

THE
GRACE



TABLE OF CONTENTS

03	Reduced Energy Consumption to Lighten Our Carbon Footprint
04	Helping Residents Reduce Fossil Fuels
06	Engaging Residents In Active Recycling
07	Water Efficient Design
08	Superior Indoor Air Quality (IAQ)
09	Outdoor Green Space with Purpose



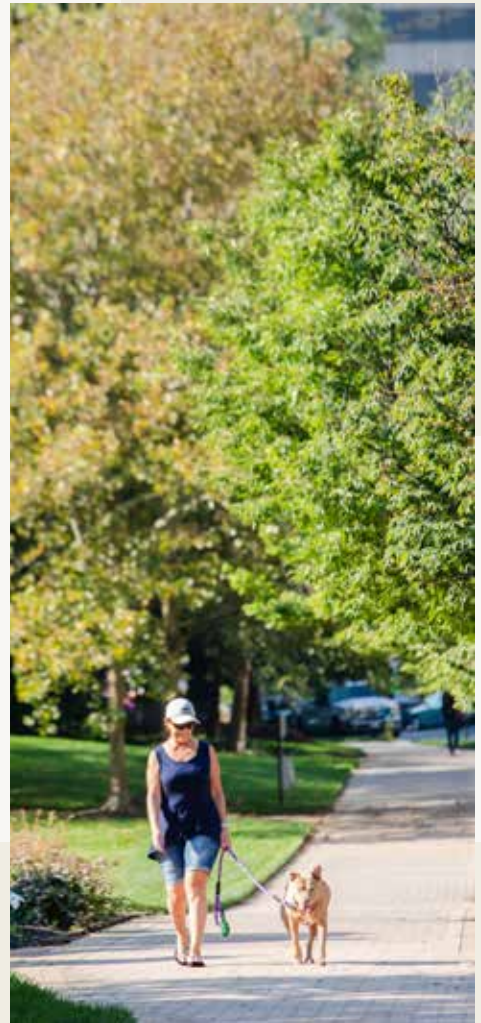
JBG SMITH SUSTAINABILITY MATTERS

At JBG SMITH, we are paving the way forward for real estate by building for climate change resilience, building smarter, building greener, and building safer.

Real estate is an industry with assets that are inherently resource and energy intensive. As a player in this highly contributing industry, there is a huge opportunity to be a leader and spearhead real, tangible change.

In every facet of our business, including the design and construction of new developments, the operation of our existing buildings, the redevelopment of older buildings, and our overall placemaking strategy, we create and support vibrant, amenity-rich, walkable neighborhoods that are sustainable, equitable, and resilient.







REDUCED ENERGY CONSUMPTION TO LIGHTEN OUR CARBON FOOTPRINT.

Reducing energy consumption in buildings reduces the carbon footprint associated with providing power to our residents. At The Grace, we designed the common areas, amenity spaces, and apartment units, to exceed the industry-standard benchmark for energy-efficient buildings by 20.5%.

Reducing energy consumption also translates into reduced greenhouse gas emissions associated with building operations.

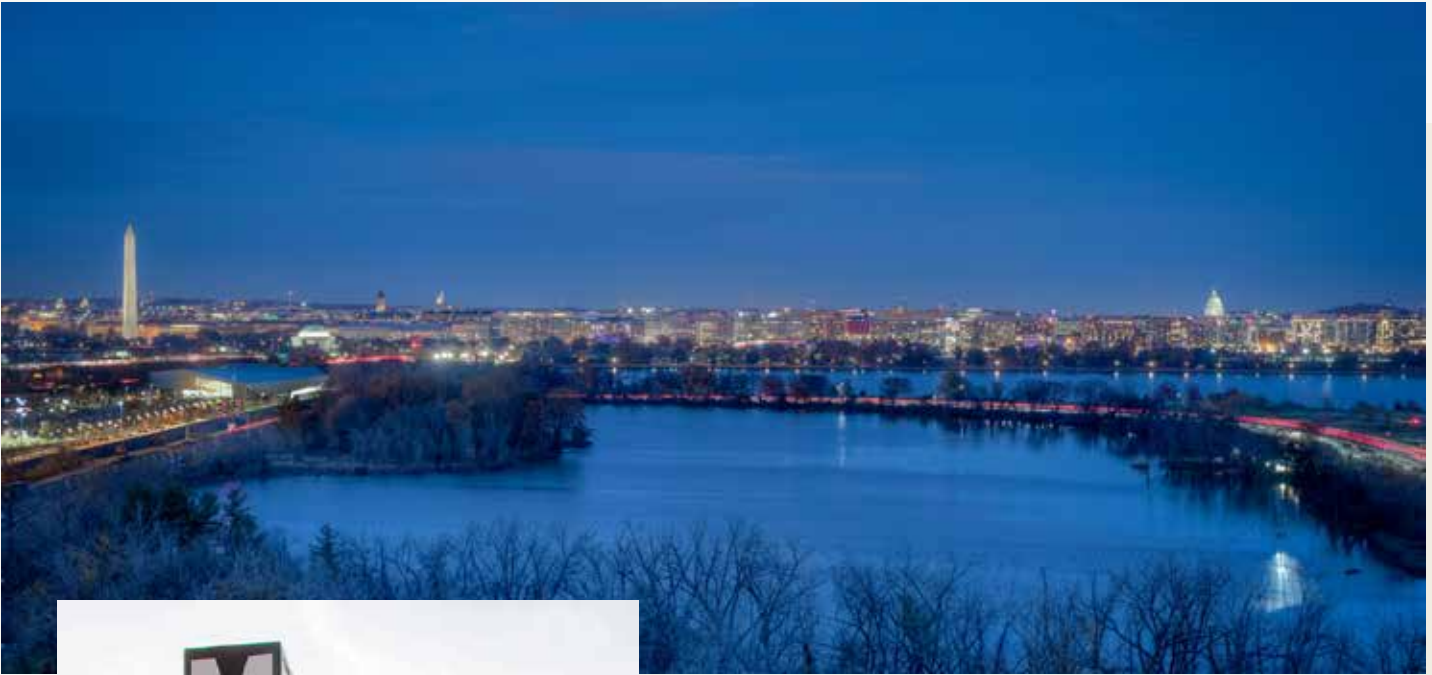
HELPING RESIDENTS REDUCE DEPENDENCE ON FOSSIL FUEL



PROMOTING ELECTRIC VEHICLES, PUBLIC TRANSPORTATION AND RIDESHARING

Traffic mitigation strategy was considered, which includes a transit benefits coordinator, a display of educational info related to transit.

Driver's with electric vehicles enjoy parking in designated spaces with charging stations. The garage was built with future electrical capabilities as well to accommodate the growing demand.



WALK SCORE

The Grace has a Walk Score of 91 out of 100. This location is a “Walker’s Paradise” so lunchtime errands do not require a car. The building also received a Bike Score of 85 out of 100. Nearby parks include Water Park, Met Park, and many other neighborhood favorites.

BICYCLE STORAGE & CHANGING ROOMS

Cyclists make a positive personal impact on the environment, swapping emissions for pedal power. The Grace features a large resident bicycle storage area, showers, and a changing room to support a bike friendly and healthy community.



SUPPORTING ACTIVE RESIDENT RECYCLING

Incorporating recycling into everyday life is essential. In order to make this as convenient as possible for our residents The Grace has a dedicated recycling area on each floor.

WATER EFFICIENTLY.

Water is a finite resource and lowering our consumption wherever possible is vital in preserving our supplies and lowering your water bills. At The Grace, careful choices in installed fixtures and appliances meant we exceeded water reduction targets.

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 and use of potable water. Exterior water reduction strategies resulted in reductions in potable water.





ACHIEVING SUPERIOR INDOOR AIR QUALITY

Floor to ceiling, The Grace is a healthy space where residents can enjoy a modern building designed with environmental integrity. On the interior, all paints, adhesives, sealants, and coatings, are low emitting, which helps create a healthy indoor environment. Operable windows mean you can let fresh air in when the conditions are right. The Grace is also a non-smoking building.

Clean, fresh air shouldn't be a luxury, so we have a permanent monitoring system that measures air quality, including carbon dioxide levels and outdoor airflow throughout common areas of the building.

GREEN SPACE WITH PURPOSE

A green roof on the building does more than just provide a lush outdoor space, it absorbs rainwater. Rainwater runoff can be a problem in both urban and rural communities'. Every community has to solve the difficult and complex problem of where all of the water goes and what to do with it. By reducing the paved surfaces at The Grace we minimized impervious surfaces to help reduce rainwater runoff and ease the city's water pollution.



