

# WEST HALF



**JBG SMITH  
SUSTAINABILITY**



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# INDOOR ENVIRONMENTAL QUALITY



## LOW-EMITTING MATERIALS

### RETHINKING THE AIR WE BREATHE

Floor to ceiling, West Half is a healthy space where people can enjoy a modern building designed with environmental integrity. On the interior, all paints, adhesives, sealants, coatings, and flooring material are low emitting.

## OUTDOOR AIR DELIVERY MONITORING

### LETTING THE OUTDOORS IN

Clean, fresh air shouldn't be a luxury, so at West Half we have a permanent monitoring system that measures air quality, including carbon dioxide levels and outdoor airflow throughout common areas of the building. Operable windows mean you can let fresh air in when the conditions are right.

## ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL

### PROMOTING PUBLIC HEALTH

West Half is a non-smoking building.



# ENERGY & ATMOSPHERE



## OPTIMIZE ENERGY PERFORMANCE

### RETHINKING OUR ENERGY EFFICIENCY

Reducing energy consumption in buildings reduces the carbon footprint associated with providing power to our residents. At West Half, we designed the combined common areas, amenity spaces, and apartment units, exceeding the industry-standard benchmark for energy-efficient buildings by 26%\*. Built in energy saving features means reduced utility costs for our residents.

## REDUCING GREENHOUSE GAS

### RETHINKING EMISSIONS

Public transportation helps metropolitan areas meet national air quality standards by reducing overall vehicle emissions and the pollutants that create smog. West Half is located within a 5 minute walk of the Navy Yard metro station and 1/4 mile of several bus lines.

Reducing energy consumption also translates into reduced greenhouse gas emissions associated with building operations. Our efficient operational strategies around energy help building residents and tenants meet their organizational sustainability objectives.

\* 26% energy cost savings over ASHRAE 90.1-2007



# WATER EFFICIENCY



## WATER USE REDUCTION

### RETHINKING THE FAUCET

Water is a finite resource, and lowering our consumption wherever possible is vital in preserving our supplies and lowering your water bills. At West Half, careful choices in installed fixtures and appliances meant we exceeded water reduction targets (an overall reduction in water use of 34.8%).

## WATER EFFICIENT LANDSCAPING

### RETHINKING OUR LANDSCAPE

Keeping our natural surrounding lush and our water use minimal is a delicate balance. Throughout the building and site, drought-resistant plants are utilized to reduce irrigation demand. Rainwater is collected and used in place of potable water to meet 100% of irrigation needs.



# MATERIALS & RESOURCES

## STORAGE & COLLECTION OF RECYCLABLES

### RETHINKING WASTE

Everyday recycling is second nature to many people. Each floor at West Half has a recycling area which can handle everything from paper to metals, and everything in between.

## BUILDING MATERIALS

### RETHINKING HOW WE BUILD

Construction materials that were regionally sourced or contained recycled content were chosen wherever possible to conserve natural resources and reduce the environmental impact of transporting building materials.





# SUSTAINABLE SITES

## PROMOTING ALTERNATIVE VEHICLES

### RETHINKING OUR RIDE

The project includes 1 EV charging station, 7 preferred parking spaces for LE/FE vehicles and 2 green ZipCars in our underground garage.

## BICYCLE STORAGE & CHANGING ROOMS

### RETHINKING HOW WE GET AROUND

Cyclists make a positive personal impact on the environment, swapping emissions for pedal power. With 68 interior bike spaces, 24 exterior bike racks and one shower and changing rooms, West Half supports a bike friendly and healthy community.

## WALK SCORE

### RETHINKING HOW WE CONNECT

West Half Street Northwest has a Walk Score of 92 out of 100. This location is a “Walker’s Paradise” so weekend errands do not require a car.

Stepping out for a breath of fresh air? Nearby parks include Washington Canal Park, Lansburgh Park Diamond Teague Park, and the Yards Park.





# SUSTAINABLE SITES



## STORMWATER DESIGN

### RETHINKING RUNOFF

Runoff in cities can be a problem not just in our urban spaces – where does all that rain water go? – but also further downstream in our water supply. Reducing paved surfaces is key, so when we built West Half, we minimized impervious surfaces at the site. The green roof on the building helps minimize runoff and provide green space.

## HEAT ISLAND EFFECT

### RETHINKING OUR HOT CITY

Impervious surfaces abound in cities, soaking up heat and contributing to the heat island effect that makes urban living so much hotter than rural places. In addition to a green roof at West Half, all parking spaces are found underground in a stacked garage, instead of outside on asphalt.





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