

PD 1209

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 18, 2014

John J. George
Schuyler Roche & Crisham, P.C.
180 North Stetson Ave.
Suite 3700
Chicago, IL 60601

Re: Administrative Relief request for Residential Business Planned Development No. 1209, SE corner of East 9th and South State Streets

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1209 ("PD 1209") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1209.

On August 21, 2013, we granted a minor change to allow for an increase of two dwelling units (from 396 to 398 units) for the proposed residential building to be located at the SE corner of E. 9th and S. State Streets. Due to mechanical equipment efficiencies within the proposed building, there is enough space to provide two additional dwelling units without changing the envelope of the building. However, the administrative relief issued on August 21, 2013, will expire on August 21, 2014, before the owner and developer, Ninth St. Investors LLC, is able to obtain permits for the project.

On behalf of the property owner, Ninth St. Investors LLC, you are seeking the following modifications:

1. A renewal of our previous approval to allow two additional units (from 396 to 398) to the proposed building.
2. The elimination of the balconies from the building, as shown on the revised, attached Elevations and Isometrics, prepared by Solomon Cordwell Buenz Architects.
3. The elimination of the metal perforated screening on the east elevation of the parking garage, as shown on the attached, current and proposed East Building Elevation.

APPROVED

With regard to your first two requests, the Department of Planning and Development has determined that allowing an increase of two units and the elimination of the balconies will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. However, please be aware that pursuant to Section 17-4-0409 of the Zoning Ordinance, the maximum number of efficiency units may not exceed 50% of the total number of dwelling units.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1209, I hereby approve a minor change for the increase of two units and the elimination of the balconies, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

DENIED

In regards to your third request, you are also seeking to eliminate the metal perforated screening on the east elevation of the parking garage and replace it with an increased height guardrail. However, since the initial discussions regarding this building and the Planned Development began, the City has stressed the need to screen automobile head lights within the parking garage. Further, pursuant to Section 17-11-0206 of the Zoning Ordinance, in multi-level garages to be constructed in the Central Area, openings above the second floor must be treated with glazing, screening panels or other architectural treatments that make the parking structure more architecturally compatible with surrounding buildings. Replacing the metal screening with an increased height guardrail is not a comparable material in terms of either blocking light or architectural treatment. Therefore, the proposed elimination of the metal perforated screening on the east elevation of the parking garage is hereby denied.

Finally, please ensure that any drawings submitted for building permits, including foundation permits, comply with this letter.

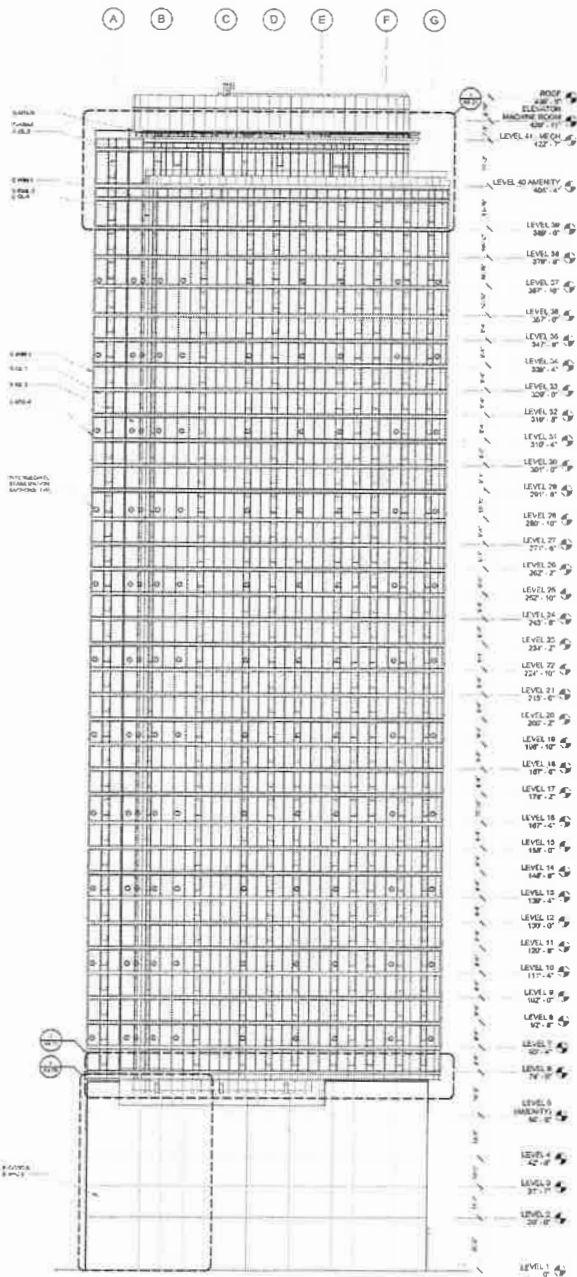
Sincerely,



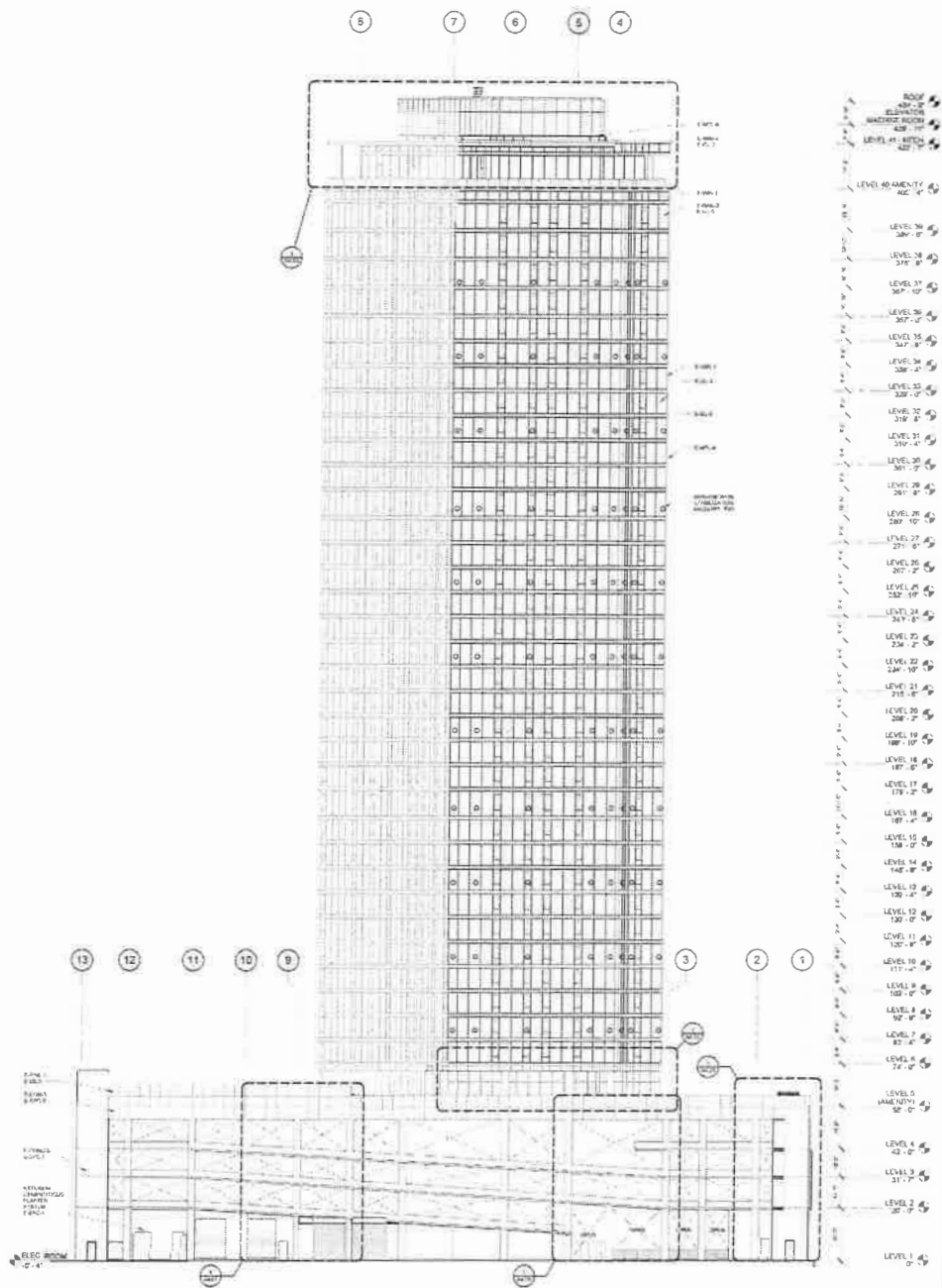
Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCE Solomons Cordwell Buenz
Architecture Planning Interior Design

GOLUB

MATERIAL HATCH LEGEND

[Hatch]	E-GOL-1
[Hatch]	E-GOL-2
[Hatch]	E-MTL-1
[Hatch]	E-MTL-2
[Hatch]	E-MTL-3
[Hatch]	E-MTL-4

NOTHING SHOWN IS TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR AS A REPRESENTATION OF THE DESIGNER'S LIABILITY FOR THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER.

FOR REFERENCE ONLY



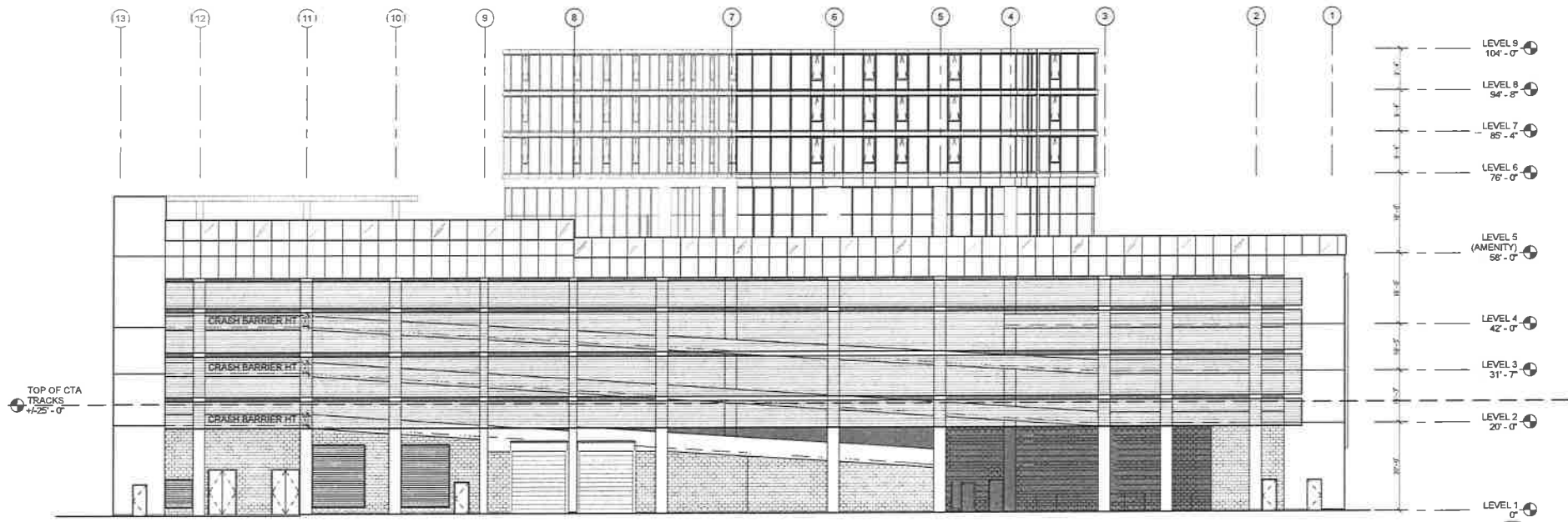
1001 S STATE STREET
RESIDENTIAL TOWER

CHICAGO, ILLINOIS

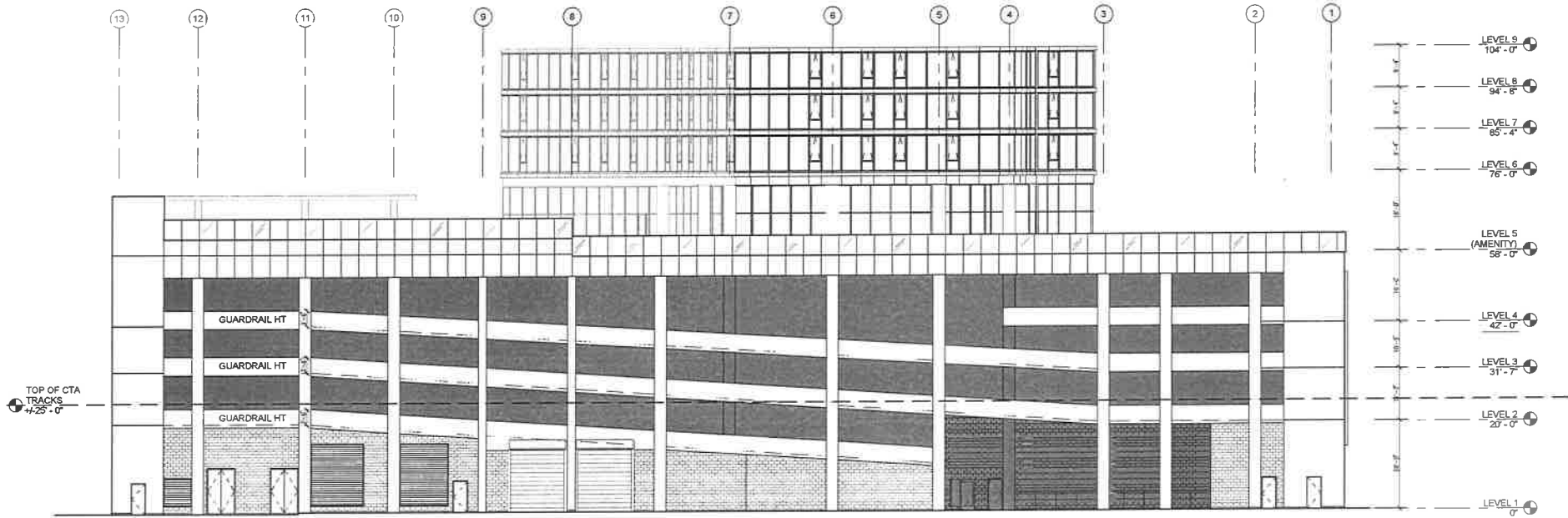
EXTERIOR BUILDING ELEVATIONS - SOUTH & EAST

Drawn By: ML
Checked By: MB
Project Number: 2012004
Sheet Number: A3.02

14.20' CCD = EL+0'-0"



CURRENT EAST ELEVATION



PROPOSED EAST ELEVATION



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 21, 2013

John J. George
Schuyler Roche & Crisham, P.C.
180 North Stetson Ave., Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Residential Business Planned Development No. 1209
SE corner of East 9th and South State Streets, Addition of two dwelling units**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1209 ("PD 1209") has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1209.

You are requesting, on behalf of the property owner, Ninth St. Investors LLC, to increase the total number of dwelling units by two, from 396 to 398 units, for the proposed residential building to be located at the SE corner of E. 9th and S. State Streets. Due to mechanical equipment efficiencies within the proposed building, there is enough space to provide two additional dwelling units without changing the envelope of the building. With a total of 248 parking spaces, the DX-12 zoning district parking requirement of .55 spaces per dwelling unit is still met. Also, pursuant to Statement 15 of PD 1209, the payment in lieu of providing on-site affordable units in the amount of \$4,000,000 remains unchanged by the addition of two additional dwelling units.

With regard to your request, the Department of Housing and Economic Development has determined that allowing an increase of two units, from 396 to 398 units, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. However, please be aware that pursuant to Section 17-4-0409 of the Zoning Ordinance, the maximum number of efficiency units may not exceed 50% of the total number of dwelling units.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1209, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

17535

2/13/2013

REPORTS OF COMMITTEES

47157

1717 W. 115th St.

[Or2013-6]

Ordered, That the Commissioner of Buildings is hereby directed to issue a sign permit to Doyle Signs, Inc., 232 West Interstate Road, Addison, Illinois 60101, for the erection of a sign/signboard over 24 feet in height and/or over 100 square feet (in area of one face) (on-premises/business identification signs must indicate business name and address, off-premises/advertising signs must indicate that they are for advertising) at Maruichi Leavitt, 1717 West 115th Street, Chicago, Illinois 60643.

Such sign shall comply with all applicable provisions of Title 17 (the Chicago Zoning Ordinance) and all other applicable provisions of the Municipal Code of the City of Chicago governing the construction and maintenance of outdoor signs, signboards and structures.

Reclassification Of Area Shown On Map No. 2-E.
(As Amended)
(Application No. 17535)
(Common Address: 1 -- 15 E. 9th St. And 901 -- 1007 S. State St.)
(Committee Meeting Held January 14, 2013)

RBPD 1209

[SO2012-4972]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, February 13, 2013.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards, which held a meeting on January 14, 2013, the following ordinance was passed by a majority of the members present:

Page 1 of the Committee report contains an ordinance for a zoning map amendment.

I hereby move for passage of the substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Meli, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappieman, Pawar, Osterman, Moore, Silverstein -- 50.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following is said amended ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-E in the area bounded by:

East 9th Street; South Holden Court; a line 281.93 feet south of and parallel to East 9th Street; and South State Street,

to those of a Residential-Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1209.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1209 ("Planned Development") consists of approximately 39,124 square feet (0.90 acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Ninth St. Investors LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these 16 statements; a Bulk Regulations Table; an Existing Zoning Map; a Surrounding Land-Use Plan; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Roof Plan; an Overall Section A; Building Elevations (North, South, East and West) and a Chicago Builds Green form prepared by Solomon Cordwell Buenz and dated December 20, 2012, submitted herein.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Multi-Unit Residential/Dwelling Units, Parking (Accessory Parking and Non-Accessory) All Commercial Uses permitted in a DX-12 Downtown Mixed-Use District (excluding Urban Farm and Lodging), Day Care, Postal Service, Co-Located Wireless Communication Facilities.

Up to 40 percent of the number of accessory parking spaces required for residential uses may be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.

6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply; however, in addition to the other exclusions from Floor Area for purposes of determining FAR permitted by the Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a contiguous location, regardless of placement in the building, shall be excluded. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 39,124 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development.

Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following: The project shall obtain LEED Certification and will include a minimum of 50 percent green roof (15,000 square feet green area).
15. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$4,000,000 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the eligible building, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Surrounding Land-Use Plan; Planned Development Boundary and Property Line; Site Plan; Landscape Plan; Roof Plan; Overall Section A; North, South, East and West Elevations; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 47163 through 47176 of this *Journal*.]

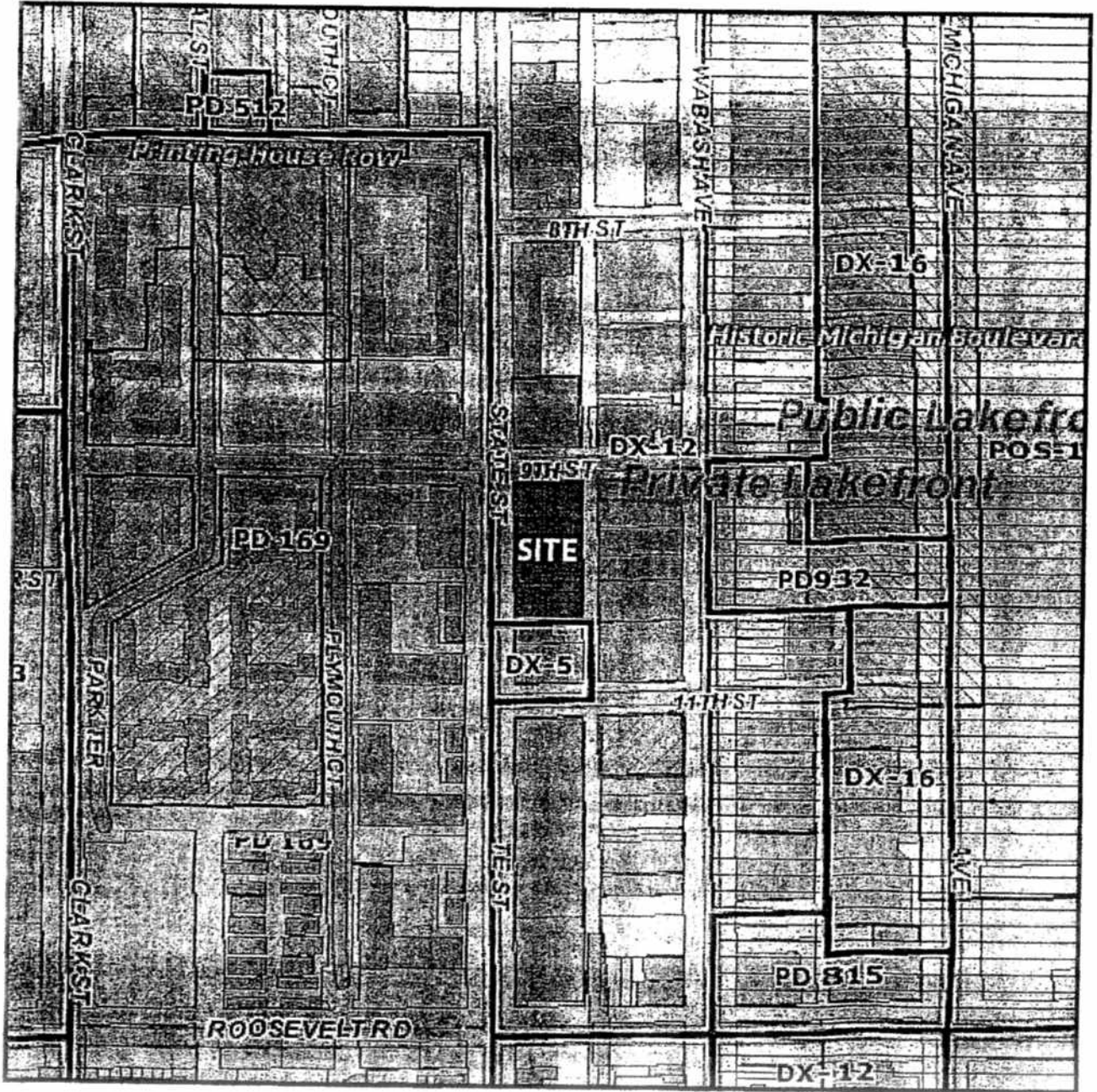
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1209.

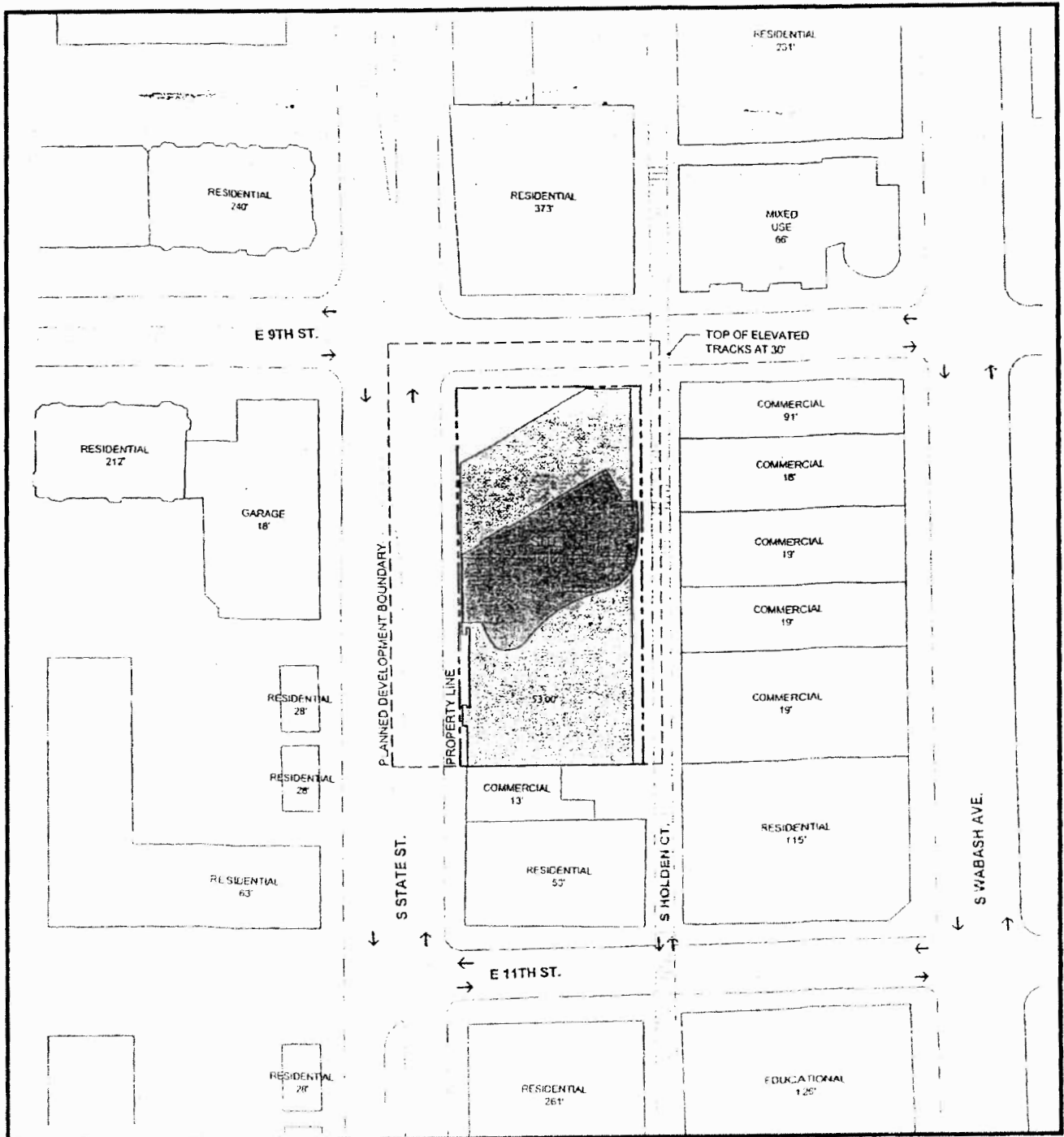
Bulk Regulations And Data Table.

Gross Site Area:	64,175.5 square feet (1.47 acres)
Net Site Area:	39,124.0 square feet (0.90 acre)
Maximum Floor Area Ratio (FAR):	11.4
Maximum Percentage of Land Coverage:	Per Site Plan
Actual Number of Dwelling Units:	396 Dwelling Units
Number of Off-Street Parking Spaces, Residential:	248
Number of Off-Street Parking Spaces, Commercial/Retail:	0
Minimum Number of Bike Parking Spaces:	50
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	450 feet
Minimum Number of Off-Street Loading Berths:	2 (10 feet x 25 feet) spaces

Existing Zoning Map.



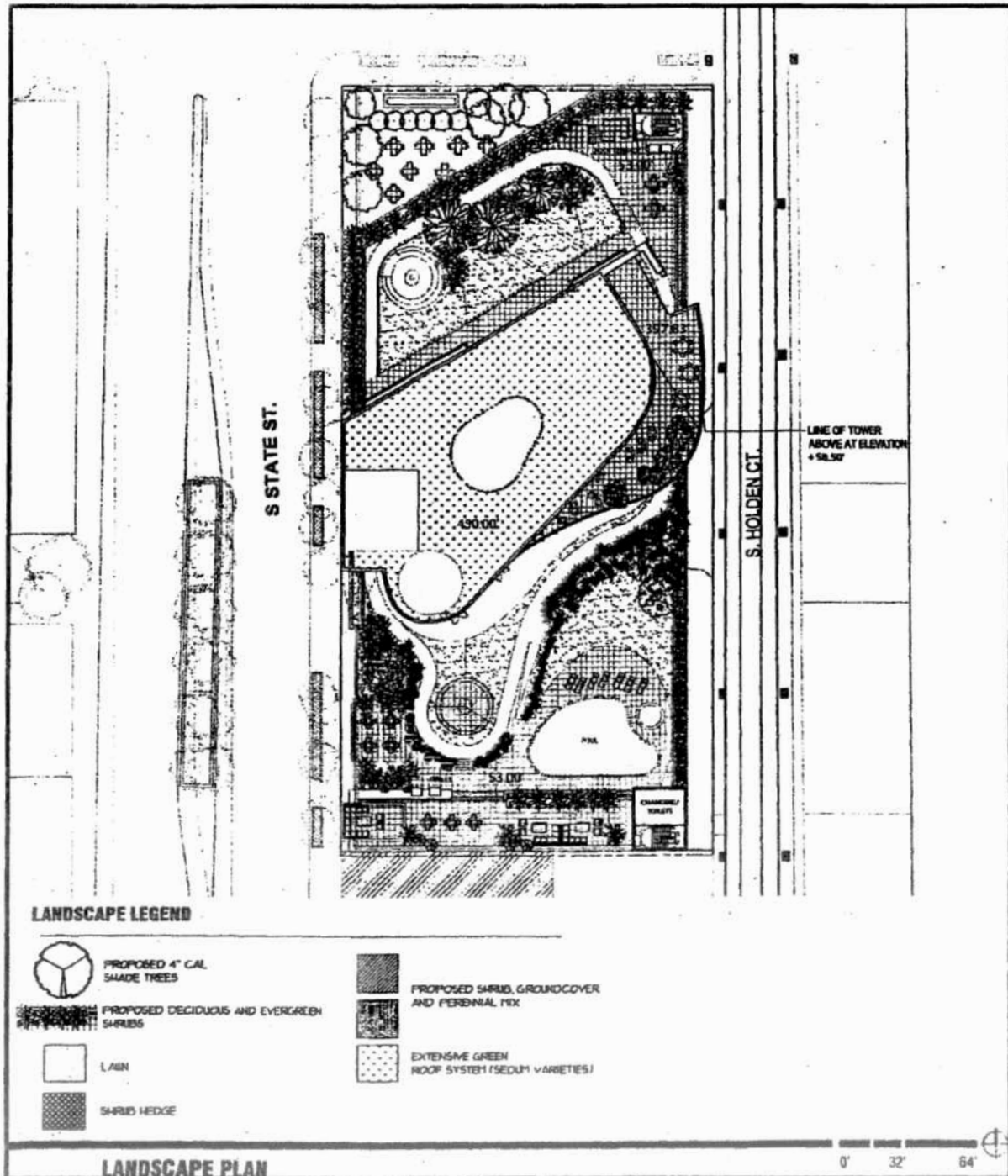
Surrounding Land Use Plan.



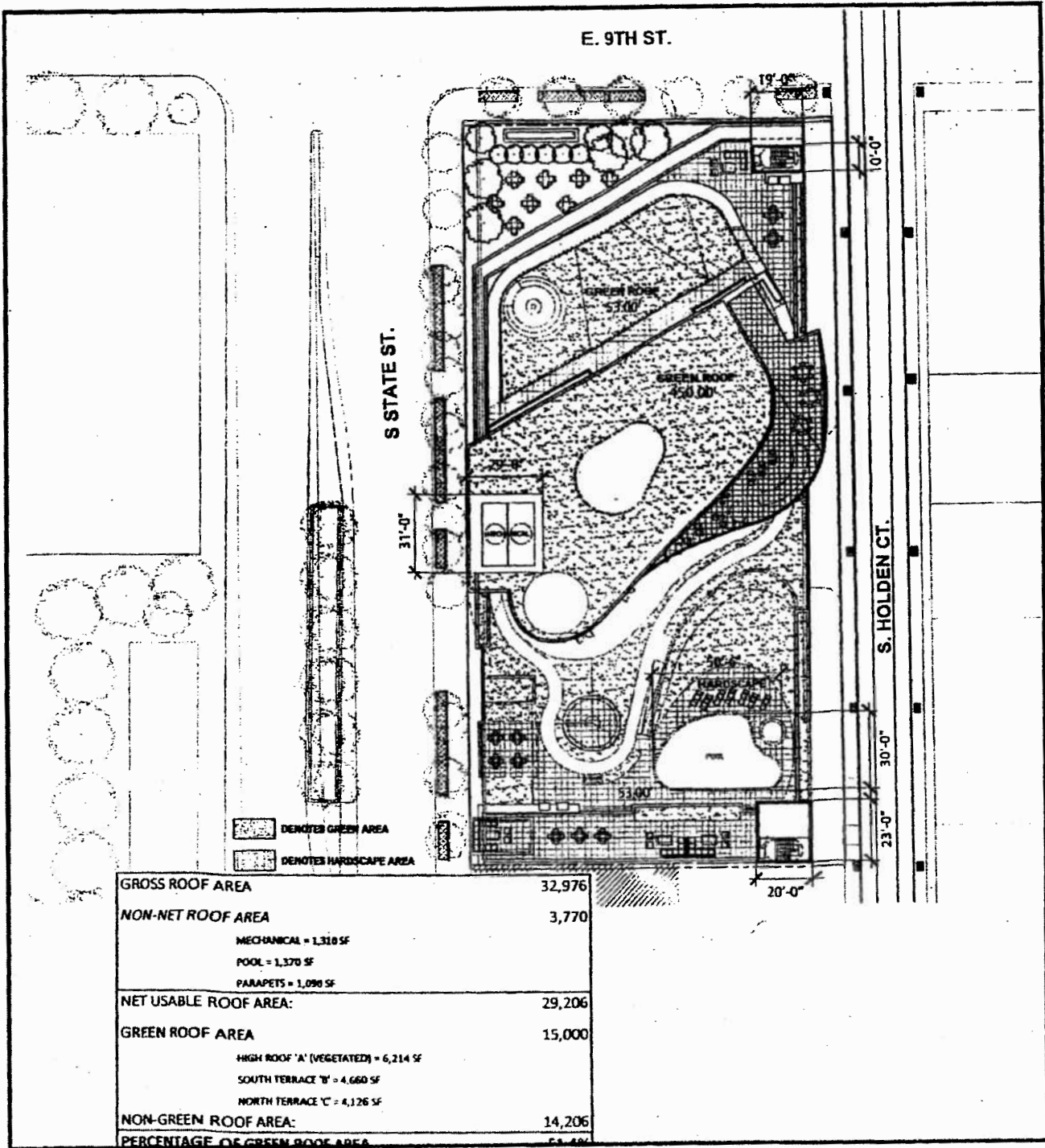
Planned Development Boundary And Property Line



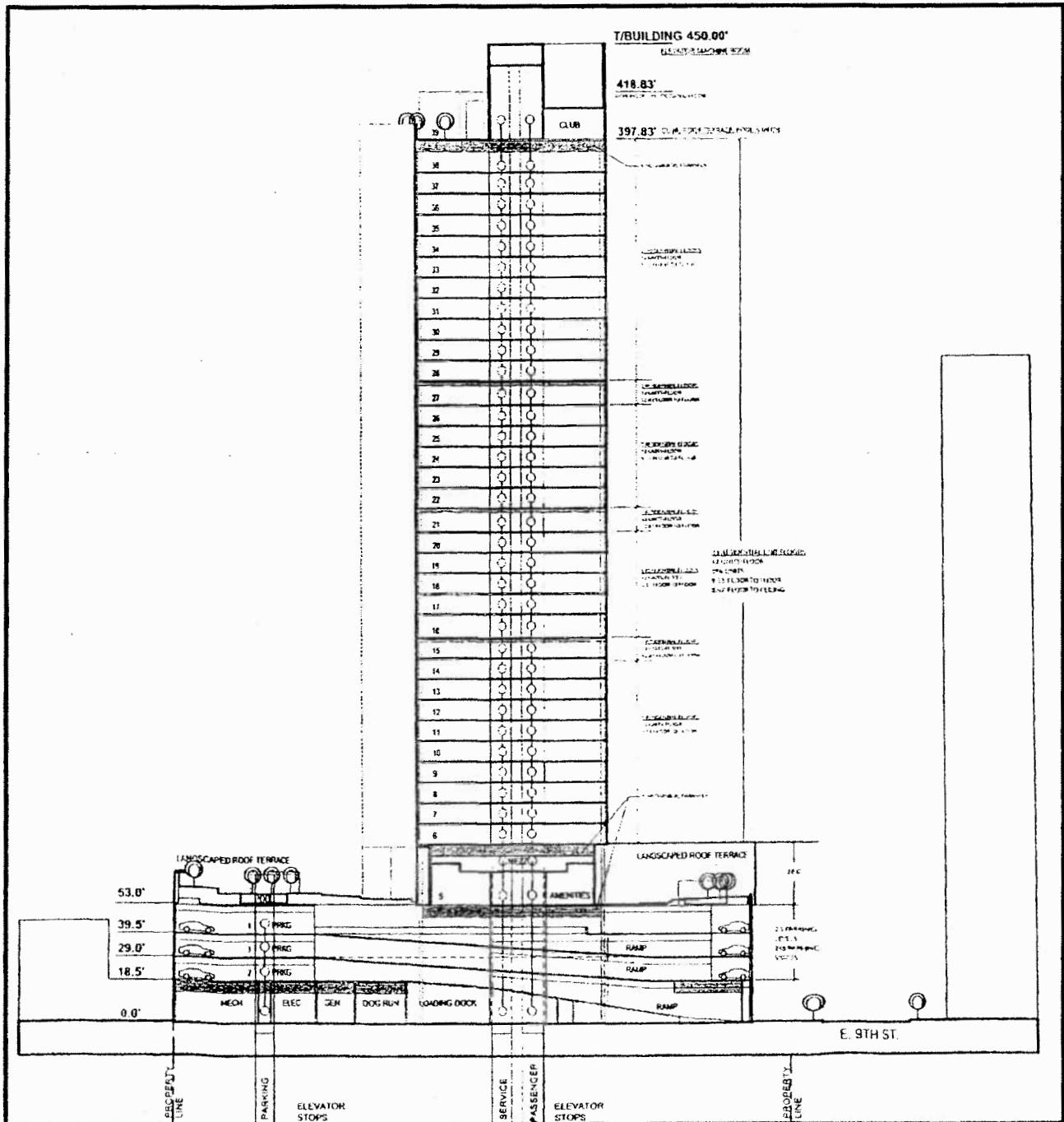
Landscape Plan



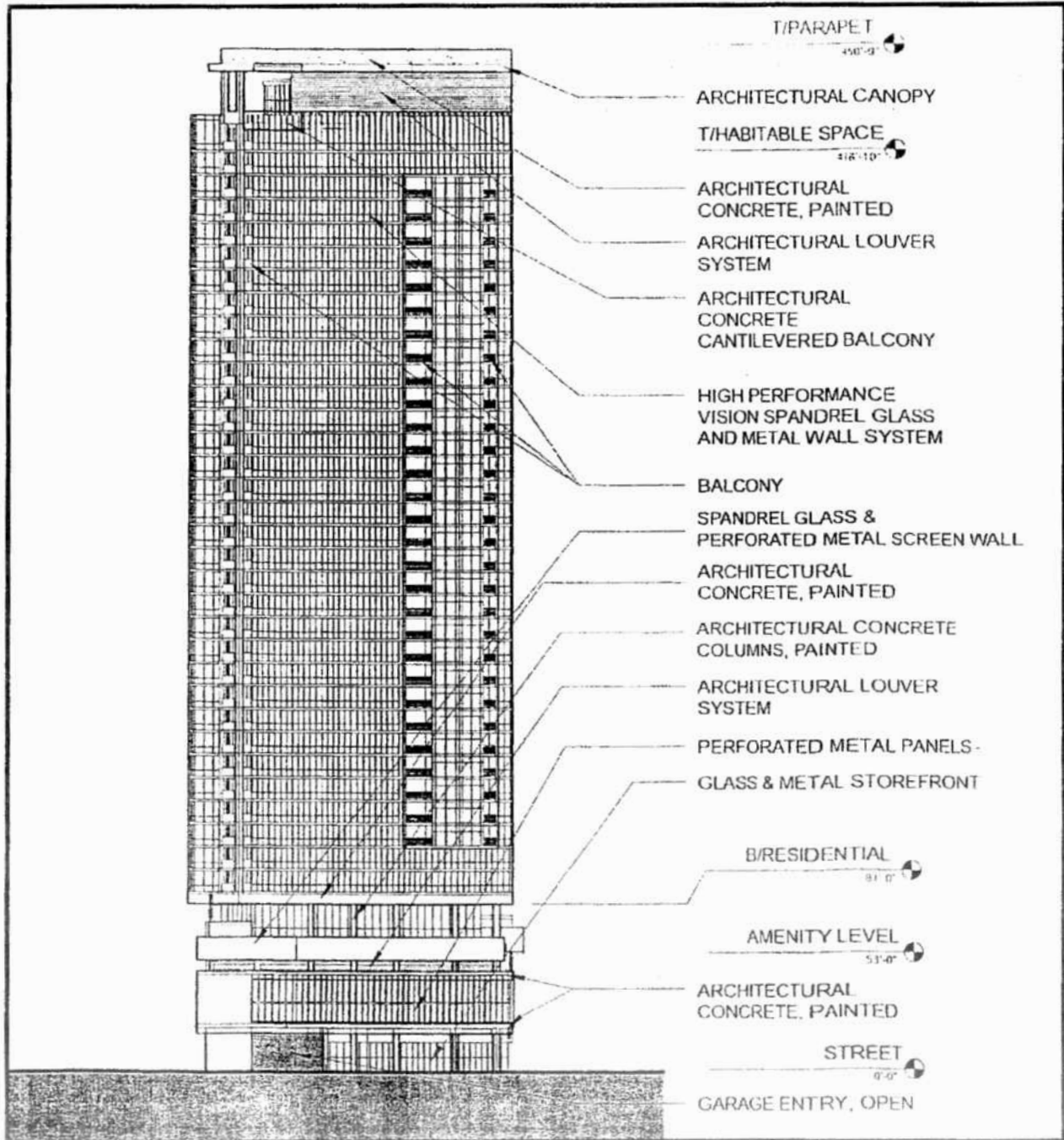
Roof Plan.



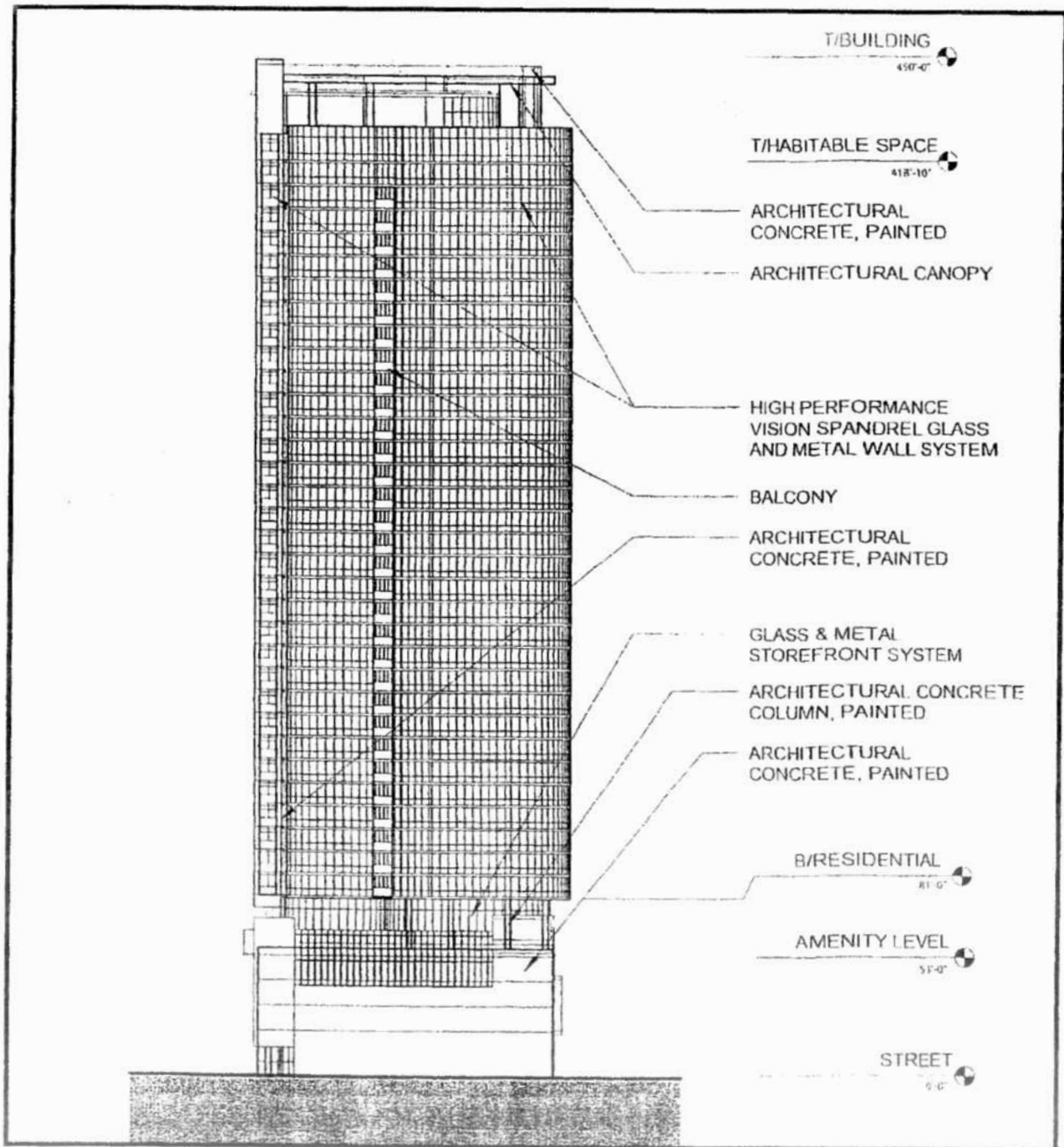
Overall Section A.



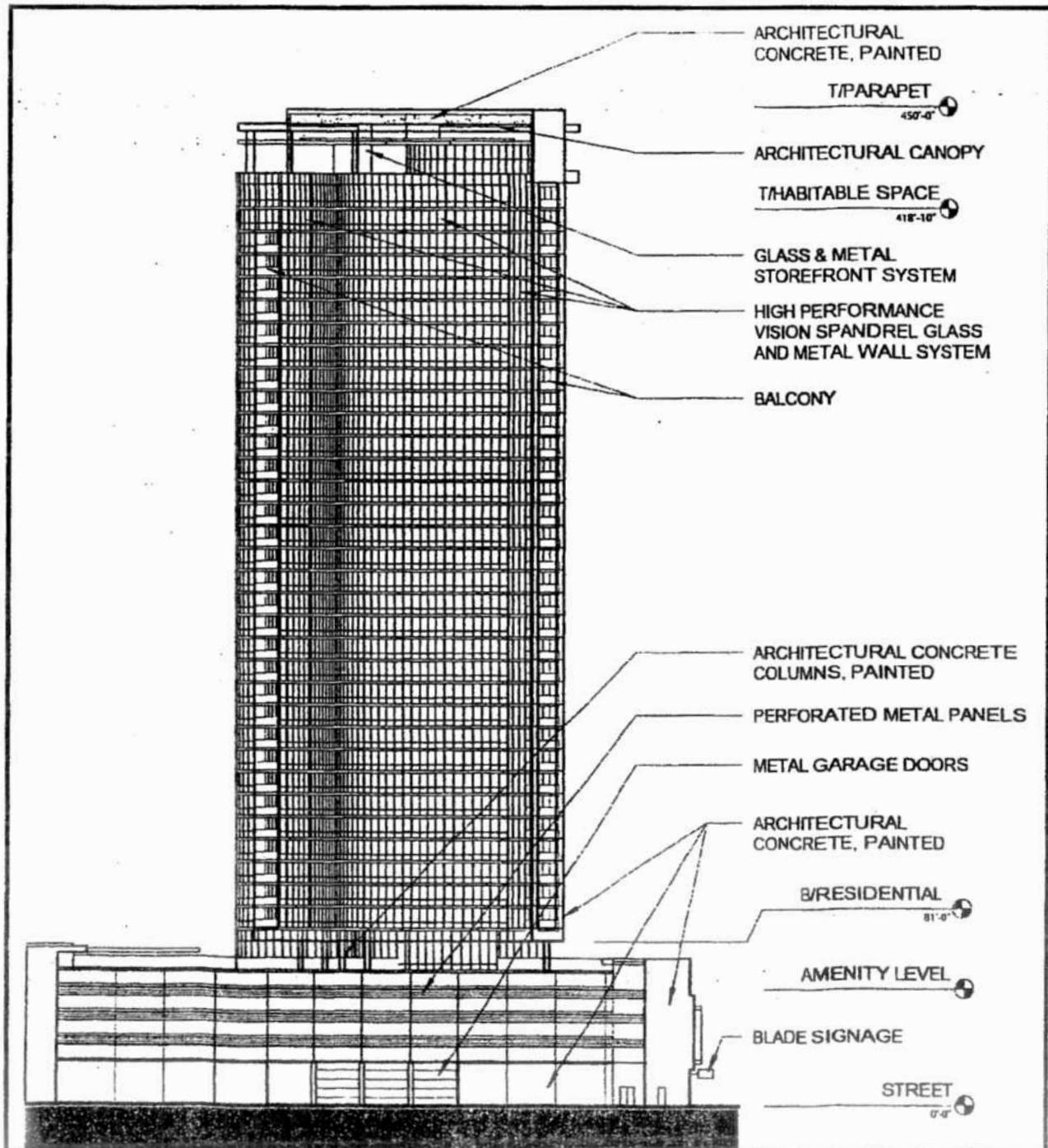
North Elevation.



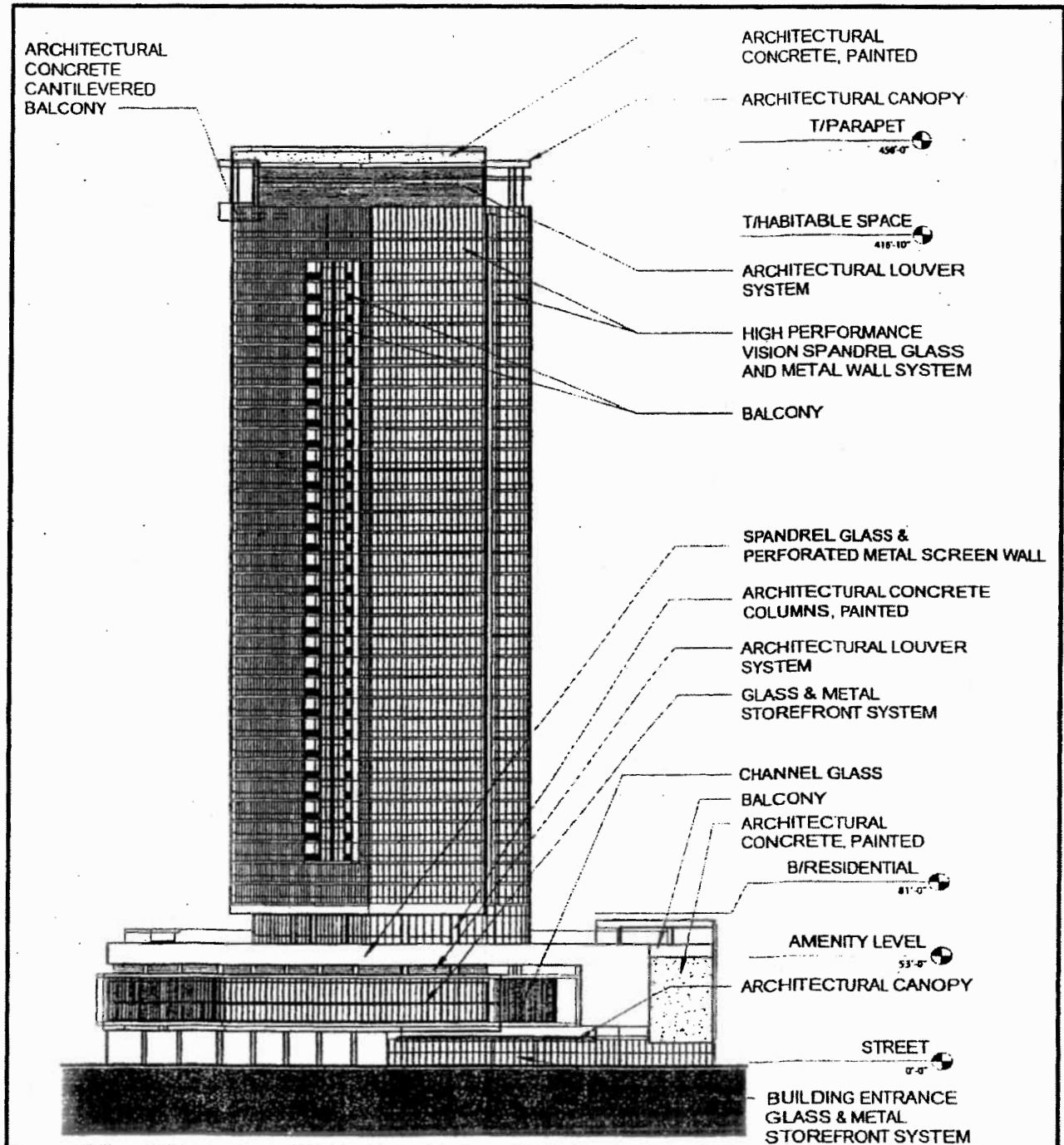
South Elevation.



East Elevation.



West Elevation.



Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:	<input style="width: 100%;" type="text" value="1001 S. State"/>				
<small>* Street Number (if the address only includes one street number, please fill only the cell "From"):</small>					
Project Location:	<small>From*</small>	<small>To*</small>	<small>Direction:</small>	<small>Street Name:</small>	<small>Select Street Type:</small>
	<input style="width: 100%;" type="text" value="901"/>	<input style="width: 100%;" type="text" value="1007"/>	<input style="width: 100%;" type="text" value="S"/>	<input style="width: 100%;" type="text" value="State"/>	<input style="width: 100%;" type="text" value="St"/>
	<small>Ward No:</small>	<small>Community Area No:</small>			
	<input style="width: 100%;" type="text" value="2"/>	<input style="width: 100%;" type="text" value="32"/>			
Project Type:	<small>Check applicable:</small>				
	<input checked="" type="checkbox"/> Planned Development		<input checked="" type="checkbox"/> Redevelopment Agreement		<input type="checkbox"/> Zoning Change
	<small>↳ PD No:</small>	<input style="width: 100%;" type="text" value="TBD"/>	<small>↳ RDA No:</small>	<input style="width: 100%;" type="text"/>	<small>↳ From:</small> <input style="width: 100%;" type="text"/> <small>To:</small> <input style="width: 100%;" type="text"/>
	<input type="checkbox"/> Public project		<input type="checkbox"/> Landmark		
Project Size:	<small>Total land area in sq.ft.:</small>	<small>Total building(s) footprint in sq.ft.:</small>	<small>Total vehicular use area in sq.ft.:</small>		
	<input style="width: 100%;" type="text" value="39124"/>	<input style="width: 100%;" type="text" value="30,445"/>	<input style="width: 100%;" type="text" value="93640"/>		
DPD Project Manager:	<small>Enter First Name Last Name</small>				
	<input style="width: 100%;" type="text" value="Fernando Espinoza"/>				
BG/GR Matrix:	<small>Select project category:</small>				
	<input style="width: 100%;" type="text" value="Res. 4 or more Market Rate"/>				
Financial Incentives:	<small>Check applicable:</small>				
	<input type="checkbox"/> TIF	<input type="checkbox"/> Empowerment Zone Grant	<input type="checkbox"/> Class L		
	<input type="checkbox"/> GRIF	<input type="checkbox"/> Ind. Dev. Revenue Bonds	<input type="checkbox"/> Class 6b		
	<input type="checkbox"/> SBIF	<input type="checkbox"/> Bank Participation Loan	<input type="checkbox"/> DOH		
	<input checked="" type="checkbox"/> Land Sale Write Down				
Density Bonus:	<small>Check applicable:</small>				
	<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park			
	<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor			
	<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace			
	<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof			
	<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading			
	<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking			

Chicago Builds Green.
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development
		Please fill, if applicable	
Landscaping:			
7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	1500
No. of Interior Trees		0	6
No. of Parkway Trees		0	12
Open Space:			
River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	2300
Privately developed Public Open Space	Square footage:	0	0
Stormwater Management (At-grade volume control):			
Permeable paving	Square footage:		0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:		0
Rain-water collection cistern/barrel	Gallons:		0
Total impervious area reduction	Square footage:		0
Other sustainable surface treatments:			
Green roof	Square footage:	0	15000
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0
Transportation:			
No. of accessory parking spaces		0	218
Total no. of parking spaces (Accessory + Non-Acc.)			248
No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)		0	0
No. of bicycle parking		0	12
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>	

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- Energy Star building
- LEED certification
 - LEED Certified
 - LEED Silver
 - LEED Gold
 - LEED Platinum
- Chicago Green Homes
 - Chicago Green Homes [one-star]
 - Chicago Green Homes [two-star]
 - Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof - or Energy Star Building Certification-

Towers rotated to minimize exposure to peak solar load from southwest. High performance exterior wall system, high performance mechanical systems and high efficiency lighting and control systems shall be incorporated into the design.

Other sustainable strategies and/or Project Notes:

Storm water detention system within building