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## THE GREEN ALTERNATIVE

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June 23, 2011

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Look at Rosslyn's skyline quick because it's about to **change**. In just a week, a **crane** will pop up at **1812 N. Moore**, which broke ground in October, and by the end of 2013, the **metro's tallest building** (35 stories) will be a permanent fixture.



Monday Properties chief development officer **Tim Helmig** appears to be a **time traveller** atop the building already, but actually this is just him **yesterday** at his 1000 Wilson Blvd. office in front of a rendering. (He is, however, a heli-skier, almost the same thing.) He tells us Monday has experimented with floorplans for the LEED Platinum building, and tenants can fit in as many as **20%** more employees than existing District buildings. (Is **price per square employee** the next big metric?) He says six straight quarters of strong demand in Rosslyn continues with **120k SF** of leasing in Monday buildings in the past five months, including Sands Capital Management's recent re-up and expansion for 65k SF in 1101 Wilson—all the way **through 2024**.



Here's 1812 N. Moore this afternoon from the live construction cam (excavation is now complete). Over on Wilson Boulevard, Monday already has attention from national retailers for the **new storefronts** it's delivering at 1501 and 1515 by fall—needed proof that Rosslyn can **bring retailers**. Tim's among the R-B experts speaking at our second annual **Rosslyn-Ballston Corridor Summit** on Monday. (More than **665** have already registered. [Sign up now](#) to hear what else is on the horizon!)

**BISNOW**

## PAINT THE CAPITOL GREEN



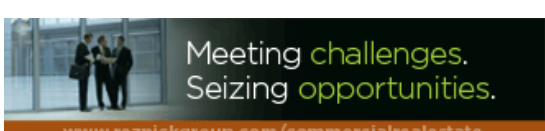
Last night, at the DCDesign conference (a collaboration between AIA and USGBC) Summer Solstice reception, we snapped Architect of the Capitol **Stephen Ayers** with colleague **Tove Anderson** and AIA/DC prez **Yolanda Cole** of Hickock Cole. Stephen manages **all Congressional buildings** on the Hill, and tells us he's making sustainability a priority. (We thought he did a great job keeping Strom Thurmond around.) The Capitol Power Plant now runs on natural gas, and private partners have **invested over \$100M** to make the buildings more energy efficient. **Daylight harvesting** (sensors monitor natural light and modify artificial ones accordingly) has cut Stephen's electric bill 70%. They also have an agreement with local power providers to draw **energy from renewable sources** off the grid.



Here's ZGF Architects' **Jason Kasperek** (in the requisite green power tie) with FER Design Group's **Sarah Roth**, Susan Woodward Notkins Architects' **Katherine Stifel**, and architect **Myron Ward**. Jason tells us this year's week-long Big Green Commute competition in May (which gives points for biking, walking, hopping, skipping, jumping—anything that uses less gas) involved **1,130 people**. 2010 was the first year ZGF worked with AIA to take its internal program "public" to other architecture firms. In the year since, participation climbed from seven firms to 20. The **greenest commuters** (in three office sizes): Wnuk Spurlock Architecture, David M. Schwarz Architects, and Gensler. Most improved: Bell Architects, HKS, and Gensler, which beat out the Architect of the Capitol by 0.01 points of improvement (a photosynthesis finish?).



The US Botanic Garden is a dangerous place for a camera hour: Someone might get lost in that jungle. Our camera caught **Nemetschek Vectorwork's** (we could pronounce it if we wanted to) **Jeff Ouellette**, DoJ's **Virginia Calkins**, Golden Bear's **Matt Tanski**, Erickson Living's **Danielle Shaurette**, and Moody Nolan's **Patrick Williams** with wife **Lynn Garfinkel**. Danielle does interior design for seniors housing units (Greenspring Village in Springfield) and tells us more residents are demanding **environmentally friendly** features.



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