

THE BREWERY™

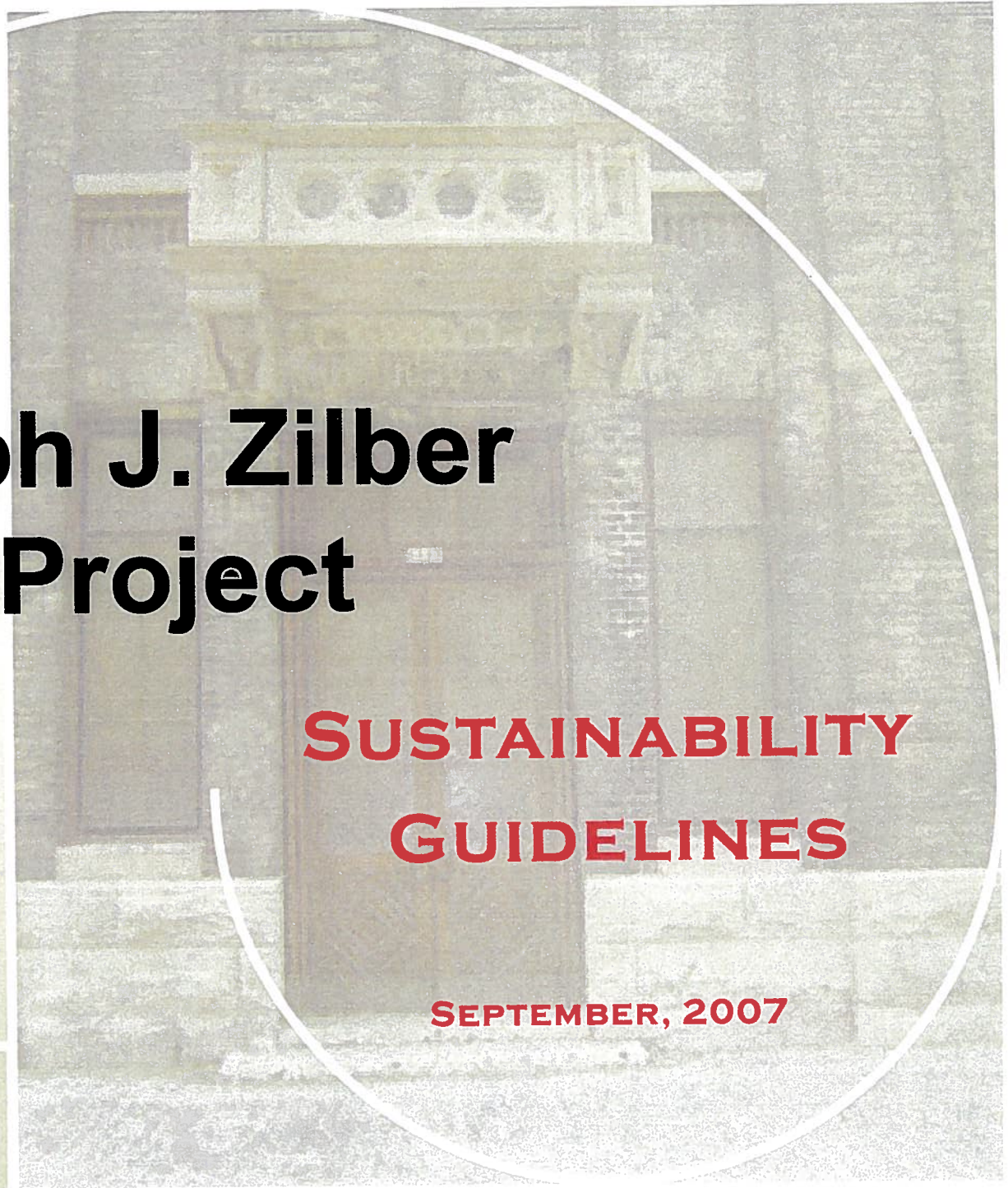
A Joseph J. Zilber Historic Redevelopment

A Joseph J. Zilber Legacy Project

*The value of a man
resides in what he gives
and not in what he
is capable of receiving."*
- Albert Einstein -

SUSTAINABILITY GUIDELINES

SEPTEMBER, 2007



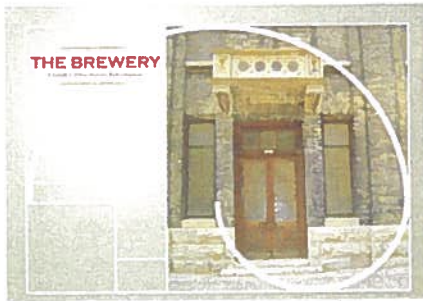


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The Brewery Project
Level 1 (Required)
Performance Goals

Compliance	Guideline Section & Performance Goal	Page Location	LEED-ND (a)	Non LEED-ND	LEED-NC
Performance Management					
No level 1 criteria					
Site Design + Planning					
Property Owner					
	Reduced Parking Footprint (b)	68	NPD Credit 6		
	Light Pollution Reduction	68	GCT Credit 20		
	Heat Island Reduction	71	GCT Credit 10		
	Native Landscaping	73	SLL Credit 9		
	Bicycle Network (c)	75	SLL Credit 5		
	Walkable Streets	75-76	NPD Credit 7		
	Universal Accessibility (d)	76	NPD Credit 14		
Master Developer					
	Compact Development (base level for density requirements)	63-64	NPD Prereq. 2		
	Compact Development (higher level for density requirements)	64	NPD Credit 1		
	Diversity of Housing Types	64	NPD Credit 3		
	Affordable Rental Housing	64	NPD Credit 4		
	Building Reuse and Adaptive Reuse	68	GCT Credit 4		
	Reuse of Historic Building	68	GCT Credit 5		
	Native Landscaping	73	SLL Credit 9		
	Open Community	75	NPD Prereq. 1		
	Housing and Jobs Proximity	75	SLL Credit 6		
	Universal Accessibility (e)	76	NPD Credit 14		
	Transit Facilities	76-77	NPD Credit 9		
Water Management					
Property Owner					
	Roof Stormwater - Water Quality Treatment (base level)	82		N	
	Roof Drain Disconnect	82		N	
	Site Stormwater - Water Quality Treatment (base level)	85-86		N	
	Construction Activity Pollution Prevention	85	GCT Prereq. 1		
	Reduced Water Use (f)	86 & 88	GCT Credit 5		
Master Developer					
	Proximity to Water and Wastewater Infrastructure	88	SLL Prereq. 2		
	Construction Activity Pollution Prevention	85	GCT Prereq. 1		
Energy					
Property Owner					
	Fundamental Refrigerant Management	100		N	EA Prereq. 3
Materials + Resources					
Property Owner					
	Comprehensive Waste Management	111	GCT Credit 19		
Master Developer					
	Maintain 50% existing building structure and envelope	106	GCT Credits 4&5 (See Site Design + Planning)		
	Recycled Content for Infrastructure	107	GCT Credit 17		
Indoor Environmental Quality					
No Level 1 criteria					
Human Aspects					
No Level 1 criteria					
Construction Administration					
Property Owner					
	Construction Waste Management	136	GCT Credit 18		
Master Developer					
	Construction Waste Management	136	GCT Credit 18		

FOOTNOTES:

- (a) For additional information regarding the LEED-ND Level 1 Performance Goals, see the LEED For Neighborhood Development Pilot Rating System at www.usgbc.org.
- (b) Coordinate parking design and the 10% carpool/bicycle space requirement with the master developer.
- (c) Coordinate the 15% bicycle parking spaces and storage with the master developer
- (d) This performance goal is intended for property owners with residential units
- (e) Provide accessible routes throughout the site (accessibility into buildings is the property owner's responsibility)
- (f) There is a Level 1 Performance Goal for both indoor and outdoor water reduction

required guidelines

The following matrix is a summation of The Brewery Project Level 1 guidelines, which are required of the building renovations and new developments within The Brewery Project.

The Level 1 requirements may or may not be applicable to an Owner's building or project. Acknowledge compliance with the listed Level 1 (required) Performance Goals by a yes answer in the Compliance column. If the credit is not applicable, please use N/A. Please submit for preliminary review a progress set of your project's plans and specifications along with any additional documentation that will confirm your compliance with the Level 1 Performance Goals. The final compliance submittal shall consist of a completed performance goal matrix with signatures and City of Milwaukee approved plans and specifications.

The Project Level 1 required guidelines consists of LEED-ND and non-LEED-ND Performance Goals. The LEED-NC column has been included for informational purposes for anyone considering LEED certification for their building.

Goals, technical strategies, and performance indicators for each of these Level 1 (Required) Performance Goals are detailed in the specific categories within the Technical Guidelines.

I, _____,
print

the Owner or Owner's Representative, have reviewed The Brewery Project Sustainability Guidelines and will comply with the appropriate Level 1 Performance Goals.

signature

date

The Brewery LLC approval