



12/19/2019

QuadReal

SODO - Residential

Your building scored 97 (96.77) points and is 1-star "Fitwel Certified"

★ (90-104 points) - ★★ (105-124 points) - ★★★ (125-144 points)

1. Location					
Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
1.1 Walk Score® of 50 or above	✓				3
1.2 Walk Score® of 70 or above	✓				4.5
1.3 Walk Score® of 90 or above	✓				4.5
1.4 Public transit stop located within ½ mile or 800 meters of the main building entrance	✓				4.28
Total:					16.28

2. Building Access

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
2.1 Provide <u>convenient and accessible pedestrian routes</u> between the <u>main building entrance</u> and <u>amenities</u>	✓				0.82
2.2 Provide <u>short-term bicycle parking</u> within 100 feet or 30 meters of the <u>main building entrance</u> for a minimum of 5% of residents	✓				0.9
2.3 Provide <u>secure and covered long-term bicycle parking</u> for a minimum of one space per every two dwelling units	✓				1.48
2.4 Provide a <u>bike share station</u> within 1/2 mile or 800 meters of the main building entrance	✓				1.48
2.5 Provide <u>safe and accessible street infrastructure</u> for pedestrians and bicyclists	✓				4.28
2.6 Provide <u>transit stop</u> furnishings at transit stop				✓	2.7
2.7 Incorporate <u>street furniture and amenities</u> into sidewalks and streetscapes	✓				2.7
Total:					14.36

3. Outdoor Spaces

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
3.1 Provide a <u>walking trail</u> of at least 1/4 mile or 400 meters <u>accessible</u> to all residents				✓	4.28
3.2 Provide a <u>bike path</u> of at least 1 mile or 1600 meters accessible to all residents		✓			0
3.3 Provide permanent <u>fitness equipment</u> in outdoor spaces <u>accessible</u> to all residents		✓			0
3.4 Provide <u>playgrounds</u> in outdoor spaces				✓	4.28
3.5 Provide a <u>restorative garden</u> amenity <u>accessible</u> to all residents				✓	2.63
3.6 Provide <u>outdoor common space</u> amenity <u>accessible</u> to all residents	✓				4.28
3.7 Enhance <u>outdoor common space</u> with art and furniture	✓				2.7
3.8 Offer on-site weekly sale of produce or establish a <u>farmers market</u> in a location accessible to all residents				✓	3.13
3.9 Support a <u>fruit and vegetable garden</u> <u>accessible</u> to all residents		✓			0
3.10 Adopt a <u>tobacco-free</u> policy for all outdoor spaces		✓			0
Total:					21.3

4. Entrances and Ground Floor

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
4.1 Provide <u>permanent signage</u> publicizing a smoke-free and <u>tobacco-free</u> building and site		✓			0
4.2 Provide <u>drop-off points</u> for <u>Community Supported Agriculture (CSA)</u> or other <u>fresh food delivery</u>	✓				2.79
4.3 Locate the <u>main building entrance</u> oriented towards <u>pedestrian traffic</u>	✓				0.9
4.4 Provide <u>context-appropriate lighting</u> along all building exteriors and pedestrian and bicycle routes	✓				2.1
4.5 Provide permanent dedicated displays at the <u>main building entrance</u> advertising <u>local amenities</u> within walking distance of the building	✓				1.15
4.6 Install and maintain <u>permanent entryway systems</u> at all <u>exterior entrances</u> to capture dirt and particulates entering the building	✓				0.9
Total:					7.84

5. Stairs

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
5.1 Provide at least one main stair <u>accessible</u> to all residents that connects <u>relevant building floors</u>		✓			0
5.2 Locate an <u>accessible</u> stair equally or more visible than any elevators and/or escalators from the <u>main building entrance</u>		✓			0
5.3 Make the <u>accessible</u> stair clearly visible with code-compliant glass		✓			0
5.4 Implement <u>active design strategies</u> in stair design		✓			0
5.5 Place permanent <u>point-of-decision signs</u> promoting stair use at all elevator call areas and at stairway entry points on each floor		✓			0
5.6 Implement <u>best practices in stair safety</u>		✓			0
Total:					0

6. Indoor Environment

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
6.1 Adopt and implement a <u>tobacco-free</u> building policy		✓			0
6.2 Certify that all asbestos has been <u>properly abated</u> throughout the building	✓				4.2
6.3 Adopt and implement an <u>Indoor Air Quality (IAQ) Policy</u>	✓				2
6.4 Adopt and implement an <u>Indoor Air Quality (IAQ) policy</u> that includes <u>best practices to control pollutant sources</u>	✓				1.1
6.5 Adopt and implement an <u>Indoor Air Quality (IAQ) policy</u> that includes <u>best practices to control moisture</u>	✓				1.1
6.6 Certify that the building meets locally regulated guidelines for being <u>lead-safe</u> and any identified lead hazards have been abated	✓				4.2
6.7 Establish and adopt an <u>Integrated Pest Management (IPM) plan</u>	✓				1.8
6.8 Design and maintain the building structure to <u>minimize exterior-sourced noises</u> in dwelling units	✓				2.25
6.9 Design and maintain the building structure to <u>minimize interior-sourced noises</u> within dwelling units	✓				2.25

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
Total:					18.9

7. Dwellings

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
7.1 Provide at least one window with <u>views of nature</u> from all dwelling units	✓				2.7
7.2 Provide <u>operable blackout window shading</u> in all bedrooms		✓			0
7.3 Provide <u>operable windows</u> in all dwelling units	✓				0.35
7.4 Use building materials in bathrooms and kitchens that are <u>water-resistant to prevent mold</u>	✓				0.66
Total:					3.71

8. Shared Spaces

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
8.1 Provide <u>operable windows</u> in a majority of habitable <u>common spaces</u>		✓			0
8.2 Provide <u>views of nature</u> from a majority of habitable <u>common spaces</u> within the building		✓			0
8.3 Provide a dedicated <u>exercise room</u> available free of charge to all residents	✓				1.8
8.4 Provide <u>stationary fitness equipment</u> available free of charge to all residents	✓				3.6
8.5 Provide <u>kitchen facilities</u> in <u>common spaces</u>	✓				0.5
Total:					5.9

9. Water Supply

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
9.1 Provide <u>ADA compliant water supply</u> and/or <u>water bottle refilling stations</u> in all <u>common spaces</u> and spaces designed for play and/or physical activity	✓				2.7
Total:					2.7

10. Grocery Stores and Prepared Food Retail

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
10.1 Provide a full-service grocery store				✓	2.03
10.2 Require a healthy food and beverage standard at least as rigorous as the Fitwel Food Services Standard for all on-site restaurants and/or cafeterias				✓	1.35
10.3 Require a healthy food and beverage standard at least as rigorous as the Fitwel Food Services Standard for all on-site non-restaurant prepared food outlets		✓			0
Total:					3.38

11. Vending Machines, Micro Markets, and Corner Stores

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
11.1 Require a healthy food and beverage standard at least as rigorous as the applicable Fitwel Food Services Standard for all vending machines and micro markets			✓		1.8
11.2 Require a healthy food and beverage standard at least as rigorous as the applicable Fitwel Food Services Standard for all bodegas, corner stores, or convenience stores		✓			0
Total:					1.8

12. Emergency Procedures

Strategy	Yes	No	Not Applicable	Alternative Compliance	Anticipated Points
12.1 Create and maintain a database of emergency equipment and supplies	✓				0.6
12.2 Install an Automated External Defibrillator (AED) proximate to all dwelling units and common spaces		✓			0
Total:					0.6

	Total Points
Total:	96.77

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