

PILLARS OF RESPONSIBLE PROPERTY INVESTING

Sustainability Profile

EDIT

Property name: EDIT

Location: Denver, Colorado

Building Type: High-Rise Multifamily

Building Size: 382,596 sq. ft.

Constructed: 2021

Acquired: 2018

Property Manager: Zocalo Community Development

Architect: Craine Architecture, Inc.



Property Overview

EDIT is a 13-story multifamily mixed-use property in Denver, Colorado that exemplifies excellence in sustainability. EDIT was built in 2021 and aims to give residents wishing to reduce their environmental footprint the opportunity to live in a state of the art, high-design and lively building featuring smaller efficient unit types ranging from studios and junior one-bedrooms to two-bedrooms.

The property delivers a unique connection to the River North Art District neighborhood in Denver with thoughtfully designed community spaces and amenities. The project team including Craine Architecture, Inc. and



Zocalo Construction, designed the property around the core idea of a live-work-play lifestyle to encourage active living and spending time outdoors. The property site was selected for its numerous sustainable attributes including its optimal location for occupant access to basic services and public transit. Zocalo Community Development manages the property and provides the tenants with many opportunities for engagement while continuing to foster sustainability initiatives.

Improving Sustainability

Building Materials & Design

During the development stages, materials were selected to reduce the property's environmental impact in comparison to conventional building materials. Products with recycled content or those manufactured and extracted close to the building were prioritized to reduce demands on new materials and reduce their transportation related emissions.

Manufacturers that provided increased transparency through environmental product declarations or health product declarations were also prioritized to encourage the improvement of the building material economy. The property opted for low-emitting materials for various products such as adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products. This measure promotes the wellbeing of occupants and visitors as well as laborers through construction.

Energy Efficiency

Energy efficiency is a priority for the team at EDIT. The property features an Integrated Piping System (IPS) for ultra-efficient heating and cooling. This two-pipe system utilizes a domestic water source to provide on-demand heating and cooling. EDIT is one of the first high-rise properties in North America to use IPS.

Other energy efficiency projects at the property include the installation of high-efficiency lighting systems, occupancy sensors, and light sensors. These lighting systems are designed to achieve maximum utility savings by only operating when necessary. Low-e windows were also installed to allow natural light, in but keep radiant energy out. All units also include ENERGY STAR® certified appliances. These choices not only ensure a smaller carbon footprint, but also significantly reduce utility bills for residents.

Decarbonization

Reducing the property's carbon footprint is an important initiative for both the EDIT team and the property's residents. EDIT's roof is covered with a reflective white membrane to reduce heat island effect. Heat islands are urbanized areas that experience higher temperatures than outlying areas, due to building materials that absorb and re-emit heat, or reduced natural landscapes. The reflective roof reduces the amount of heat from the sun that the building absorbs and would then re-emit.

For residents and employees that own electric vehicles and want to reduce their footprint, EDIT provides electric vehicle charging stations in the climate-controlled parking garage.

Water Use Management

In order to reduce water use, EDIT has installed high performance sink faucets, showerheads, and dual-flush toilets. Additionally, efficient irrigation design and the use of native and adaptive plants has resulted in a savings of 3,194 gallons of outdoor water use each year or an 84% reduction on irrigation demands.

Health and Wellness

Occupant health and wellbeing was a focus of the mechanical design of EDIT. The team ensured that the building met ASHRAE 62.1 standards for optimal ventilation and thermal comfort.

In addition, there are many health and wellness amenities for residents at EDIT. The property provides tenants with a 3,865 sq. ft. fitness center that is equipped with state-of-the-art fitness machines and equipment. The fitness center gives residents a comprehensive workout experience that caters to all

levels of fitness ability. Residents can also choose to attend weekly yoga classes that take place in the Yoga and Movement Studio. If a resident's schedule is too busy for the scheduled classes, they can take advantage of the 10,000+ live on-demand workout classes provided through a Lululemon Studio Mirror. EDIT provides fitness opportunities to meet everyone's needs.

EDIT offers residents the ability to use community bicycles free of charge. The property has a fully equipped bicycle maintenance shop for storing and tuning up the bicycles. Outdoor bicycle racks are also available for visitors to the community.

Resident & Community Engagement

The EDIT team consistently finds new and creative ways to engage their residents and the community. EDIT has an "Artist in Residency" program where a new artist is selected from the community each year to commission 2-3 pieces of illustrated art for the property. The artist's work is featured on EDIT's website where they encourage residents and visitors to purchase the artist's work. The featured artist will also assist the property with local art tours and instructional classes for the residents to attend. Featured artists are given a discount on rent at the property.

Along with Zocalo Community Development, EDIT participates in a non-profit partnership with Warren Village. Warren Village is a Denver-based non-profit that helps low income, single-parent families make the journey to economic self-sufficiency with comprehensive resources that empower parents to change the trajectory of their lives. Through this partnership,

residents can participate in multiple volunteer opportunities and donation drives throughout the year. In addition, EDIT works with Best Bees Company to provide a habitat for bees on EDIT's rooftop and promote biodiversity. These locally sourced beehives also provide honey to the residents.

EDIT provides various outdoor amenities and spaces for residents to utilize. Residents can enjoy the outdoors on the rooftop deck that includes an outdoor kitchen. The rooftop deck showcases EDIT's exceptional city views and provides a space for residents to relax outdoors. The rooftop also includes a fenced in dog park, Barks and Rec, for residents' furry friends to enjoy.

Building certifications and achievements are prominently displayed in marketing materials. These show the property's commitment to sustainable operations on a building level through certifications including LEED® and Fitwel. To inform potential residents about sustainability efforts, EDIT has added placards to their model unit to showcase their sustainability features.

KEY FACTS, AWARDS, AND RECOGNITION

- NAIOP 2021 Multi-Family Development of the Year
- LEED Building Design and Construction: New Construction (BD+C) Certified (2022)¹
- Fitwel 1-Star Certified (2021)¹



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¹ In order to receive a certification a fee was paid to LEED and Fitwel to be evaluated and for rights to use the certification

Disclosures

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