

CLAYCO

THE ART & SCIENCE OF BUILDING

PITTSBURGH ARENA REAL ESTATE
REDEVELOPMENT LP

FS ARCHITECTURE, PC
A PROFESSIONAL CORPORATION

U.S. STEEL HEADQUARTERS

**LOWER HILL PLANNED DEVELOPMENT DISTRICT
PITTSBURGH, PA**

FLDP SUBMISSION 02.27.2015



PROJECT SUMMARY

PROJECT NAME	U. S. Steel Corporation Headquarters
LOCATION	Block D - Lower Hill Planned Development District Pittsburgh, PA
SITE AREA TOTAL	2.23 acres / 97,138.8 square feet
ZONING	SP-11 Office & Retail Use
SITE SUBDIVISION	Parcel D1 = 1.89 acres / 82,328.4 square feet Parcel D2 = 0.34 acres / 14,773 square feet
BUILDING HEIGHT	Required: 160'-0" maximum / 50'-0" minimum Provided: 77'-6" average parapet height – 5 levels 88'-0" average mechanical screen height
PARKING	Offstreet: None required / None provided
PROGRAM	Total: 285,000 gross square feet Office: 250,000 rentable square feet office (approximate) Retail: 18,000 rentable square feet (approximate) Footprint: 57,000 gross square feet per floor (approximate)

DESIGN NARRATIVE

The following project narrative allows for a proposed office and retail development on a 2.23 acre parcel named Block D at the Lower Hill Planned Development District.

The Lower Hill Planned Development District is a specially planned 28 acre site which was formerly the Pittsburgh Penguins Civic Arena Site. The site lies east of Downtown Pittsburgh and is surrounded by the Hill District, Uptown, and CONSOL Arena.

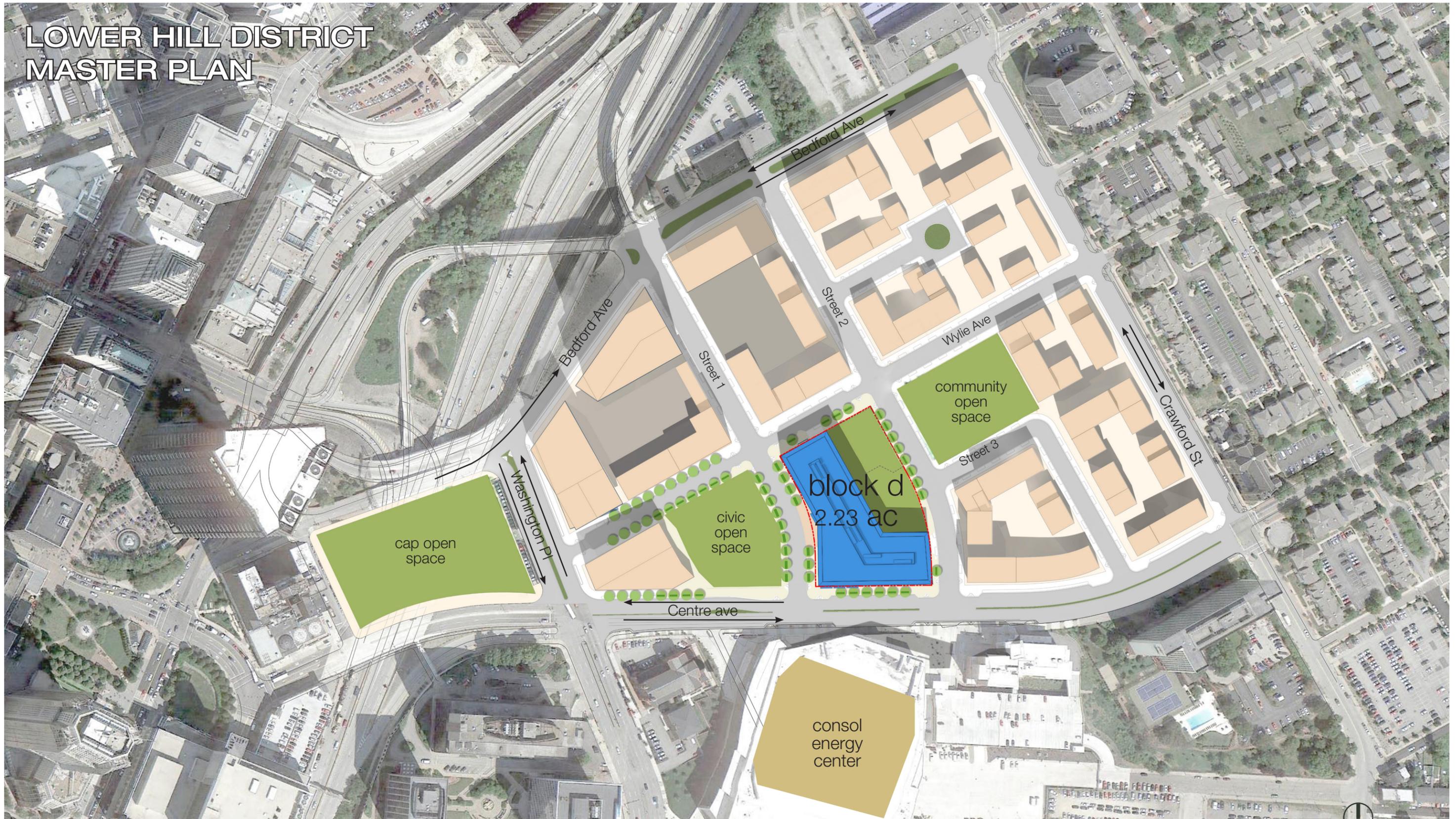
The project design goals include creating a high quality, mixed use, and sustainable corporate headquarters development that celebrate Pittsburgh's rich history in the development of the steel industry and reinforce the brand and corporate philosophy of the United States Steel Corporation.

Located as the backdrop to the civic urban park on Block F, the project is uniquely placed at the major focal point of activity for the Lower Hill District. It is expected that the proposed project at Block D will provide opportunity for entertainment uses at the ground level which will aid in the extension of energy and excitement for outdoor concerts, pre-game events, and other festival venues at this signature community park. U. S. Steel also plans for a museum space at the ground level to further activate the ground level program.

The intent of the building design is to express the heritage while focusing on the future direction of U. S. Steel while functioning as a catalyst for future development. In addition to reflecting U.S. Steel's brand and corporate philosophy, the building design must also respect its context and role of this anchor development within the newly master planned Lower Hill District. The overall appearance of the exterior will be in keeping with the expectation associated with traditional corporate headquarters office design and comparable to similar scale headquarters projects in the downtown Pittsburgh area. The building's envelope will utilize high performance materials including generous areas of engineered glazing complimented by an expressed structural steel frame which is defined by a precast concrete ribbon with wood soffits at the recessed roof line and at the street level arcades. The building articulation and setbacks create visual interest, while at street level the human scaled architecture provides street front texture, engages community and promotes an active and enhanced pedestrian experience

The construction start date is anticipated for the 3rd quarter of 2015 with final construction to be completed August 2017.

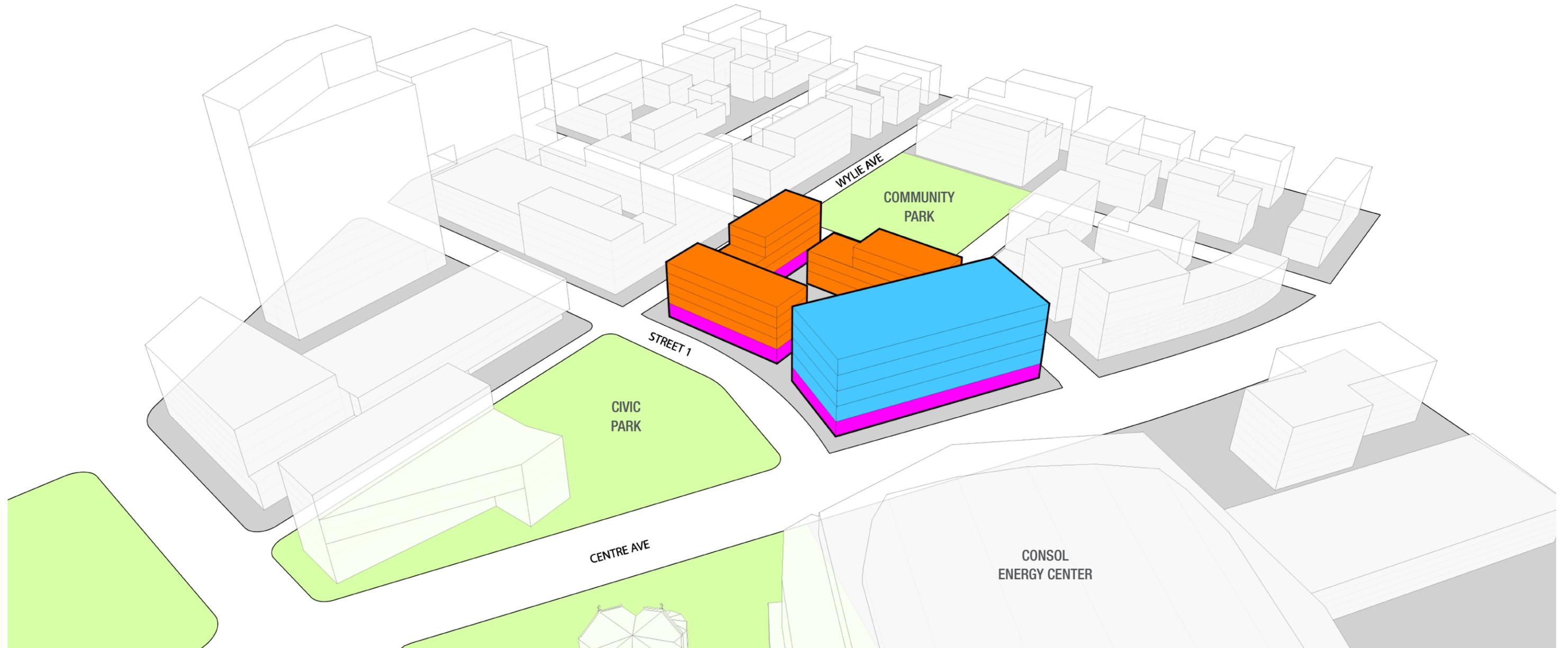
LOWER HILL DISTRICT MASTER PLAN



BLOCK D MASTER PLAN

MASSING STRATEGIES

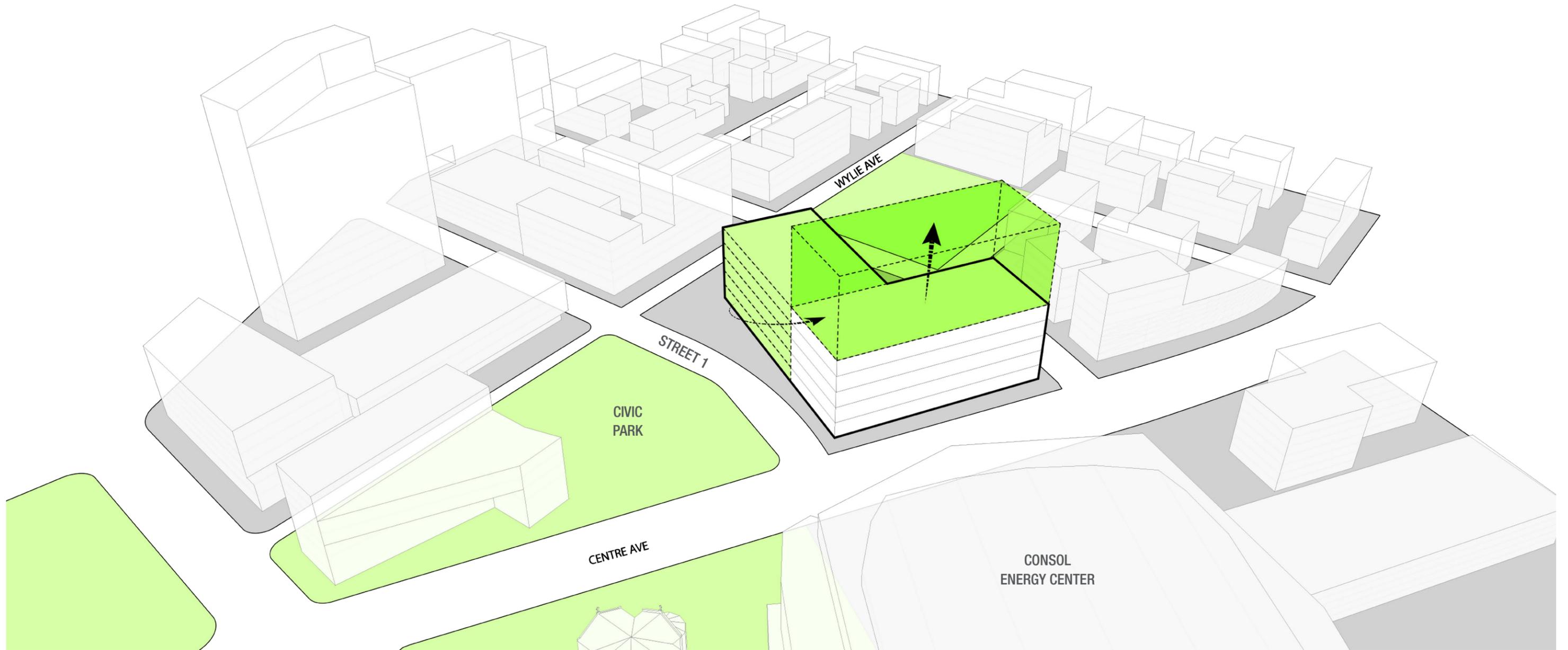
- RESIDENTIAL
- RETAIL/MUSEUM
- OFFICE



PLDP MASSING & PROGRAM

FOUR BUILDINGS - 300,000 SF

SITE UTILIZATION



U. S. STEEL PROGRAM MASSING CONSOLIDATION

285,000 GSF 800-1000 EMPLOYEES 18,000 RSF RETAIL
5 LEVELS - 57,000 SF / LEVEL

MASSING ATTRIBUTES

- RETAIL/MUSEUM
- OFFICE



U. S. STEEL HEADQUARTERS ACTIVATE & ENGAGE GROUND PLANE

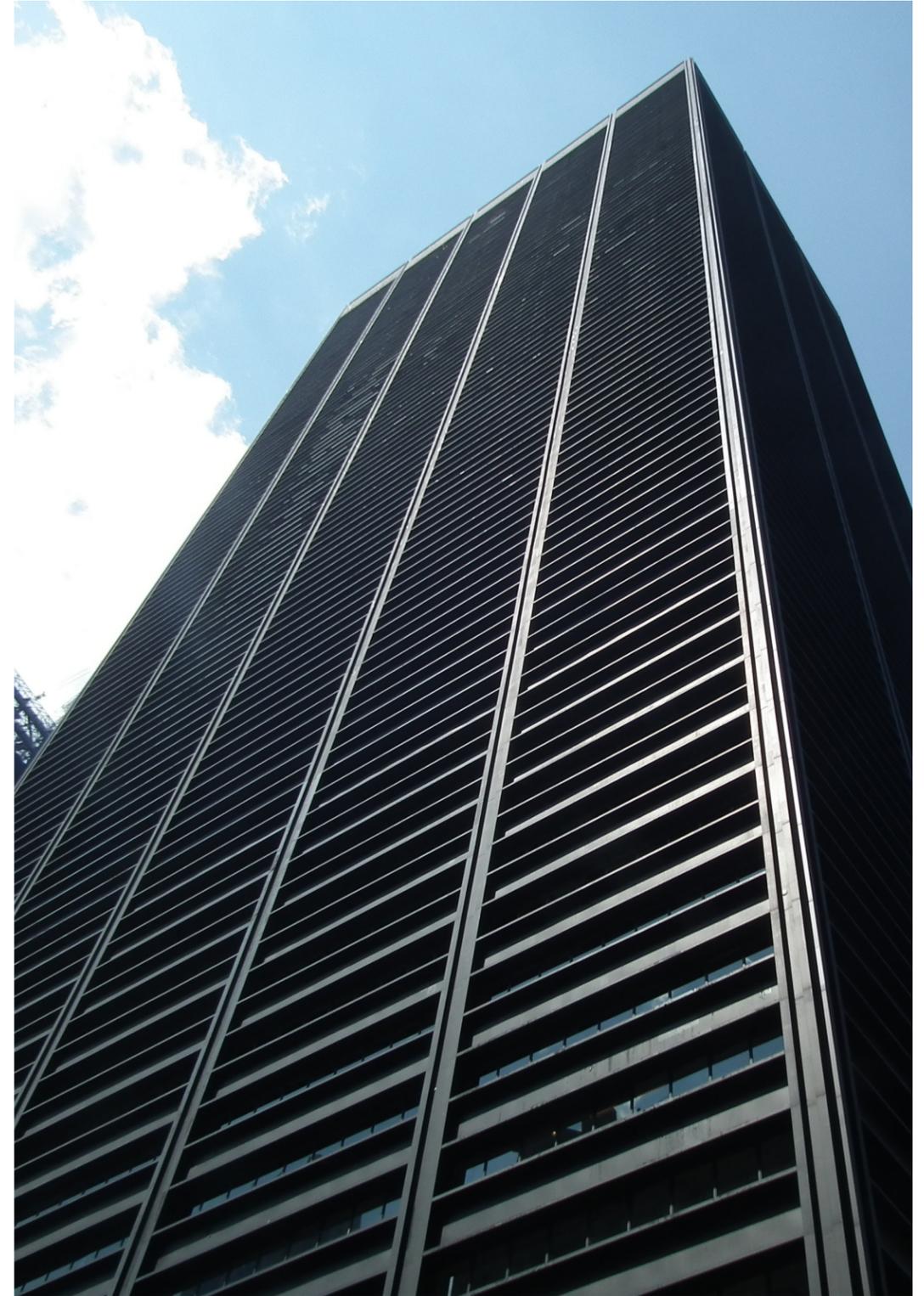
DESIGN INFLUENCE



HONOR STRUCTURAL STEEL'S LEGACY & BEAUTY

CLAYCO
THE ART & SCIENCE OF BUILDING

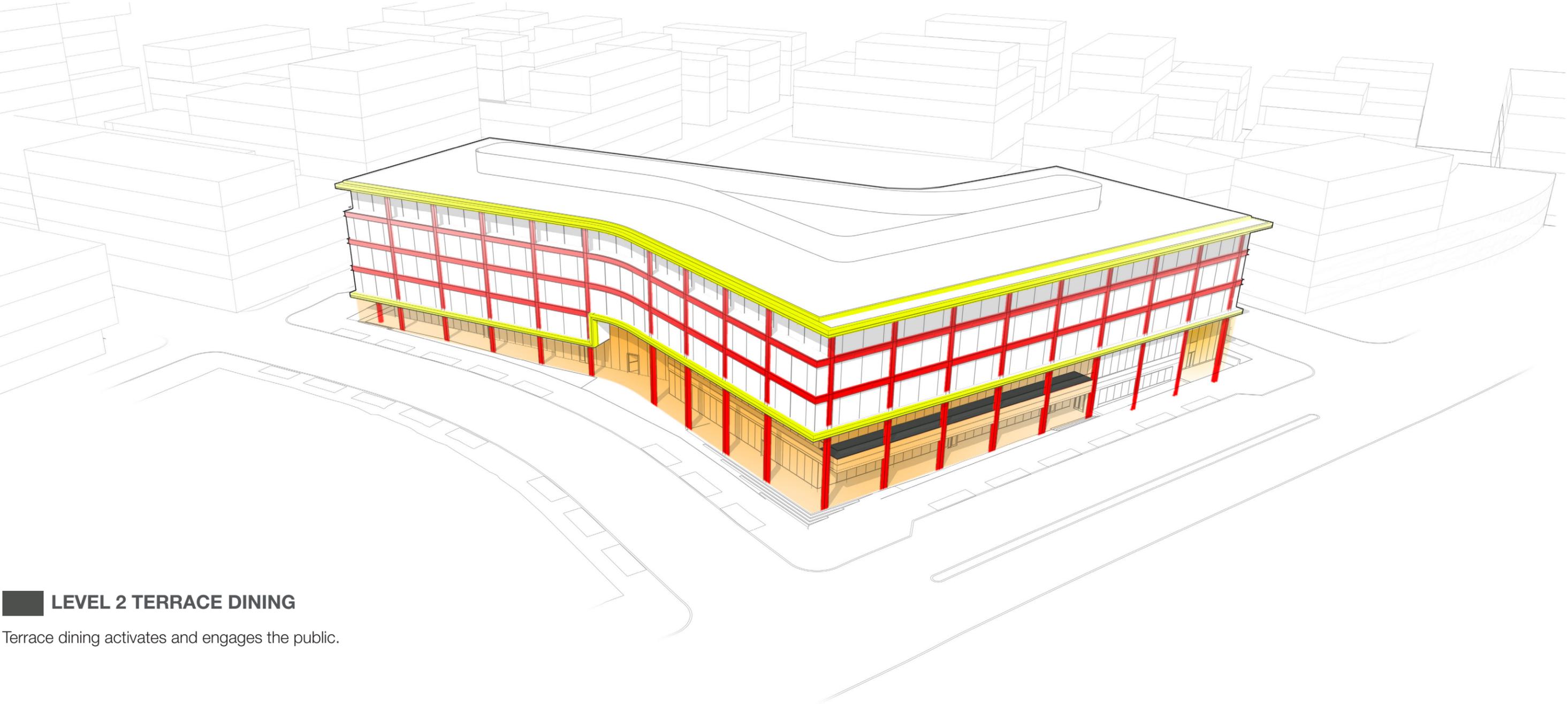
FS ARCHITECTURE, PC
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U. S. STEEL HEADQUARTERS
FLDP SUBMISSION 02.27.15

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ARCHITECTURAL ATTRIBUTES



LEVEL 2 TERRACE DINING

Terrace dining activates and engages the public.

ARTICULATED BASE

Pittsburgh Connection: Defined by brick details, public programs including the entry, museum, and retail elements are connected to the community at the ground plane.

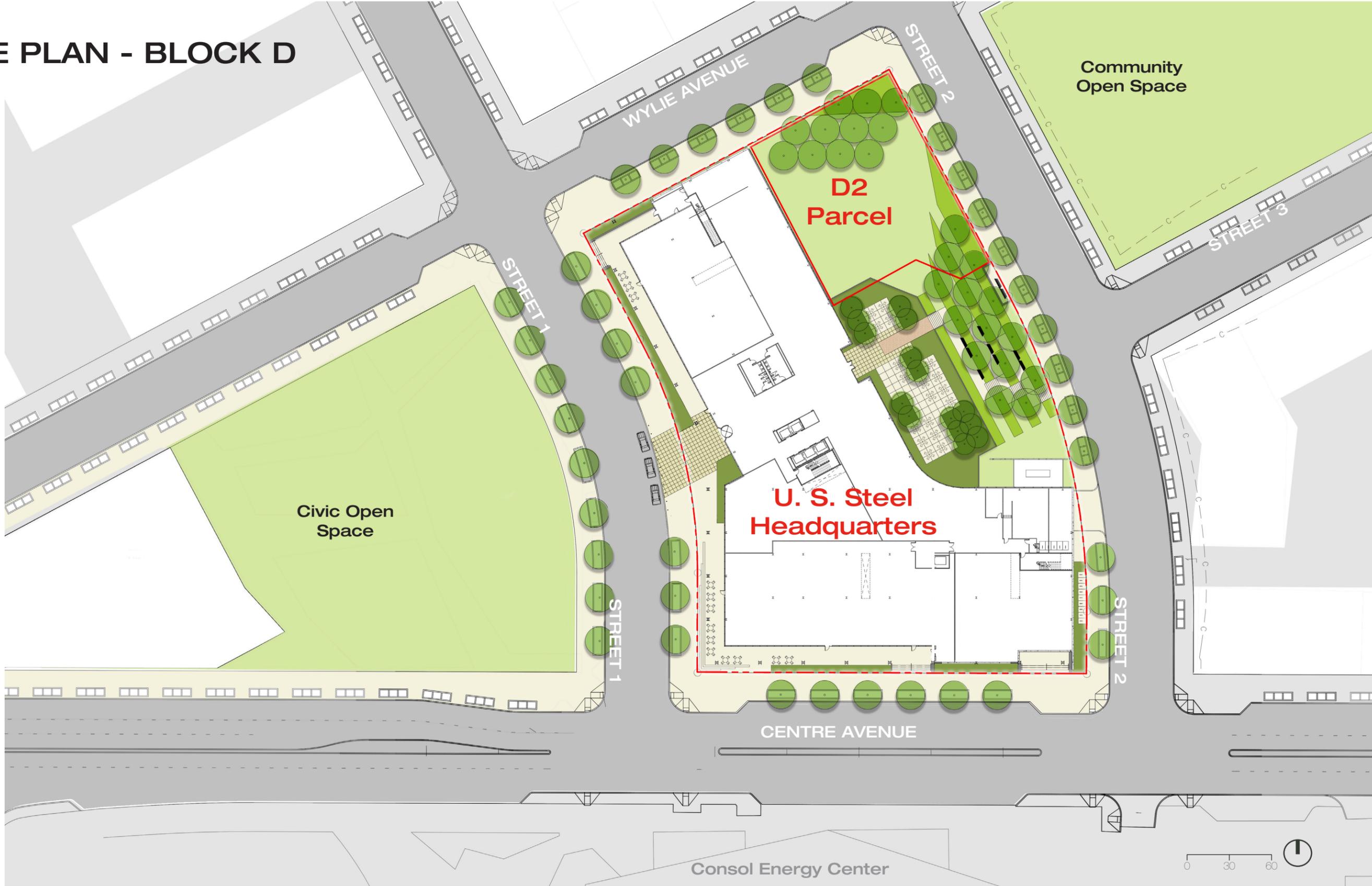
ARCHITECTURAL EXPRESSION

U. S. Steel History: The architecture honors Pittsburgh and U. S. Steel's role in the building industry with the focus to the future.

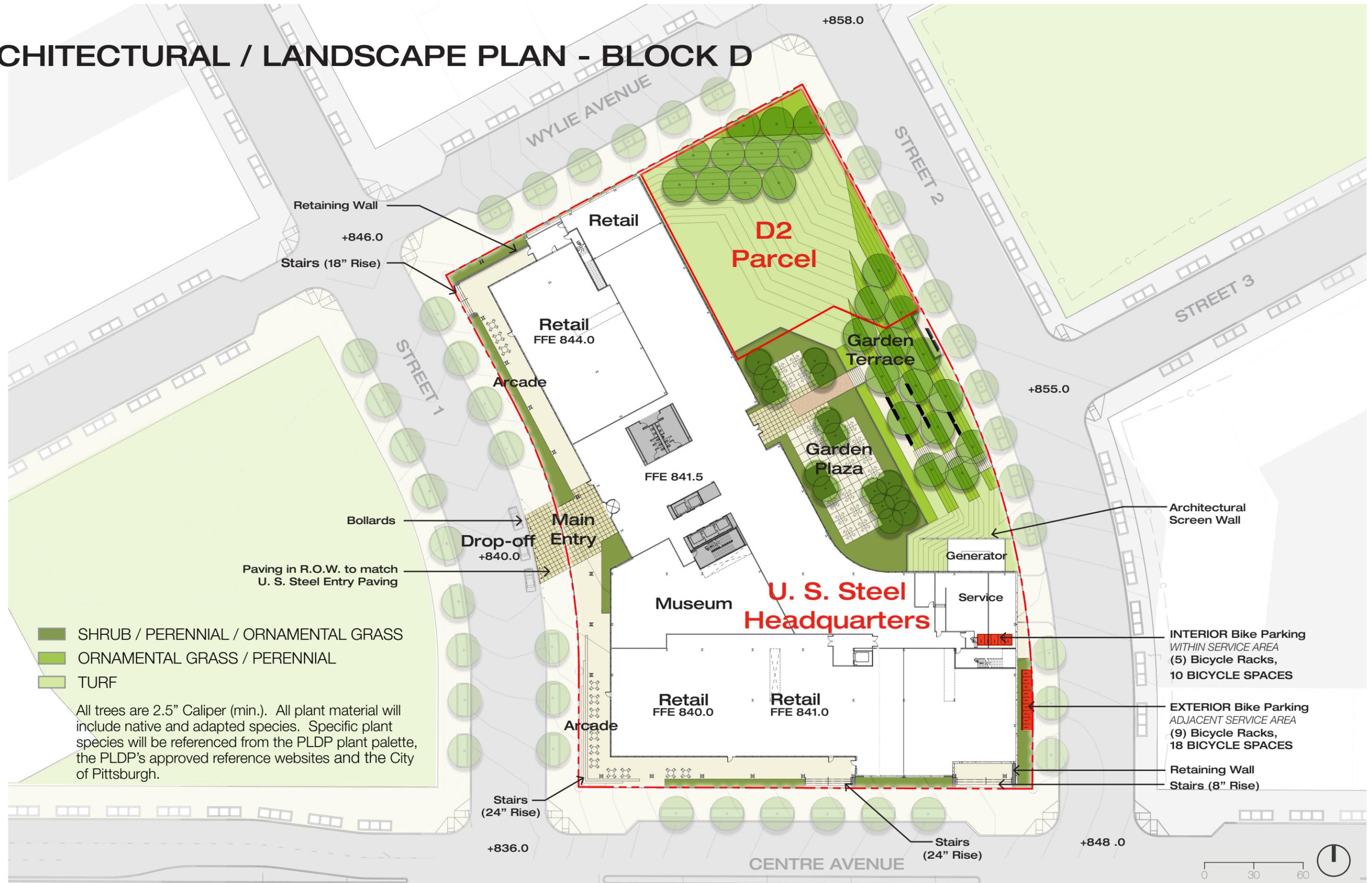
DEFINE ARCHITECTURAL COMPOSITION

Articulated precast defines and separates ground plane and entrance from the primary office floors and provides transition to the sky.

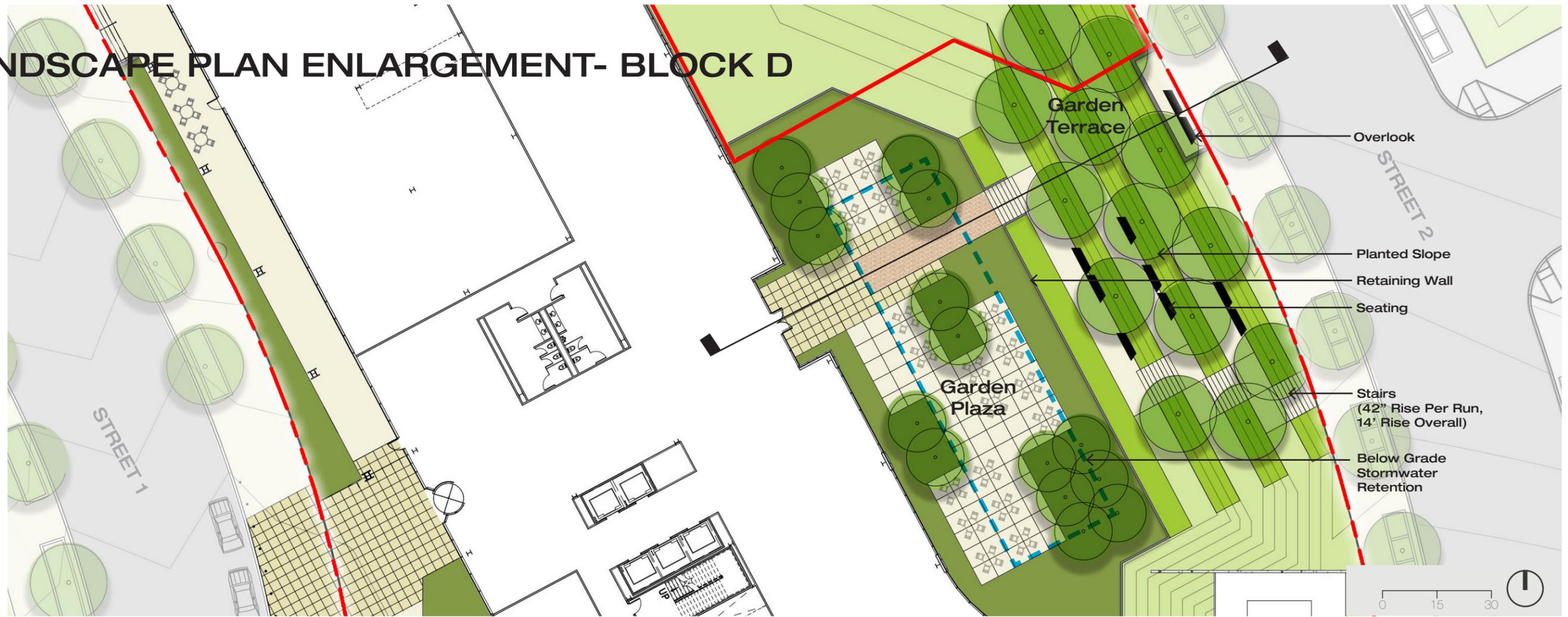
SITE PLAN - BLOCK D



ARCHITECTURAL / LANDSCAPE PLAN - BLOCK D



LANDSCAPE PLAN ENLARGEMENT- BLOCK D



Garden Plaza

Garden Terrace

SITE ATTRIBUTES

ELEVATIONS + PUBLIC REALM

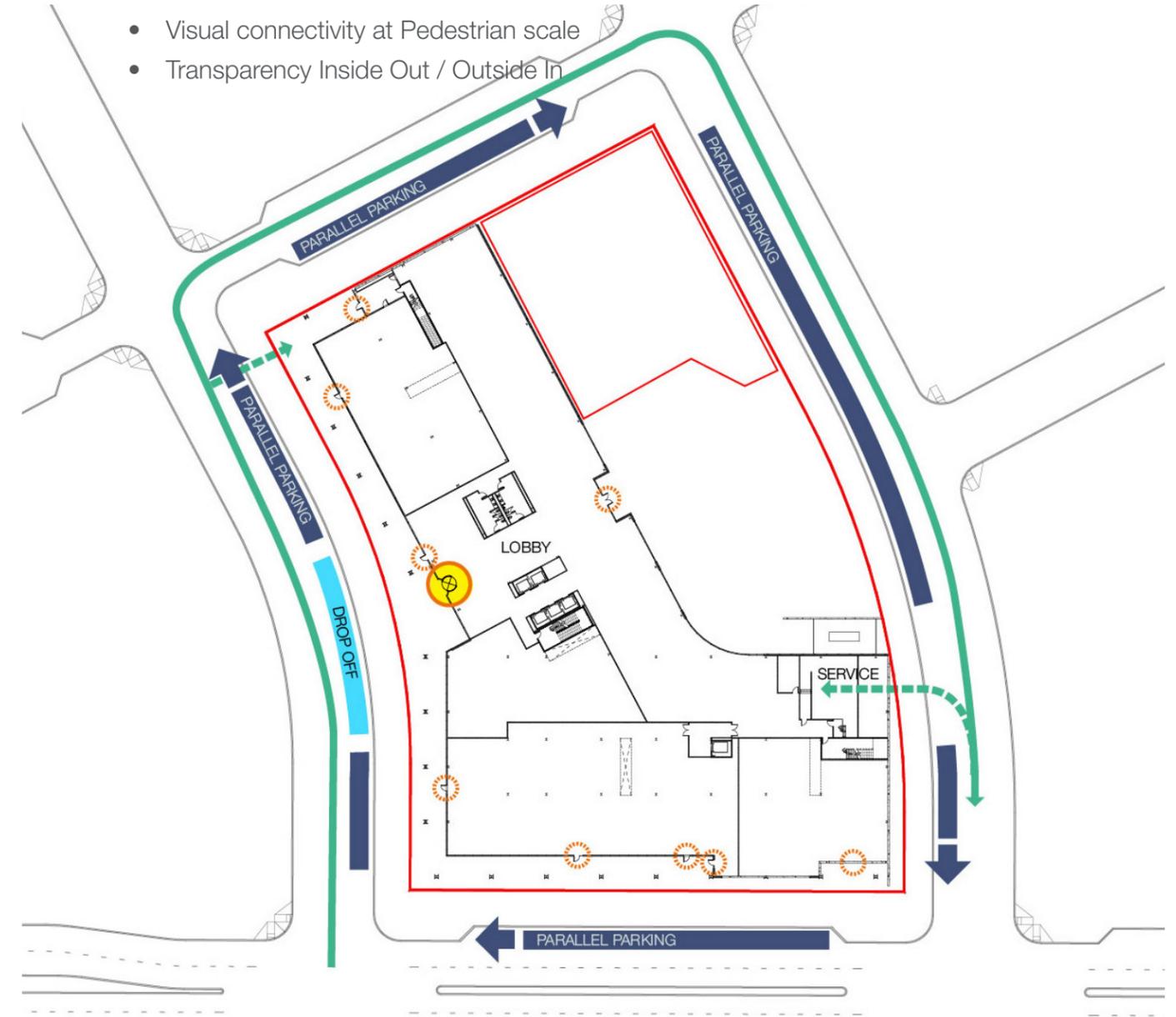
- Significant grade changes +/- 22 feet across entire site
- Architectural entries and Arcades engage street life
- Street Tree Planter locations respond to context and building footprint
- ADA accessible intersections



- SIDEWALK (NOT IN SCOPE)
- PLANTER (NOT IN SCOPE)

VEHICULAR + PEDESTRIAN ACCESS

- Drop off designated at building main entry
- Parallel parking provided on all streets
- Service access at Level 2 of Street 2
- Visual connectivity at Pedestrian scale
- Transparency Inside Out / Outside In



- MAIN DROP-OFF
- PARALLEL PARKING
- SERVICE ACCESS
- PRIMARY U. S. S. BUILDING ACCESS
- OTHER BUILDING ACCESS

STORM WATER PLAN - BLOCK D

PROJECT: US STEEL PROJ. NO: 214-5314

Retention - site

1: Water Quantity Volume:

Drainage Area:	2.23	Acres
Percent Impervious Cover(I):	84	%
Water Quality Required:	7,829	Cu. FT $Water\ Quantity = [1.20 * (.05 + .009I)] * A / 12 * 43560$

2: Bio-Retention Surface Area

Required WQv:	7,829	Cu. FT	Provided:	Area(Af) =	1352	Ft.^2
Filter Bed Depth(df):	2.50	Ft.	Provided Volume(V1): (Above Bio-Retention)	Elevation	Area	Volume
Coefficient of Permeability(k):	2.0	Ft./day*		0.00	1,352	0
Height of water above Bed(hf):	0.50	Ft.		1.00	1,854	1,603
Design Filter Bed Drain Time(tf):	2	days**		1.50	2,118	2,596
Surface Area of Filter Bed(Af):	1,631	Ft.^2 $(WQv \times df) / [(k) \times (hf + df) \times (tf)]$				

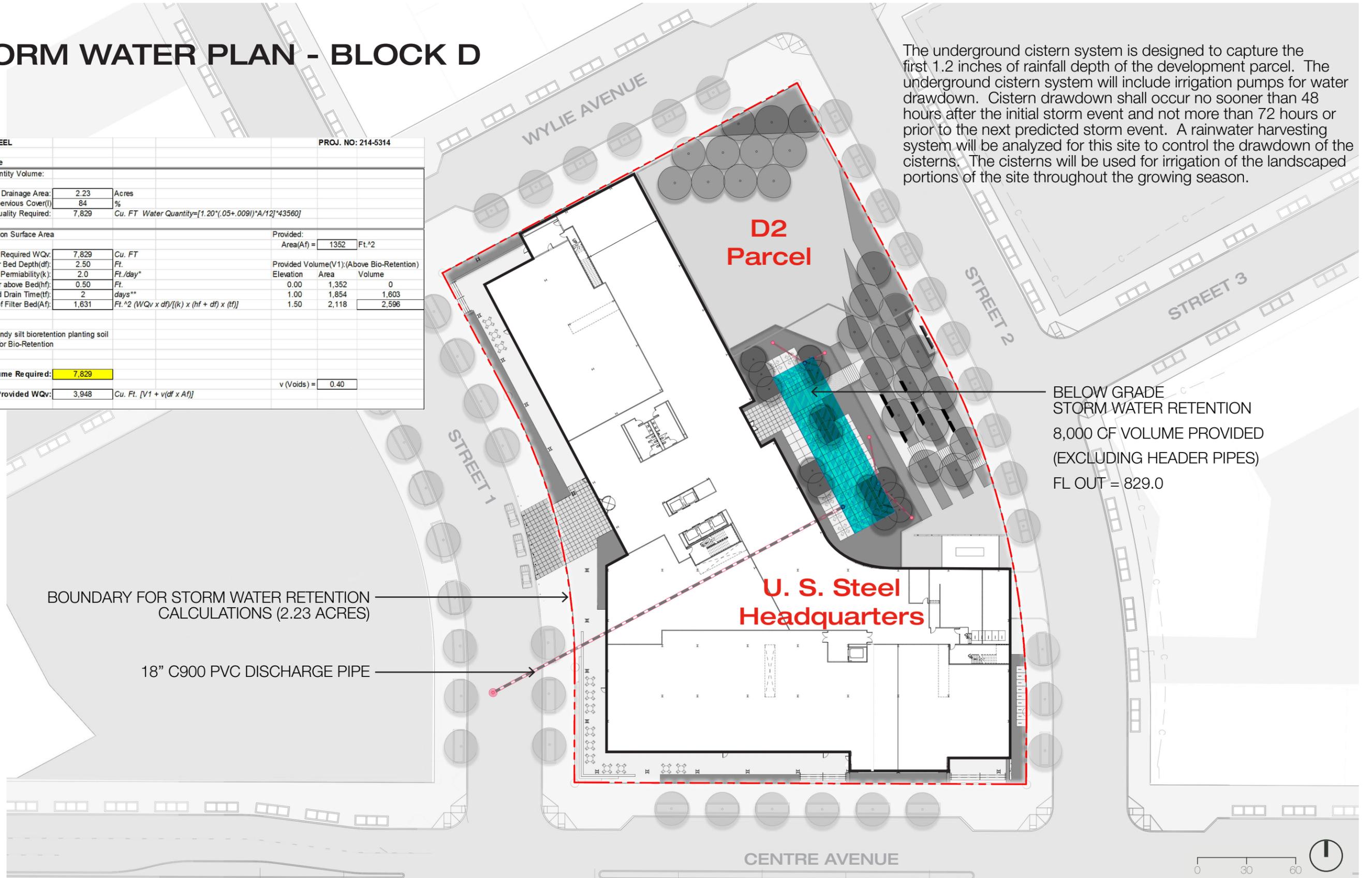
2.0 ft/day for sandy silt bioretention planting soil
 te: 2.00 days for Bio-Retention

Retention Volume Required: **7,829**

Provided WQv: 3,948 Cu. Ft. $[V1 + v(df \times Af)]$

v (Voids) = 0.40

The underground cistern system is designed to capture the first 1.2 inches of rainfall depth of the development parcel. The underground cistern system will include irrigation pumps for water drawdown. Cistern drawdown shall occur no sooner than 48 hours after the initial storm event and not more than 72 hours or prior to the next predicted storm event. A rainwater harvesting system will be analyzed for this site to control the drawdown of the cisterns. The cisterns will be used for irrigation of the landscaped portions of the site throughout the growing season.



VIEW FROM SOUTHWEST



VIEW FROM SOUTHWEST - DUSK



VIEW FROM NORTHWEST



SITE CONTEXT PHOTOS

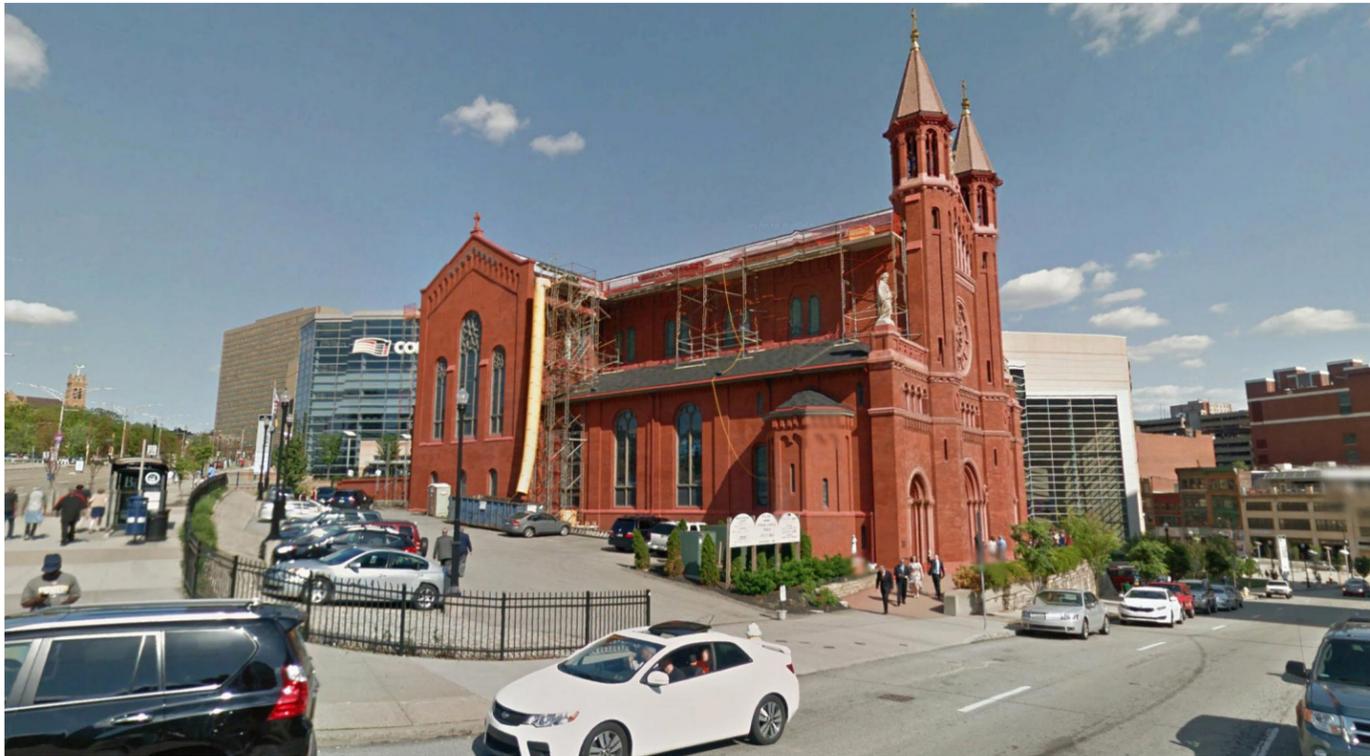
CONSOL ENERGY CENTER



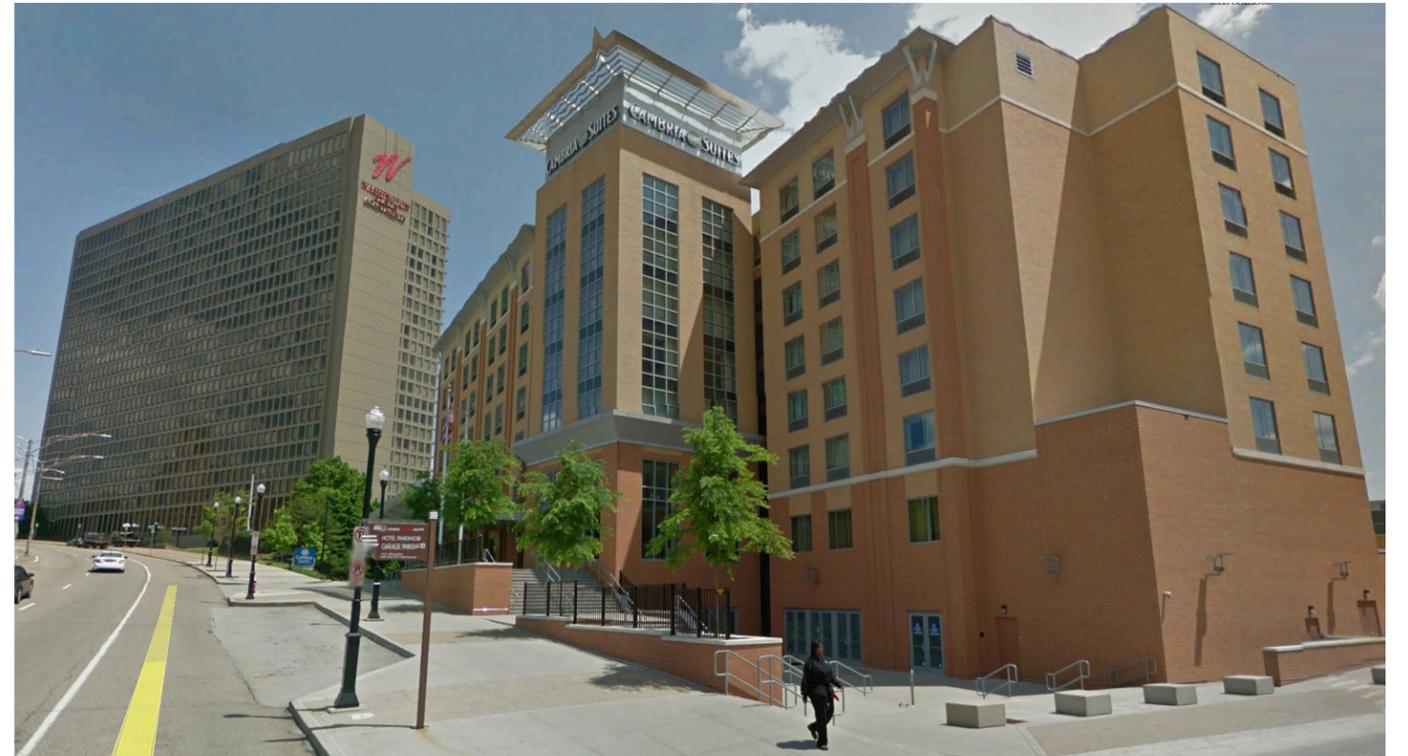
CONSOL ENERGY CENTER / EPIPHANY CHURCH



EPIPHANY CHURCH



WESTIN / CAMBRIA SUITES



MATERIALITY / PRECEDENTS

STEEL FRAME



The office program sits atop a series of columns at the southwest corner of the property.

The structural frame is communicated via wide flange expression, paying homage to U. S. Steel history

Shop powder coated steel

Steel flanges create strong shadow lines that provide depth within the facade system

PRECAST CONCRETE BROW / BELT



Precast brow and belt afford a wider, pronounced expression than the wide flange profiles.

These precast bands, define the boundaries the office function / program beyond

GLASS / MULLIONS



A series of butt glazed glass facade below precast belt, defines the dining / entertainment program.

Repetitive window wall frames above define the office function / program beyond.

Combination of mullion caps and butt glazed joints provide depth within the "office" facade system.

WOOD SOFFIT

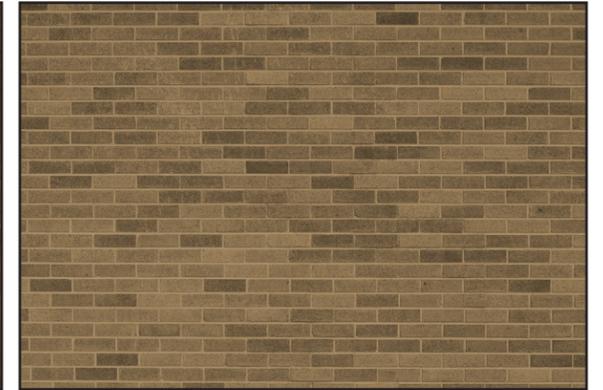


Wood soffits at balcony overhangs and south facade brow.

Creates warmth, pattern, and a human scale, at the balcony and pedestrian level.

Used in locations protected from sun and direct contact with moisture.

BRICK / PATTERN / TEXTURE



A Masonry band at the SW corner separates the office dining from the public retail below

The masonry base anchors building back to the hill

Relate to surrounding context - Consol Energy Center & Epiphany Catholic Church

TYPICAL FACADE DETAIL / EXPRESSION



STRUCTURALLY AUTHENTIC - OPTIMIZE DAY LIGHTING & TRANSPARENCY

VIEW OF NORTHWEST CORNER - STREET 01



VIEW OF SOUTHWEST CORNER - STREET 01



VIEW OF SOUTHEAST CORNER - CENTRE STREET



BIRD'S EYE VIEW OF PLAZA - STREET 02



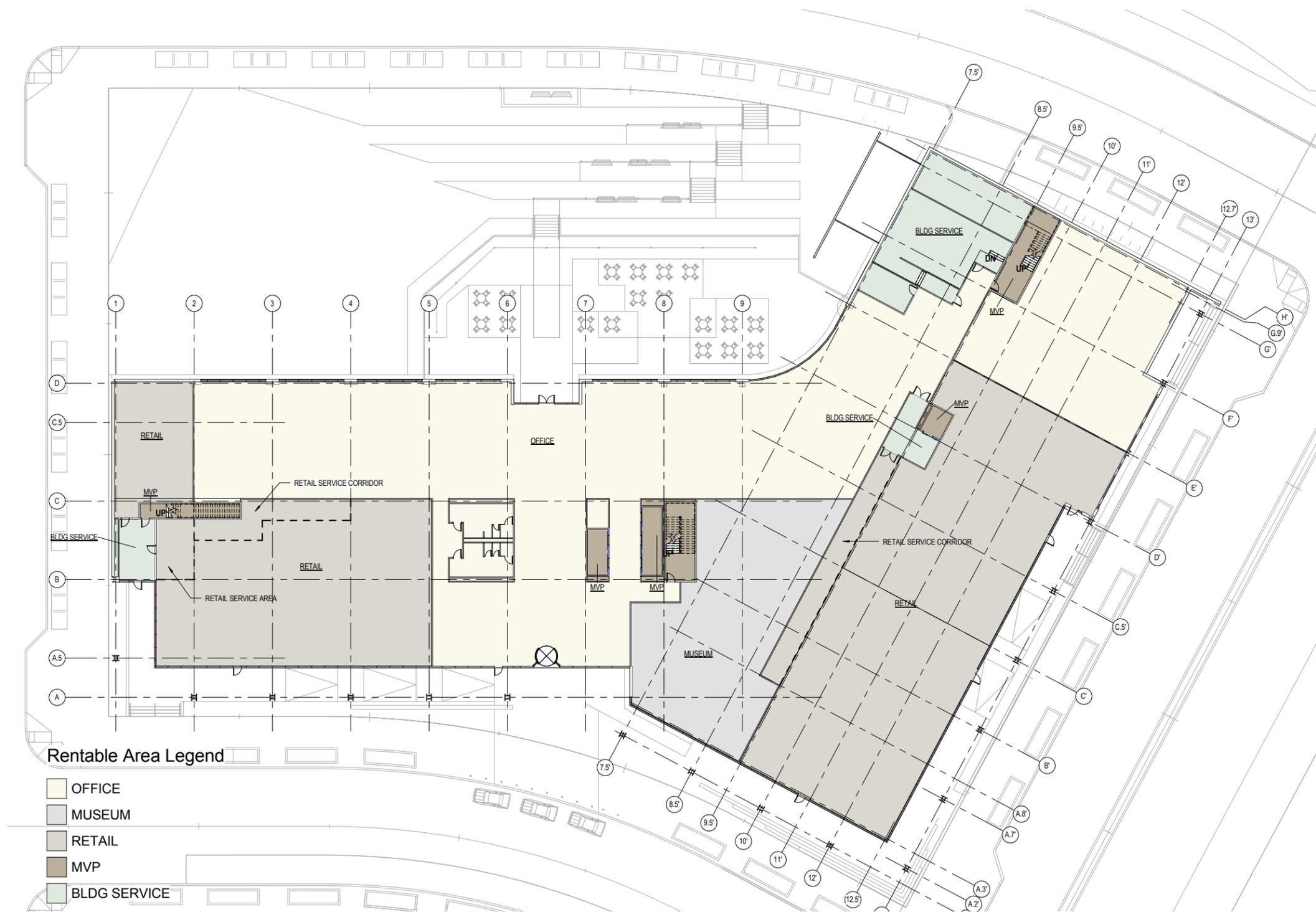
VIEW OF FROM EXTERIOR PLAZA



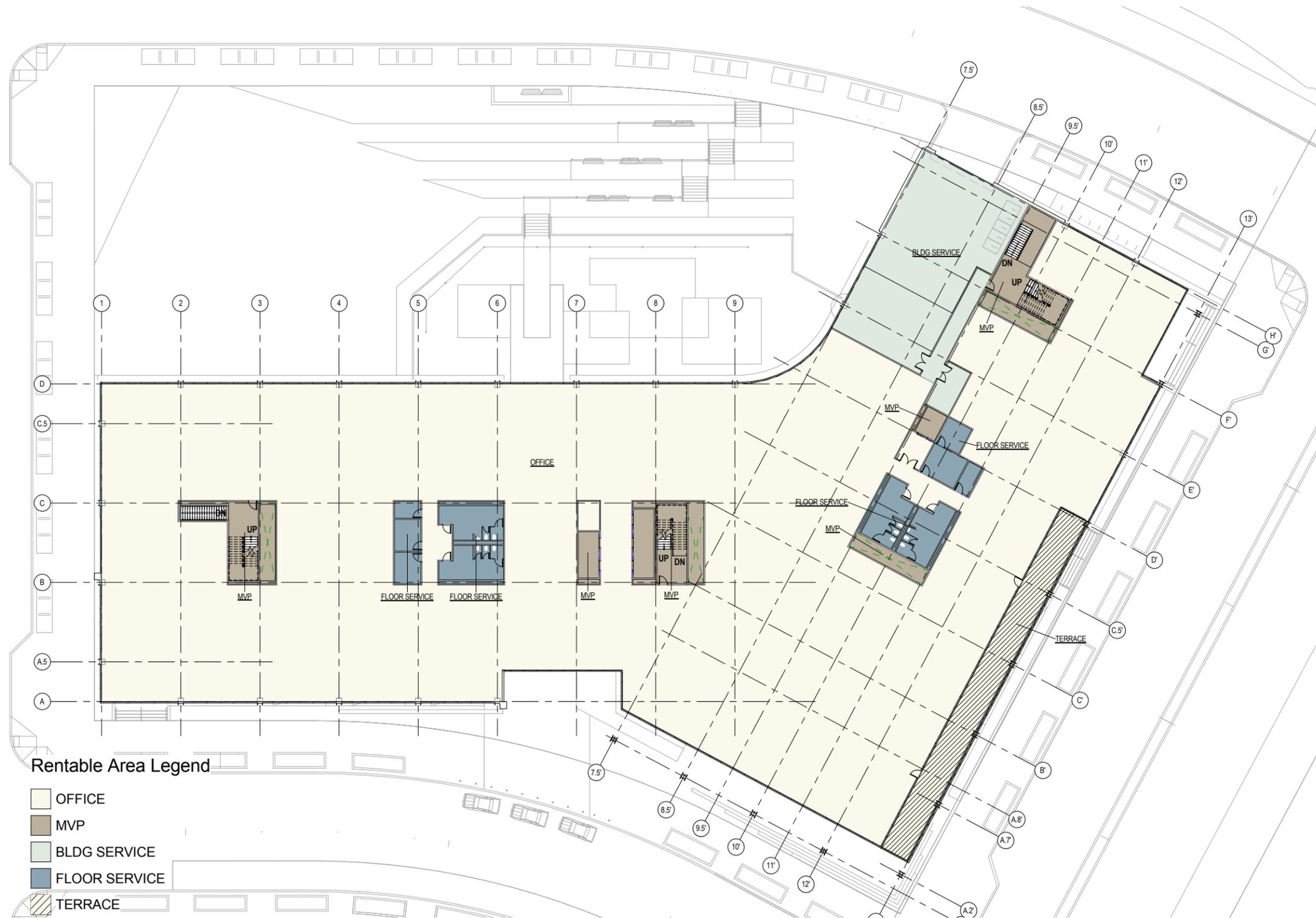
VIEW FROM NORTH - WYLIE



1ST FLOOR PLAN



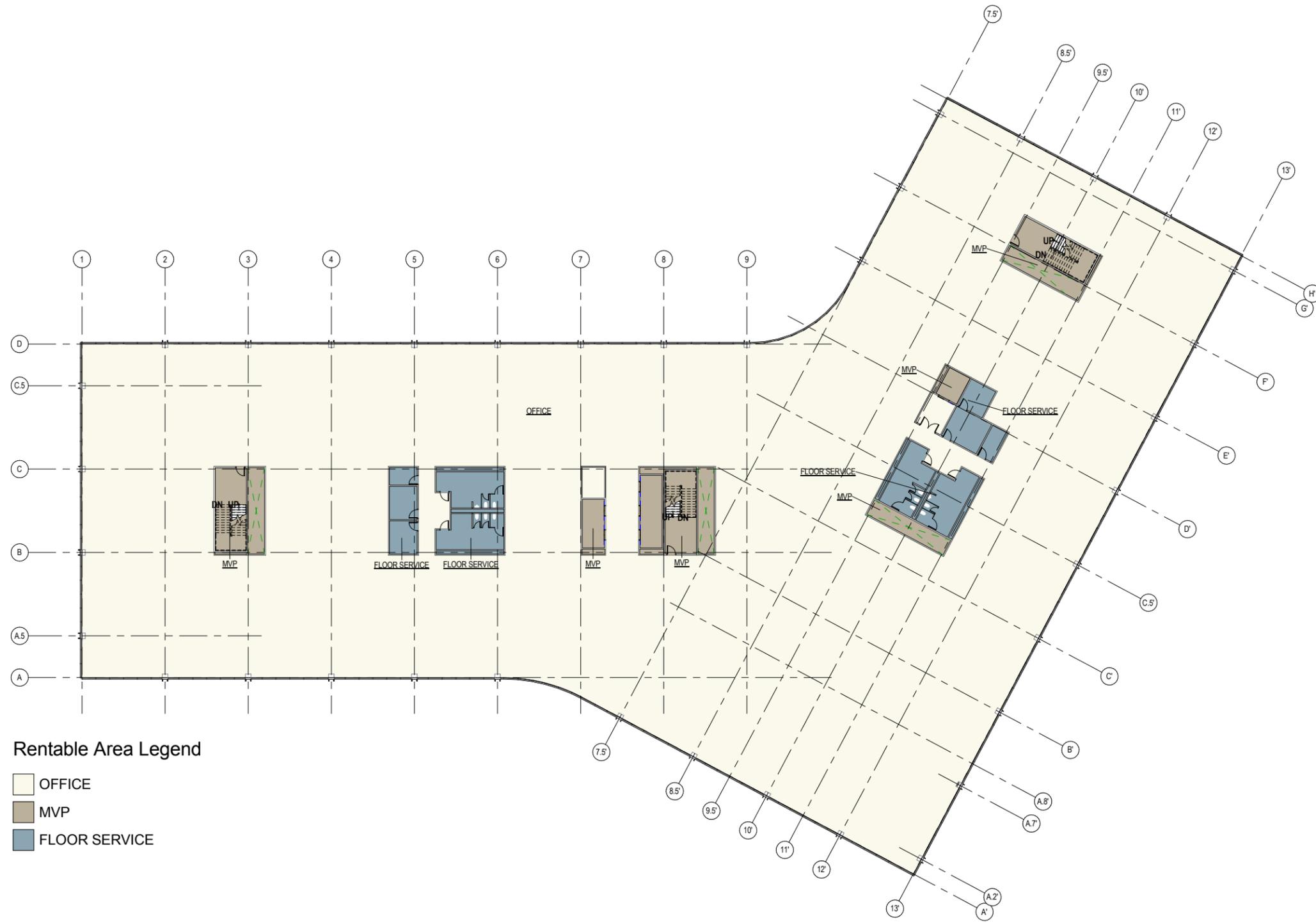
2ND FLOOR PLAN



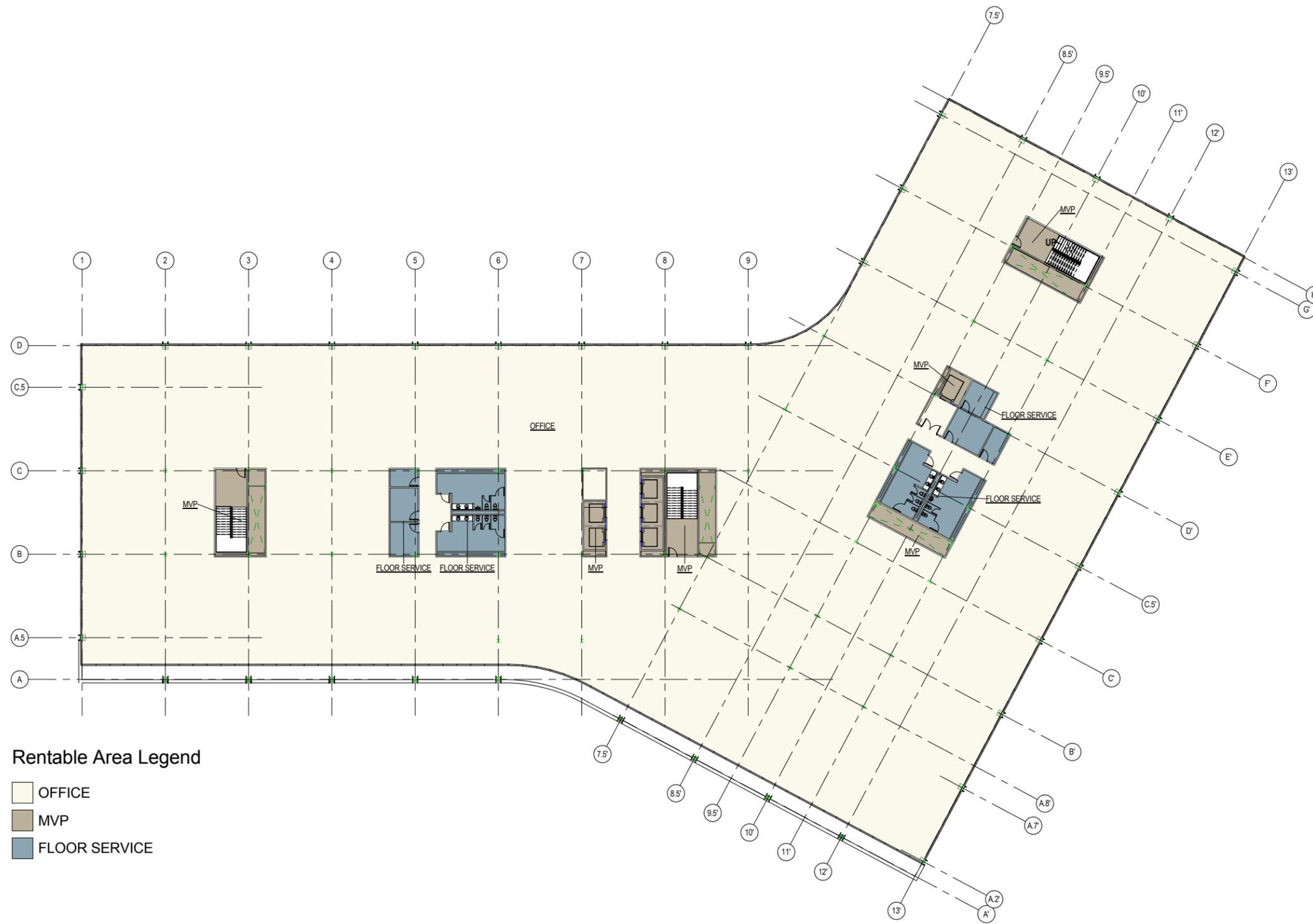
Rentable Area Legend

- OFFICE
- MVP
- BLDG SERVICE
- FLOOR SERVICE
- TERRACE

3RD & 4TH FLOOR PLAN



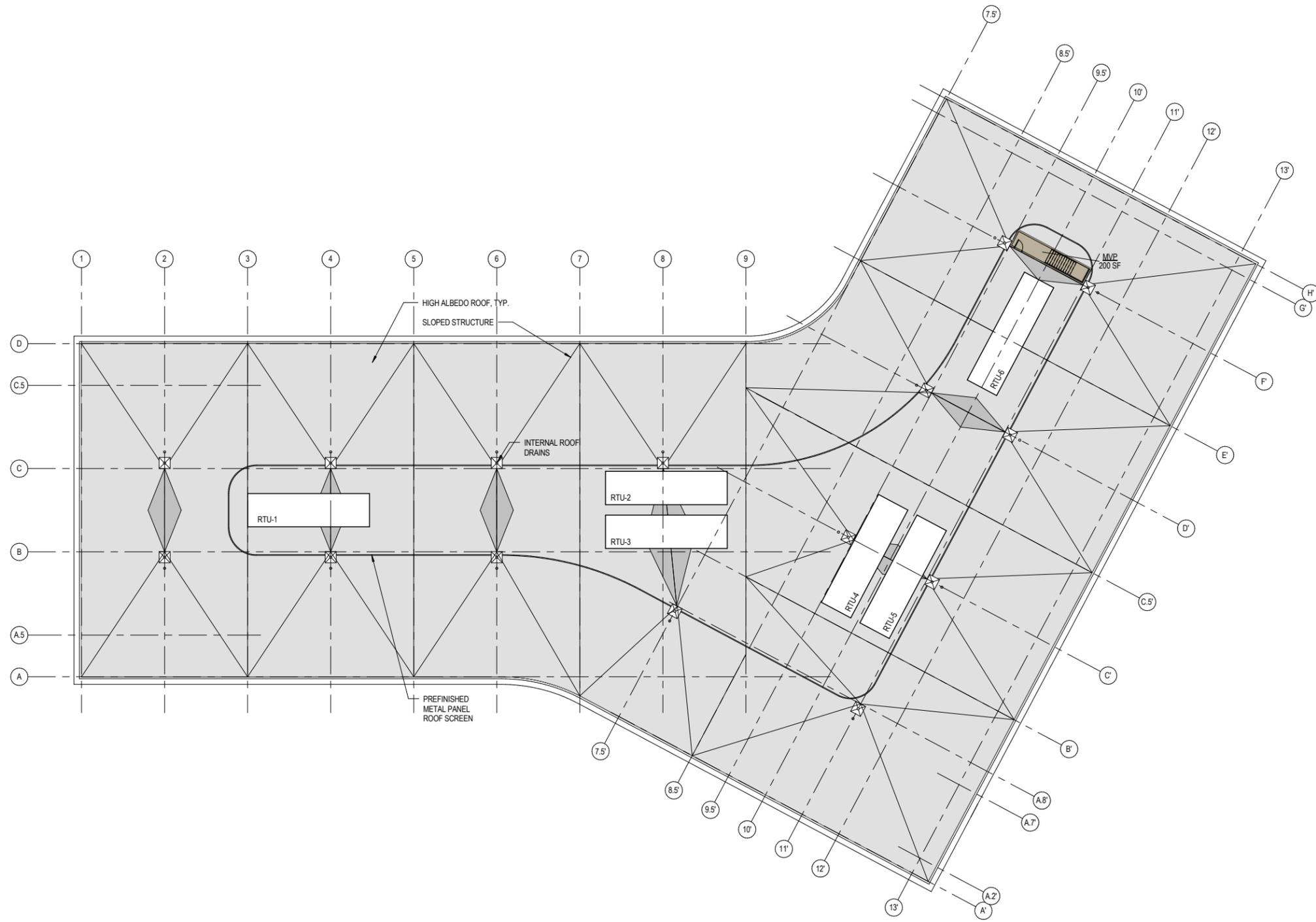
5TH FLOOR PLAN



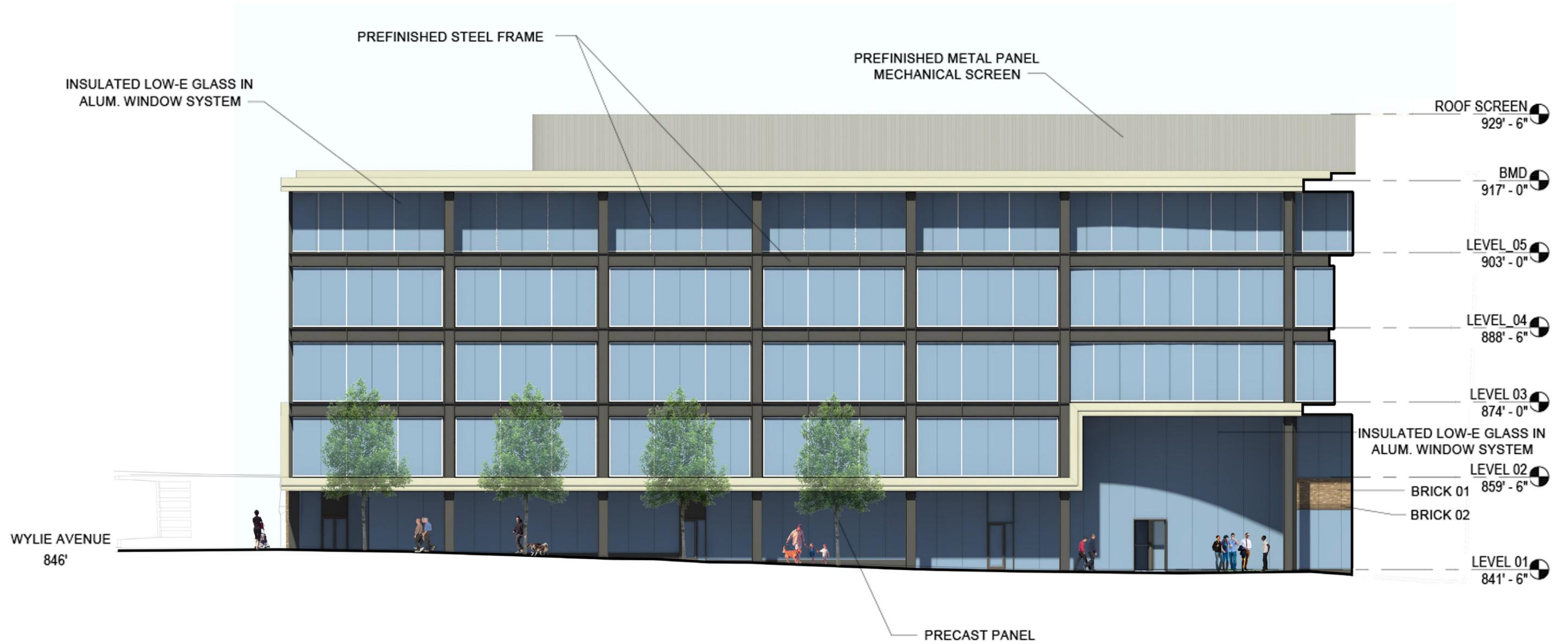
Rentable Area Legend

- OFFICE
- MVP
- FLOOR SERVICE

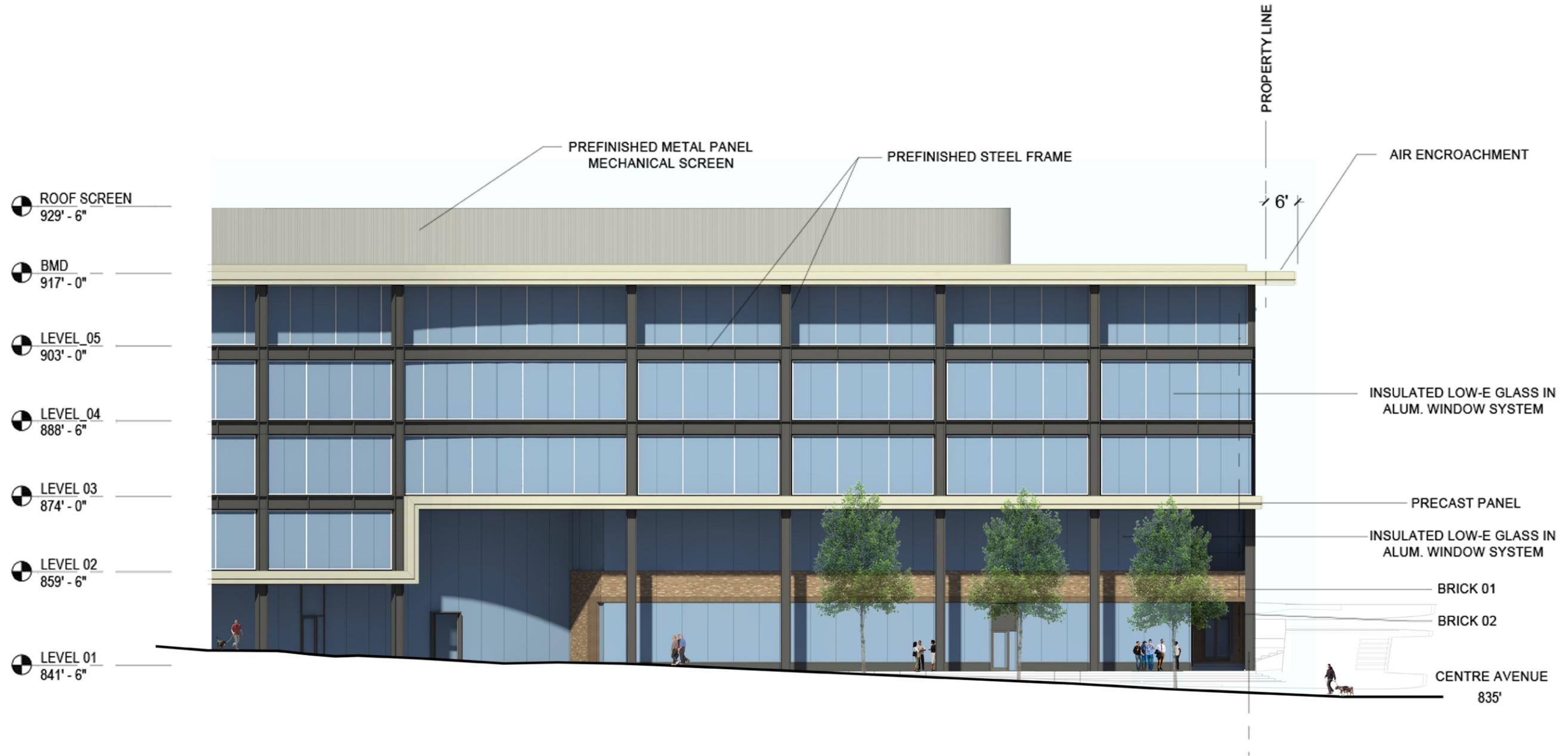
ROOF PLAN



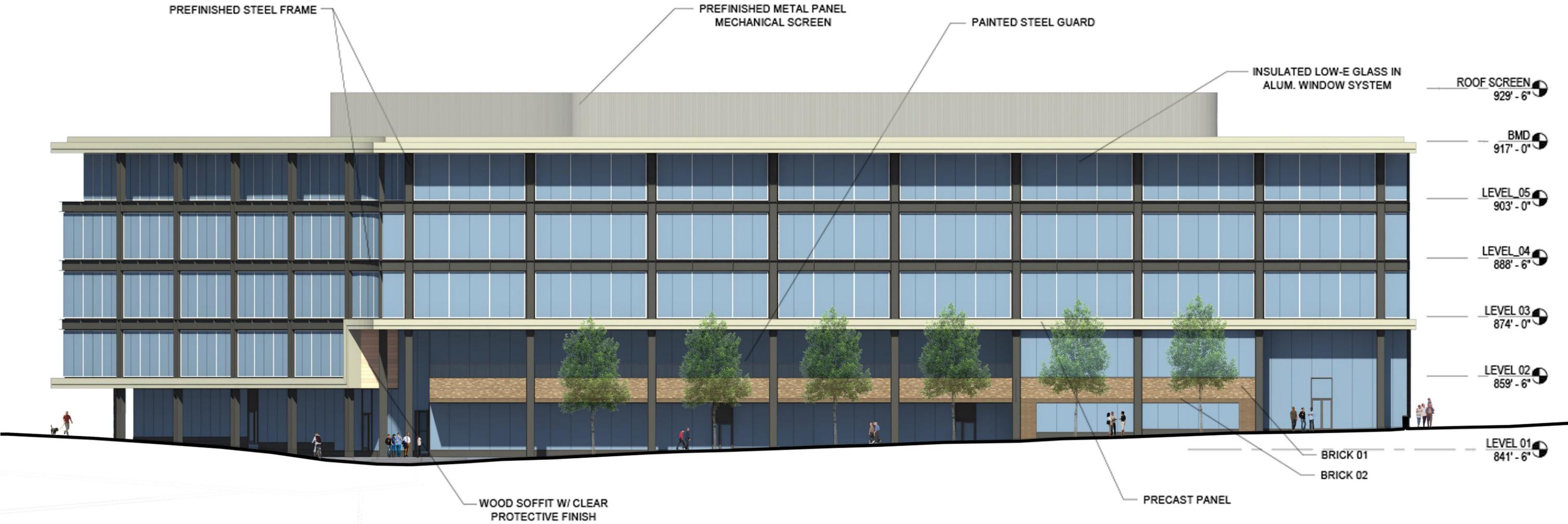
WEST ELEVATION 01



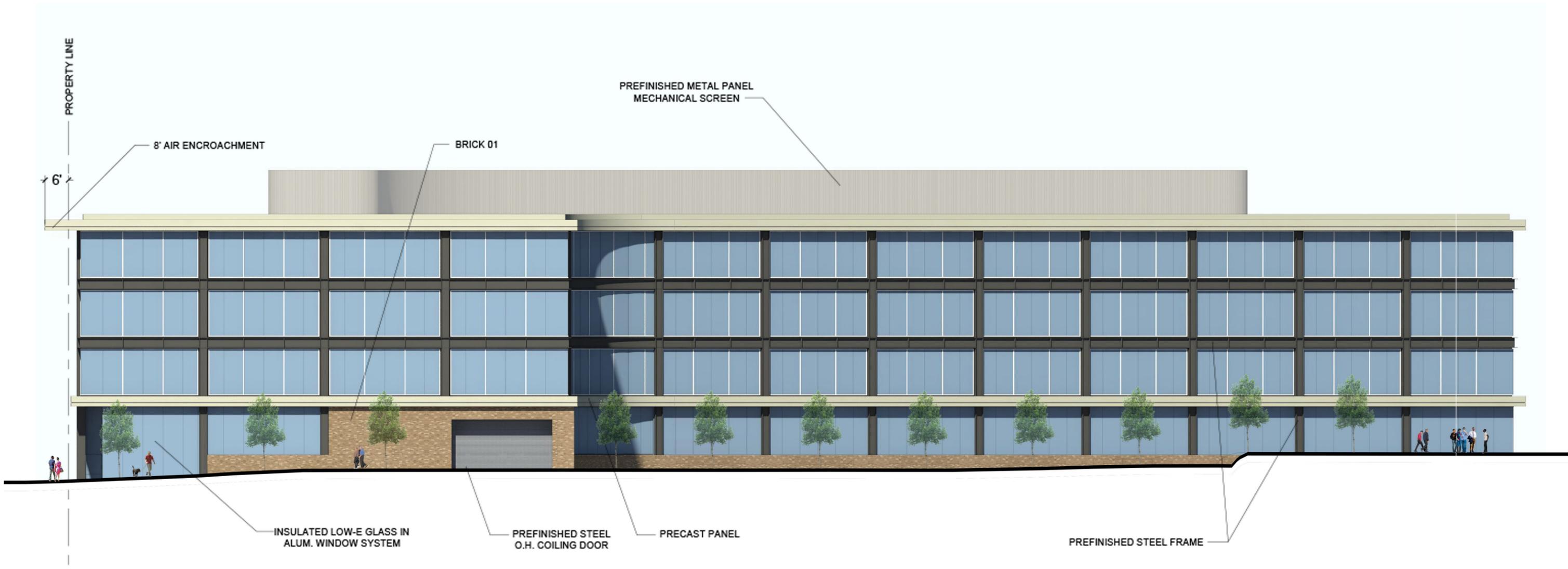
WEST ELEVATION 02



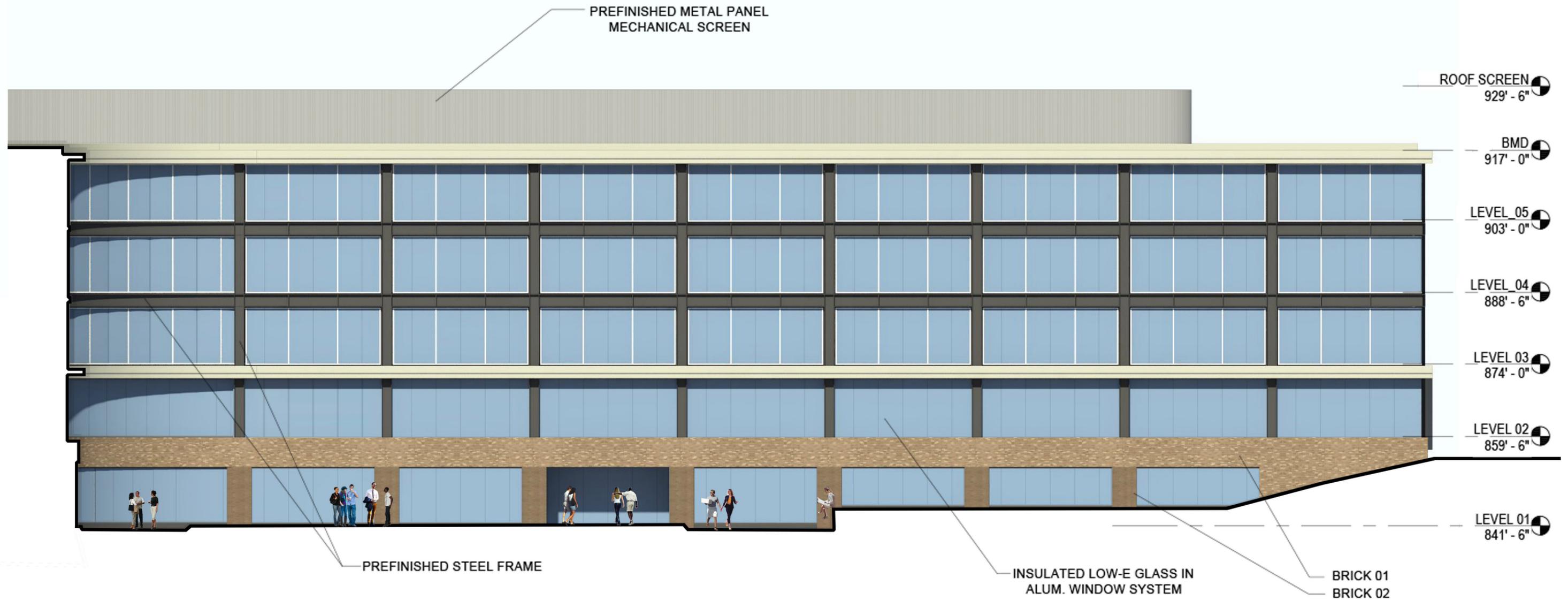
SOUTH ELEVATION



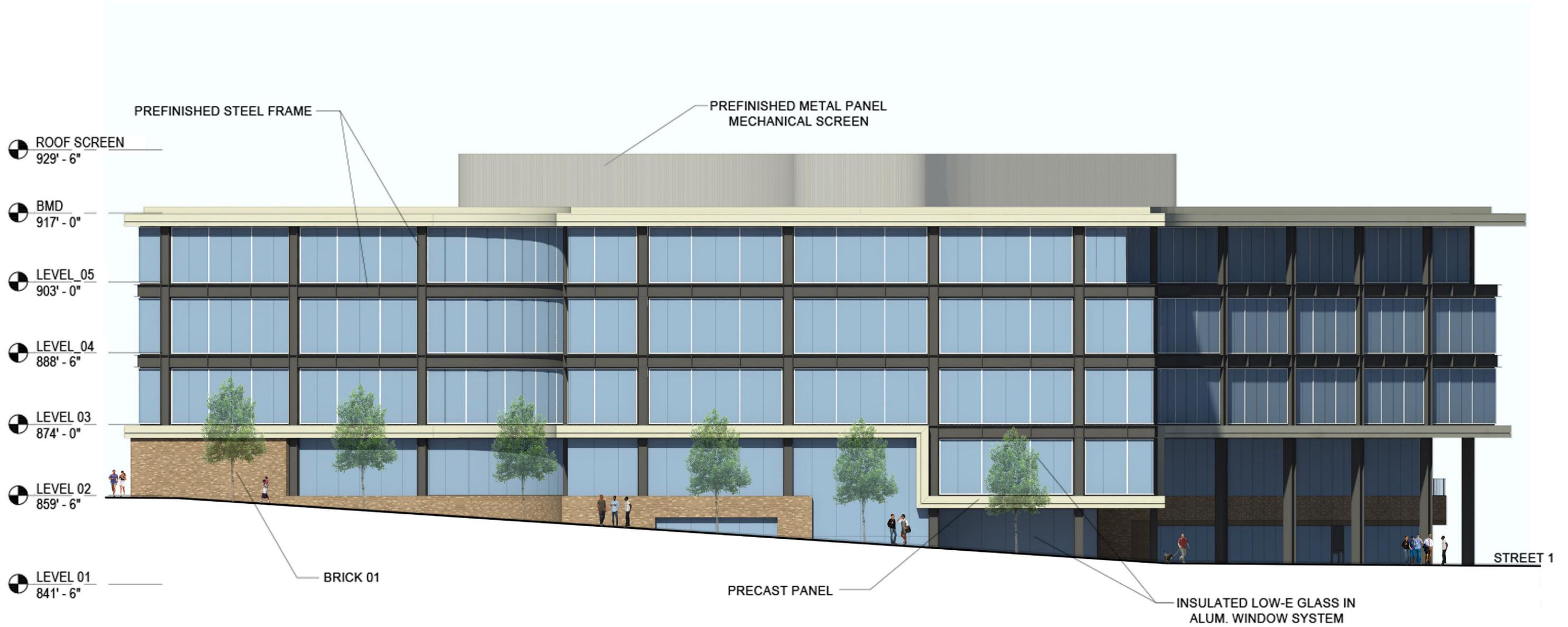
EAST ELEVATION 01



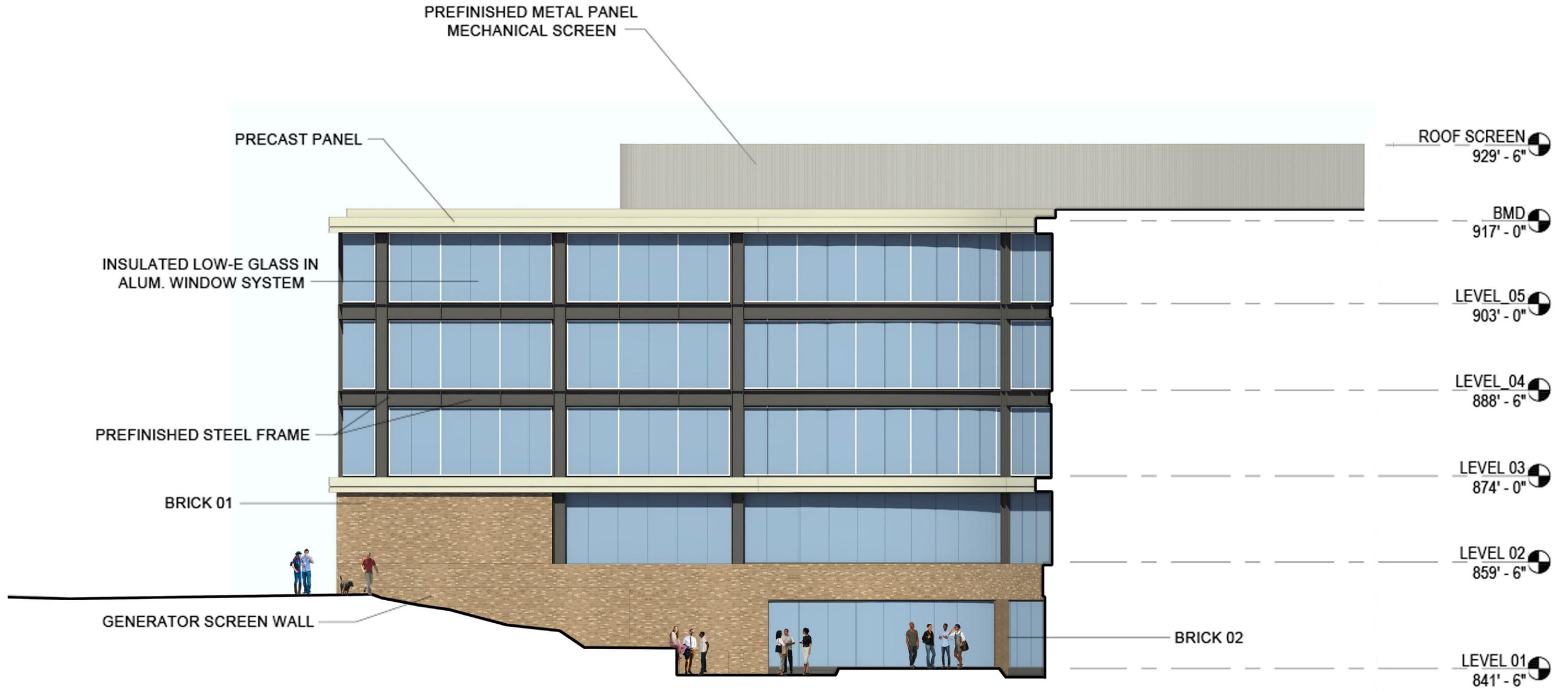
EAST ELEVATION 02



NORTH ELEVATION 01



NORTH ELEVATION 02



U. S. Steel Forum/Clayco Sustainability Plan

The U. S. Steel Headquarters project will pursue LEED Building Design and Construction (BD+C) New Construction (NC) with the intent to achieve a Silver certification with 52 points projected. Forum Studio has filled out a preliminary scorecard that illustrates what credits the project will pursue and that are also in alignment with the LEED ND credits where applicable.

To contribute to the development effort of LEED ND there are certain credits that project is contributing to beyond fulfilling the applicable prerequisites:

- NPDc1 – Walkable Streets
- NPDc5 – Reduce Parking Footprint
- NPDc9 – Access to Civic and Public Spaces
- NPDc11 – Visit ability and Universal Design
- NPDc14 – Tree Lined and Shaded Streets
- GIBc2 – Building Energy Efficiency
- GIBc4 – Water Efficient Landscape
- GIBc8 – Stormwater Management
- GIBc9 – Heat Island Reduction

With the honor of being the first structure to be developed within the LEED ND boundary the vision is for the U. S. Steel Headquarters to be an example of how a building integrates itself with the site and corresponding developments. This allows not only for the achievement of project and development LEED goals, but creates engaging public spaces that increase economic vibrancy, community culture, all while reducing impact and demand on resources. Throughout the process of design there has been consistent dialogue between all responsible parties to meet as many of the LEED ND credits as possible given the U. S. Steel Headquarter project scope.

Forum Studio has used its extensive experience with LEED projects in the design of the U. S. Steel Headquarters to achieve an anticipated Silver certification. Members of the project team have been responsible for Platinum certification on previous projects, and the collection of over 30 LEED accredited personal on staff all contribute a strong collective knowledge on how to deliver this project to that goal.

Throughout the design development emphasis has been placed on maximizing the amount of transparency in the building to allow natural light into the interior space while minimizing the impact that these features have on the energy efficiency. This will not only benefit the occupants, but also create a lively exterior of the building to compliment the vibrancy of the Consol Energy Center adjacent to the site. Currently we are forecasting a twenty percent reduction in energy consumption over the baseline, which corresponds to an estimated 41.4

EUI, showing progress towards achieving the Pittsburgh 2030 District commitment of a 32 EUI, or seventy percent over baseline.

Beyond energy there is a strong emphasis on creating an engaging public space that is working towards stormwater and site development credits currently under evaluation with Forum Studio's landscape and civil engineering teams. By utilizing native and adaptive landscaping the irrigation demand for the site has been reduced up to fifty percent. Locating the parking below grade allows for this to take place, while at the same time providing preferred parking to the carpool, low-emitting and fuel-efficient vehicles. Parking capacity is positively impacted by the proximity of the site to an existing public transportation infrastructure that we anticipate reducing demand for commuter parking. The reduction in hard surface area by locating the parking below grade also allows for heat island reduction, which is also a regional priority credit.

With the structure of building composed of mostly steel and concrete it is highly achievable to receive up to thirty percent recycled material content on the project, which would also be accompanied by a large portion of regional material content as well. Working with our Clayco Construction partners to track the materials documentation, waste diversion, construction indoor air quality, and low-emitting materials credits to assure that all construction credits are achieved as well.

With over 60 certified LEED projects (see attached document) at all levels of the USGBC rating scale, Clayco is very familiar with what is required to deliver a sustainable project. A strong commitment to sustainability (see attached statement) is present in our projects as well as our office operations. With over thirty LEED credentialed professionals on staff each project has standard operating procedures that provide LEED approved construction standards and monitoring requirements (see attached Clayco LEED Action Plan) that decrease environmental impact and assure that all projected LEED points are achieved.



LEED for New Construction and Major Renovation 2009
Project Scorecard

Project Name: **US Steel Headquarters**
Project Address: **Pittsburgh, PA**
FTE Occupancy:
Square Feet: **279,921**
Updated: **2.27.15**

Yes	?	No	Sustainable Sites		26 Points
19	7	0			
Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
5			Credit 2	Development Density & Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation, Public Transportation Access	6
	1		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation, Parking Capacity	2
	1		Credit 5.1	Site Development, Protect or Restore Habitat	1
	1		Credit 5.2	Site Development, Maximize Open Space	1
	1		Credit 6.1	Stormwater Design, Quantity Control	1
	1		Credit 6.2	Stormwater Design, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
1			Credit 7.2	Heat Island Effect, Roof	1
	1		Credit 8	Light Pollution Reduction	1

Yes	?	No	Water Efficiency		10 Points
4	4	2			
Y			Prereq 1	Water Use Reduction, 20% Reduction	Required
2	0		Credit 1.1	Water Efficient Landscaping, Reduce by 50%	2
	2		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	2
		2	Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction, 30% Reduction	2 to 4
				Reduce by 30%	2
				Reduce by 35%	3
				Reduce by 40%	4

Yes	?	No	Energy & Atmosphere		35 Points
8	18	9			
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance: 10% New Bldgs or 5% Existing Bldg Renovations	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
5	5	9	Credit 1	Optimize Energy Performance	1 to 19
				12% new Buildings or 8% Existing Building Renovations	1
				14% new Buildings or 10% Existing Building Renovations	2
				16% new Buildings or 12% Existing Building Renovations	3
				18% new Buildings or 14% Existing Building Renovations	4
				20% new Buildings or 16% Existing Building Renovations	5
				22% new Buildings or 18% Existing Building Renovations	6
				24% new Buildings or 20% Existing Building Renovations	7
				26% new Buildings or 22% Existing Building Renovations	8
				28% new Buildings or 24% Existing Building Renovations	9
				30% new Buildings or 26% Existing Building Renovations	10
				32% new Buildings or 28% Existing Building Renovations	11
				34% new Buildings or 30% Existing Building Renovations	12
				36% new Buildings or 32% Existing Building Renovations	13
				38% new Buildings or 34% Existing Building Renovations	14
				40% new Buildings or 36% Existing Building Renovations	15
				42% new Buildings or 38% Existing Building Renovations	16
				44% new Buildings or 40% Existing Building Renovations	17
				46% new Buildings or 42% Existing Building Renovations	18
				48% new Buildings or 44% Existing Building Renovations	19
0	7		Credit 2	On-Site Renewable Energy	1 to 7
				1% Renewable Energy	1
				3% Renewable Energy	2
				5% Renewable Energy	3
				7% Renewable Energy	4
				9% Renewable Energy	5
				11% Renewable Energy	6
				13% Renewable Energy	7
	2		Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
1	2		Credit 5	Measurement & Verification	3
	2		Credit 6	Green Power	2



LEED for New Construction and Major Renovation 2009
Project Scorecard

Project Name: **US Steel Headquarters**
Project Address: **Pittsburgh, PA**
FTE Occupancy:
Square Feet: **279,921**
Updated: **2.27.15**

Yes	?	No	Materials & Resources		14 Points
6	4	4			
Y			Prereq 1	Storage & Collection of Recyclables	Required
		2	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	2
		1	Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
2		1	Credit 2	Construction Waste Management, Divert 50%/75% from Disposal	1 to 2
	2		Credit 3	Materials Reuse, 5% /10%	1 to 2
2			Credit 4	Recycled Content, 10%/20% (post-consumer + ½ pre-consumer)	1 to 2
2			Credit 5	Regional Materials, 10%/20% Extracted Processed & Manufactured Regionally	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

Yes	?	No	Indoor Environmental Quality		15 Points
8	6	1			
Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
	1		Credit 5	Indoor Chemical & Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems, Lighting	1
	1		Credit 6.2	Controllability of Systems, Thermal Comfort	1
1			Credit 7.1	Thermal Comfort, Design	1
	1		Credit 7.2	Thermal Comfort, Verification	1
1			Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views, View for 90% of Spaces	1

Yes	?	No	Innovation & Design Process		6 Points
6	0	0			
1			Credit 1.1	Innovation in Design: MRc4 Recycled Content	1
1			Credit 1.2	Innovation in Design: SSc4.1 Alternative Transportation	1
1			Credit 1.3	Innovation in Design: SSc7.2 Heat Island non-roof	1
1			Credit 1.4	Innovation in Design: SSp14 - Walkable Site	1
1			Credit 1.5	Innovation in Design: Green Cleaning	1
1			Credit 2	LEED Accredited Professional	1

Yes	?	No	Regional Bonus Credits		4 Points
1	3	0			
	1		Credit 1.1	Region Specific Environmental Priority: SSc6.1 Stormwater Management - Quantity	1
	1		Credit 1.2	Region Specific Environmental Priority: SSc6.2 Stormwater Management - Quality C	1
1			Credit 1.3	Region Specific Environmental Priority: SSc7.2 Heat Island non-roof	1
	1		Credit 1.4	Region Specific Environmental Priority: EAc2 - On-site Renewable Energy	1

Yes	?	No	Regional Bonus Credits		110 Points
52	42	16			
			Silver	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum 80+ points	

SUSTAINABILITY PLAN

68	27	15	Total Project Score	Possible Points 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 106 points

19	6	2	Smart Location & Linkage	Possible Points 27
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Y	?	N			
Y			Prereq 1	Smart Location	
Y			Prereq 2	Imperiled Species & Ecological Communities	
Y			Prereq 3	Wetland & Water Body Conservation	
Y			Prereq 4	Agriculture Land Conservation	
Y			Prereq 5	Floodplain Avoidance	
7	3		Credit 1	Preferred Locations	10
	2		Credit 2	Brownfield Redevelopment	2
7			Credit 3	Locations with Reduced Automobile Dependence	7
1			Credit 4	Bicycle Network and Storage	1
3			Credit 5	Housing & Jobs Proximity	3
		1	Credit 6	Steep Slope Protection	1
1			Credit 7	Site Design for Habitat or Wetland & Water Body Conservation	1
		1	Credit 8	Restoration of Habitat or Wetlands & Water Bodies	1
	1		Credit 9	Long-Term Conservation Management of Habitat or Wetlands & Water	1

30	8	6	Neighborhood Pattern & Design	Possible Points 44
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Y	?	N			
Y			Prereq 1	Walkable Streets	
Y			Prereq 2	Compact Development	
Y			Prereq 3	Connected and Open Community	
7	1	4	Credit 1	Walkable Streets	12
5		1	Credit 2	Compact Development	6
4			Credit 3	Mixed-Use Neighborhood Centers	4
5	2		Credit 4	Mixed-Income Diverse Communities	7
1			Credit 5	Reduced Parking Footprint	1
1		1	Credit 6	Street Network	2
1			Credit 7	Transit Facilities	1
1	1		Credit 8	Transportation Demand Management	2
1			Credit 9	Access to Civic and Public Spaces	1
	1		Credit 10	Access to Recreation Facilities	1
	1		Credit 11	Visitability and Universal Design	1
1	1		Credit 12	Community Outreach & Involvement	2
1			Credit 13	Local Food Production	1
1	1		Credit 14	Tree-Lined and Shaded Streets	2
1			Credit 15	Neighborhood Schools	1

12	10	7	Green Infrastructure and Buildings,	29
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Y	?	N			
Y			Prereq 1	Certified Green Building	
Y			Prereq 2	Minimum Building Energy Efficiency	
Y			Prereq 3	Minimum Building Water Efficiency	
Y			Prereq 4	Construction Activity Pollution Prevention	
1	4		Credit 1	Certified Green Building	5
1	1		Credit 2	Building Energy Efficiency	2
		1	Credit 3	Building Water Efficiency	1
1			Credit 4	Water-Efficient Landscaping	1
		1	Credit 5	Existing Building Use	1
		1	Credit 6	Historic Resource Preservation and Adaptive Reuse	1
1			Credit 7	Minimized Site Disturbance in Design and Construction	1
4			Credit 8	Stormwater Management	4
1			Credit 9	Heat Island Reduction	1
		1	Credit 10	Solar Orientation	1
	1	2	Credit 11	On-Site Renewable Energy Sources	3
	2		Credit 12	District Heating and Cooling	2
1			Credit 13	Infrastructure Energy Efficiency	1
	1	1	Credit 14	Wastewater Management	2
1			Credit 15	Recycled Content in Infrastructure	1
1			Credit 16	Solid Waste Management Infrastructure	1
	1		Credit 17	Light Pollution Reduction	1

4	2		Innovation in Design Process	6
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Y	?	N			
3 of 5 Exemplary					
1			Credit 1.1	Innovation in Design: Green Building Education and Outreach	1
	1		Credit 1.2	Innovation in Design: Individual Sub Metering & Monitoring	1
1			Credit 1.3	Exemplary Performance: GIBc4 - Water Efficient Landscaping	1
1			Credit 1.4	Exemplary Performance: GIBc9 - Heat Island Reduction	1
	1		Credit 1.5	Exemplary Performance: GIBc12 - District Heating and Cooling	1
1			Credit 2	LEED™ Accredited Professional	1

3	1		Regional Priority Credit	4
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Y	?	N			
Zip Code: 15219					
1			Credit 1.1	Regional Priority Credit: NPDc4 - Mixed Income Diverse communities	1
1			Credit 1.2	Regional Priority Credit: GIBc8 - Stormwater Management	1
1			Credit 1.3	Regional Priority Credit: GIBc9 - Heat Island Reduction	1
	1		Credit 1.4	Regional Priority Credit: NPDc8 Transportation Demand Mangement	1
SLLc2: Brownfield Redevelopment ('Maybe')					