

**DESIGN AND
RESILIENCY**

04



4.1

Conceptual Design

4.2

Resiliency

4.3

Environmental Compliance

4.4

Project Timeline

CONCEPTUAL DESIGN



The Barclay Partners



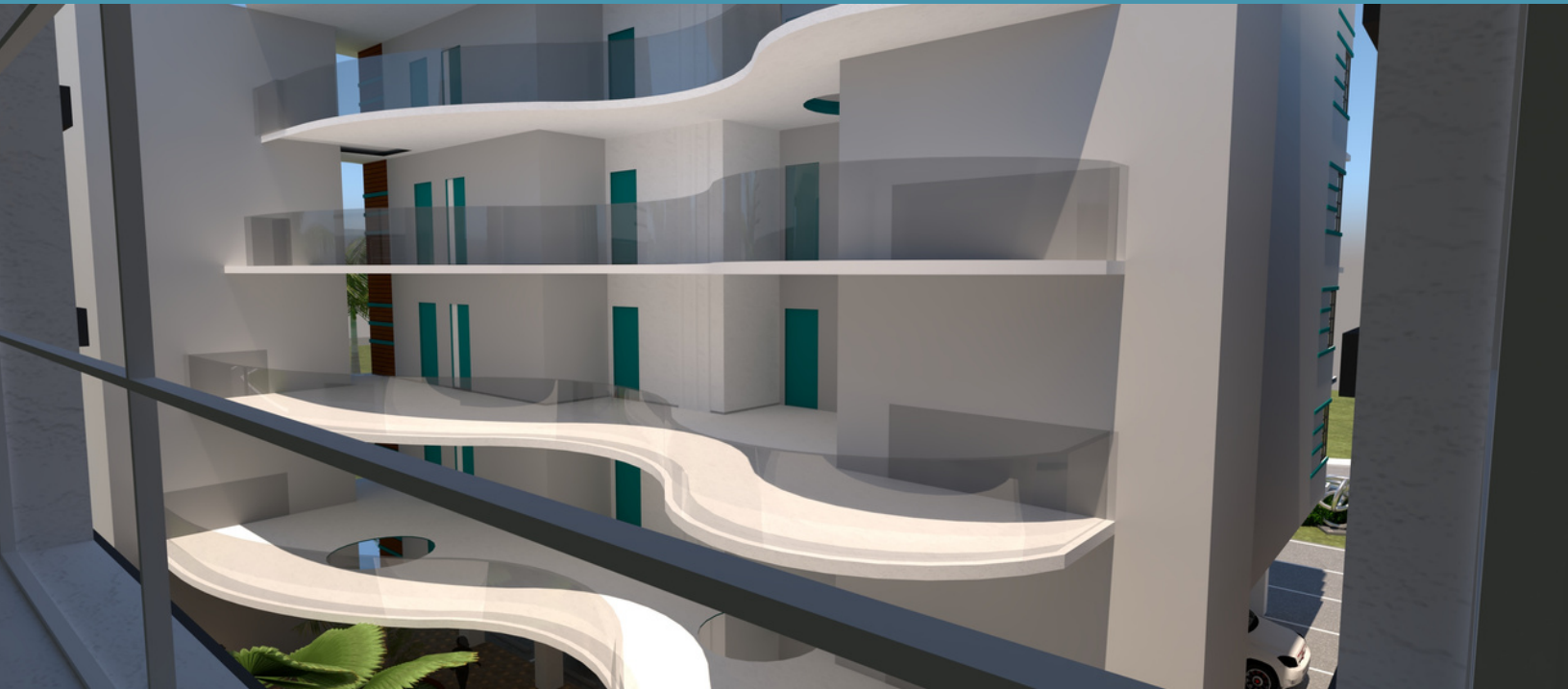
Legacy.

THE BARCLAY PROPOSAL

4.1 Conceptual Design

BUILDING DESIGN

ART DECO



The Barclay Partners



Legacy.

THE BARCLAY PROPOSAL

4.1 Conceptual Design

COMMERCIAL FACADE



COMMUNITY ENGAGING



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THE BARCLAY PROPOSAL

4.1 Conceptual Design



GRAND COURTYARD

COMFORT

RESIDENTIAL FACADE

ELEGANCE



The Barclay Partners



Legacy.

THE BARCLAY PROPOSAL

4.1 Conceptual Design

GRAND COURTYARD



NATURE

RESIDENTIAL FACADE

STYLE



The Barclay Partners

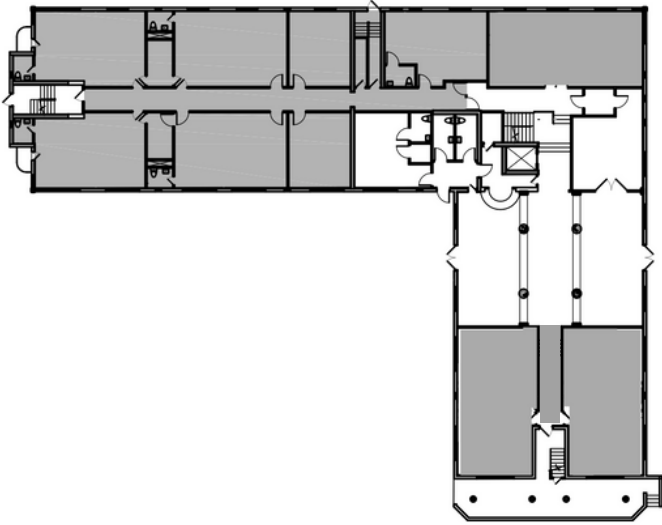


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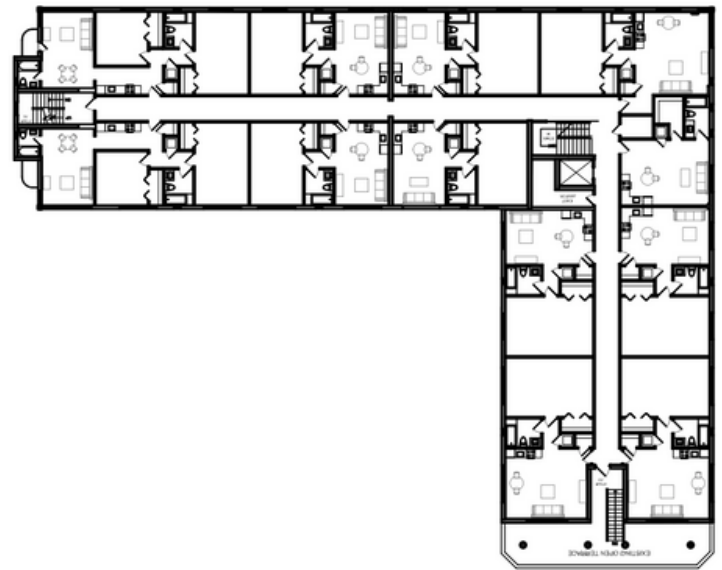
THE BARCLAY PROPOSAL

4.1 Conceptual Design

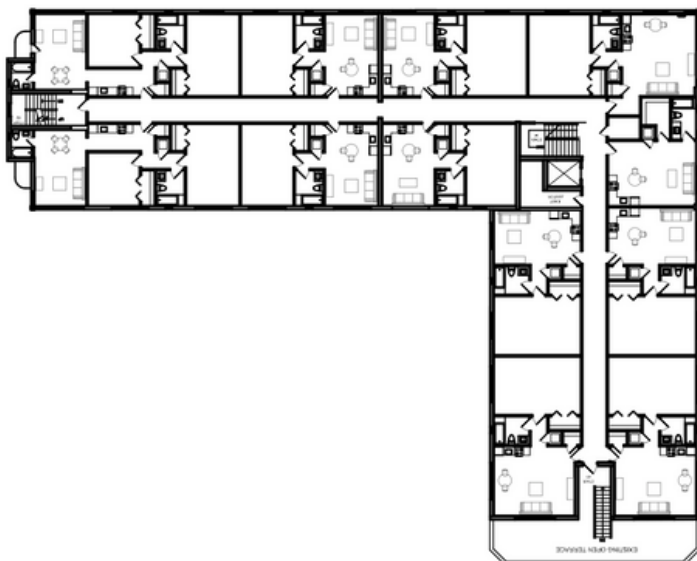
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

RESILIENCY



A RESILIENT BUILDING SHOULD INCORPORATE THE FOLLOWING ELEMENTS:

Increase energy efficiency in buildings and reduce greenhouse gas production and emissions:

The team shall initially develop an energy model consistent with ASHRAE Standard 90.1 appendix G. The energy model shall be used as a decision-making tool to evaluate the most efficient design within budget. Items to be evaluated through the energy model include but are not limited to: Fenestration efficiency including U-Value and Solar Heat Gain Coefficient, Envelope efficiency including walls and roofs, HVAC efficiency including effectively and efficiently introducing outside air, recapturing enthalpy, CO2 monitoring and control, unit type and efficiency, hot water generation and delivery, effective and efficient daylighting including daylight harvesting, daylight dimming and advanced lighting types.





Encourage water and resource conservation

The team has designed the project to minimize water use in a number of areas. The water used for landscaping will be minimized by eliminating turf grass, and the landscape plants that will be chosen will be native and drought tolerant plants.

The water use internal to the building will be substantially reduced over EPA standards. The toilets and urinals will be low flow high efficiency fixtures. The showers will all be high efficiency shower heads, and the kitchen faucets will be high efficiency fixtures. The water reduction will be a minimum of at least 30% for irrigation and at least 20% for indoor fixture water use. The team will further ensure that water use is conserved by providing building level and sub-system level metering.

The design and construction will ensure appropriate resource conservation strategies. Goals will be set and monitored for use of materials that have been declared or have been third-party verified to have preferable life-cycle impacts, responsible extraction and sourcing of raw materials, and with inventoried chemical ingredients to minimize use and generation of harmful substances. In addition, materials will be sourced that are extracted and manufactured locally to the greatest extent possible. This will help reduce the embodied energy of the materials. Wood will be sourced from forests that adhere to the sustainable requirements of the Forest Stewardship Council to the greatest extent practicable.



Reduce waste generated by construction projects

Construction waste makes up a large percentage of all waste delivered to landfills. For this project, a goal has been established that at least 75% of all construction waste shall be diverted from the landfill and recycled back into the manufacturing process.



Reduce long-term building operating and maintenance costs

All energy systems shall be commissioned to ensure that the systems are meeting the owner's expectations and original design intent. The systems shall be calibrated and inspected to avoid system leaks and maintainability issues. In addition, the building's facility management personnel shall be fully trained in the operation and maintenance of the systems to ensure they continue to operate as designed and installed.





Improve indoor air quality and occupant health

The indoor environment will be designed and constructed to help ensure the health and wellbeing of all employees and visitors to the facilities. Interior paints, coating, adhesives, sealants, flooring, ceilings, walls, thermal, and acoustic insulation, and any furniture included as part of the scope of work will meet the agency requirements for low VOC materials. No urea formaldehyde shall be used in any binders or will be required to meet the CARB ATCM for formaldehyde requirements for ultra-low-emitting formaldehyde resins.

During construction, the project team shall develop a plan and follow the same requirements for cleanliness as if they were working inside an occupied building. All duct work shall be capped and sealed. Air handlers shall not be used unless filters are installed on all return grills. All absorptive materials shall be sealed to prevent moisture intrusion.

The HVAC systems shall be designed to ensure adequate outdoor air is being delivered to all occupied spaces and monitored on a continuous basis. Controls will be installed to ensure occupant comfort for lighting levels.





Maximize the use of green and blue infrastructure to treat, retain, and manage stormwater

On-site cisterns and building blue roofs should be sized to detain at least 12 inches per hour of rain intensity. Re-use of this water can be accomplished by adding UV filtration and connecting the cisterns to the plumbing supply lines for any non-potable uses. Cisterns can be located anywhere above the highest high water mark for the groundwater. The streetscape should be designed to contribute to water table management: by connecting street trees and woody plantings to the groundwater via deep excavation (past the coral rock layer), these plants will assist in transferring the groundwater into the atmosphere, which mitigates urban heat island effect and reduces dependency on floodwater pumps.

Leveraging surface hydrology, critical 'Blue streets' will be identified as priority investments for city government to partner with the Barclay Workforce Housing 1940 Park Avenue team to manage water and guarantee site access for tenants.





Utilize native vegetation and trees to maximize natural infrastructure throughout the site

Florida native vegetation and native plant communities will be incorporated using the Florida Native Plant Society's database for indigenous plantings suitable for this site.

Consider the stresses of climate change, including but not limited to extreme heat and frequency and severity of storms when designing for function and form

Retaining at least the 100th percentile of local rainfall events using Low Impact Design and/or Green Infrastructure will be a priority considering the increase in severity of storms in Miami Beach.

To reduce heat island effects, landscaping, high SRI pavers, light colored concrete, covered parking, and high SRI roofing will be strategies incorporated into the project.





Utilize the South Florida Climate Change Compacts Unified Sea Level Rise Projection when considering elevations of the site

Because of the rising sea levels, we've chosen to place the Residential units on the upper floors. The first floor will consist of commercial. The project team is familiar with the work of the SE FL Regional Climate Compact and the 100 RC Greater Miami and the Beach partnership to develop a Resilience Strategy. The team includes community leaders who have been active in the sustainability and resiliency conversation across South Florida, most notably Jeff Huber from Brooks + Scarpa and Jonathan Burgess from Spinnaker Group.

Utilize public art and placemaking opportunities to enhance the resiliency of the site

We will participate in Art in Public Places, a City of Miami Beach program for curating and commissioning public art. We have designated public art space throughout the campus. We've allocated a portion of the construction costs, to pay permanent locations for art work.





Placemaking should incorporate business and marketing opportunities; community aesthetics, cultural identity, and cohesion; and serve to brand the City of Miami Beach as a resilient City

Placemaking is the process of creating spaces that are attractive, comfortable, and inviting for people to gather and enjoy. First we will identify the space on campus, looking for areas in and around the building that are underutilized or could benefit from more activity. This could be a courtyard, a rooftop, or even the lobby. Then we will determine the purpose, thinking about what we want to achieve with the space. Do we want it to be a gathering place for residents, a destination for tourists, or a spot for locals to hang out? Then we will design the space to fit the purpose. We will engage the community, holding meetings and focus groups to get input and feedback from residents, businesses and other stakeholders. We will plan events and activities to draw people to the space. This could include live music, movie nights or fitness classes. Maintenance will ensure that the space remains attractive and inviting.

Encourage sound urban planning principles

We're proud to say that our community is utilizing sound urban planning principles. We encourage a mix of residential and commercial uses, and our site is well-connected to streets, sidewalks, bike lanes, and public transportation systems. We prioritize diversity of economic backgrounds and higher density. Our site includes ample green space and public amenities, such as art, landscaping, and hardscape. Additionally, we incorporate sustainable construction practices and technology. By following these principles, we aim to create a more livable, sustainable, and equitable community for all residents.



Per the newly adopted North Beach Town Center-Central Core regulations, all projects must be designed with five-foot freeboard to help mitigate against future sea level rise and storm surges.

Not applicable to our site.

RESILIENCY DESIGN PRINCIPLES SHOULD BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF BARCLAY BUILDING 1940 PARK AVENUE. THESE INCLUDE:

Robust design is well-conceived, constructed and managed and includes making provision to ensure failure is predictable, safe, and not disproportionate to the cause. For example, protective infrastructure that is robust will not fail catastrophically when design thresholds are exceeded.

Redundancy refers to spare capacity purposively created to accommodate disruption due to extreme pressures, surges in demand or an external event. It includes diversity where there are multiple ways to achieve a given need.

Flexibility refers to the willingness and ability to adopt alternative strategies in response to changing circumstances or sudden crises. Systems can be made more flexible through introducing new technologies or knowledge, including recognizing traditional practices.

Integrated processes bring together systems and institutions and can also catalyze additional benefits as resources are shared and actors are enabled to work together to achieve greater ends.

The project team will use the Integrated Design Process (IDP) from the beginning of design. The initial charrette will include all members of the Design Build Team, Owners Representatives, City of Miami Beach staff and key stakeholders within the community. The purpose of the initial charrette will be to fully understand the owners' sustainability goals and then strategize, as a team, the most effective strategies to obtain those goals.

The USGBC LEED New Construction rating system will be used to effectively guide the design/build team. The outcome of the initial charrette will be a LEED plan that details the strategies to be used, the LEED credits that will be pursued and the team members responsible for each action item to obtain the LEED credit. This LEED plan will form the basis of the IDP and will be used as the road map for all future charrette and design/build meetings. The use of the IDP by the Design/Build team shall be consistent with ANSI Consensus National Standard Guide 2.0 for Design and Construction of Sustainable Buildings and Communities.





The successful proposer will be familiar with the work of the Southeast Florida Regional Climate Compact <http://www.southeastfloridacclimatecompact.org/> and the 100 Resilient Cities (100 RC) Greater Miami and the Beach partnership to develop a Resilience Strategy for the greater Miami community <http://resilient305.com/>. 100RC defines urban resilience as "the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience."

The project team is familiar with the work of the SE FL Regional Climate Compact and the 100 RC Greater Miami and the Beach partnership to develop a Resilience Strategy. The team includes community leaders who have been active in the sustainability and resiliency conversation across South Florida, most notably Jeff Huber from Brooks + Scarpa and Jonathan Burgess from Spinnaker Group. DO WE EXPAND HERE?

The project team has prepared the enclosed LEED Gold checklist to identify the points currently feasible based on the current design.

ENVIRONMENTAL COMPLIANCE

N/A

Legacy

PROJECT TIMELINE

Milestone	Date
Ground lease executions	0 months
Key Design	6 months
Entitlement Process	18 months
Construction Start/Finish	After Entitlement/Design
Construction Finish	24 months after start
Total Project Duration	48 months

LEED GOLD

LEED New Construction

Project: The Barclay
1940 Park Avenue, Miami Beach 33140

Site Area: 22,570 SF
Building Footprint = 14,126 SF
Total Conditioned Space: 28,213 SF

Total Open Space: 12,120 SF

Total Green Space: 8,613 SF

Total units: 49 (avg 400 SQFT)

Total Required Parking Spaces: 0
Total Provided & Available Spaces: 0

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Date: 2/2/23

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|-----------|------------------------------|
| 1 | Integrative Progress |
| 15 | Location & Transportation |
| 9 | Sustainable Sites |
| 6 | Water Efficiency |
| 9 | Energy & Atmosphere |
| 6 | Materials & Resources |
| 9 | Indoor Environmental Quality |
| 6 | Innovation & Design Process |
| 2 | Regional Priority |
| 63 | Total Points |

LEED-BD +C Version 4 Registered Project Checklist

Total Project Score						Possible Points		100	
City of Los Angeles, Silver: 50-55 pts, Platinum: 80-90 pts, Gold: 90-95 pts									
	1	2	3	4	5	Possible Points	1	2	3
						Integrative Process	Possible Points	1	2
						Credit Integrative Process	Possible Points	1	2
1						Requirements: Beginning in pre-design and continuing throughout the design process, identify and use opportunities to achieve synergies across disciplines and building systems described below. Use the analysis to inform the owner's project requirements (OPR), basis of design (BOD), design documents, and construction documents. Energy Related Systems: Perform a preliminary "simple box" energy modeling analysis before the completion of schematic design that explores how to reduce energy loads in the building and accomplish related sustainability goals by questioning default assumptions. Assess at least two potential strategies associated with each of the following: Site conditions, massing and orientation, basic envelope attributes, lighting levels, thermal comfort ranges, plug and process load needs, programmatic Project Team and operational parameters. Water Related Systems: Perform a preliminary water budget analysis before the completion of schematic design that explores how to reduce potable water loads in the building and accomplish related sustainability goals. Assess and estimate the project's potential nonpotable water supply sources and water demand volumes, including the following: Indoor water demand/Outdoor water demand, Process water demand, Supply sources. Assess all potential nonpotable water supply source volumes, such as on-site rainwater and graywater, municipally supplied wastewater treatment plant effluent, etc.	Responsible: Action Needed: Required documents: Must have Process Worksheet (energy & water analysis tab) Energy Related Systems Implementation: Document how Energy related analysis, analysis informed design and building form decisions in the projects OPR and BOD and the eventual design of the project, including the following, as applicable: -Building and site programs -Building form and geometry; -Building envelope and facade treatments on different orientations; -Elimination and/or significant downsizing of building systems (e.g., HVAC, lighting, controls, Exterior materials, interior finishes, and functional program elements); and Other systems. Water Related System Implementation: Document how the above analysis informed building and site design decisions in the projects OPR and BOD. Demonstrate how at least one on-site nonpotable water supply source was used to reduce the burden on municipal supply or wastewater treatment systems by contributing to at least two of the water demand components listed above. Demonstrate how the analysis informed the design of the project, including the following, as applicable: plumbing systems, sewage conveyance and/or on-site treatment systems, rainwater quantity and quality management systems, landscaping, irrigation, and other relevant building and site design details.	Recommendations: It will be important to schedule and host a LEED charrette with key team members to cover all items required here and begin the energy modeling activities for the building as early as possible.	
15	1	5	16			Location & Transportation	Possible Points	16	16
						Credit Lead for Neighborhood Development Location	Possible Points	16	16
						Requirements: Locate the project in within the boundary of a development certified under LEED for Neighborhood Development. Projects achieving the LEED ND Location credit are ineligible to pursue additional LDC credits.	Responsible: Action Needed: Steps: Step 1. Identify LEED ND neighborhood or certified plan area for potential development. 2. Confirm eligibility of LEED ND project. 3. Determine potential points available for LEED ND Location credit and individual LDC credits. 4. Determine final credit achievement pathway. 5. Gather and confirm LEED ND project info	N/A	
1						Credit Sensitive Land Protection	Possible Points	1	2
						Requirements: Choose site that is not undeveloped, prime farmland, floodplains, habitat for federal or state's endangered species, areas within 100 ft of water or 50 ft of wetland. Opt 1: Locate on an infill location in a historic district OR Opt 2: locate site on one of the following: site listed by the EPA National Priorities List, a Federal Empowerment Zone site, a Federal Enterprise Community site, a Federal Reserve Community site, a Dept of the Treasury Community Devt Financial Institutions Fund Qualified Low-Income Community (a subset of the New Markets Tax Credit Program), a site in a U.S. Department of Housing and Urban Development's Qualified Census Tract (QCT) or Difficult Development Area (DDA), or a local equivalent program administered at the national level for projects outside the U.S. designed Priority location OR Opt 3: Brownfield remediation	LEED Consultant / Civil Owner	Action Needed: Required documents: site map(s) showing project boundary, development footprint, any previous development, any sensitive areas, and any minor improvements in required buffers.	Survey provided.
1	1					Credit High Priority Site	Possible Points	2	2
						Requirements: The project is ineligible unless a Phase 2 Environmental Assessment requires remediation and remediation is carried out. OR (1) a site listed by the EPA National Priorities List, (2) a Federal Promise Zone, (3) a Qualified Opportunity Zone, (4) a Qualified Low-Income Community (a subset of the New Markets Tax Credit Program), or (5) Difficult Development Area (DDA).	Owner/Civil	Action Needed: Required documents: Maps 1: new plan or map showing project site and location of existing residential and non-residential uses within 1/2 mile (400-meter) radius of project site. Description of the previous development on the site. Area plan or map showing project site, location and type of each use, and walking routes.	Site located in a CDA. Site also Located in the Museum Historic District
3						Credit Surrounding Density and Diverse Uses	Possible Points	3	3
						Option 1: Surrounding density: Locate on a site whose surrounding existing density within a 1/4 mile radius is: for 22,000 sq ft. of buildable land has 7 DU/acre and 0.5 FAR (2 points) and for 35,000 sq ft. of buildable land has 12 DU/acre and 0.8 FAR (3 points) Option 2: Diverse Uses: Construct building such that the building's main entrance is within 1/2 mile walking distance of the main entrance to 4-7 (1 point) or 8-12 (2 points) existing and publicly accessible diverse uses. Restrictions apply: A use counts as only one type, no more than two uses in each use type may be counted, the counted uses must represent at least three of the five categories, exclusive of the building's primary use. Locate any entry of project within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops OR within 1/2 mile walking distance of existing or planned bus rapid transit stop light or heavy rail stations, commuter rail stations or ferry terminals. Both weekday and weekend to minimum must be met. For bus, streetcar, trolley or ferry: 72 weekday trips/40 weekend trips, 3 p.m. = 144/108, 5 p.m. = 360/216. For commuter rail and ferry: 1 p.m.-24 weekdays/12 weekends, 2 p.m.-40 weekdays/12 weekends, 3 p.m.-10 weekdays/12 weekends. Projects served by two or more transit routes such that no one route provides more than 60% of the prescribed levels may earn one additional point, up to the maximum number of points. Located local entry or bike storage within a 200 yard walking or biking distance that connects to at least one of the following: 10 diverse uses, a school or employment center if 50% of floor is residential or bus transit, light/heavy/commuter rail station, ferry terminal, Case 1: Commercial or Institutional Projects: Provide secure short-term storage/bicycle racks for 2.5% of all peak visitors, secure long-term storage for 5% of the building occupants, & provide 1 on-site shower with changing facility for first 100 building occupants and one additional shower for every 150 occupants. Case 2: Residential Projects: Provide short-term storage for at least 2.5% of all peak visitors but no fewer than 4 storage spaces per building and provide storage for 30% of regular building occupants. For all projects: Short-term bicycle storage must be within 100 feet (30 meters) walking distance of any main entrance. Long-term bicycle storage must be within 100 feet (30 meters) walking distance of any Localized vL1 Upgrade vL1 Upgrade Option 1: No Parking or Reduce Parking. Provide no parking or provide parking capacity that is a 30% reduction below the base ratio for parking	LEED Consultant	Action Needed: Required documents: Maps 1: new plan or map showing project site and location of existing residential and non-residential uses within 1/2 mile (400-meter) radius of project site. Description of the previous development on the site. Area plan or map showing project site, location and type of each use, and walking routes.	Near by condos = 37.71 DU/acre
2						Credit Diverse Uses	Possible Points	2	2
						Requirements: Located any entry of project within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops OR within 1/2 mile walking distance of existing or planned bus rapid transit stop light or heavy rail stations, commuter rail stations or ferry terminals. Both weekday and weekend to minimum must be met. For bus, streetcar, trolley or ferry: 72 weekday trips/40 weekend trips, 3 p.m. = 144/108, 5 p.m. = 360/216. For commuter rail and ferry: 1 p.m.-24 weekdays/12 weekends, 2 p.m.-40 weekdays/12 weekends, 3 p.m.-10 weekdays/12 weekends. Projects served by two or more transit routes such that no one route provides more than 60% of the prescribed levels may earn one additional point, up to the maximum number of points. Located local entry or bike storage within a 200 yard walking or biking distance that connects to at least one of the following: 10 diverse uses, a school or employment center if 50% of floor is residential or bus transit, light/heavy/commuter rail station, ferry terminal, Case 1: Commercial or Institutional Projects: Provide secure short-term storage/bicycle racks for 2.5% of all peak visitors, secure long-term storage for 5% of the building occupants, & provide 1 on-site shower with changing facility for first 100 building occupants and one additional shower for every 150 occupants. Case 2: Residential Projects: Provide short-term storage for at least 2.5% of all peak visitors but no fewer than 4 storage spaces per building and provide storage for 30% of regular building occupants. For all projects: Short-term bicycle storage must be within 100 feet (30 meters) walking distance of any main entrance. Long-term bicycle storage must be within 100 feet (30 meters) walking distance of any Localized vL1 Upgrade vL1 Upgrade Option 1: No Parking or Reduce Parking. Provide no parking or provide parking capacity that is a 30% reduction below the base ratio for parking	LEED Consultant	Action Needed: Required documents: Map showing project boundary, transit stop locations, and walking routes and distances to those stops. Timetables or other service-level documentation, if applicable, document projected transit or restoration of temporarily rerouted service. Map showing walked boundary. Differences for Schools.	Bus and Trolley stops within 1/4 mile are: South Beach Loop, Middle Beach Loop, Bus 120, Bus 150, Bus 112 Route L, Bus 112 Route M, and Bus 5 lines.
5						Credit Access to quality transit	Possible Points	5	5
						Requirements: Located any entry of project within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops OR within 1/2 mile walking distance of existing or planned bus rapid transit stop light or heavy rail stations, commuter rail stations or ferry terminals. Both weekday and weekend to minimum must be met. For bus, streetcar, trolley or ferry: 72 weekday trips/40 weekend trips, 3 p.m. = 144/108, 5 p.m. = 360/216. For commuter rail and ferry: 1 p.m.-24 weekdays/12 weekends, 2 p.m.-40 weekdays/12 weekends, 3 p.m.-10 weekdays/12 weekends. Projects served by two or more transit routes such that no one route provides more than 60% of the prescribed levels may earn one additional point, up to the maximum number of points. Located local entry or bike storage within a 200 yard walking or biking distance that connects to at least one of the following: 10 diverse uses, a school or employment center if 50% of floor is residential or bus transit, light/heavy/commuter rail station, ferry terminal, Case 1: Commercial or Institutional Projects: Provide secure short-term storage/bicycle racks for 2.5% of all peak visitors, secure long-term storage for 5% of the building occupants, & provide 1 on-site shower with changing facility for first 100 building occupants and one additional shower for every 150 occupants. Case 2: Residential Projects: Provide short-term storage for at least 2.5% of all peak visitors but no fewer than 4 storage spaces per building and provide storage for 30% of regular building occupants. For all projects: Short-term bicycle storage must be within 100 feet (30 meters) walking distance of any main entrance. Long-term bicycle storage must be within 100 feet (30 meters) walking distance of any Localized vL1 Upgrade vL1 Upgrade Option 1: No Parking or Reduce Parking. Provide no parking or provide parking capacity that is a 30% reduction below the base ratio for parking	LEED Consultant	Action Needed: Required documents: Map showing project boundary, transit stop locations, and walking routes and distances to those stops. Timetables or other service-level documentation, if applicable, document projected transit or restoration of temporarily rerouted service. Map showing walked boundary. Differences for Schools.	Total/Weekday Stops: 374 Total/Weekend Stops: 360
1						Credit Bicycle Facilities	Possible Points	1	1
						Requirements: Located any entry of project within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops OR within 1/2 mile walking distance of existing or planned bus rapid transit stop light or heavy rail stations, commuter rail stations or ferry terminals. Both weekday and weekend to minimum must be met. For bus, streetcar, trolley or ferry: 72 weekday trips/40 weekend trips, 3 p.m. = 144/108, 5 p.m. = 360/216. For commuter rail and ferry: 1 p.m.-24 weekdays/12 weekends, 2 p.m.-40 weekdays/12 weekends, 3 p.m.-10 weekdays/12 weekends. Projects served by two or more transit routes such that no one route provides more than 60% of the prescribed levels may earn one additional point, up to the maximum number of points. Located local entry or bike storage within a 200 yard walking or biking distance that connects to at least one of the following: 10 diverse uses, a school or employment center if 50% of floor is residential or bus transit, light/heavy/commuter rail station, ferry terminal, Case 1: Commercial or Institutional Projects: Provide secure short-term storage/bicycle racks for 2.5% of all peak visitors, secure long-term storage for 5% of the building occupants, & provide 1 on-site shower with changing facility for first 100 building occupants and one additional shower for every 150 occupants. Case 2: Residential Projects: Provide short-term storage for at least 2.5% of all peak visitors but no fewer than 4 storage spaces per building and provide storage for 30% of regular building occupants. For all projects: Short-term bicycle storage must be within 100 feet (30 meters) walking distance of any main entrance. Long-term bicycle storage must be within 100 feet (30 meters) walking distance of any Localized vL1 Upgrade vL1 Upgrade Option 1: No Parking or Reduce Parking. Provide no parking or provide parking capacity that is a 30% reduction below the base ratio for parking	Architect/Owner /LEED Consultant	Action Needed: Required documents: Vicinity map showing bicycle network and route and distance along network to stable destination(s). Site plan showing bicycle storage locations. Site plan showing bicycle storage location with walking route to main entrance and bicycling route to school boundary (Schools only). Calculations for storage and shower facilities. Description of programs to support bicycle use (rental only).	vL1 Alternative Compliance: Provide short-term bicycle storage for at least 2.5% of all potential and non-residential uses within 1/2 mile (400-meter) radius of project site. Provide long-term bicycle storage for at least 15% of all regular building occupants, but no less than one storage space per three residential units. 10 short-term & 12 long term in 50% CO2 need atleast 17 long term spaces

WELL CERTIFICATION



OUR PASSION. OUR FOCUS. OUR ONLY BUSINESS. GREEN BUILDINGS.

1177 Clare Ave #7 | West Palm Beach, FL 33401 | 561-801-7576
Info@SpinnakerGroup.com | www.SpinnakerGroup.com

Jonathan Burgess

PLA, LEED Fellow, WELL AP, SITES AP
President
401-465-8250
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February 22, 2023

The Barclay Workforce Housing - 1940 Park Ave, Miami Beach
RE: Creating Healthy Homes for Clients

Dear City of Miami Beach,

As a global consultancy of sustainability experts based in South Florida with experience in creating high performing, resilient and healthy buildings, Spinnaker Group would be delighted to assist the project team by incorporating some or all of the following WELL certification features and strategies into creating a healthy building project:

AIR - Control Ambient Air Pollution (Particulates, VOCs, CO), Cooking Emissions, Organic and Inorganic Gases through proper Filtration (HVAC, Vacuums), Preventing Smoking, Improving Ventilation, and Measurement.

WATER - Prevent Contamination through Legionella Management, Verifying Water Quality, and Filtration of Drinking Water to Reduce Chemicals, Organic and Pesticide Contaminations.

LIGHT- Provide Quality Light Exposure and Visual Lighting Design

THERMAL COMFORT- Optimize Comfort through Enhanced Controllability, Reduced Solar Heat Gain, and Thermal Zoning.

MATERIALS- Avoid Chemicals of Concern through Non-Toxic Finishes, Furniture, and Cleaning & Pest Products, Selection of 3rd-party Certified Products, Conscious Construction, and Waste Management.

SOUND- Enhance Acoustics through Sound Masking, Noise Isolation; Optimize Speech Privacy and Lower Reverb through Improved Absorption, Impact Noise Reducing Flooring.

MOVEMENT- Improve Physical Activity through Bike Storage, Enhanced Circulation, and Featured Staircases.

NOURISHMENT- If Food is Sold On-Site, Then Providing Access to Fruits and Vegetables and Nutritional Information

MIND - Promoting Mental Health by Providing Areas to Connect with Nature and Providing Information on Programs that Can Support Mental Health

COMMUNITY - Engaging the Community Stakeholders in the Integrative Design, Providing Education to Tenants about the Health and Well-Being Features of the Project, Creating a Risk Assessment and Emergency Preparedness Plan, Conducting and Occupant Health and Well-Being Satisfaction with their Environment Survey

Sincerely,

Jonathan Burgess
PLA, LEED Fellow, WELL AP, SITES AP
President
Jonathan@SpinnakerGroup.com
O: 561-801-7576 | C: 401-465-8250 | www.SpinnakerGroup.com