LEED-ND GOLD
PRE-CERTIFIED PLAN

TWINBROOK STATION
ROCKVILLE, MARYLAND

80% of the buildings will pursue LEED certification

15% affordable housing

134 dwelling units per acre

LEED® Facts
Twinbrook Station
Rockville, Maryland

LEED for Neighborhood Development (Pilot)
Certification date November 19, 2008

Gold	**66***
Smart Location & Linkage	20/30
Neighborhood Pattern & Design	30/39
Green Construction & Technology	10/31
Innovation & Design Process	6/6
Certification Type/Stage	Certified Plan, Stage 2

**Out of a possible 106 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

TRANSIT TRANSFORMATION

Tree-lined Streets Encourage Residents to Use Their Feet

Twinbrook Station Capitalizes on a Public Investment in Transit

PROJECT BACKGROUND

Twinbrook Station in Rockville, MD, a transit-oriented development, is a joint effort between The JBG Companies and the Washington Metropolitan Area Transit Authority (WMATA). The project will transform 26 acres of existing commuter parking lots adjacent to the red line of the Metro subway system into a 2.2-million-square-foot, mixed-use community. The first phases of the project, featuring 279 apartments and 15,000 square feet of retail space, will be complete in April 2010. At full build-out, the project will include multifamily residential with 1,595 units, 220,000 square feet of ground-floor retail, 325,000 square feet of Class-A commercial space, and a new park. Twinbrook Station has been designated a Smart Growth project by the Washington Smart Growth Alliance, received the International Charter Award for Excellence from the Congress for the New Urbanism, and was the first project in the Washington, DC, area to be awarded Stage 2 LEED for Neighborhood Development Gold-level certification for its plan.

STRATEGIES AND RESULTS

Twinbrook Station will connect and anchor the sprawling and segregated retail, office and residential areas that currently surround the Twinbrook Metro station. The dense mix of uses that will emerge adjacent to the station should help to reduce the area's vehicle miles traveled (VMT) by making public transportation—which provides over 1,000 trips daily to the site—more accessible and more attractive.

In addition to changing the land-use patterns of the site, JBG has made green building an integral part of Twinbrook Station. Throughout the project, green operations and cleaning plans will be put in place, as well as organic gardening practices. New buildings will feature energy- and water-efficient design strategies, projected to use 30% less water than comparable conventional projects. Waste management and recycling programs throughout the development will further lower its environmental impact.

THE PERFECT FIT FOR LEED FOR NEIGHBORHOOD DEVELOPMENT

Twinbrook Station was viewed by JBG as a sustainable, smart growth project long before the LEED for Neighborhood Development pilot was launched. The team was excited to see a LEED rating system that looked beyond individual buildings and underscored its commitment to reducing the impacts of automobile-dependent development through proximity to transit and a mix of uses. In spite of the project's many previous commendations, LEED-ND represents a valuable endorsement of its commitment to providing high-performing buildings, preserving existing infrastructure and creating enduring places of lasting value.

ABOUT THE JBG COMPANIES

Headquartered in Chevy Chase, MD, The JBG Companies is an active developer, owner and operator of office, residential, hotel and retail properties with more than $10 billion in assets under management and development. Founded in 1960, JBG has established a reputation as one of the leading real estate companies in the Washington metropolitan area.

"Smart growth and sustainable neighborhood development is more than just density around transit centers—it is providing a combination of quality architecture, open space and active streetscapes to provide more seamless access to services, dining and entertainment to all in the community."

Rod Lawrence, The JBG Companies

Architect/Planner: Torti Gallas & Partners; Grimm + Parker; The Preston Partnership; David M Schwarz Architects
Civil Engineer: Johnson Bernat Associates
Landscape Architect: EDAW/AECOM
LEED Consultant: Steven Winter Associates
Owner: Washington Metropolitan Area Transit Authority (WMATA)/The JBG Companies
Land-use Council: Holland & Knight, LLP
Project Size: 26.35 acres, 2.2 million square feet

Photograph Courtesy of: The JBG Companies

Communications/Marketing Contact: Matt Blocher

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.

www.usgbc.org
1-800-795-1747

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