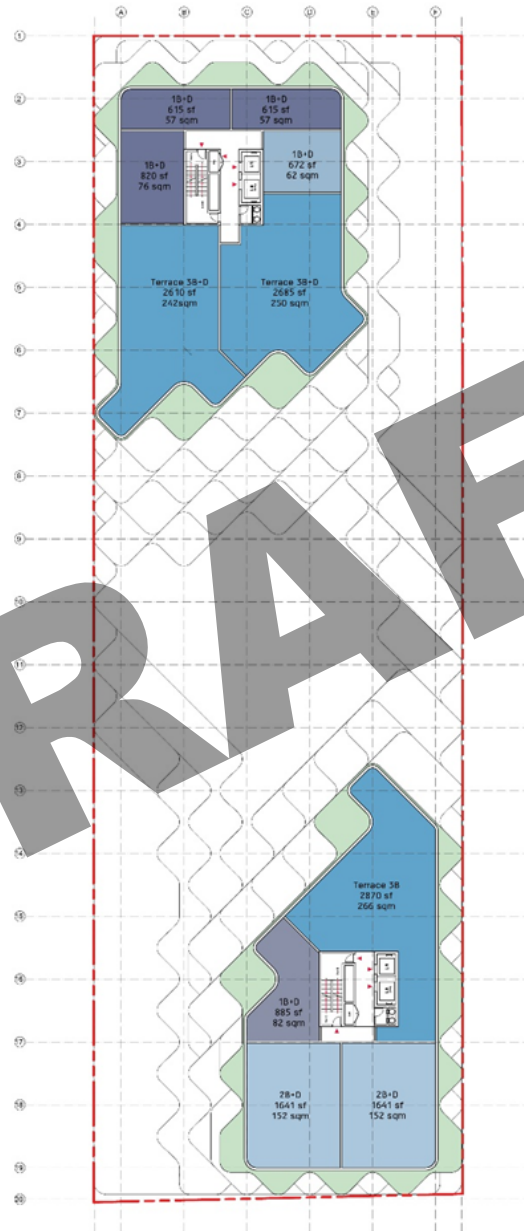
- Legend
- Retail
 - Lobby
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 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



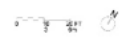
Level 13

Terrace Suites

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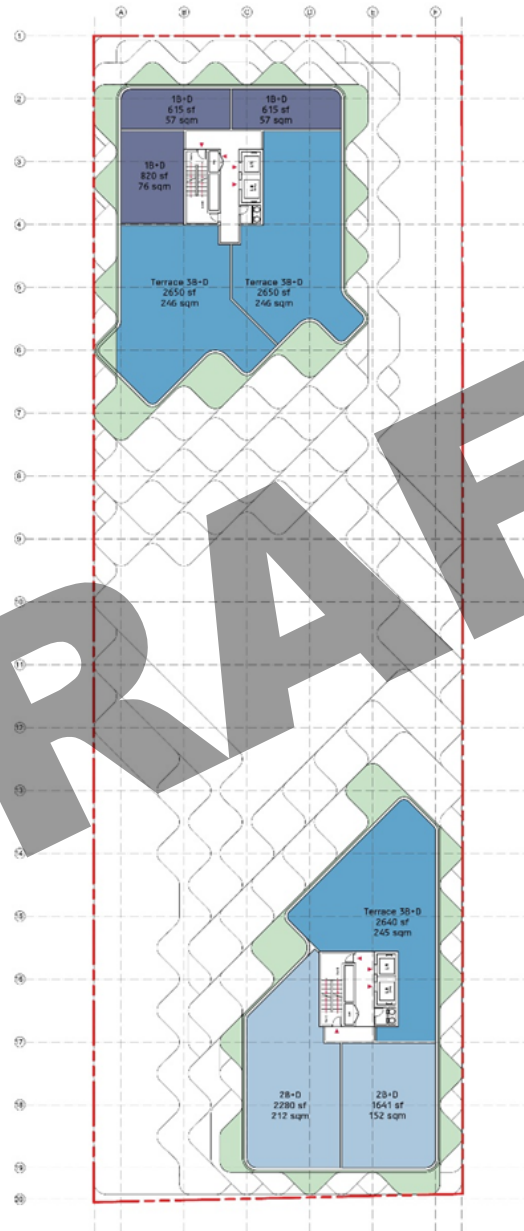
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 1B-D West
 - 1B-D West
 - 2B-D North
 - 2B East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



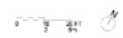
Level 14

Terrace Suites

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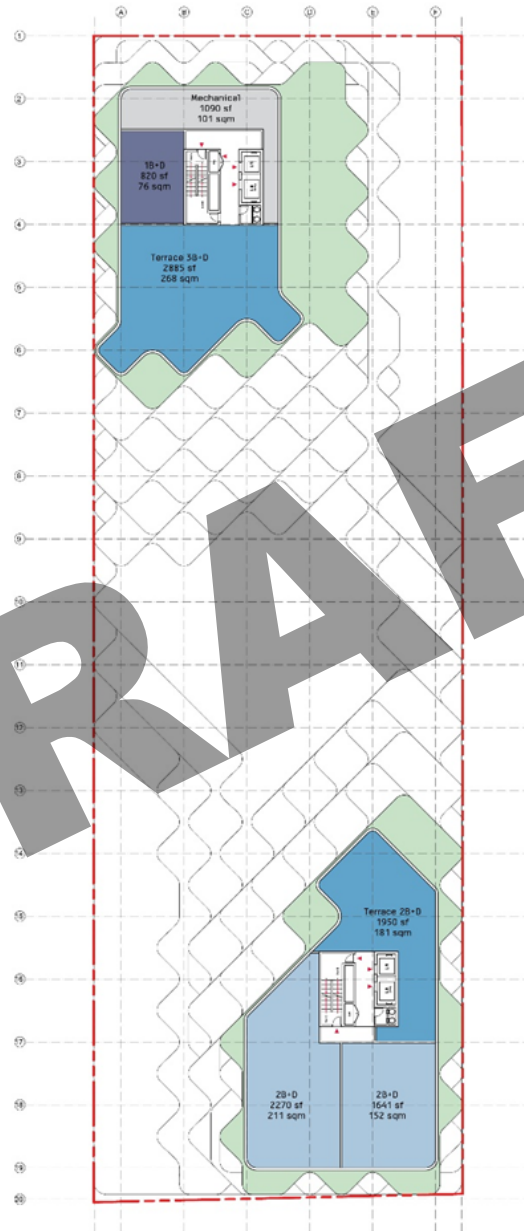
- Legend
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 - 28-D East/West
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 - 2-38-D Terrace
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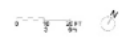
Level 15

Terrace Suites

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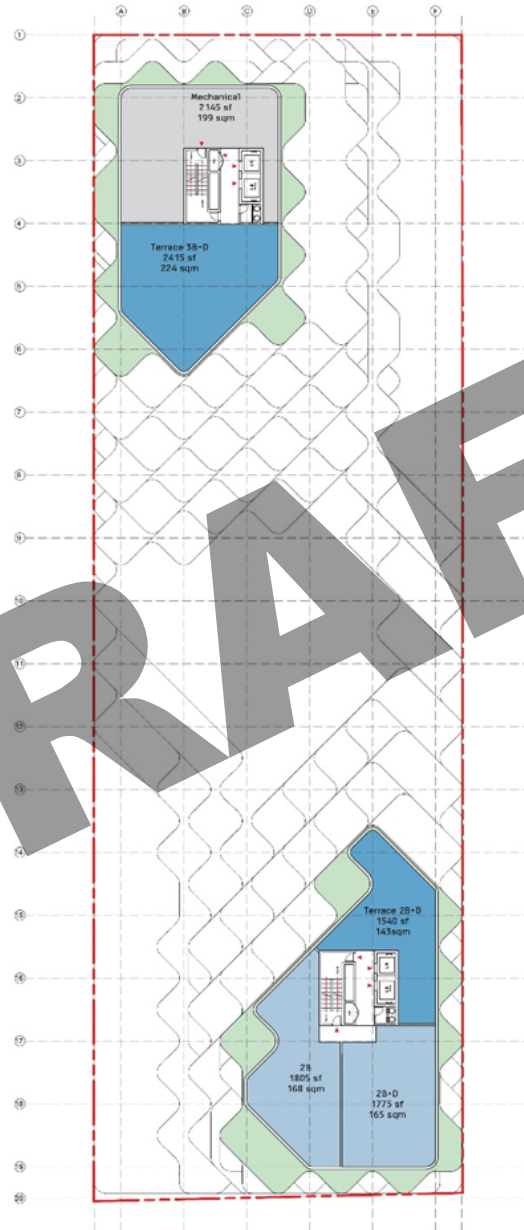
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 - Lobby
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 - 18-D West Water
 - 28-D North
 - 28-D East/West
 - 28-D South
 - 28-D Terrace
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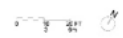
Level 16

Terrace Suites

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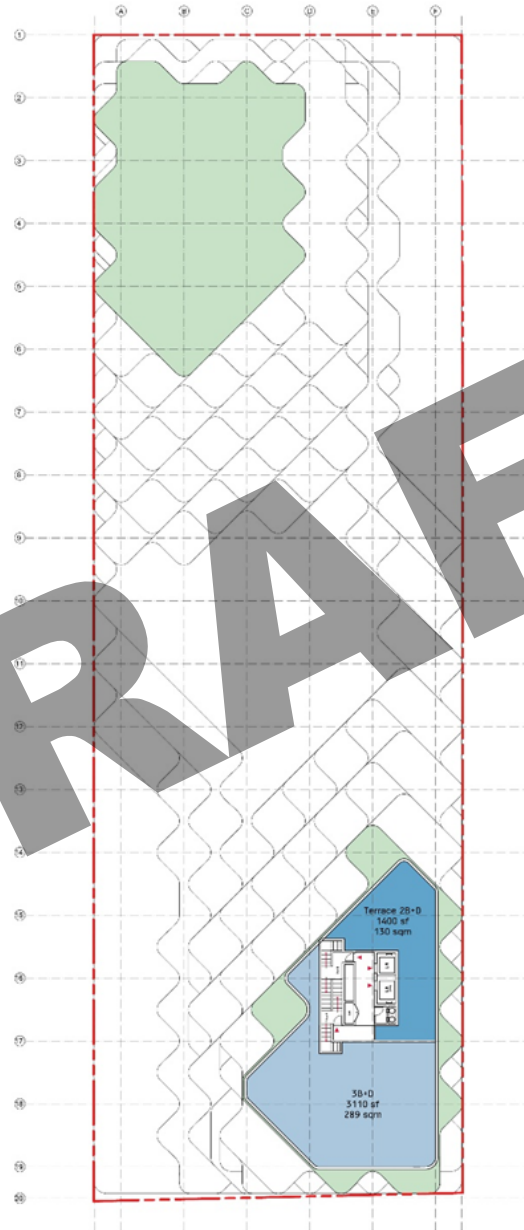
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 1B-D West
 - 1B-D West Water
 - 2B-D North
 - 2B East/West
 - 2-5B-D South
 - 2-5B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



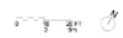
Level 17

Terrace Suites

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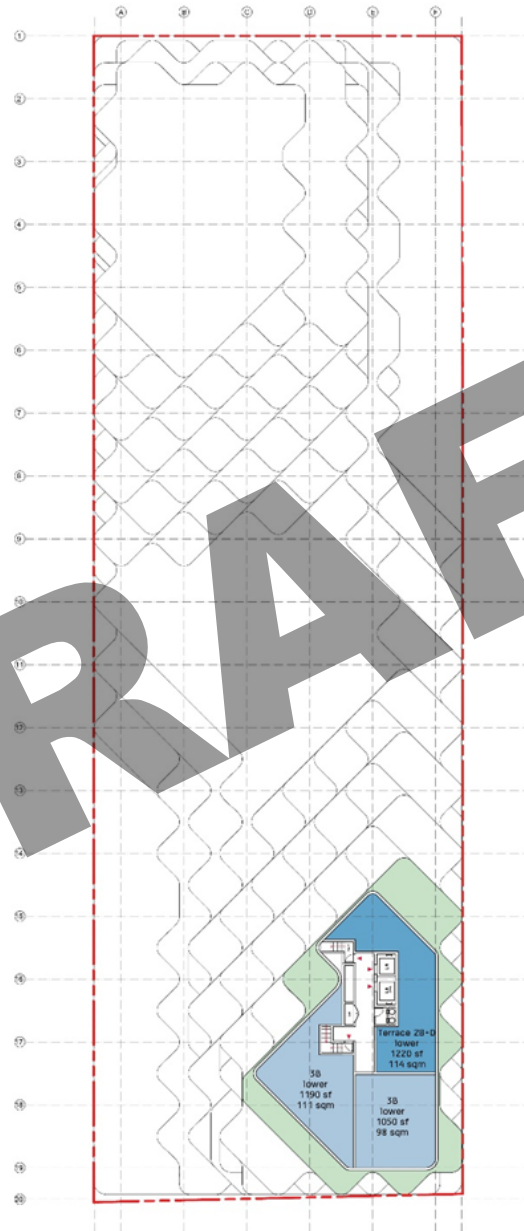
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-38-D South
 - 2-38-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



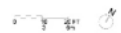
Level 18

Terrace Suites

DRAFT



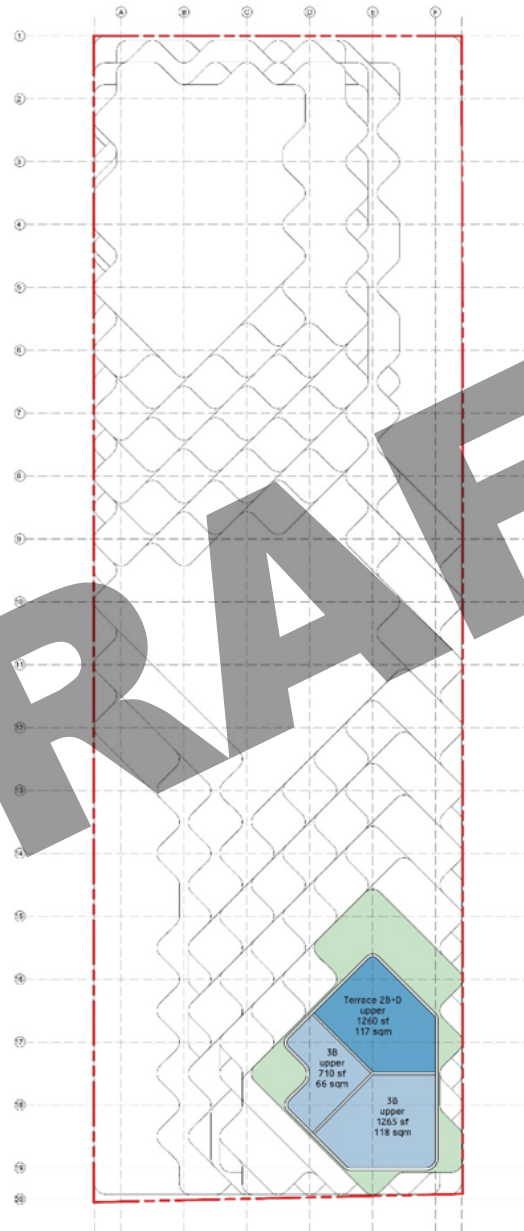
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



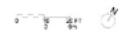
Level 19

Terrace Suites

DRAFT



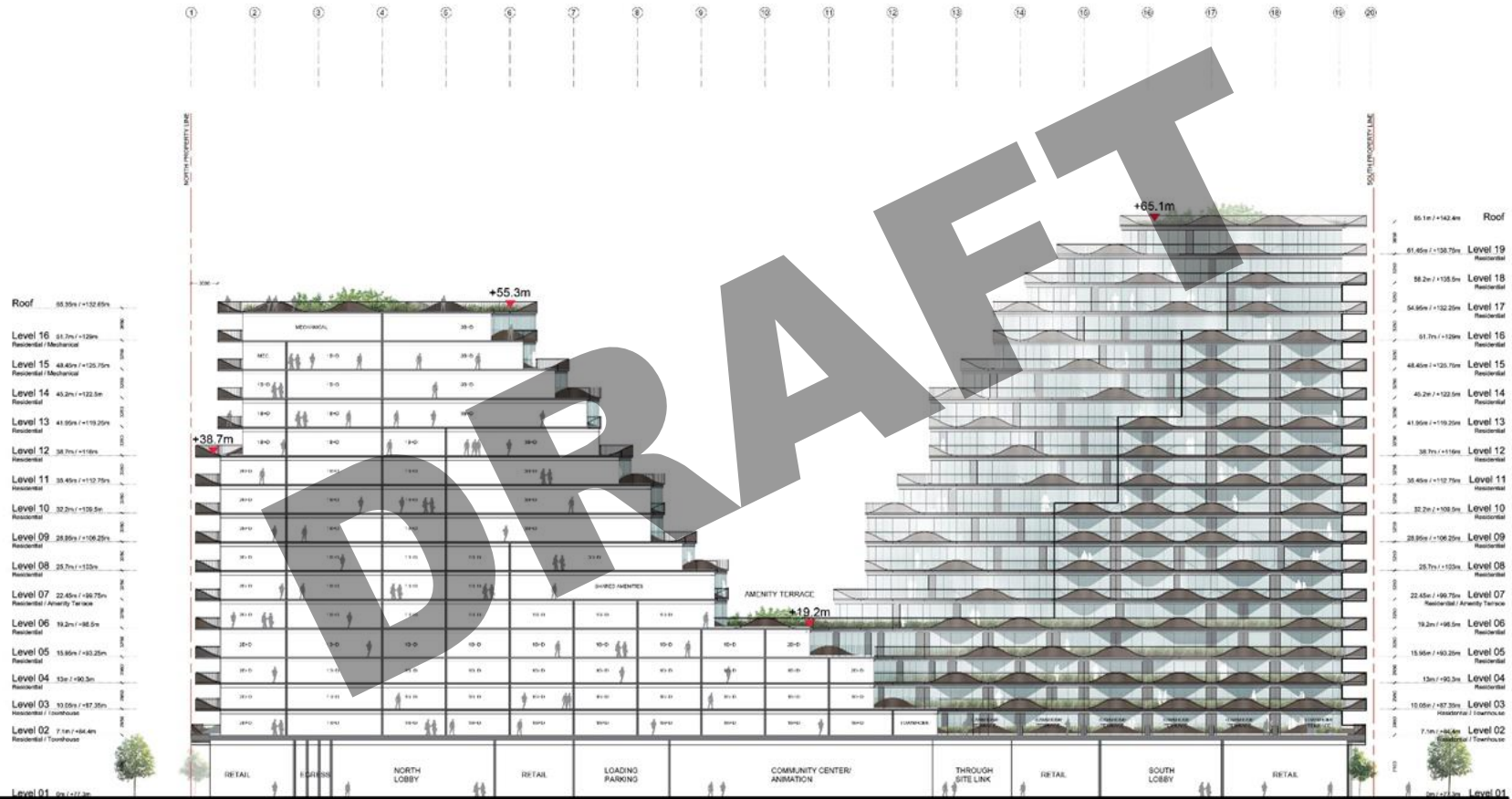
- Legend
- Retail
 - Lobby
 - Shared amenities
 - Townhouse
 - 18-D West
 - 18-D West Water
 - 28-D North
 - 28 East/West
 - 2-3B-D South
 - 2-3B-D Terrace
 - Green Space
 - Core/Storage/Tech
 - Site boundary



Large terraces function as an extension of the living room. From here the residents have panoramic views of the lakes.



Section - Long





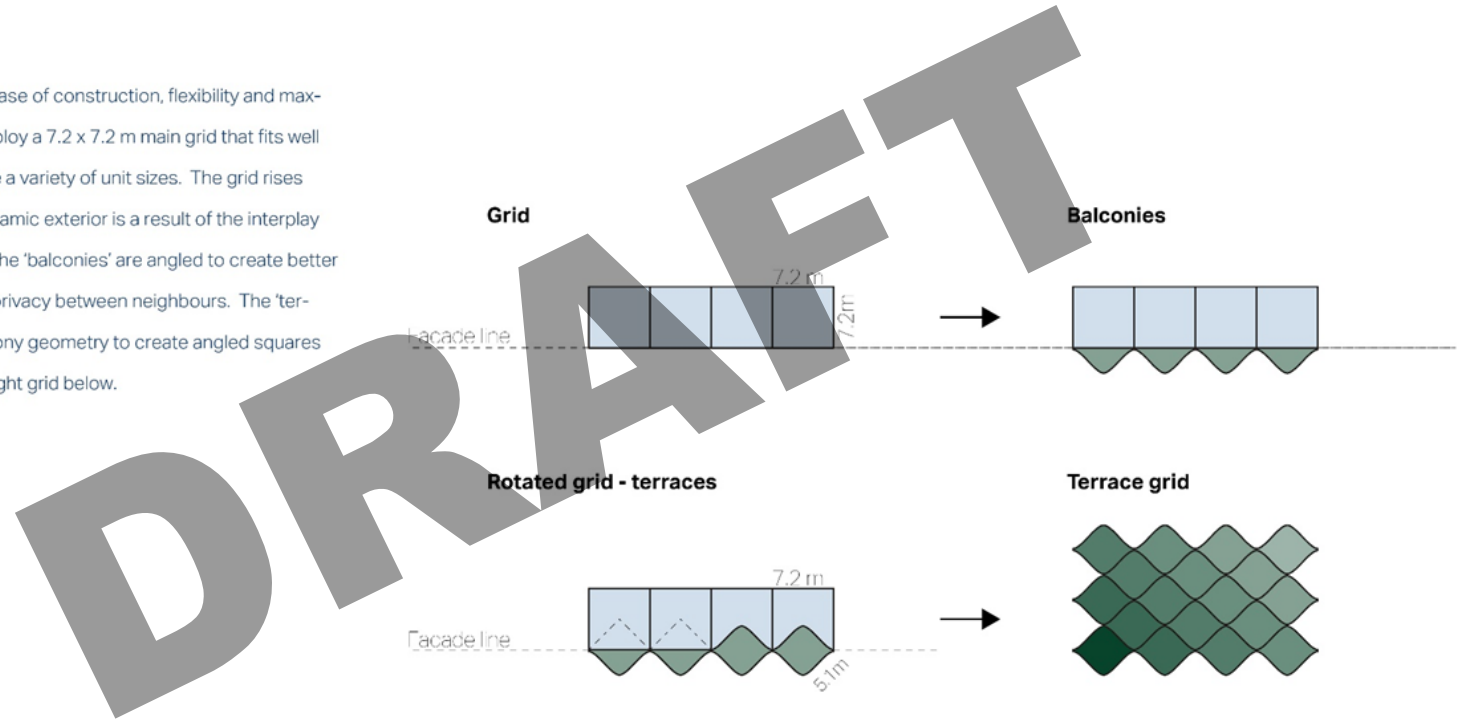
Exterior Concept

DRAFT



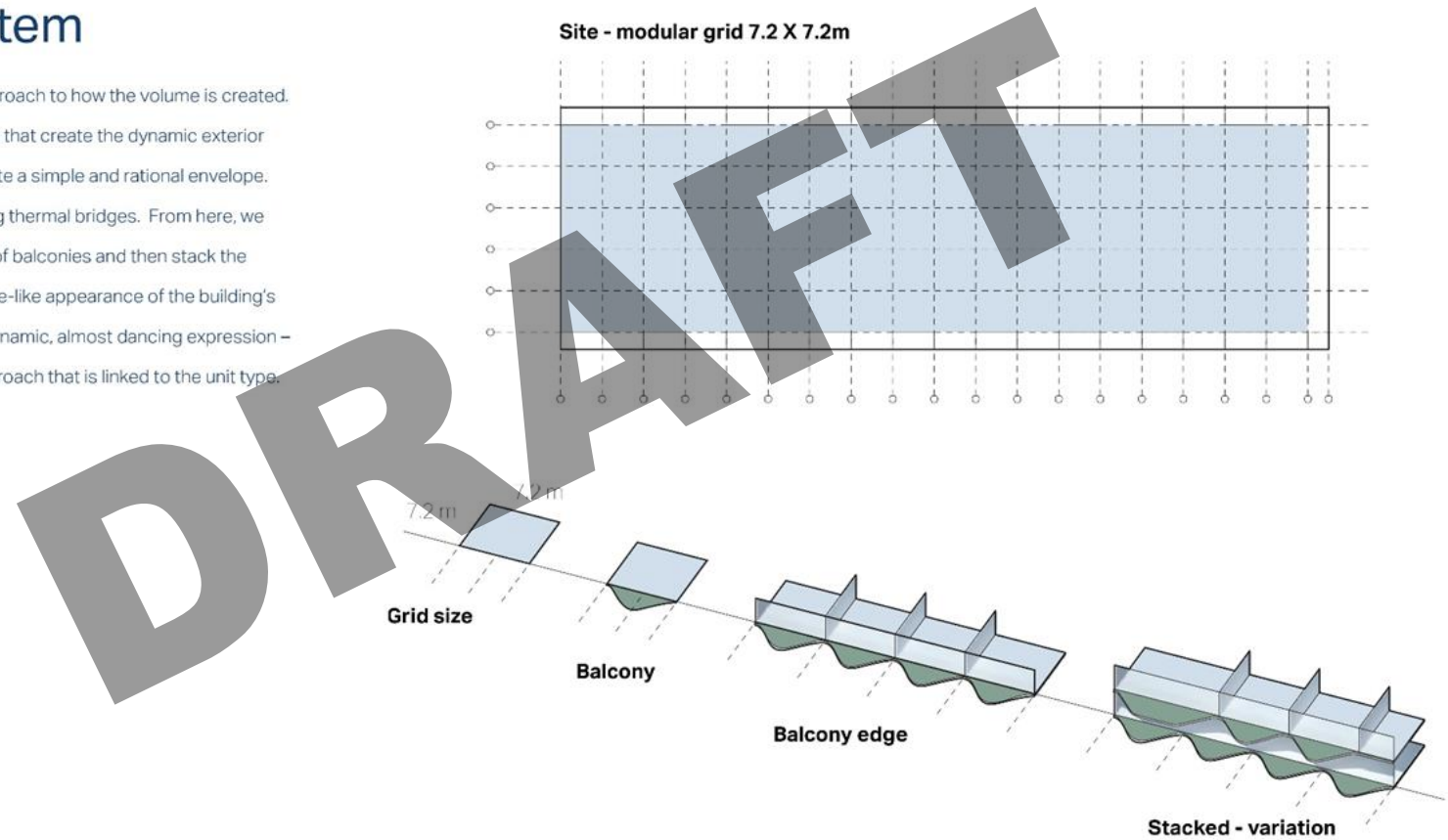
Grid

The entire project is designed for ease of construction, flexibility and maximizing high revenue units. We employ a 7.2 x 7.2 m main grid that fits well structurally, and can accommodate a variety of unit sizes. The grid rises from the bottom upwards. The dynamic exterior is a result of the interplay between balconies and terraces. The 'balconies' are angled to create better views to the water while providing privacy between neighbours. The 'terraces' are the inversion of the balcony geometry to create angled squares (5.1 x 5.1 m) connected to the straight grid below.



Balcony System

The project uses a pragmatic approach to how the volume is created. It is the variations in balcony edges that create the dynamic exterior while the façade is stacked to create a simple and rational envelope. This results in a tight body reducing thermal bridges. From here, we add the balcony edge, a grouping of balconies and then stack the balconies for the variation and wave-like appearance of the building's exterior. The balconies create a dynamic, almost dancing expression – but all built out from a modular approach that is linked to the unit type.



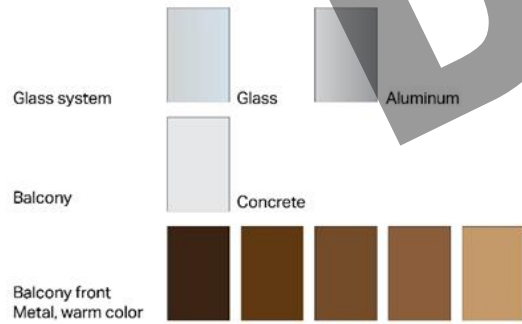


Even though the façade is built out of modules, the result is a dynamic expression.

Balcony Modules

Materials

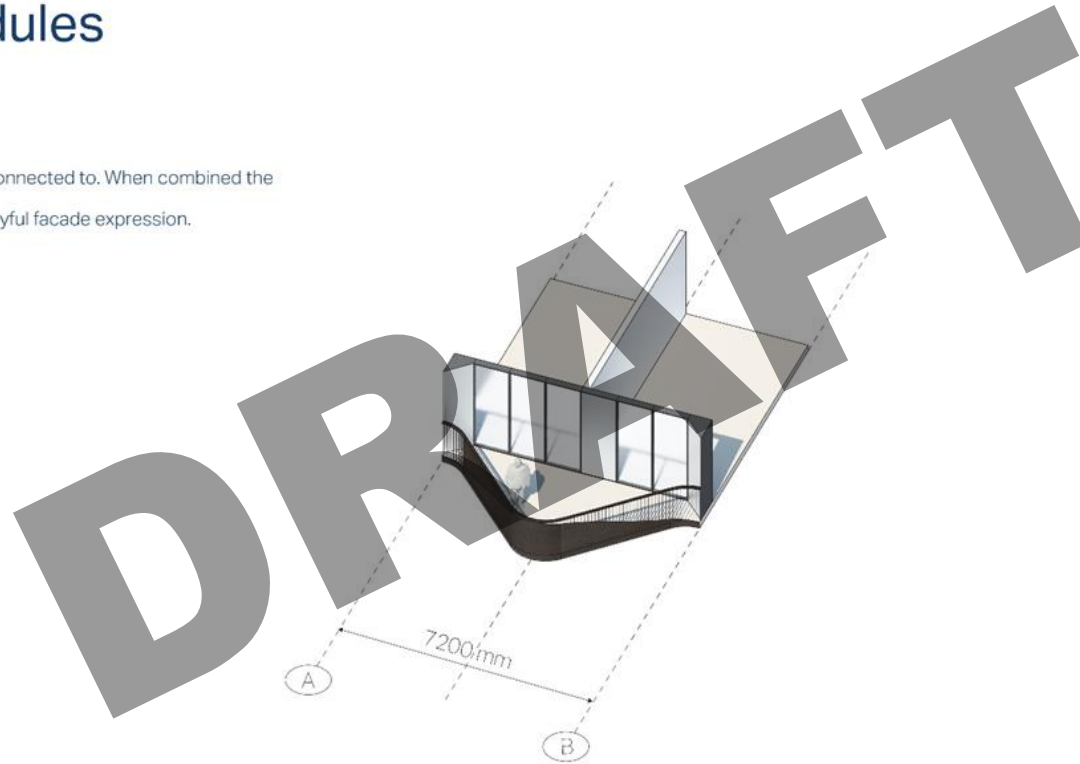
The facade consists of three elements: glass system, concrete balcony and a metal railing and facade cap.



Balcony Modules

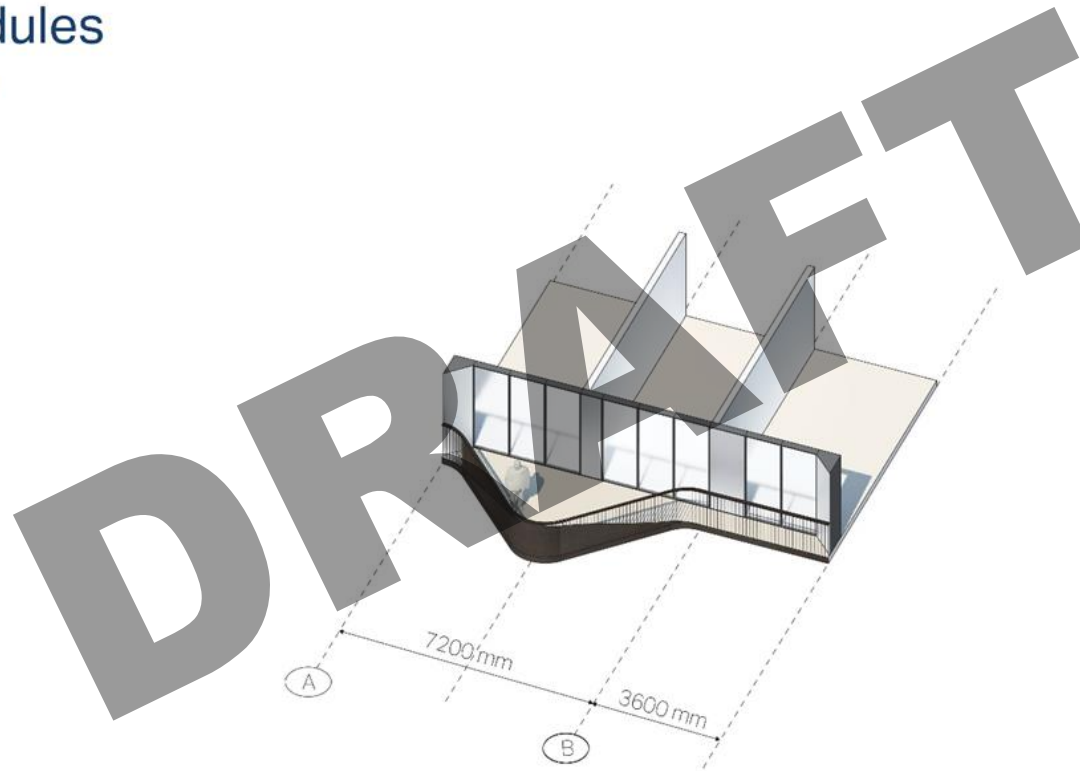
1 Bedroom Units

Each balcony reflects the unit it's connected to. When combined the modules creates a dynamic and playful facade expression.



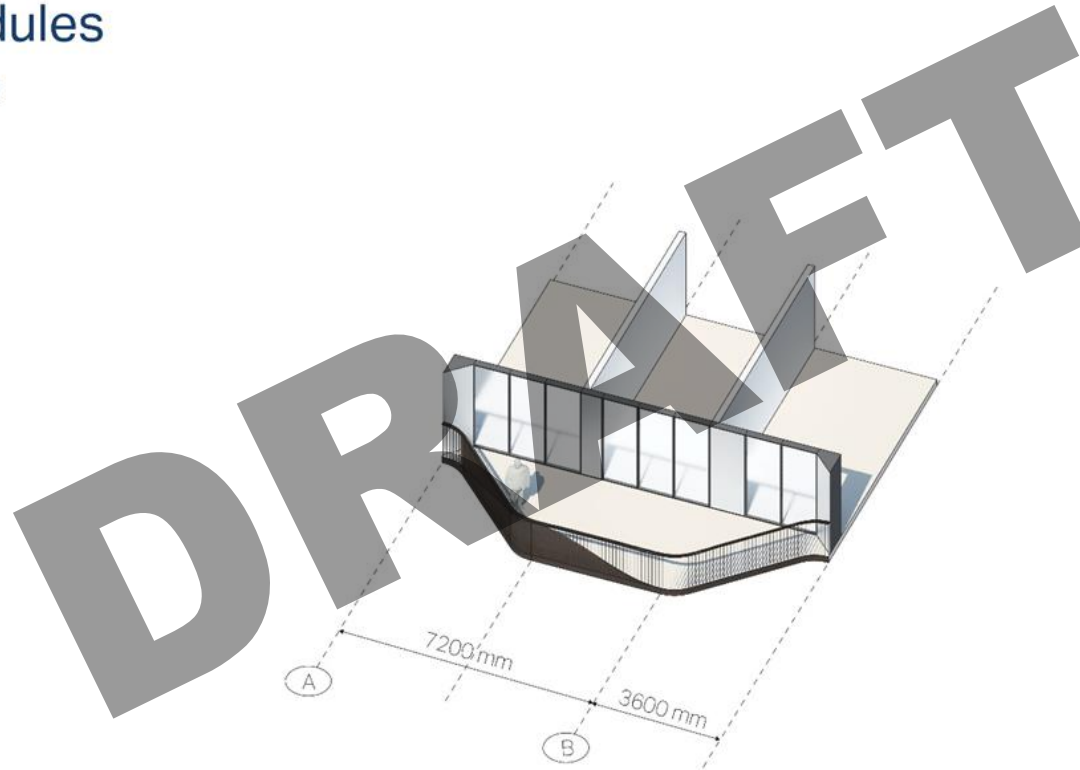
Balcony Modules

2 Bedroom Units - Type 1



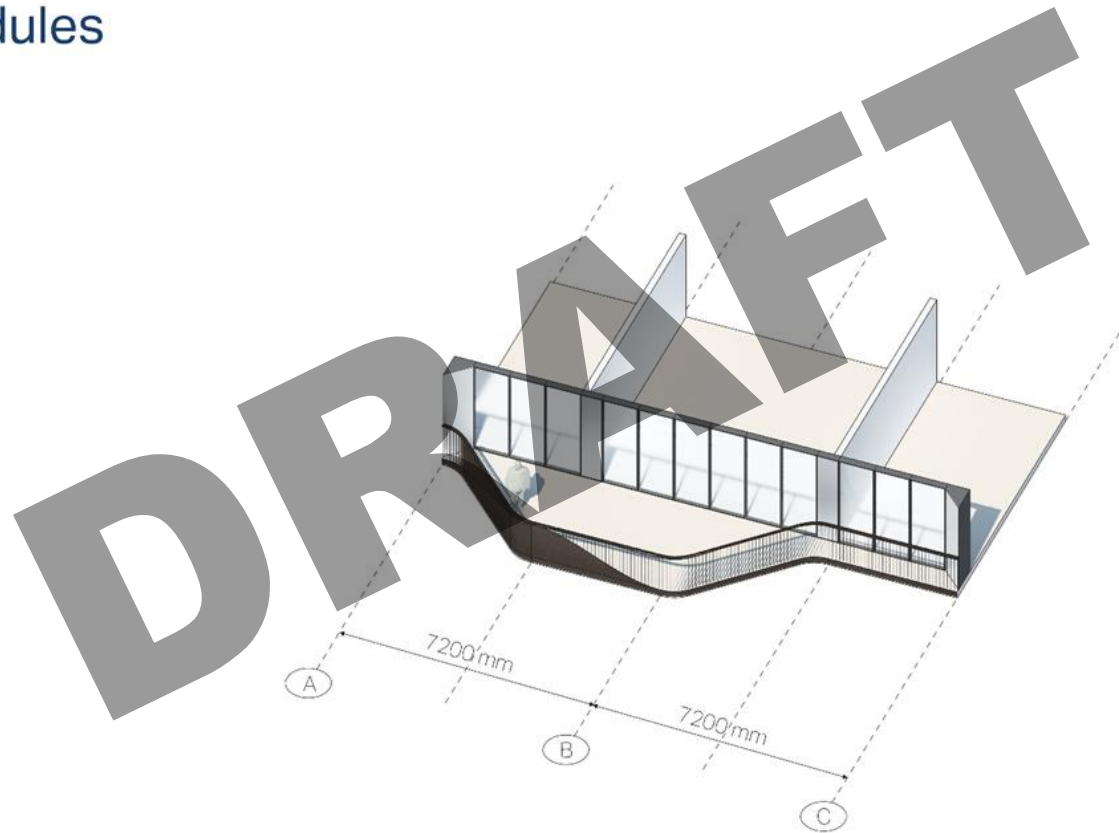
Balcony Modules

2 Bedroom Units - Type 2



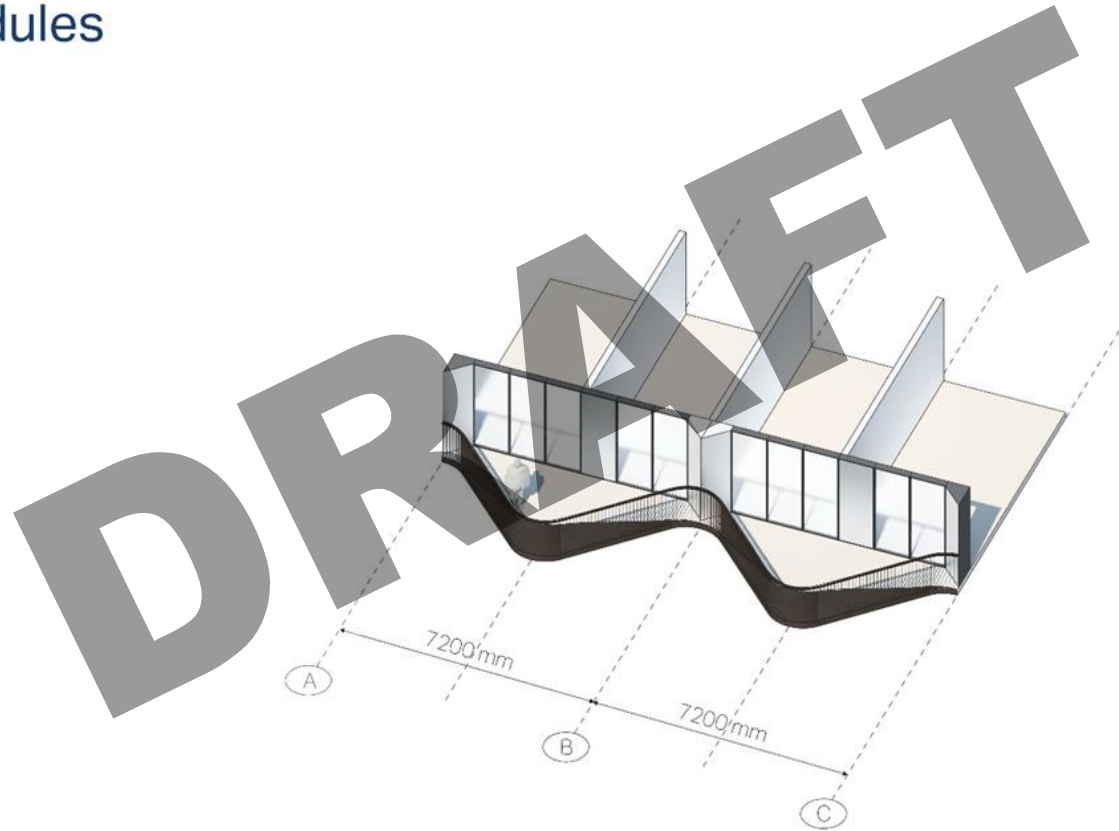
Balcony Modules

2/3 Bedroom Units



Balcony Modules

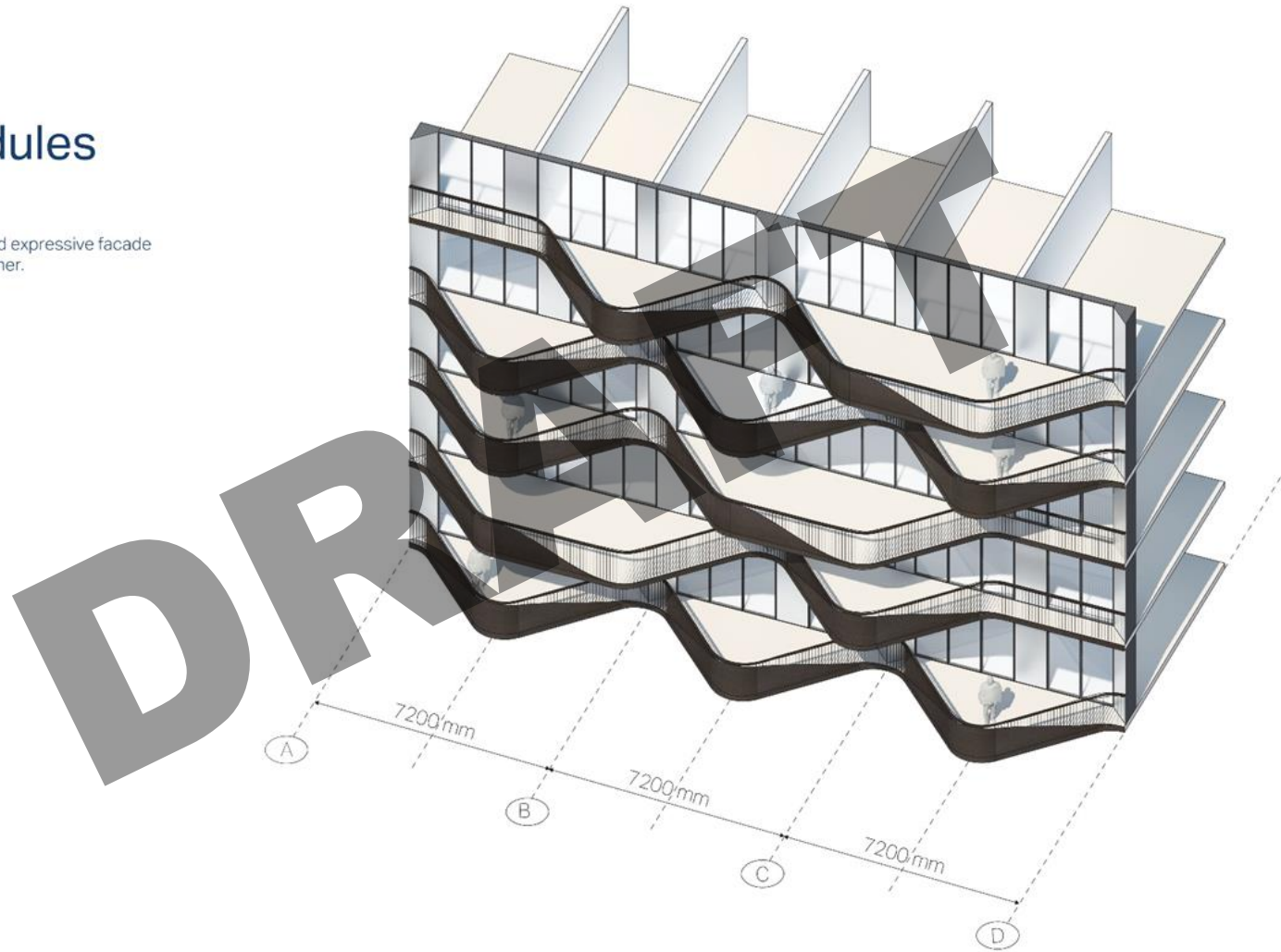
1 Bedroom Units

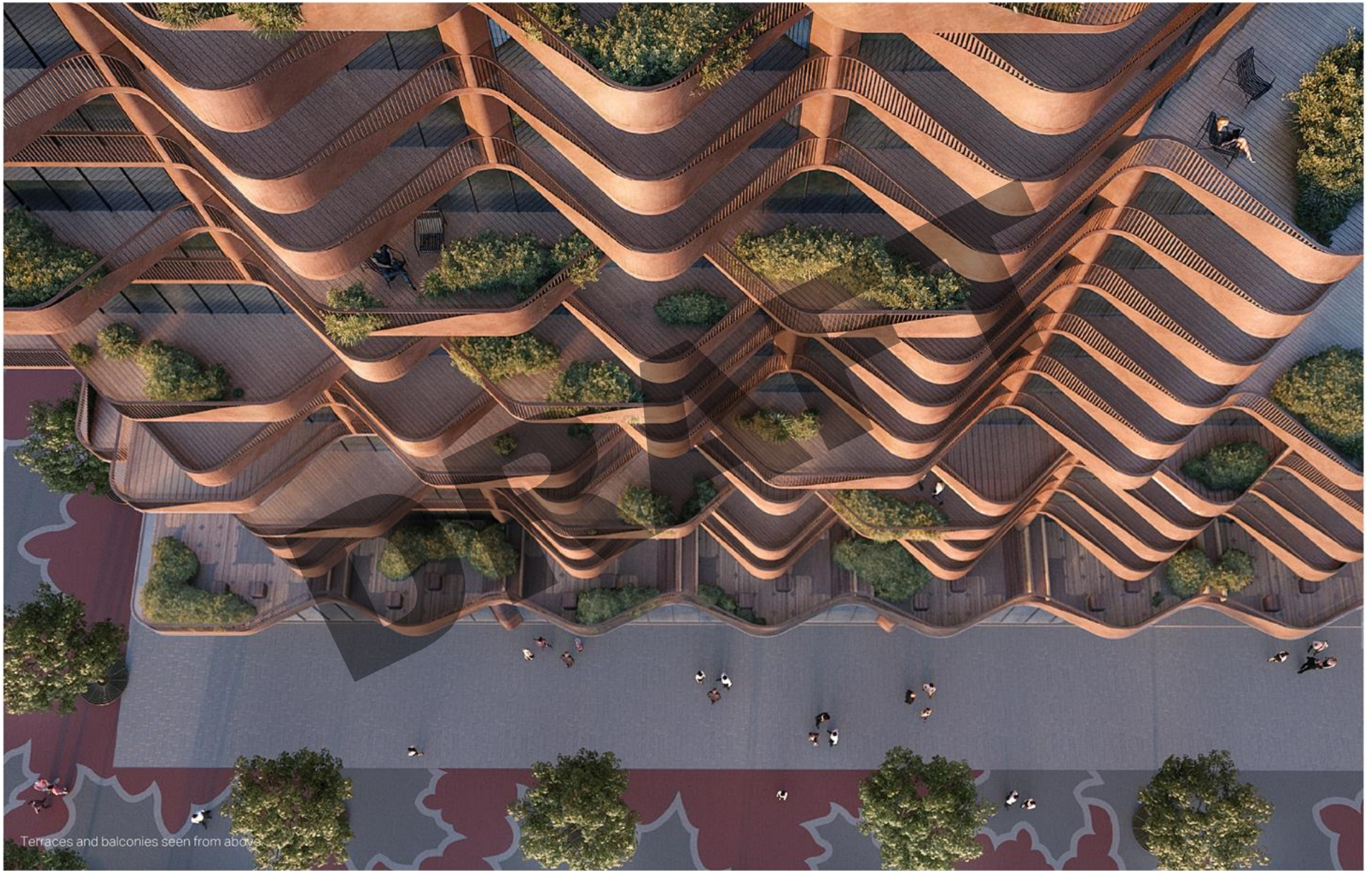


Balcony Modules

Combined

The modules creates a dynamic and expressive facade when combined and stacked together.





Terraces and balconies seen from above

Zoning

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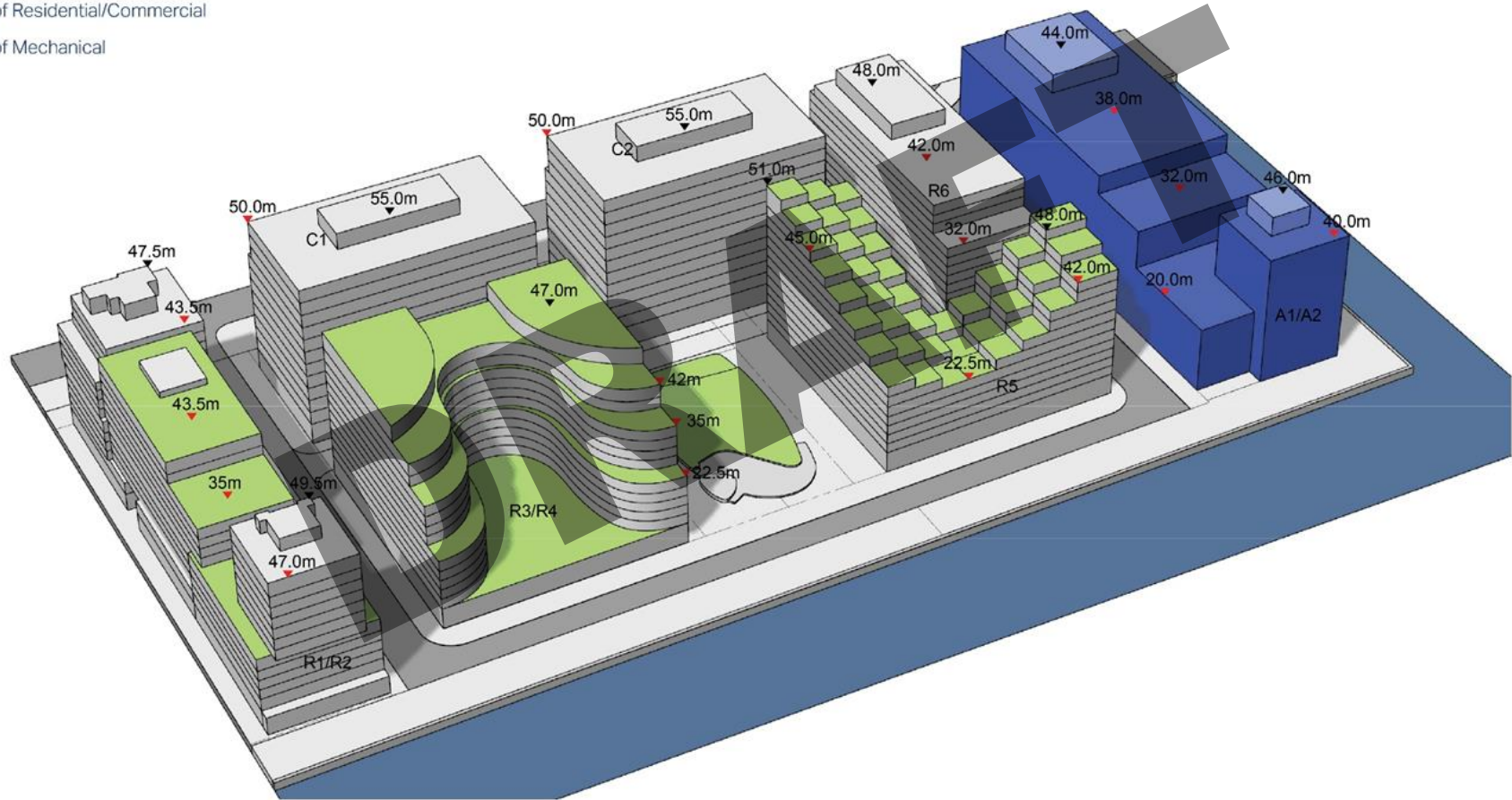
Zoning

Bayside Heights

A1/A2 Maximum Buildable Zoning Envelope

▼ Roof of Residential/Commercial

▼ Roof of Mechanical

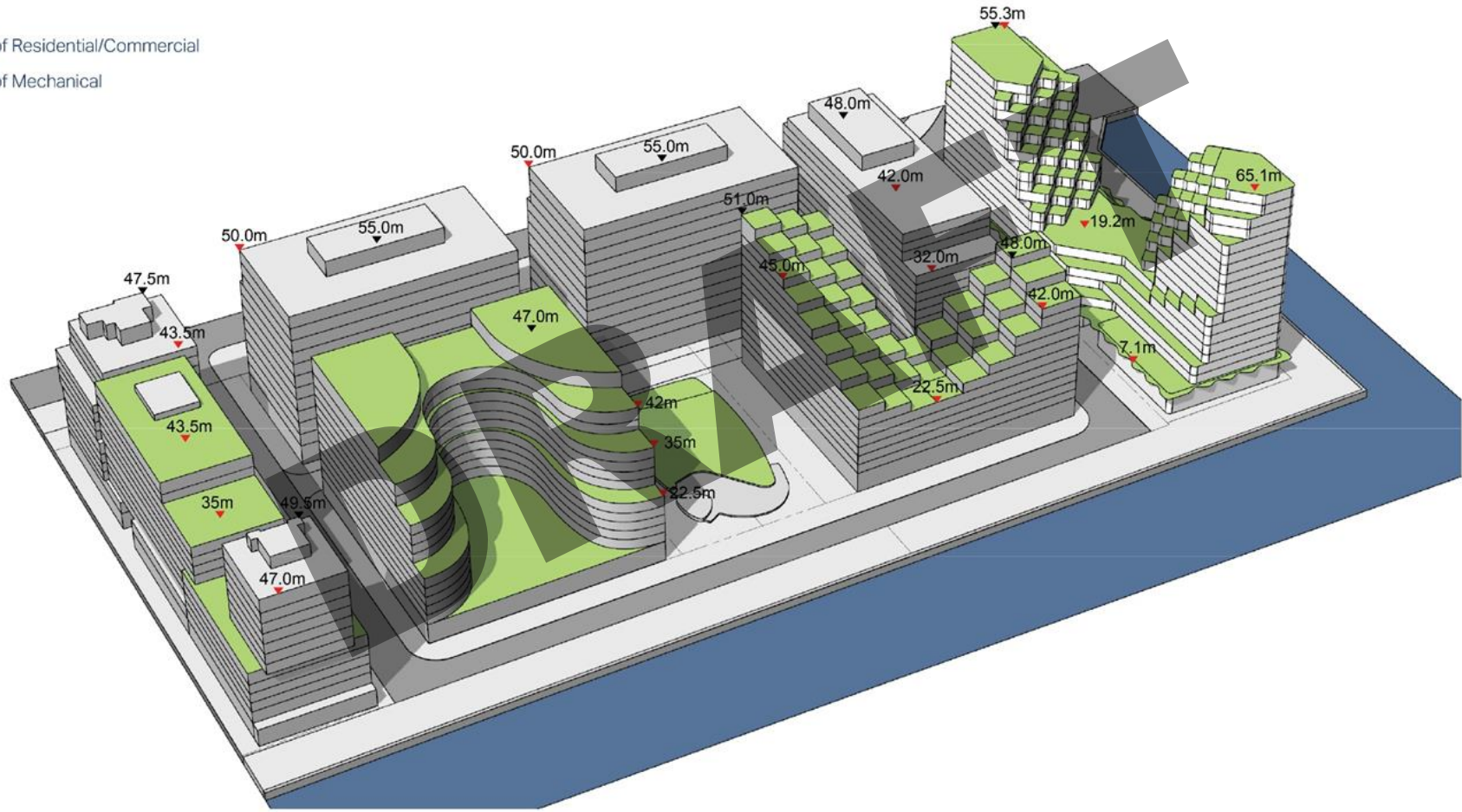


Zoning

Bayside Heights

A1/A2 Proposed Massing

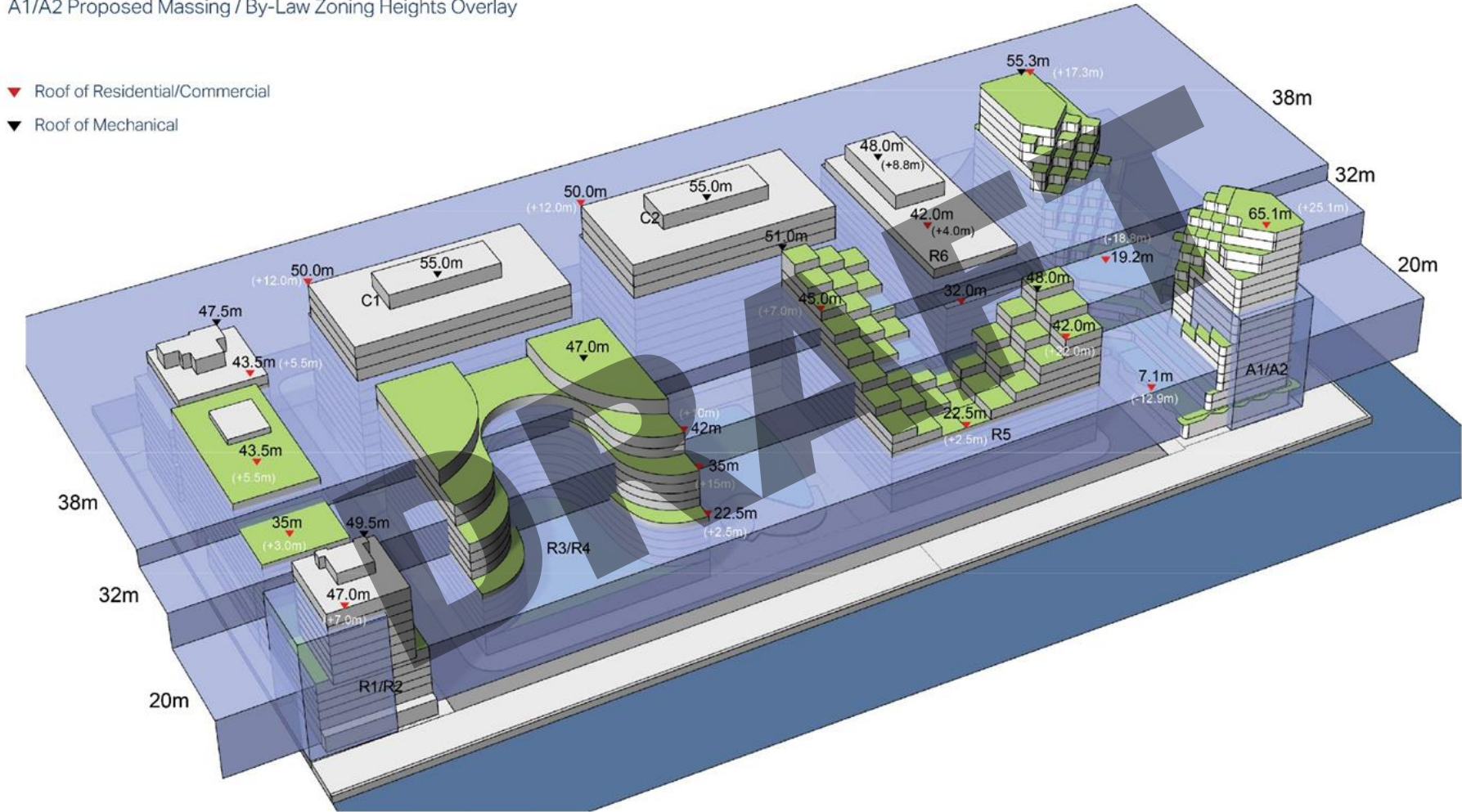
- ▼ Roof of Residential/Commercial
- ▼ Roof of Mechanical



Zoning

Bayside Heights

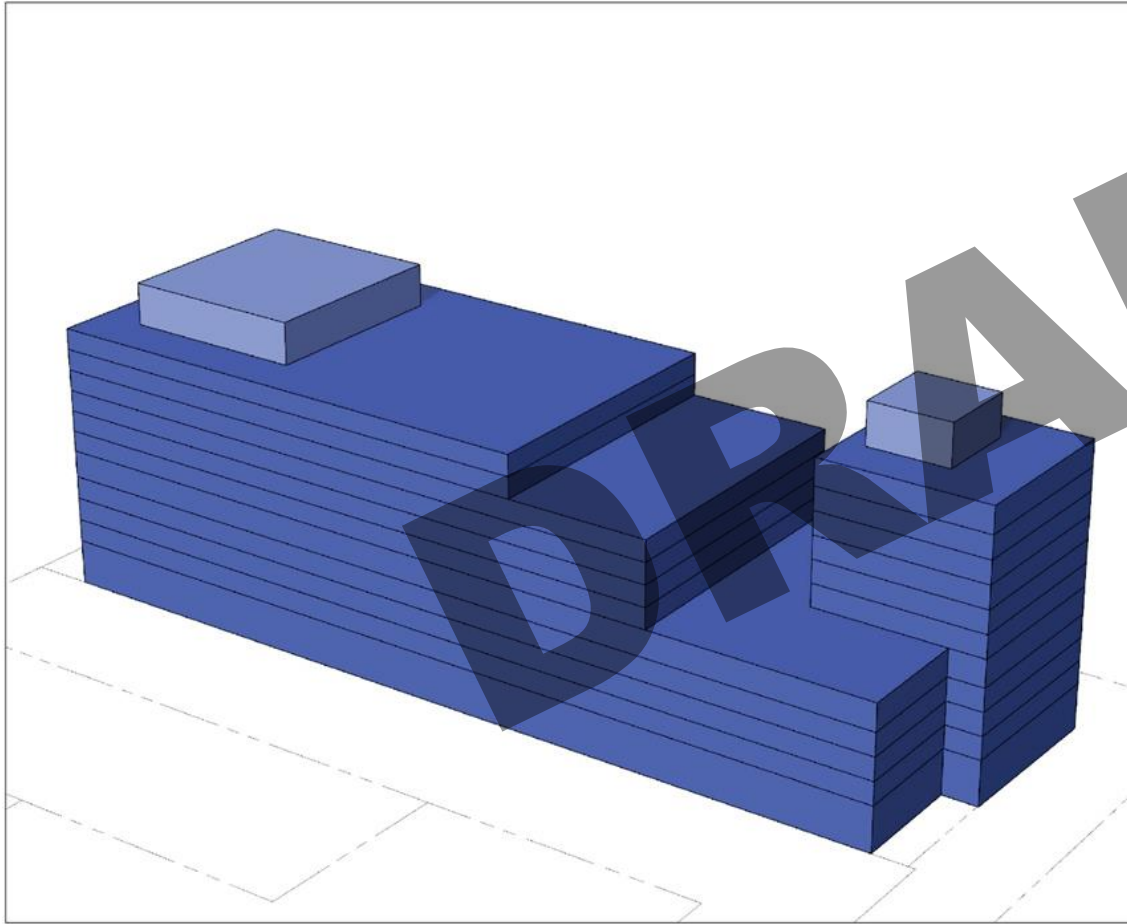
A1/A2 Proposed Massing / By-Law Zoning Heights Overlay



Zoning

Maximum buildable envelope

53.000 sqm / 570.490 sqft



Volumetric view

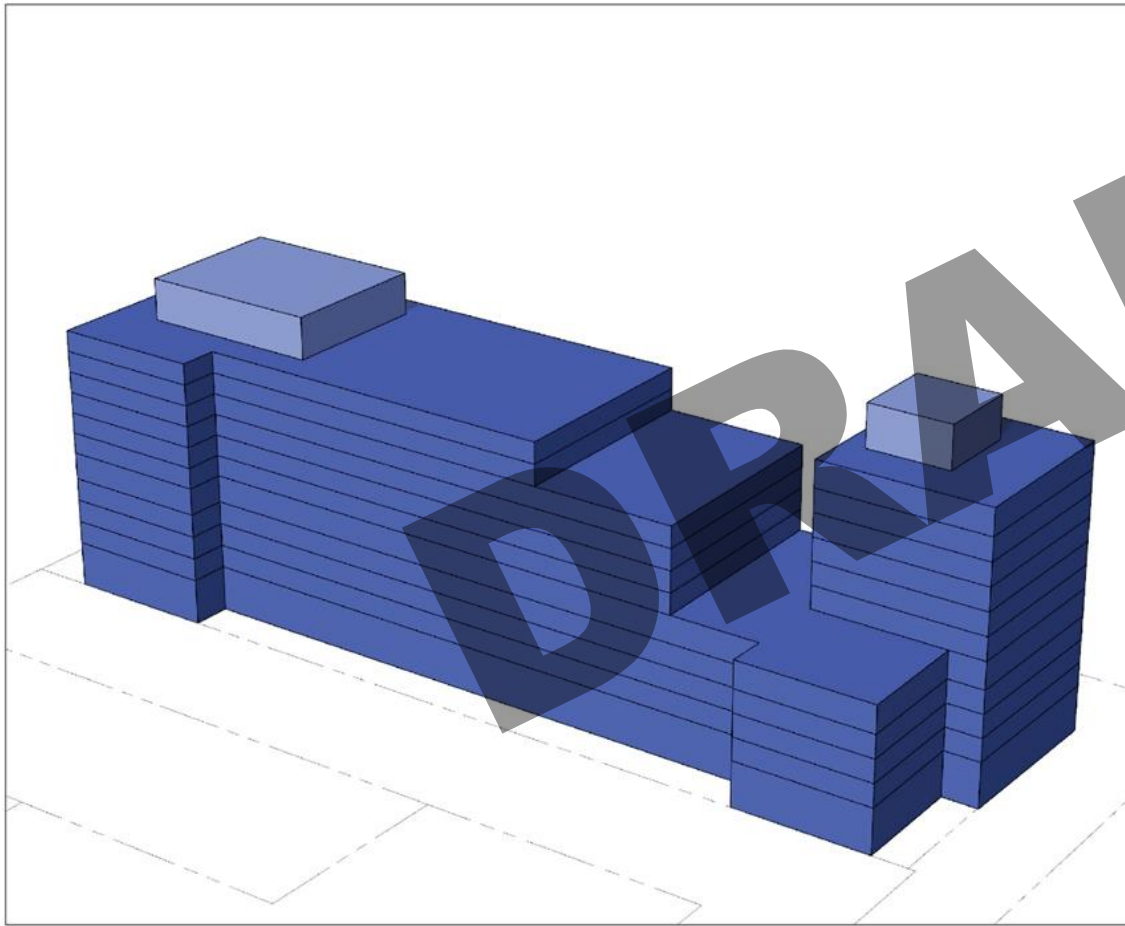


Plan view

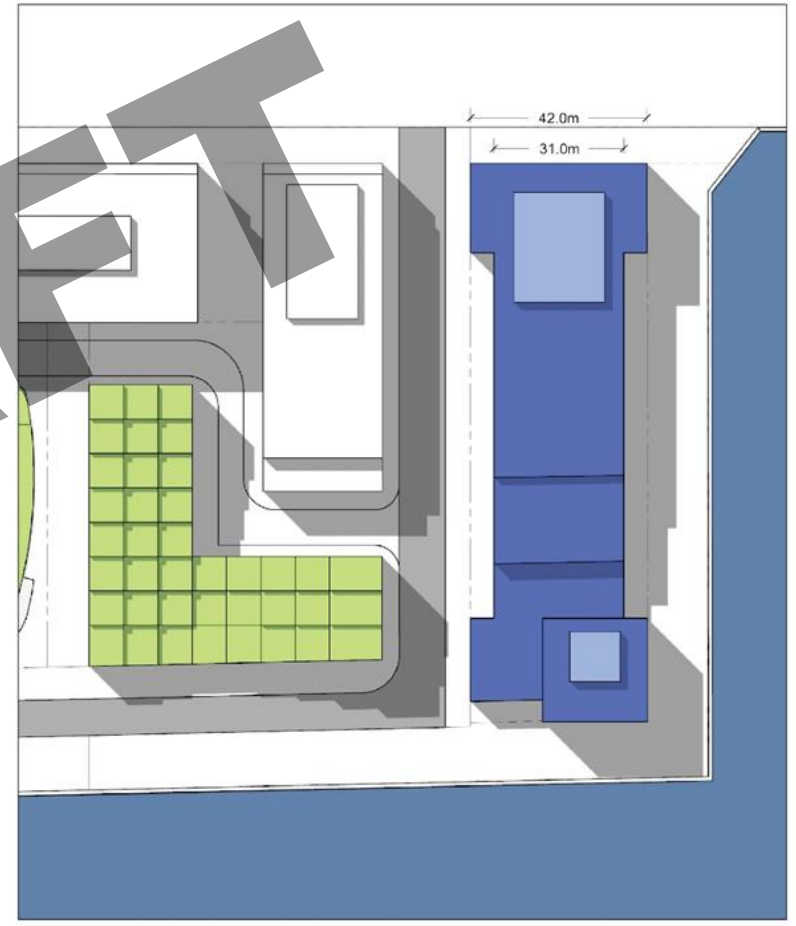
Zoning

Building envelope - viable floor plate width

43.800 sqm / 471.400 sqft



Volumetric view

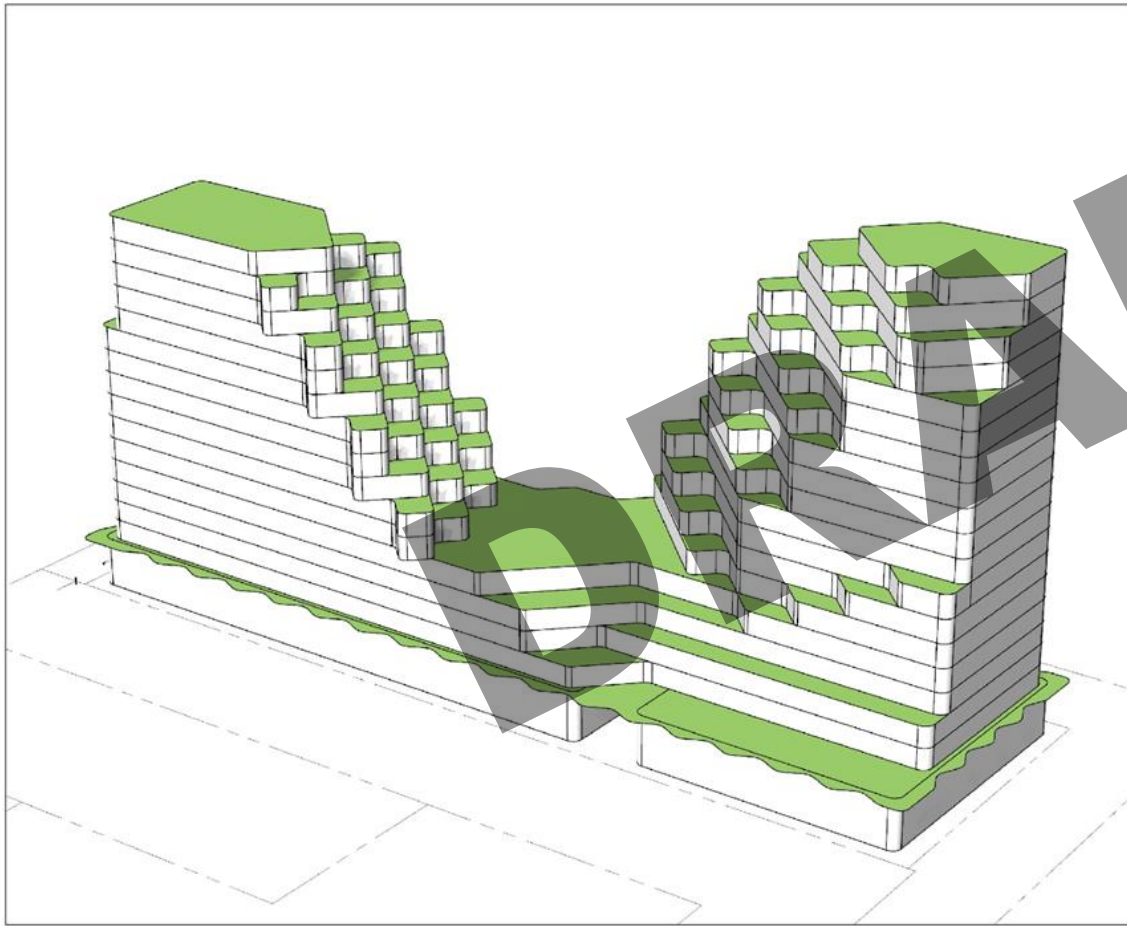


Plan view

Zoning

Proposed massing

41.250 sqm / 444.000 sqft



Volumetric view

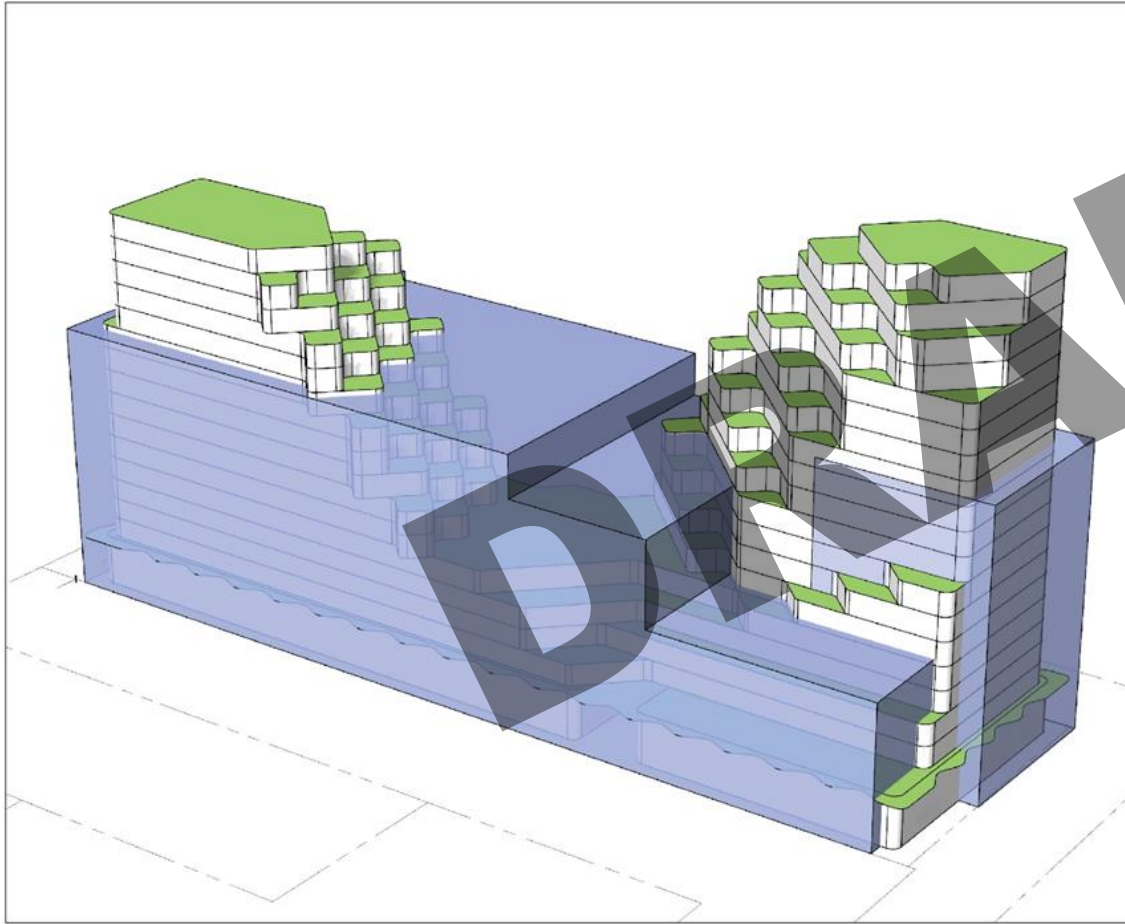


Plan view

Zoning

Proposed Massing / Zoning Envelope Overlay

41.250 sqm / 444.000 sqft



Volumetric view



Plan view

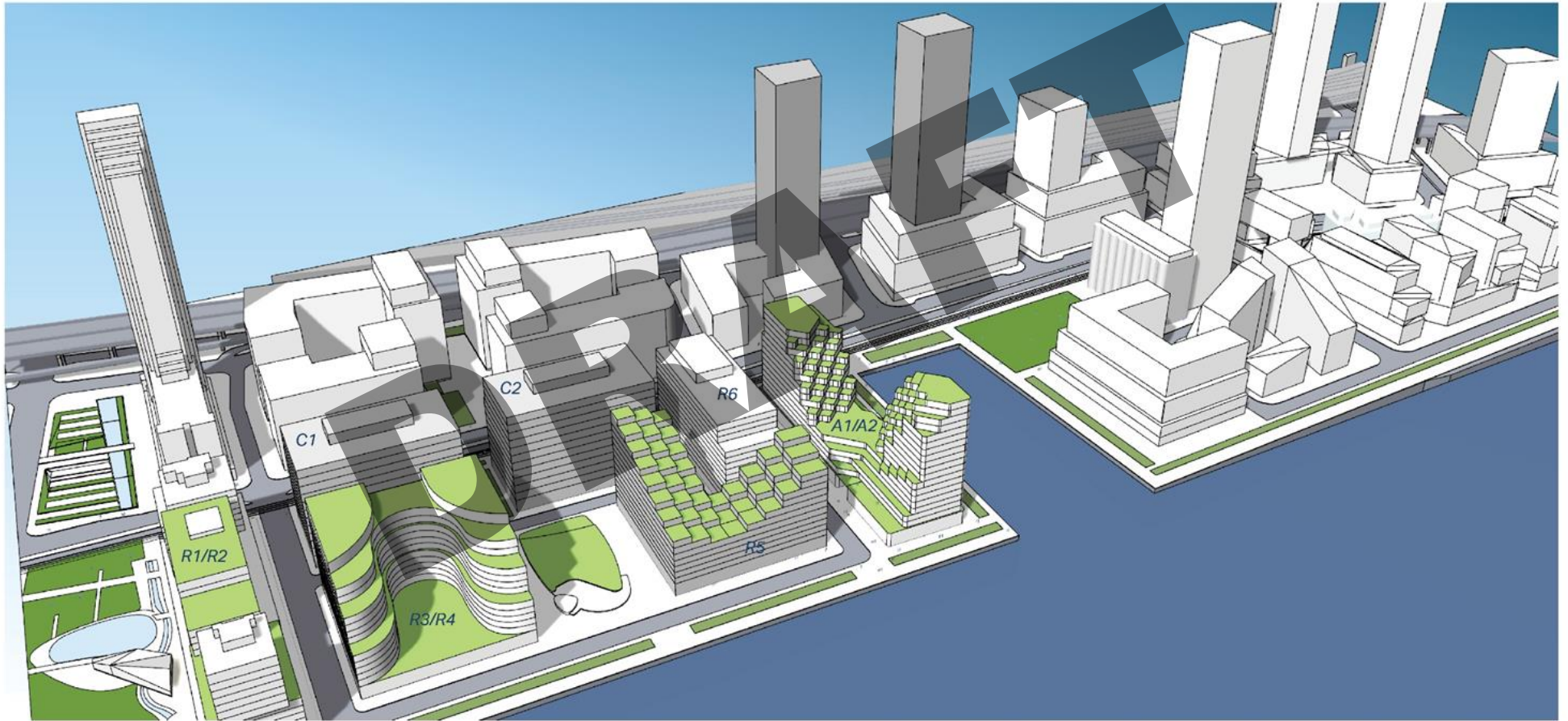
Views Zoning Overlay

DRAFT

Zoning

Proposed Massing

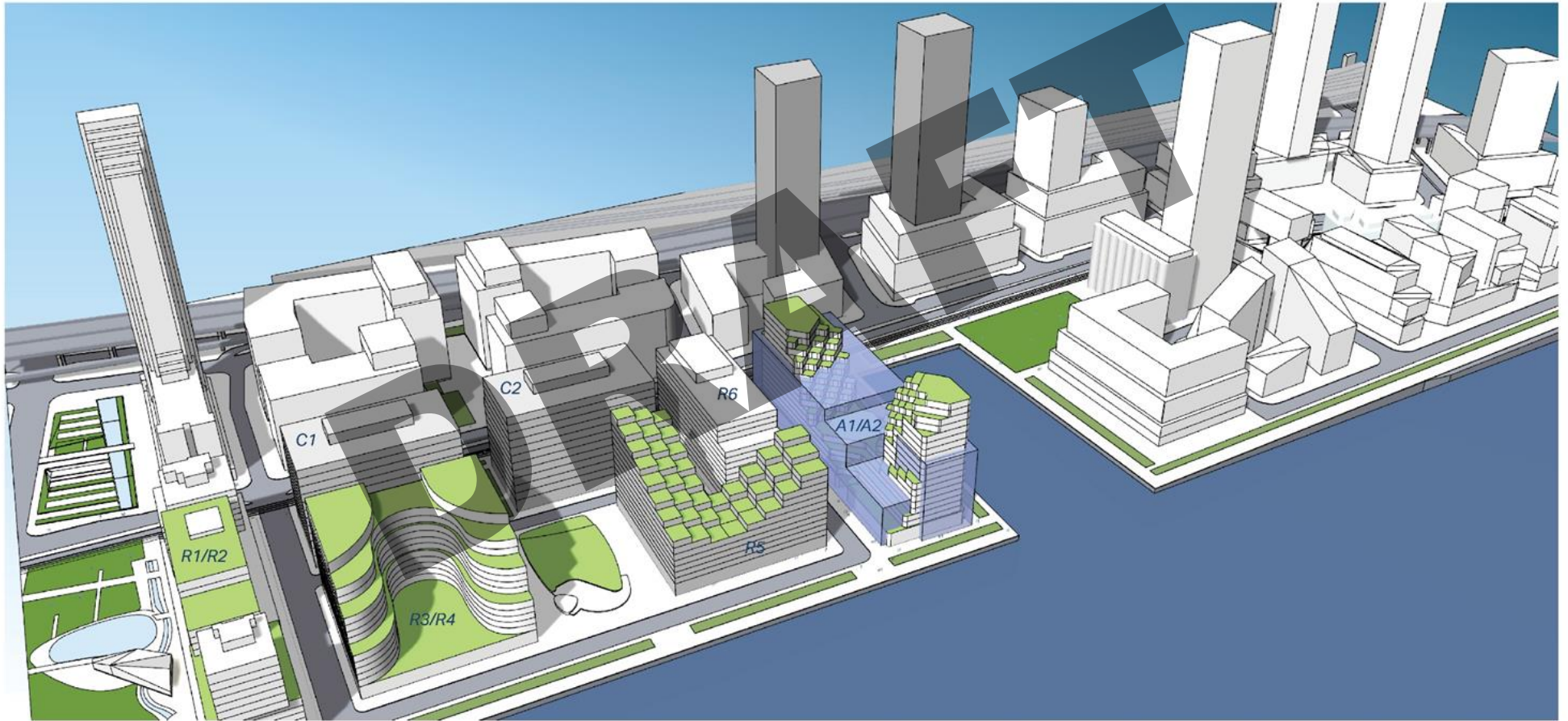
Aerial view looking North



Zoning

Proposed Massing - Zoning Overlay

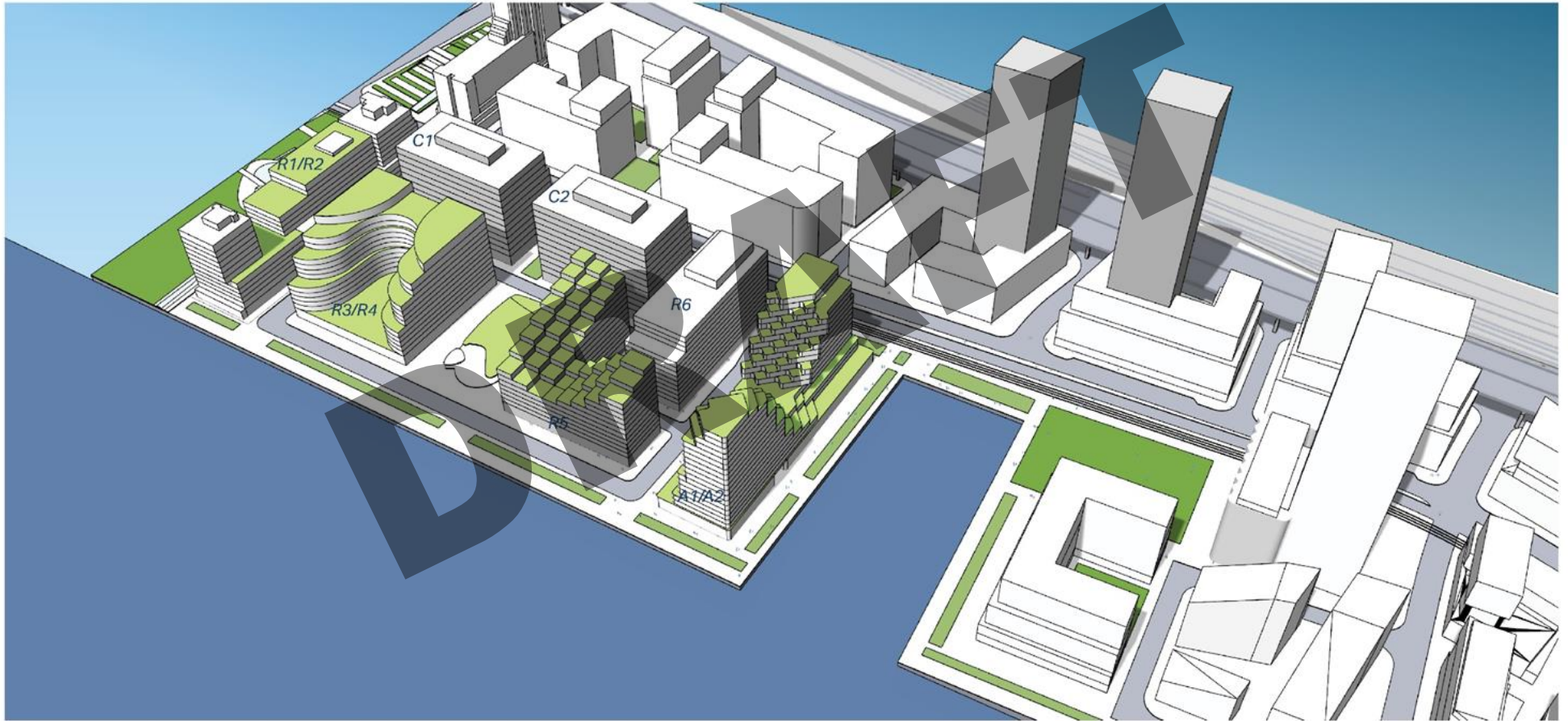
Aerial view looking North



Zoning

Proposed Massing

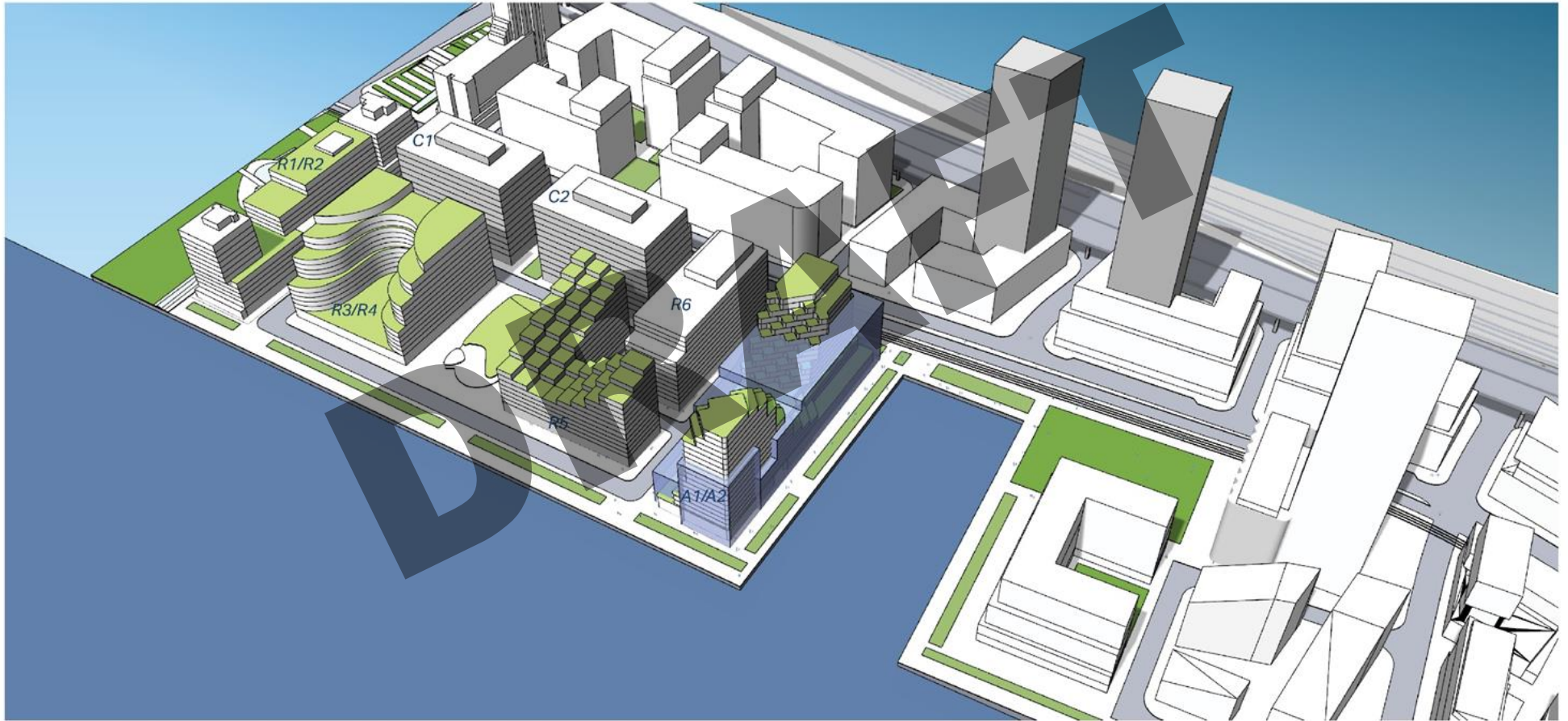
Aerial view looking North



Zoning

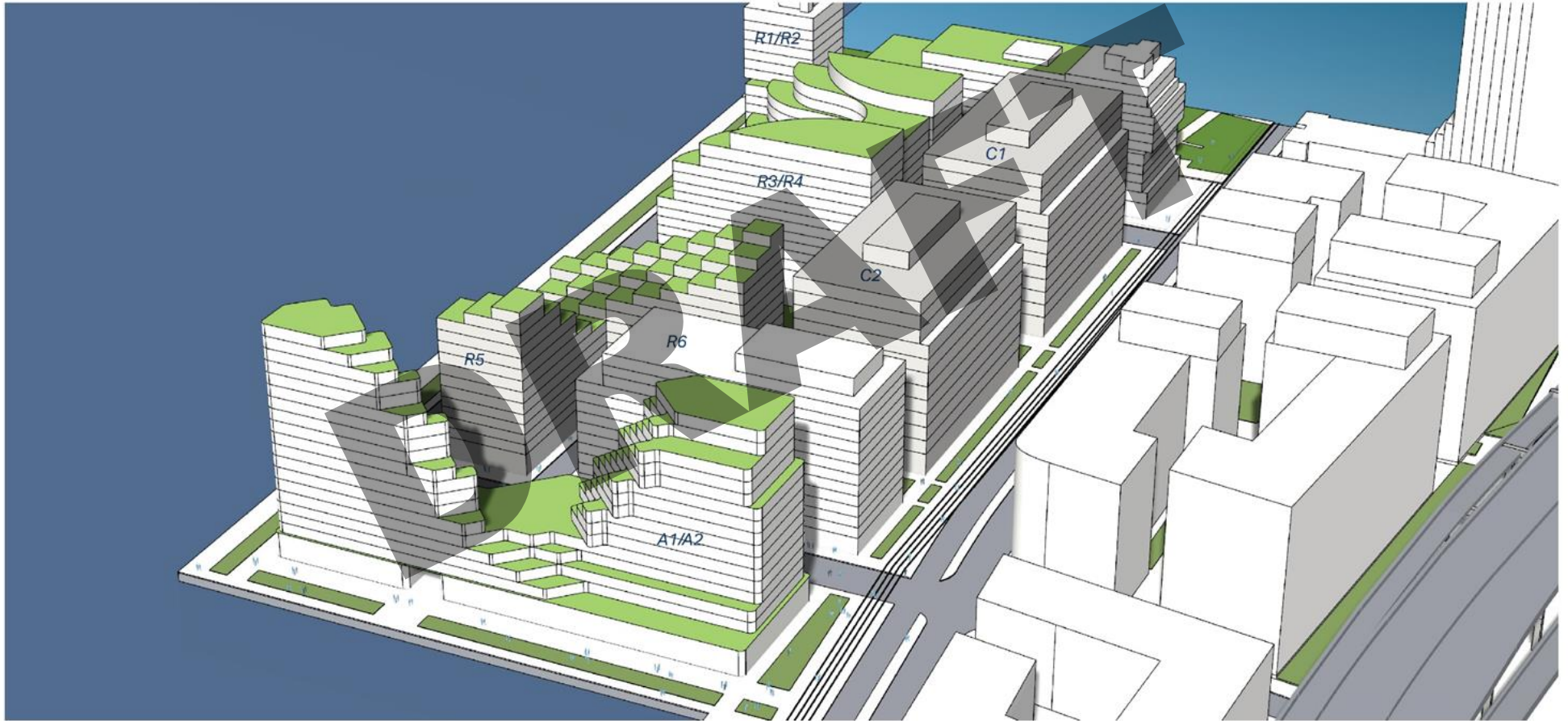
Proposed Massing - Zoning Overlay

Aerial view looking North



Zoning

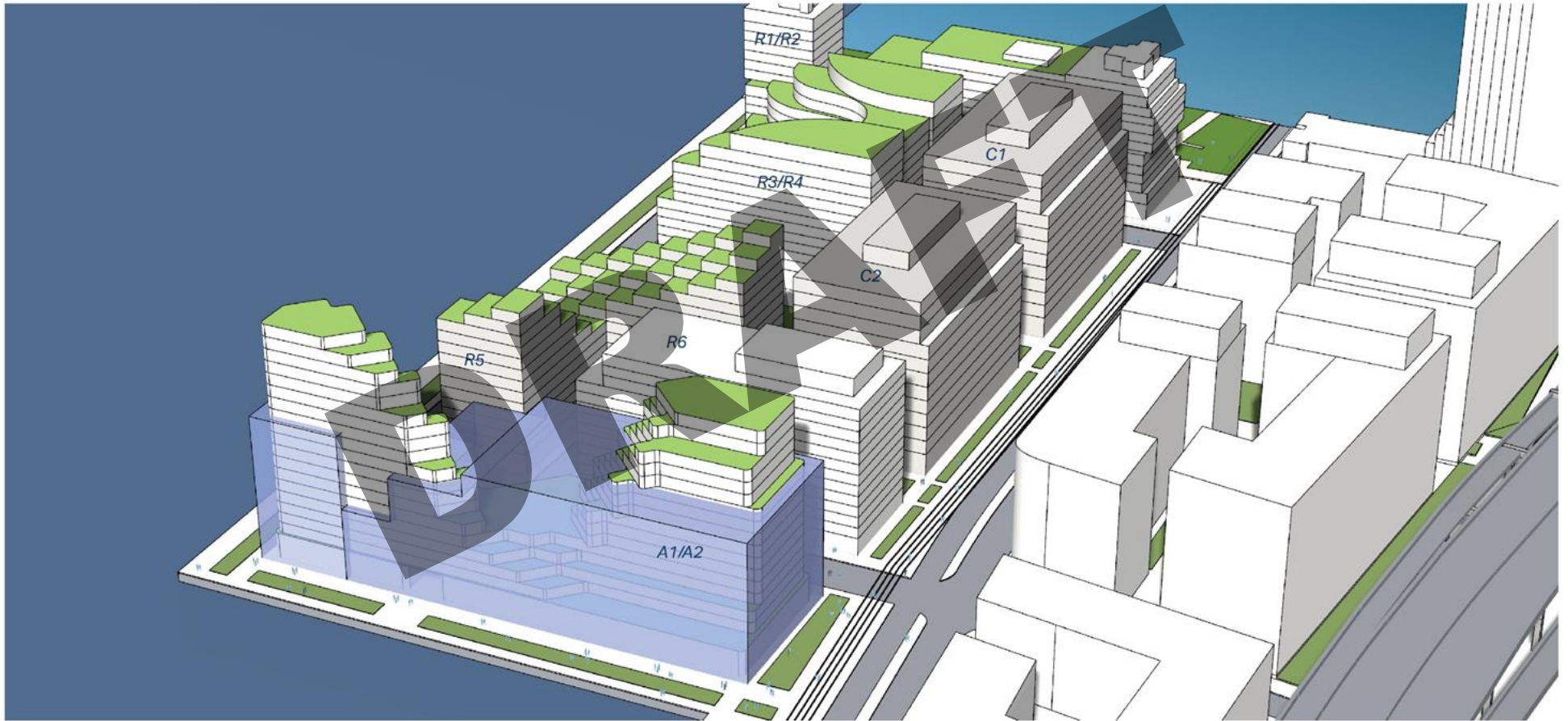
Proposed Massing
Aerial view looking West



Zoning

Proposed Massing - Zoning Overlay

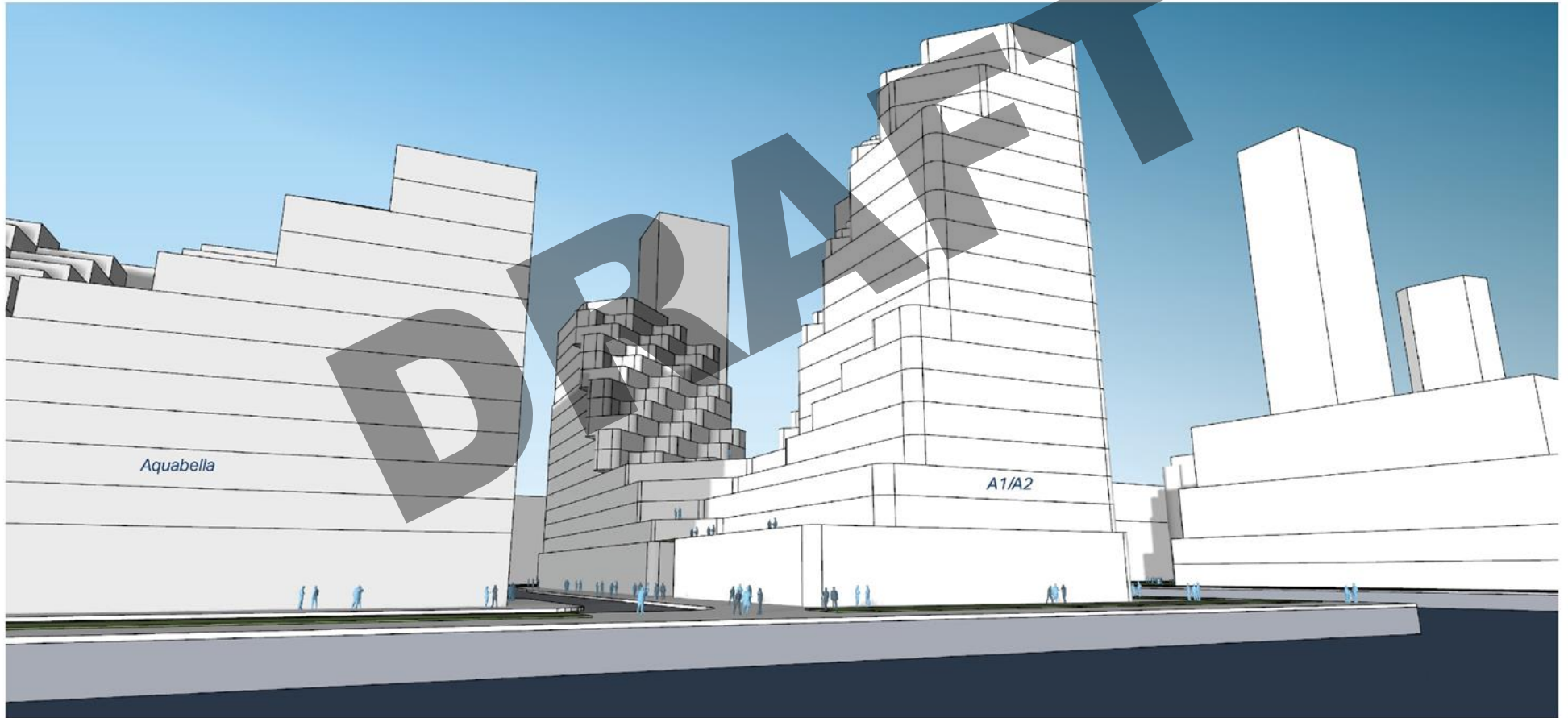
Aerial view looking West



Zoning

Proposed Massing

View looking North



Zoning

Proposed Massing - Zoning Overlay

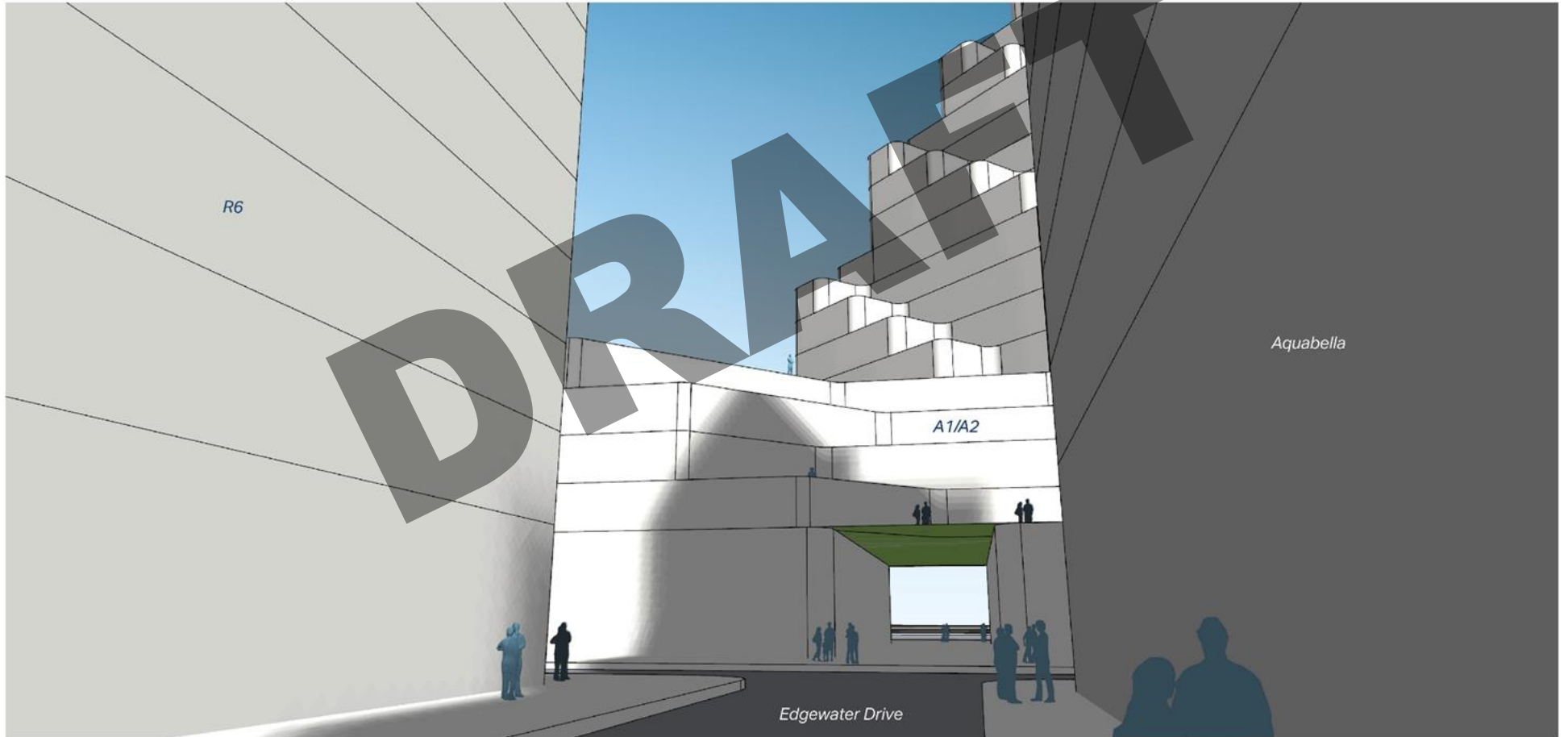
View looking North



Zoning

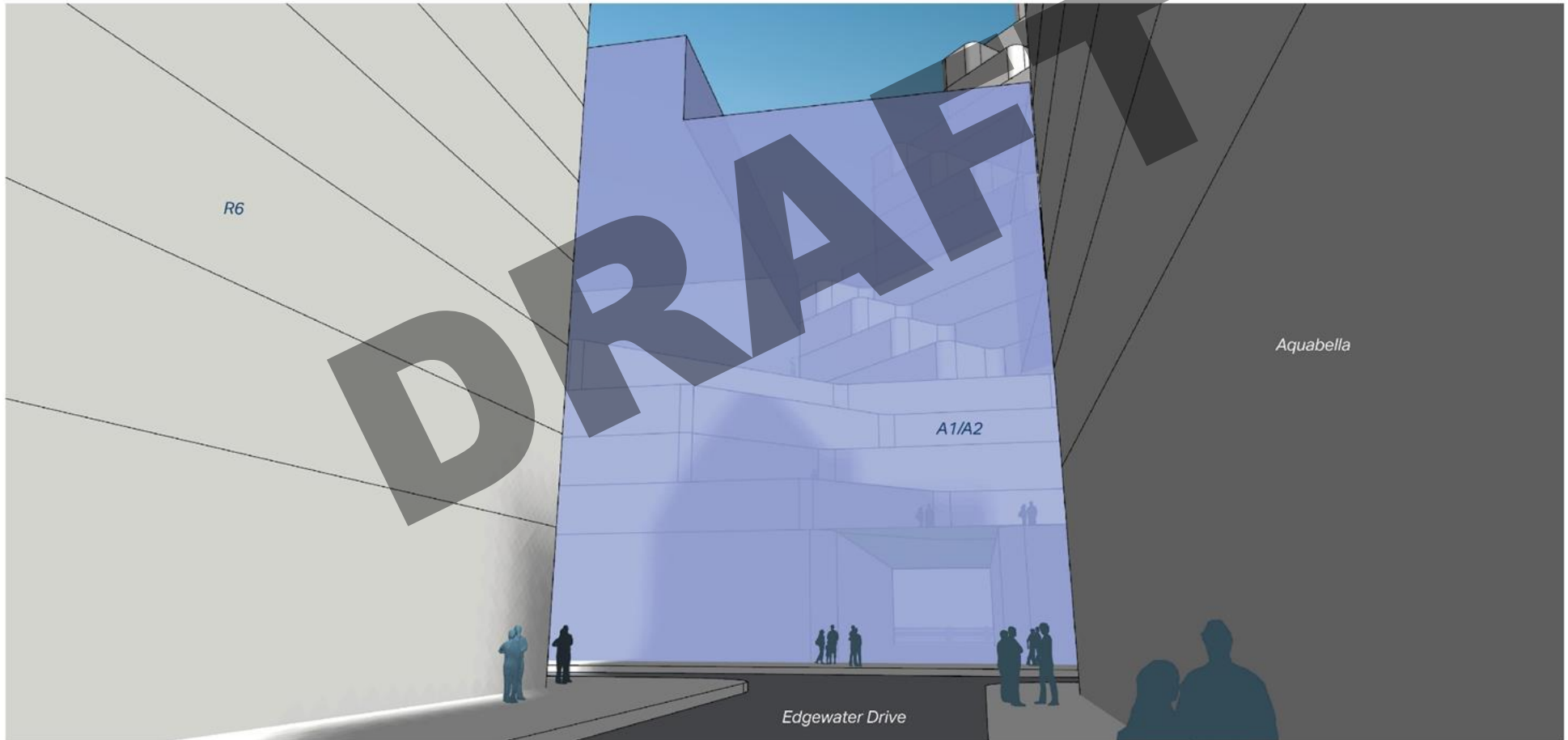
Proposed Massing

View looking East, along Edgewater Drive



Zoning

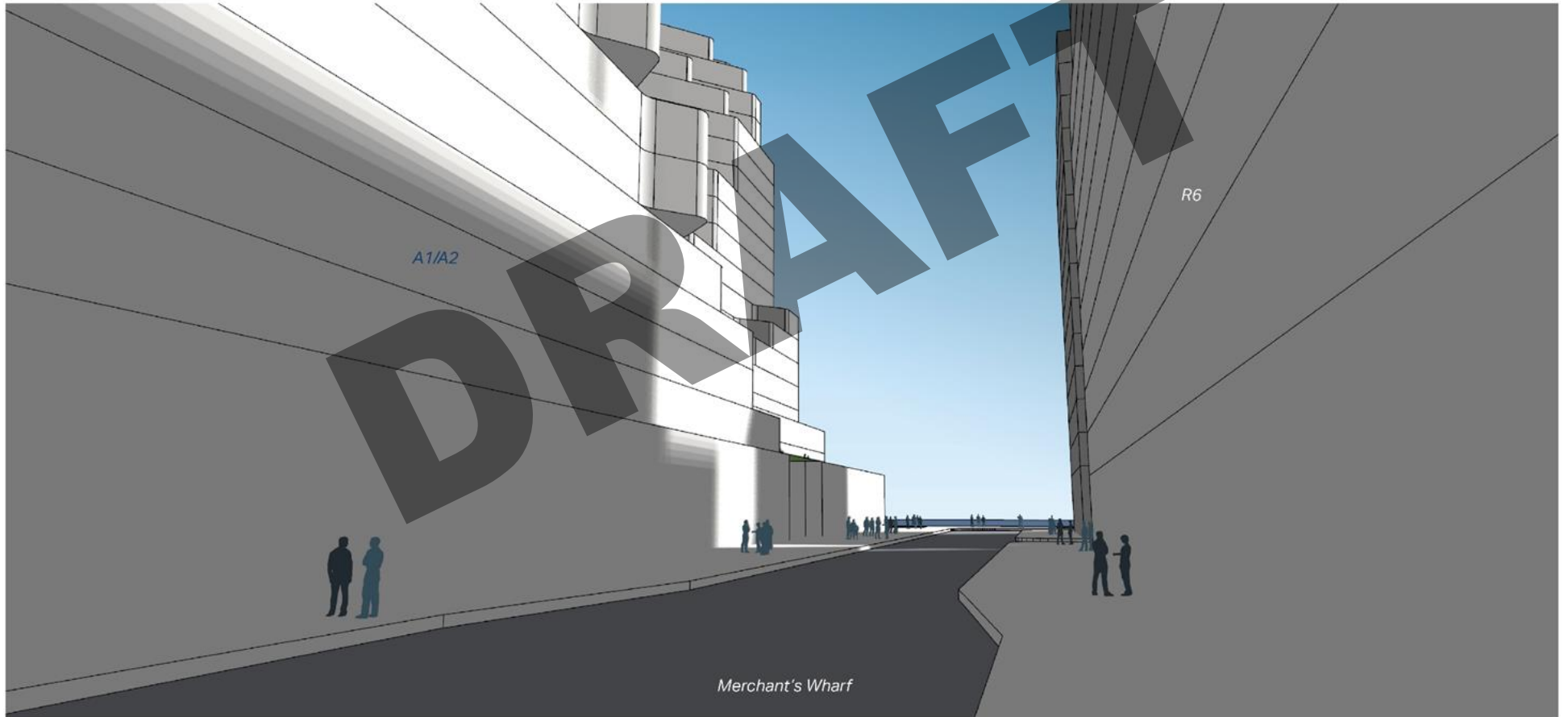
Proposed Massing - Zoning Overlay
View looking East, along Edgewater Drive



Zoning

Proposed Massing

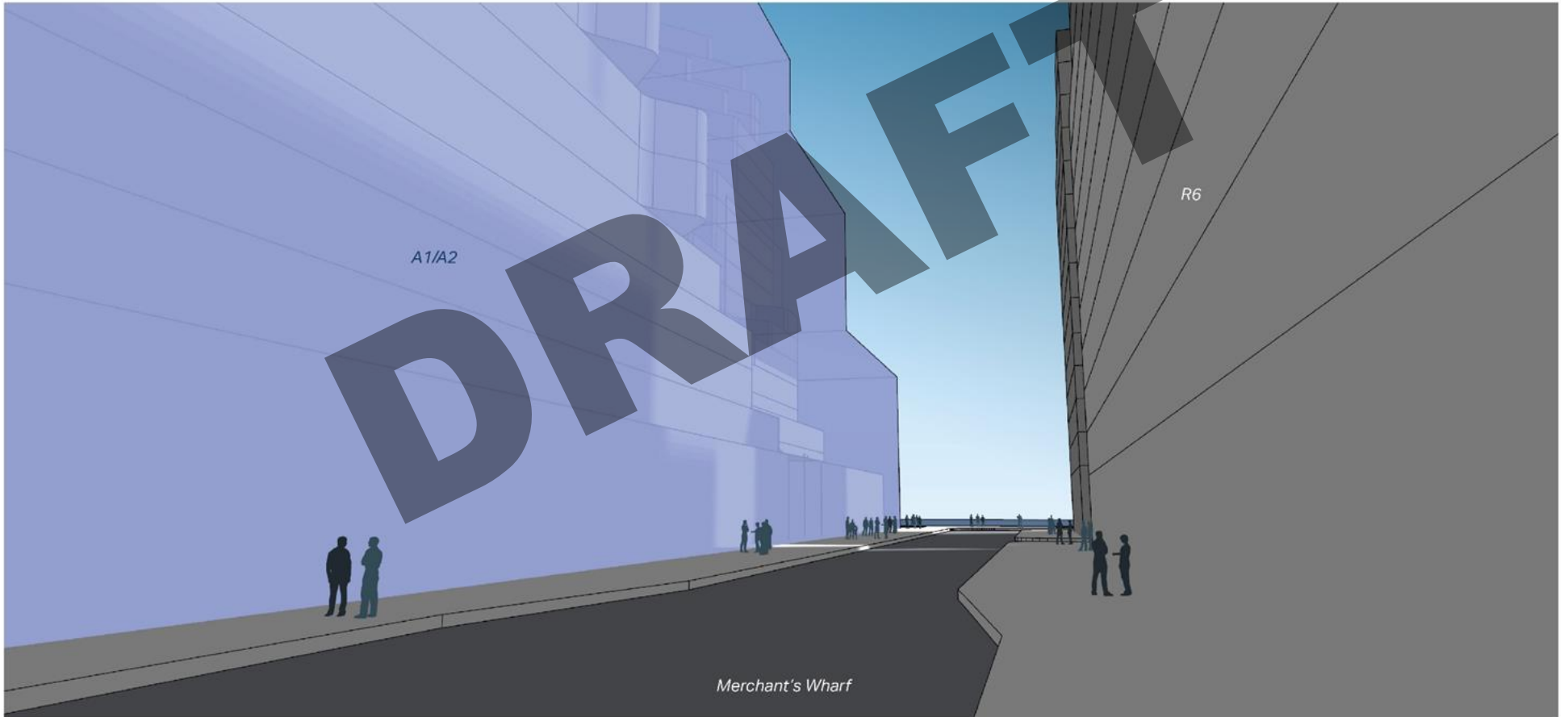
View looking South along Merchant's Wharf



Zoning

Proposed Massing - Zoning Overlay

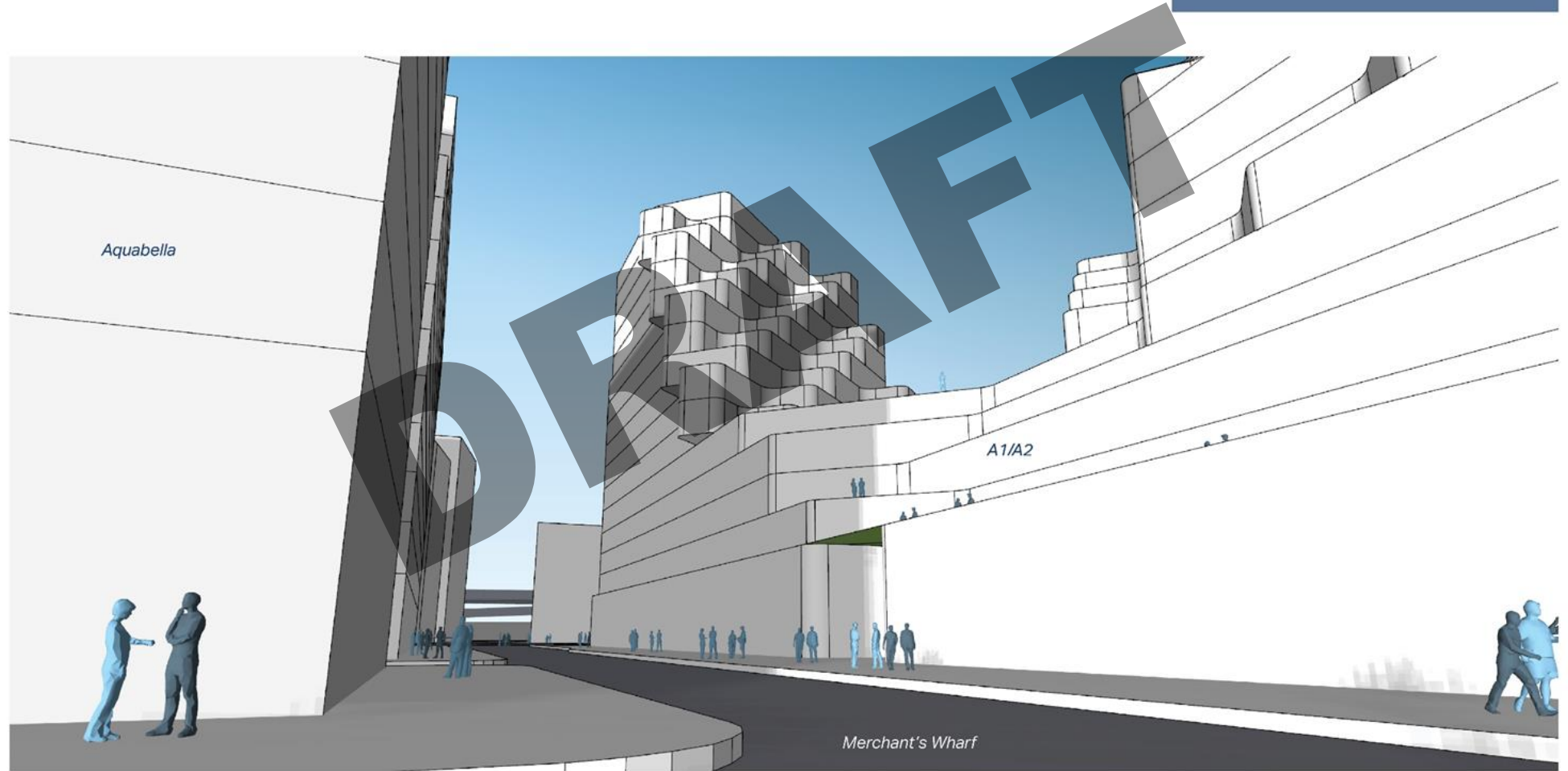
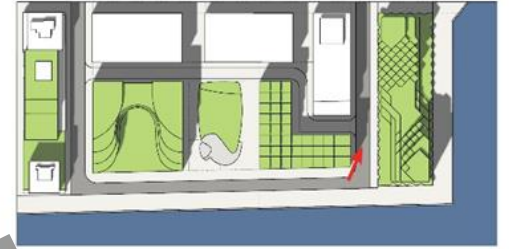
View looking South along Merchant's Wharf



Zoning

Proposed Massing

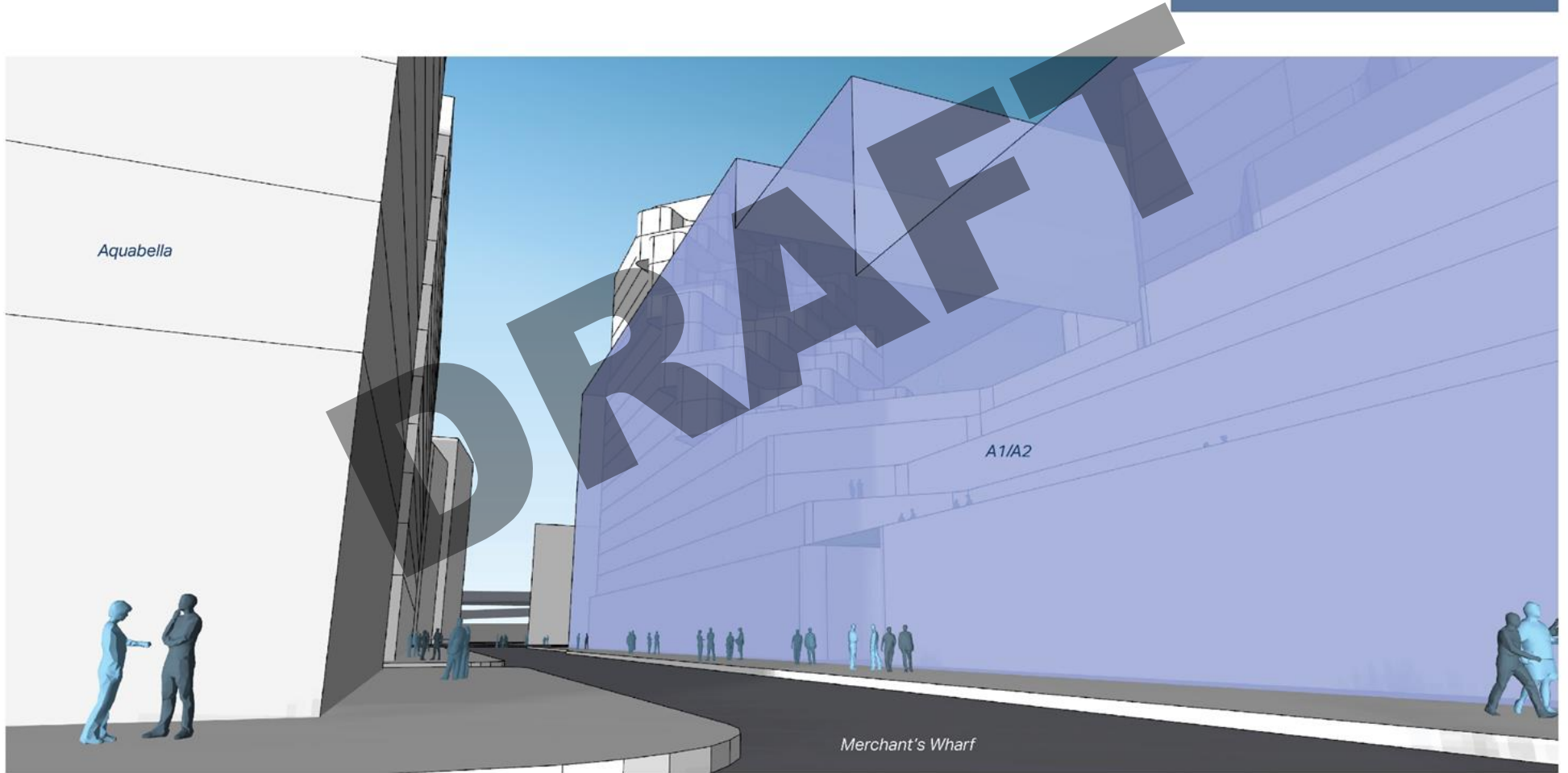
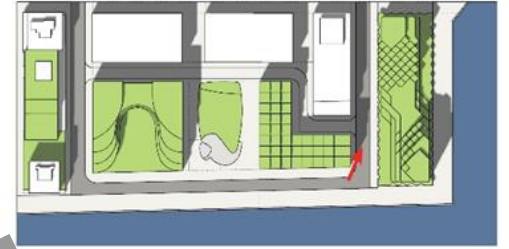
View looking North, from Aquabella South East corner



Zoning

Proposed Massing - Zoning Overlay

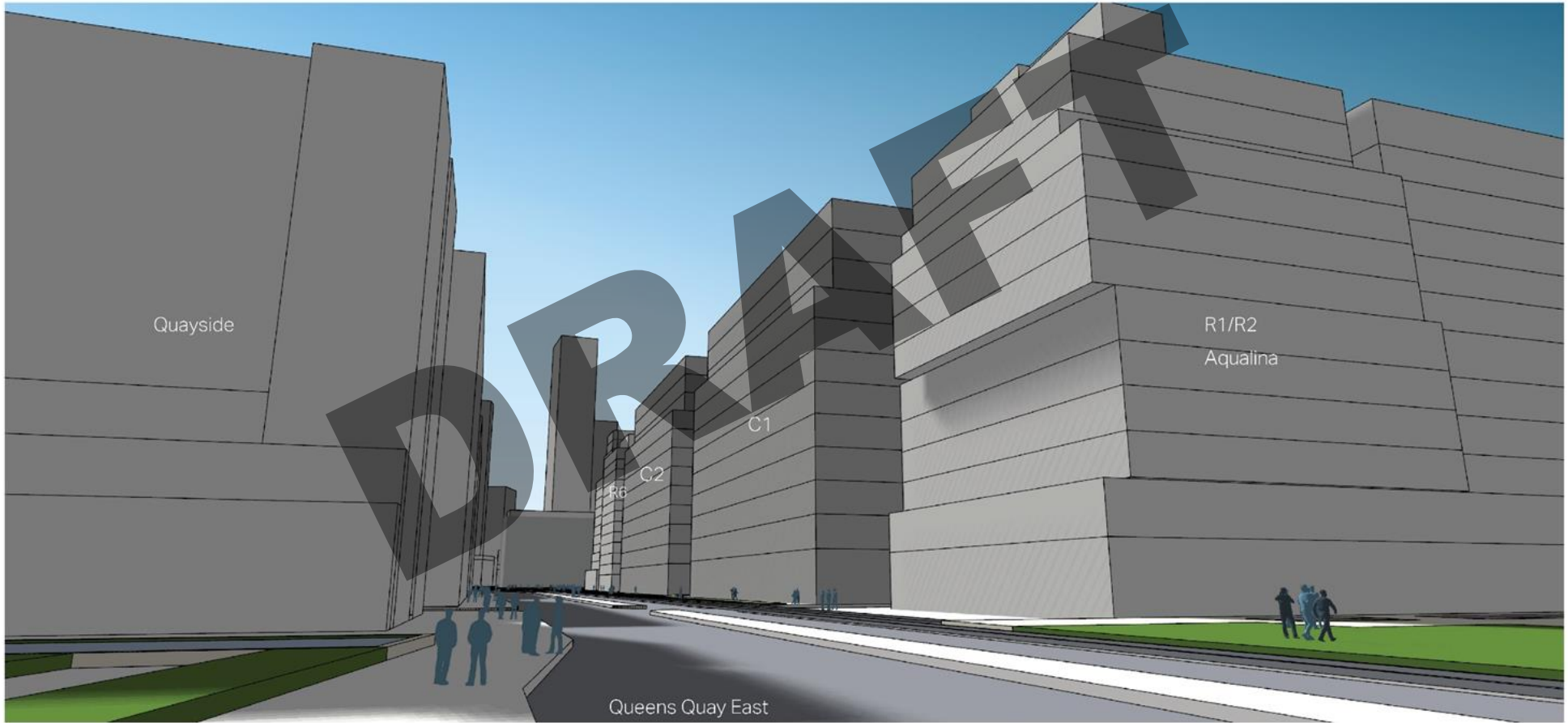
View looking North, from Aquabella South East corner



Zoning

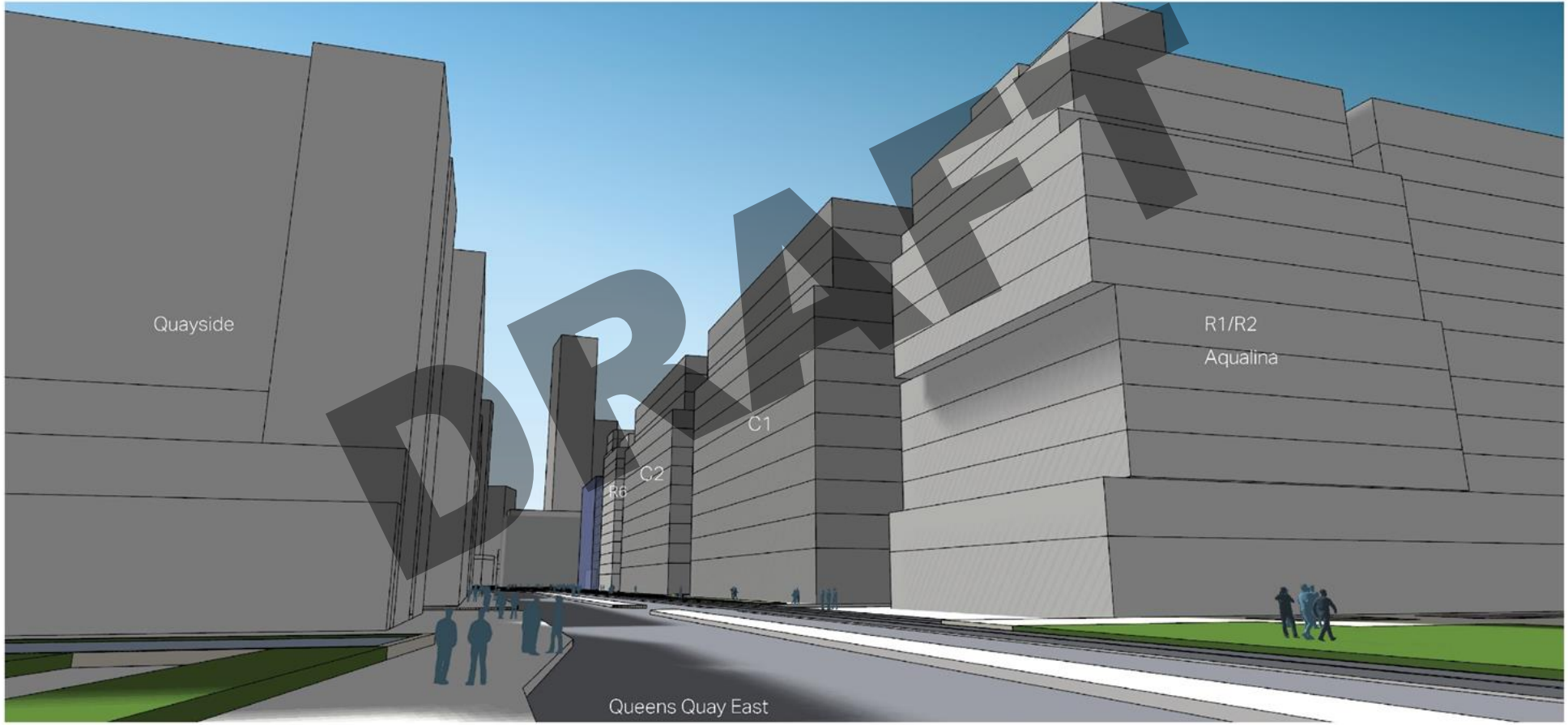
Proposed Massing

View along Queens Quay East, looking East



Zoning

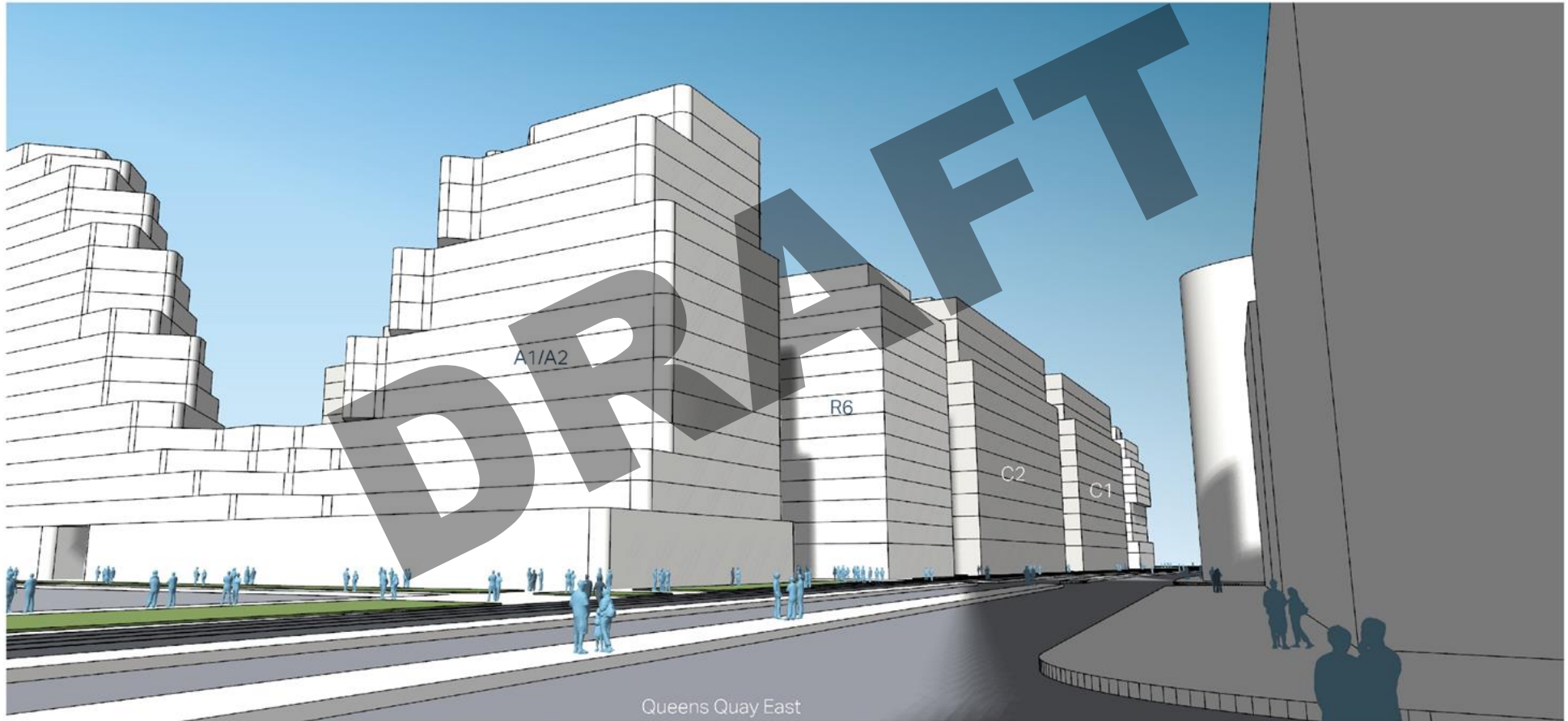
Proposed Massing - Zoning Overlay
View along Queens Quay East, looking East



Zoning

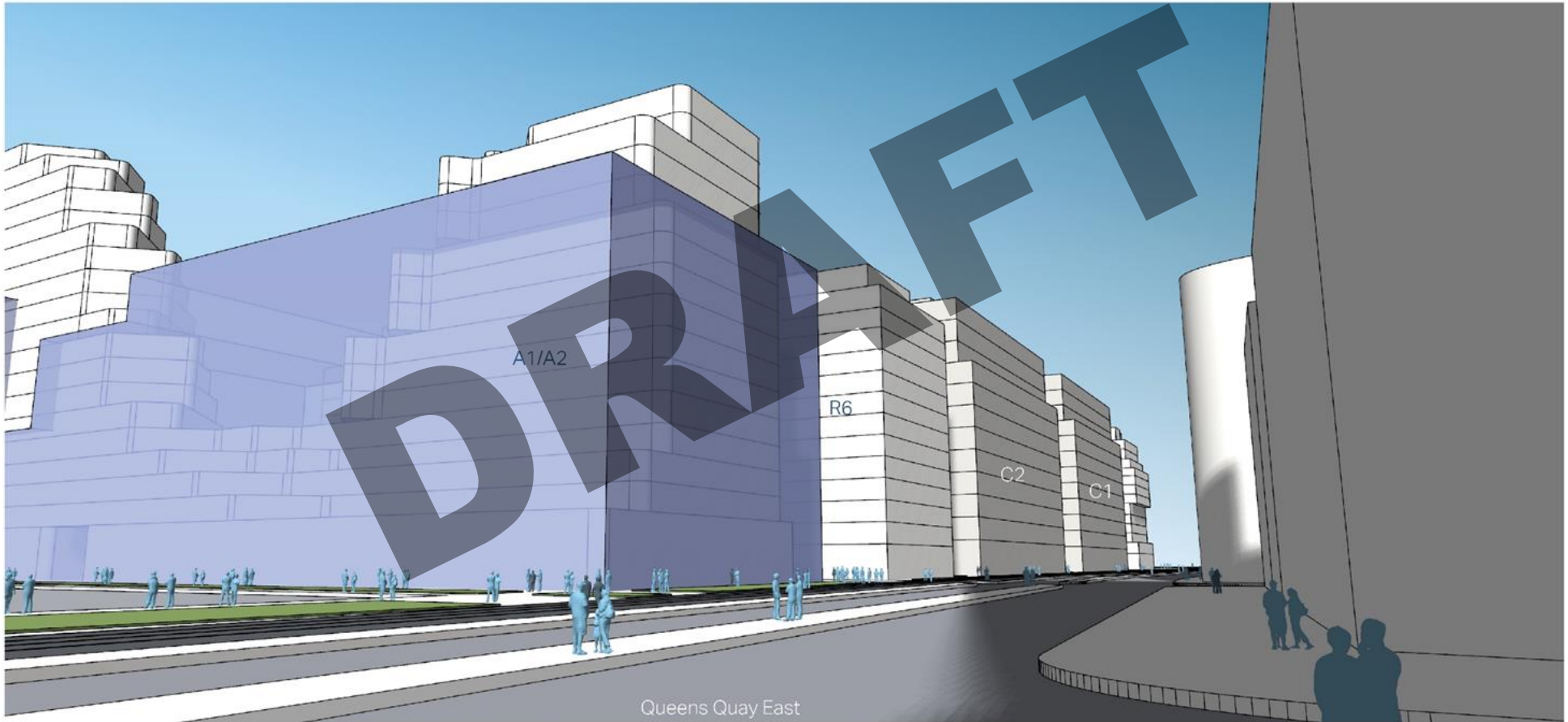
Proposed Massing

View along Queens Quay East, looking West



Zoning

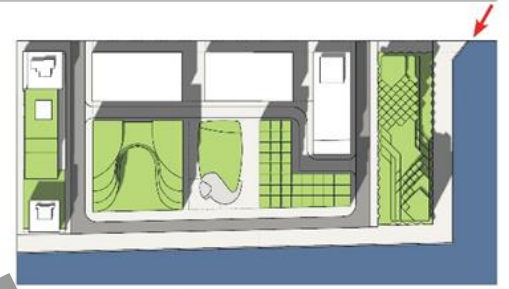
Proposed Massing - Zoning Overlay
View along Queens Quay East, looking West



Zoning

Proposed Massing

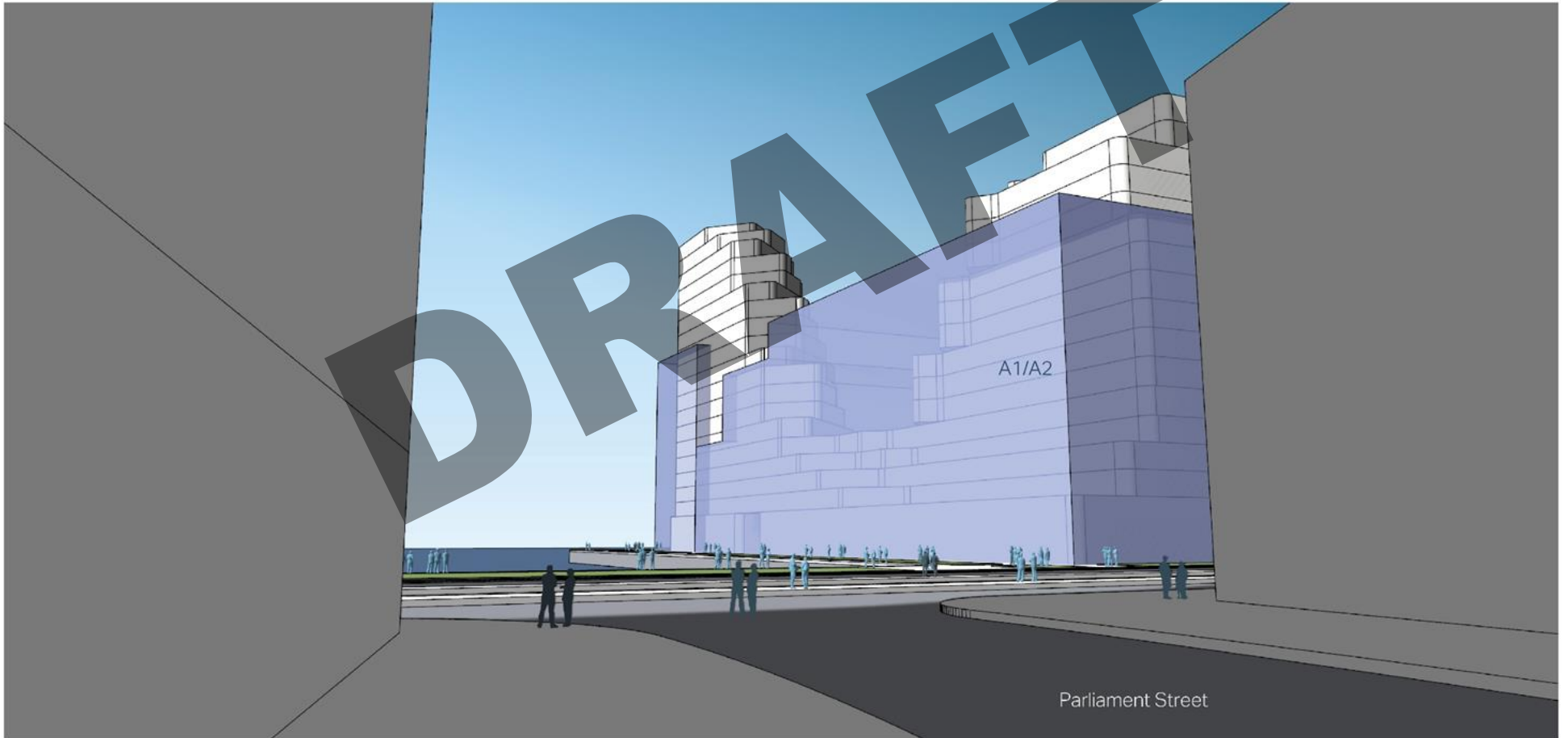
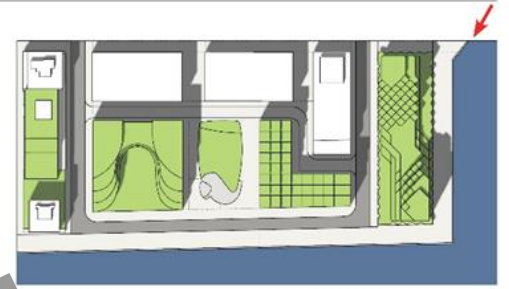
View looking South from Parliament Street



Parliament Street

Zoning

Proposed Massing - Zoning Overlay
View looking South from Parliament Street



Parliament Street

Zoning

Proposed Massing

View looking South along Parliament Slip



Zoning

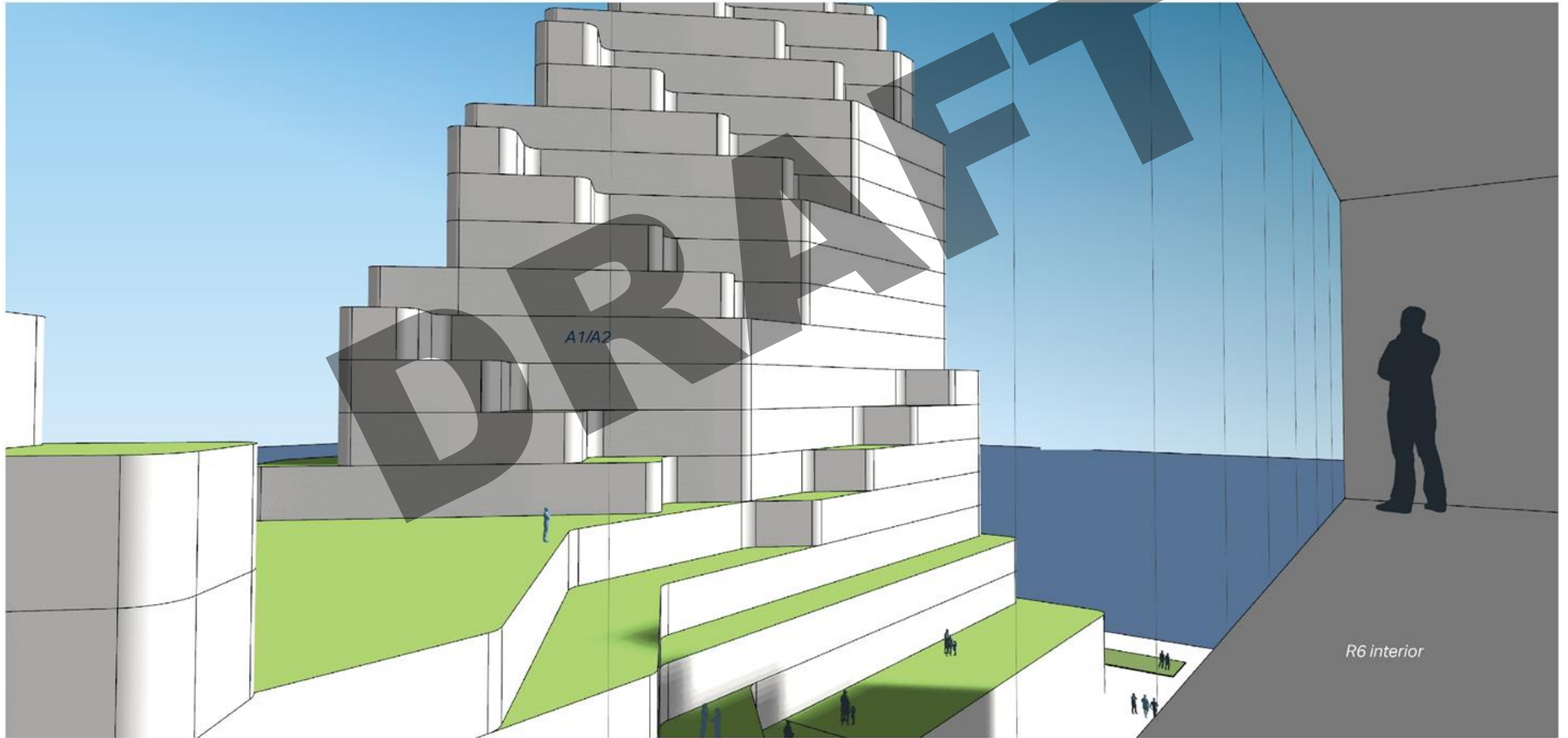
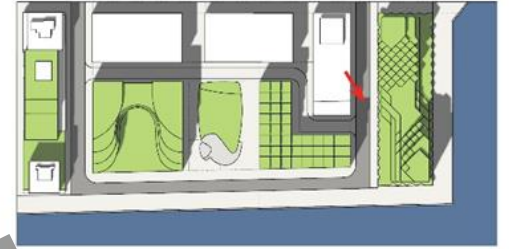
Proposed Massing - Zoning Overlay
View looking South along Parliament Slip



Zoning

Proposed Massing

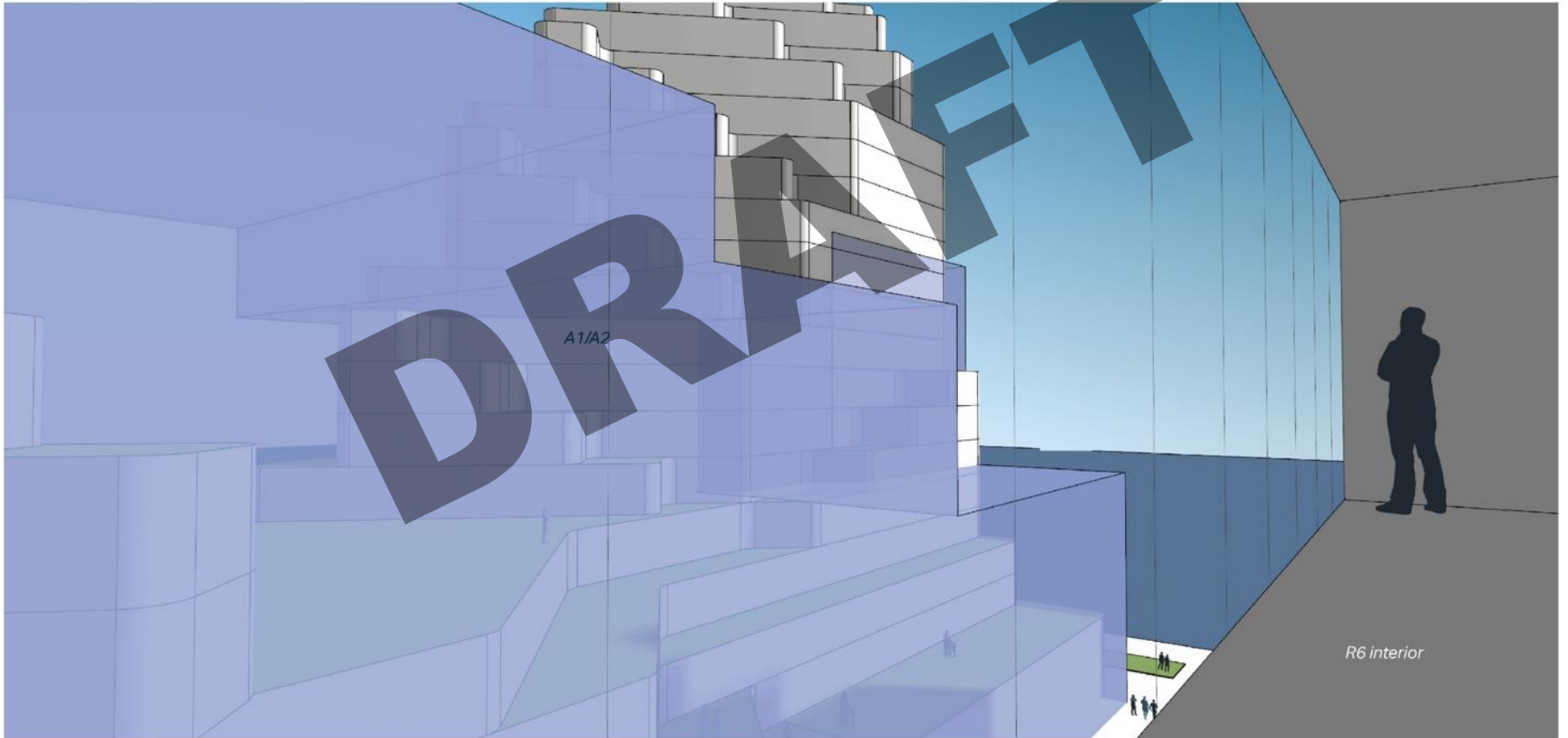
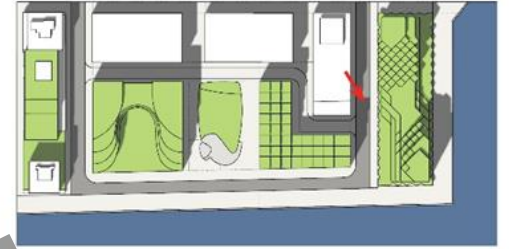
View looking South-East from R6 interior - Level 08



Zoning

Proposed Massing - Zoning Overlay

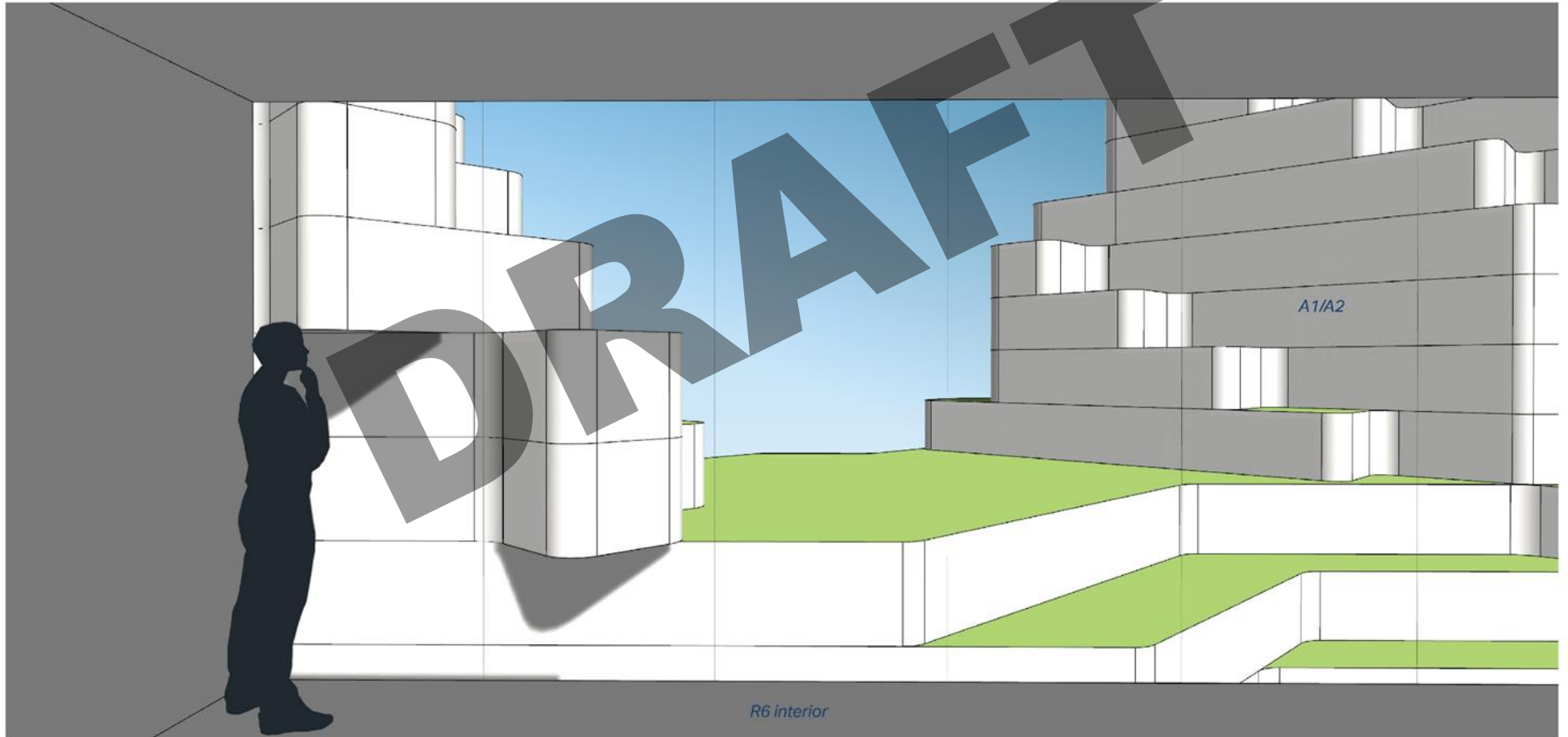
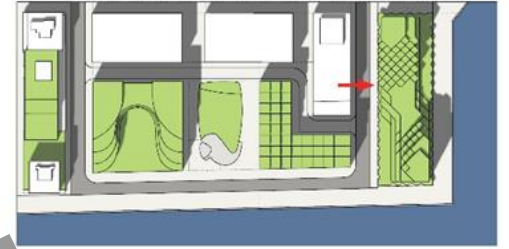
View looking South-East from R6 interior - Level 08



Zoning

Proposed Massing

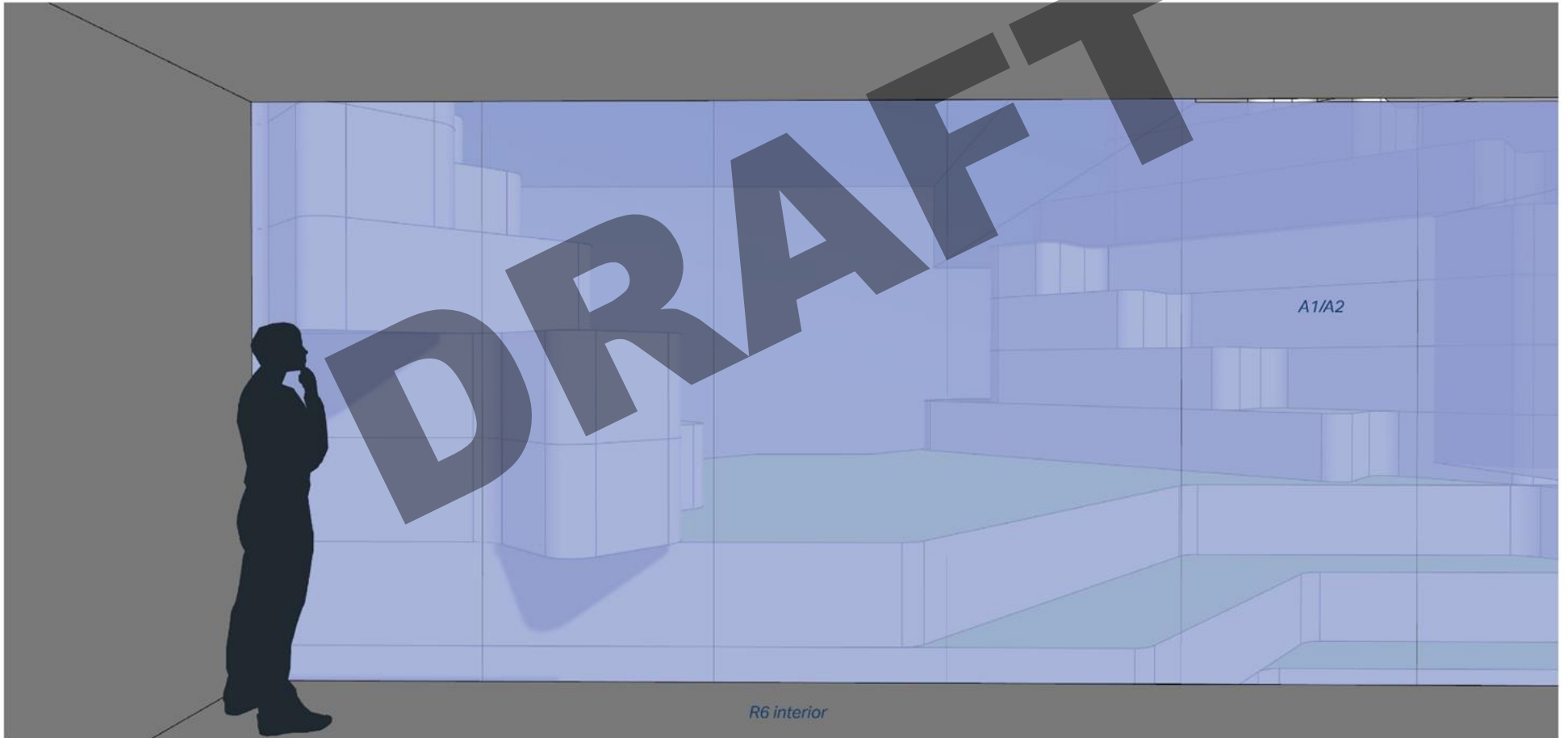
View looking East from R6 interior - Level 08



Zoning

Proposed Massing - Zoning Overlay

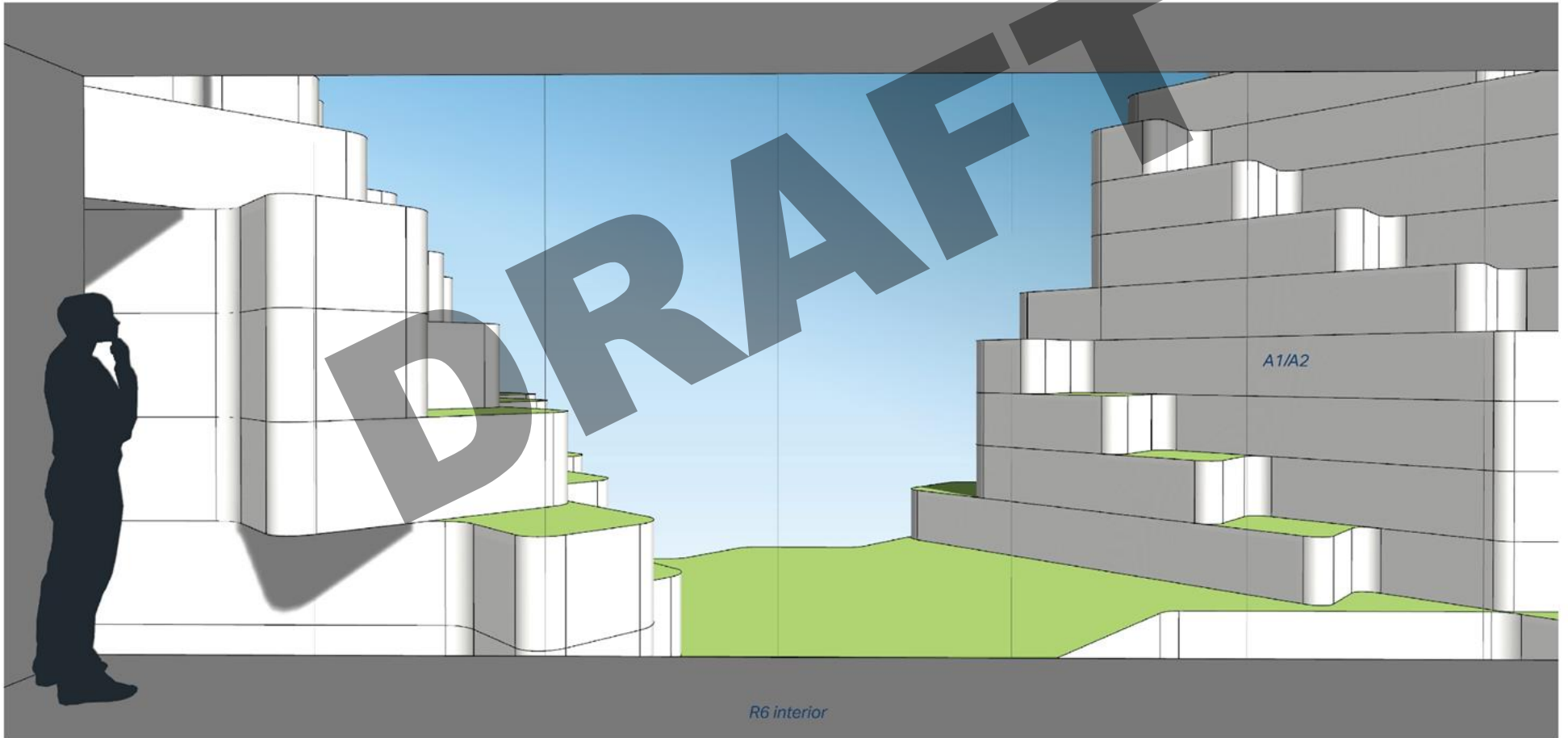
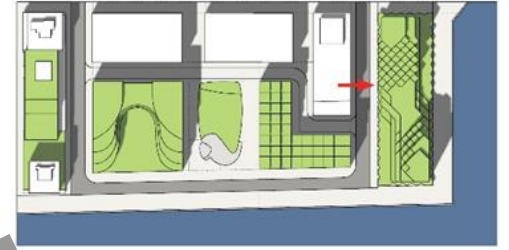
View looking East from R6 interior - Level 08



Zoning

Proposed Massing

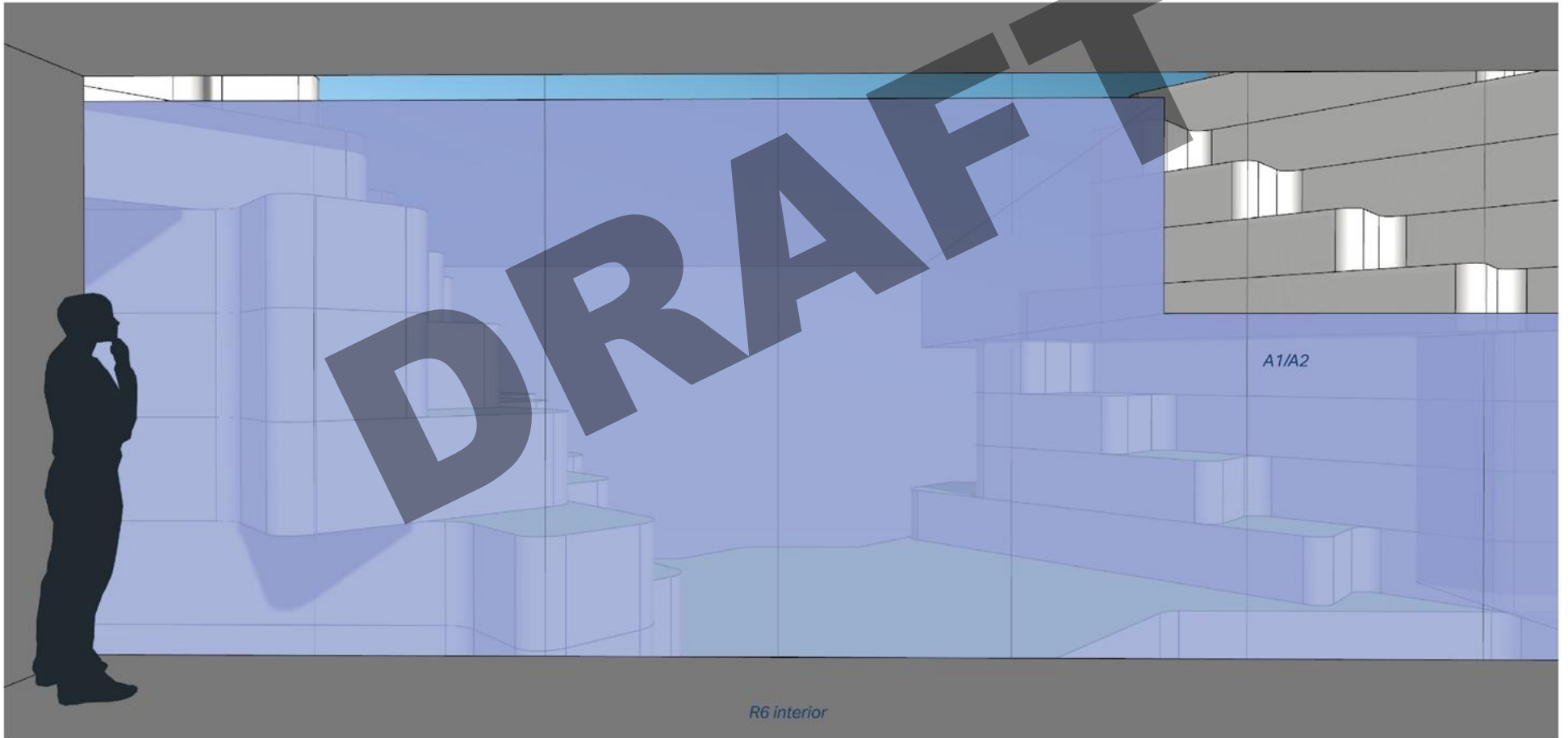
View looking East from R6 interior - Level 10



Zoning

Proposed Massing - Zoning Overlay

View looking East from R6 interior - Level 10



Sustainability

DRAFT

LEED



LEEDv4 BD+C: NC

Scorecard

Project Name: The Waves

Date: July 21, 2017

Y	?	N		
1			Credit	Integrative Process
				1

15	0	17	Location and Transportation	16
16			Credit	LEED for Neighborhood Development Location
1			Credit	Sensitive Land Protection
2			Credit	High Priority Site
5			Credit	Surrounding Density and Diverse Uses
5			Credit	Access to Quality Transit
1			Credit	Bicycle Facilities
		1	Credit	Reduced Parking Footprint
1			Credit	Green Vehicles

6	3	1	Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention
	1		Credit	Site Assessment
	1	1	Credit	Site Development - Protect or Restore Habitat
	1		Credit	Open Space
3			Credit	Rainwater Management
2			Credit	Heat Island Reduction
1			Credit	Light Pollution Reduction

7	4	0	Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction
Y			Prereq	Indoor Water Use Reduction
Y			Prereq	Building-Level Water Metering
2			Credit	Outdoor Water Use Reduction
4	2		Credit	Indoor Water Use Reduction
	2		Credit	Cooling Tower Water Use
1			Credit	Water Metering

12	13	7	Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification
Y			Prereq	Minimum Energy Performance
Y			Prereq	Building-Level Energy Metering
Y			Prereq	Fundamental Refrigerant Management
3	2		Credit	Enhanced Commissioning
8	5	5	Credit	Optimize Energy Performance
1			Credit	Advanced Energy Metering
	2		Credit	Demand Response
	1	2	Credit	Renewable Energy Production
	1		Credit	Enhanced Refrigerant Management
	2		Credit	Green Power and Carbon Offsets

5	6	2	Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables
Y			Prereq	Construction and Demolition Waste Management Planning
	3	2	Credit	Building Life-Cycle Impact Reduction
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients
2			Credit	Construction and Demolition Waste Management

9	5	1	Indoor Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance
Y			Prereq	Environmental Tobacco Smoke Control
2			Credit	Enhanced Indoor Air Quality Strategies
2	1		Credit	Low-Emitting Materials
1			Credit	Construction Indoor Air Quality Management Plan
1			Credit	Indoor Air Quality Assessment
1			Credit	Thermal Comfort
1		1	Credit	Interior Lighting
	3		Credit	Daylight
1			Credit	Quality Views
1			Credit	Acoustic Performance

3	3	0	Innovation	6
2	3		Credit	Innovation
1			Credit	LEED Accredited Professional

2	1	1	Regional Priority	4
1			Credit	Regional Priority: Specific Credit
1			Credit	Regional Priority: Specific Credit
	1		Credit	Regional Priority: Specific Credit
		1	Credit	Regional Priority: Specific Credit

60	35	29	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

Appendix A

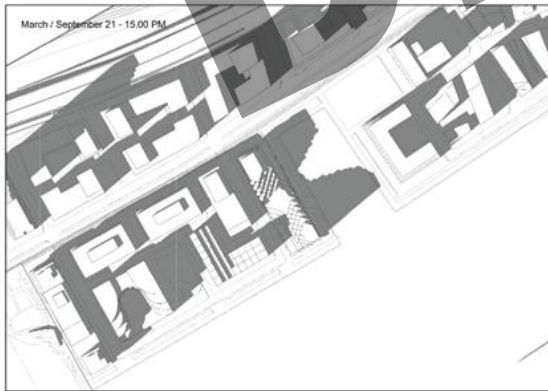
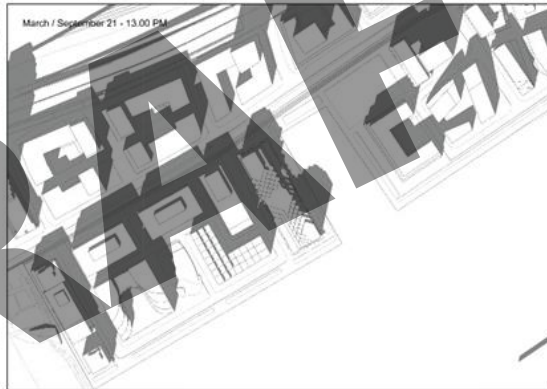
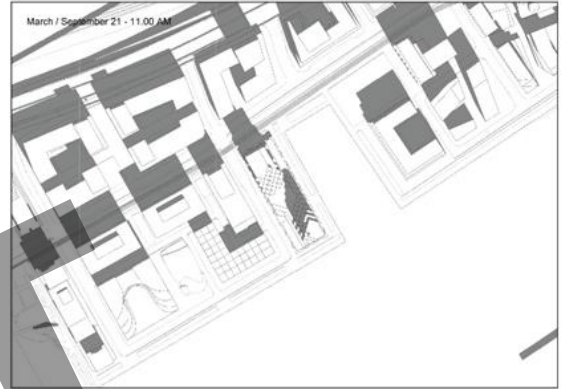
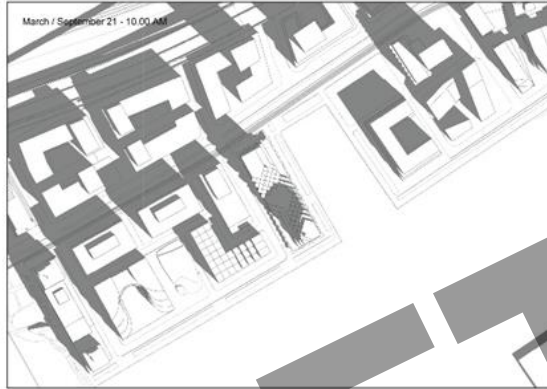
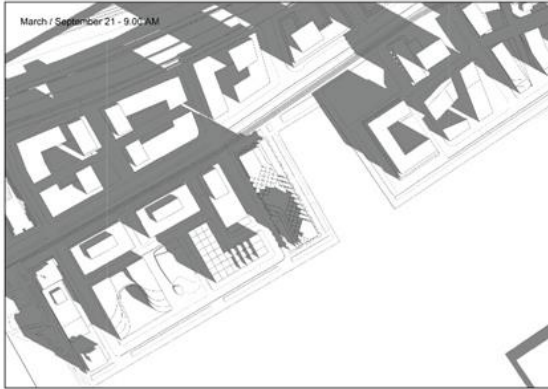
Sun Shadow Analysis

DRAFT

Sun Shadow Analysis

March/September 21st

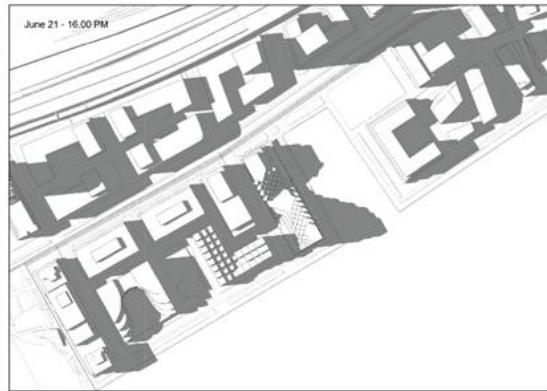
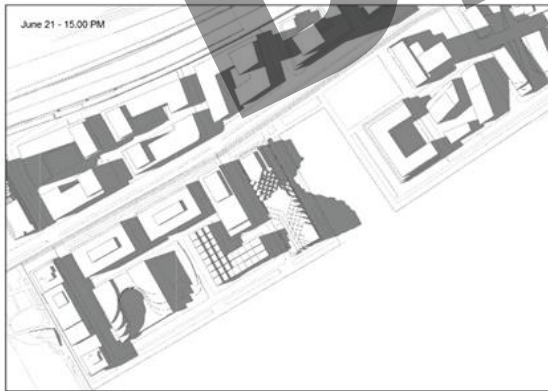
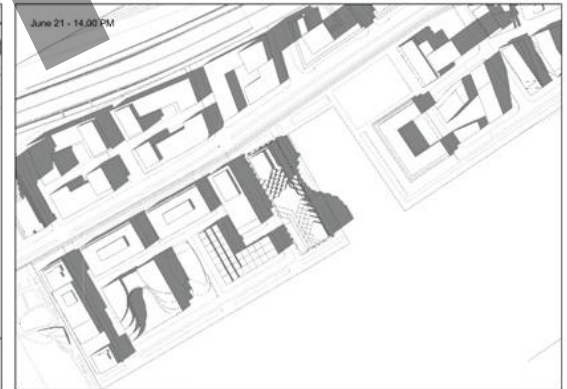
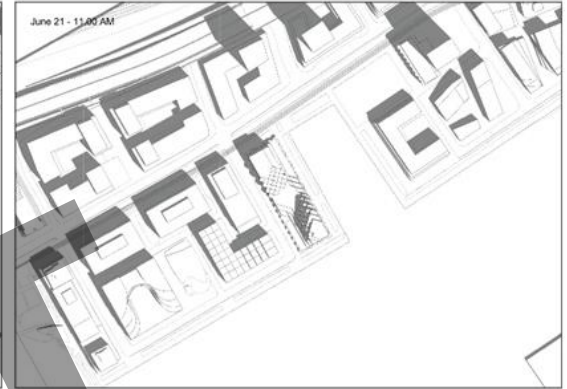
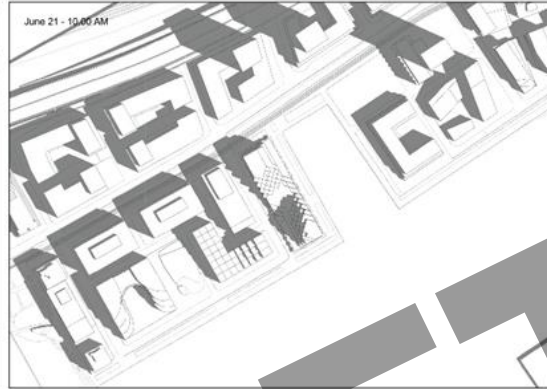
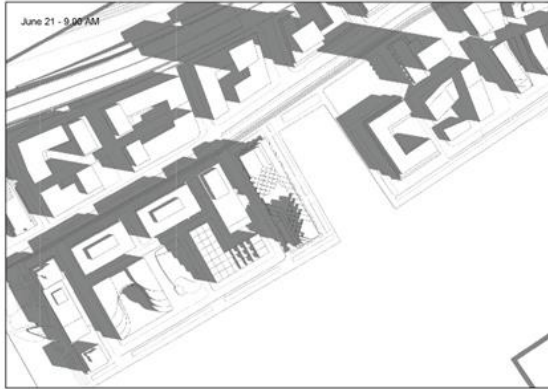
9AM - 5PM



Sun Shadow Analysis

June 21st

9AM - 5PM

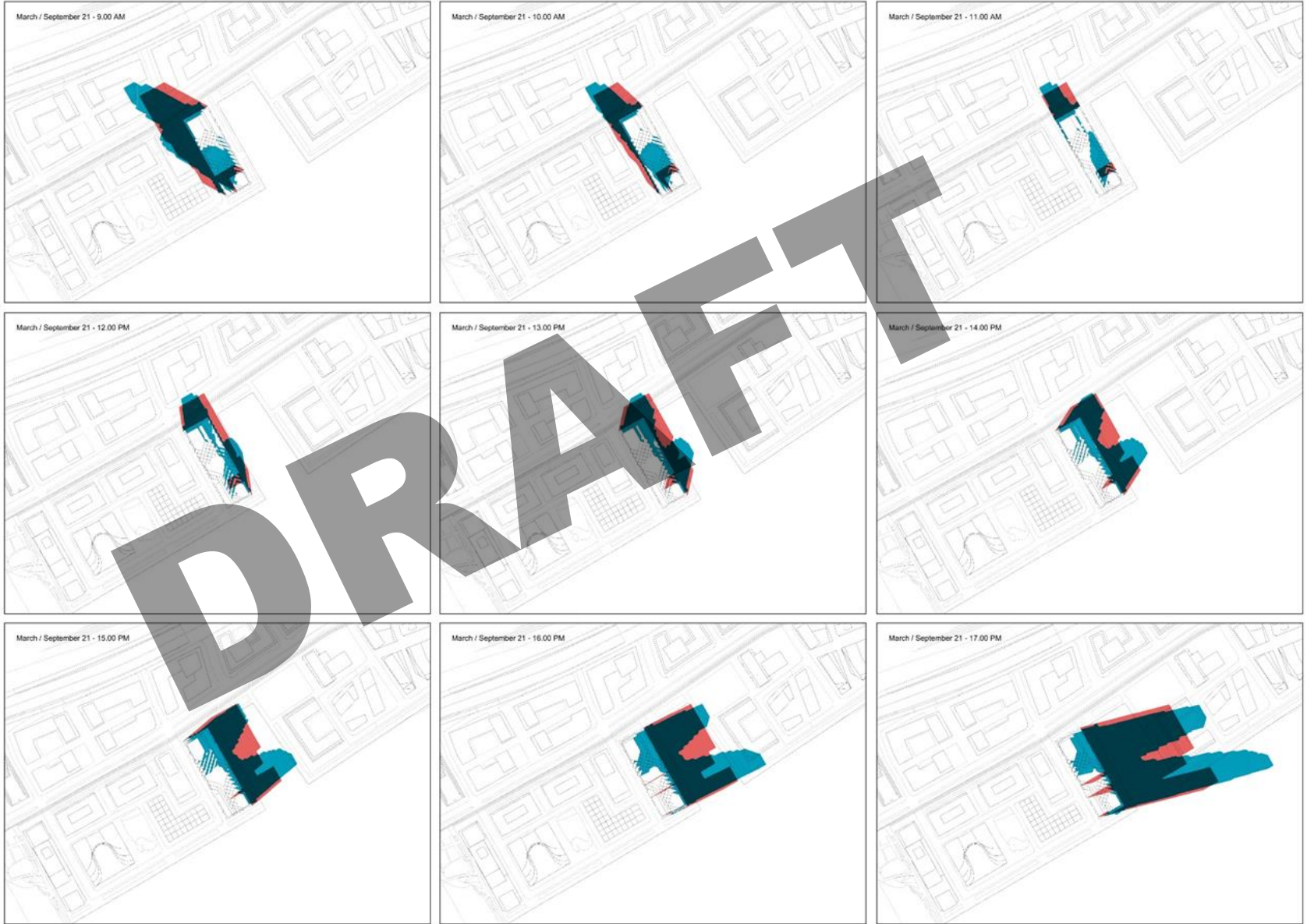


Sun Shadow Analysis

March/September 21st

9AM - 5PM

- Proposed
- Zoning



Sun Shadow Analysis

June 21st

9AM - 5PM

- Proposed
- Zoning

