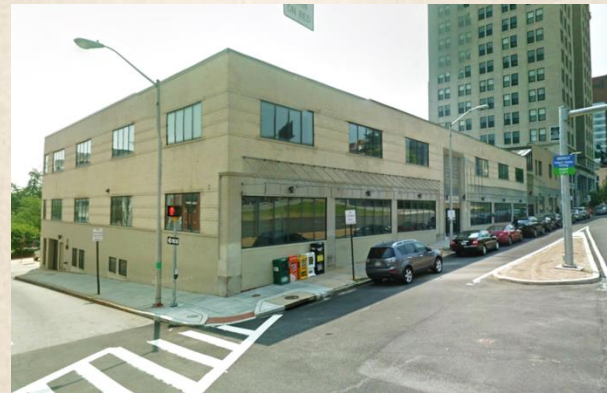





**Project Type: Multi Residential**  
**Rating System: Baltimore City Green Building Standards (BCGBS) – Major Renovation**  
**Certification Level: 2 Green Stars**

521 St. Paul Street was a major renovation of a building originally constructed in 1890, one of the first modern buildings in Baltimore City. The building was renovated to include 76 apartment units, more than 120 years after its inception. PMC Properties hired Lorax to manage the Baltimore City Green Building Standards rating system submission. The project achieved a 2 Green Star certification in 2013.



521 St. Paul Street was the first in PMC Properties' portfolio to achieve this rating. Since this certification PMC Properties, with consultation from Lorax, has certified 301 North Charles Street, also with 2 Green Stars, and is currently working on two other multi-residential building rehabilitation projects, each of which are anticipated to achieve the 2 Green Star certification by the end of 2014.

**Major Sustainability Highlights**

-  35% Water reduction
-  11% energy savings
-  82% of construction waste was diverted

**Additional Sustainable Highlights:**

Building-wide Recycling Program  
 Green Pest Management

**Project Team:**

Owner: PMC Properties  
 MEP: Industrial Valley Design  
 Energy Modeling: EnerActive  
 Architect: Barton Partners Inc.  
 General Contractor: PMC Properties  
 LEED Consultant: Lorax Partnerships, LLC

<b>BCGBS Facts</b>	
Certification awarded: June 2013	
<b>2 Green Star</b>	<b>65 *</b>
<b>Sustainable Sites</b>	<b>24/37</b>
<b>Water Efficiency</b>	<b>3/14</b>
<b>Energy &amp; Atmosphere</b>	<b>7/52</b>
<b>Materials &amp; Resources</b>	<b>16/26</b>
<b>Indoor Environmental Quality</b>	<b>13/16</b>
<b>Innovation</b>	<b>3/5</b>
<i>*out of a possible 150 points</i>	