

Going Green?  
we are.

# 802 NW 5<sup>TH</sup> AVENUE

## Taking the LEED

The 802 Building is a mixed-use commercial building developed by the Community Redevelopment Agency. The project embraces sustainability from a variety of approaches. The 802 is the first commercial development along the NW 5th Avenue corridor in a generation. Anchored by the CRA office on the second floor, and offering much needed commercial store frontage on the ground floor, the project embodies true economic development. The 802 is intended to jumpstart reinvestment and revitalization of a core urban neighborhood and help transition the community to greater economic sustainability.

The project also employs sustainability through green building practices. The 802 utilizes creative design solutions, innovative building materials, and sustainable construction techniques in order to minimize the eco-footprint of the development. These features, coupled with efficient operations practices will result in a building that consumes fewer resources and produces less waste than typical development. In recognition of these accomplishments, the building is in the process of applying for official certification within the United States Green Building Council LEED (Leadership in Energy and Environmental Design) system.



Our building is extremely energy efficient. Sustainable elements reduce both the environmental and economic impacts of our energy use. We anticipate an annual 19.4% energy savings – over \$2,200 per year!

The roof is designed to combat the urban heat island effect. It is low-sloped, light colored, and has a solar reflective index of 96. This minimizes impacts on the microclimate and on human and wildlife habitats.

The project is a perfect example of infill redevelopment. Developing in urban areas maximizes the benefit of existing infrastructure, protecting resources and preserving green-fields

Special priority was given to materials extracted, processed, and manufactured locally. This prioritization supports the use of indigenous materials and reduces environmental impacts from transportation



The building's design captures large amounts of natural light. Over 97% of works space has access to window views

The building uses low-flow fixtures to conserve water. The dual flush toilets lets you choose if you need more or less water with each use. (Either 0.8 or 1.6 gallons per flush.) Old toilets use 4 or more gallons per flush!

The butterfly roof collects rainwater and funnels it to our landscaped bio-swales. The rainwater irrigates our plants and the bio-swales allow for percolation and natural treatment of runoff onsite

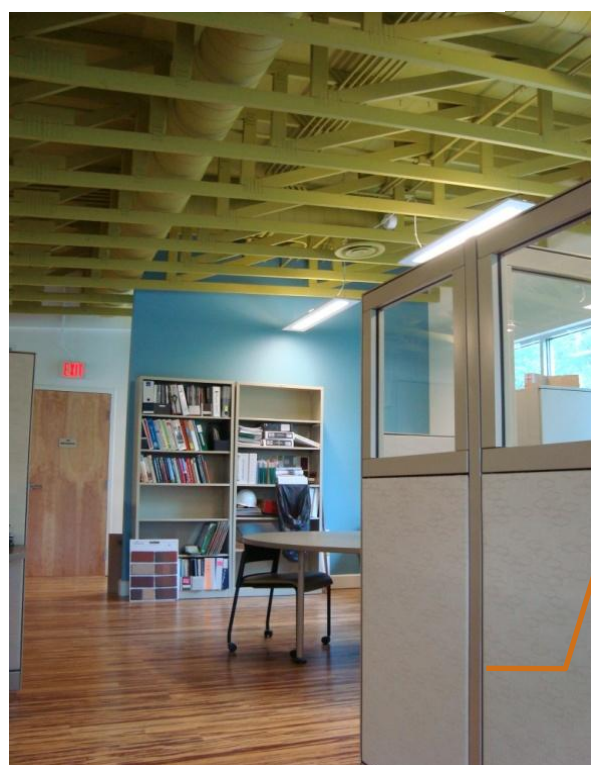
The site's post-development stormwater run-off rate is less than the predevelopment rate. Site design reduces impervious cover, increases onsite bio-swales and stormwater infiltration, and reduces contaminants from overland flow into creeks and streams.

The patio is constructed from recycled bricks salvaged from structures in the neighborhood. Reusing these bricks provides a sense of continuity within the community, reduces water entering landfills, and diminishes environmental impacts from harvesting new materials

Being mindful of atmospheric contaminants, all paints, adhesives, sealants and composite wood utilized are low VOC (volatile organic compounds) and/or low emitting materials

Energy efficient lighting fixtures automatically measure the amount of daylight in each workspace and auto-adjust the illumination intensity accordingly. This reduces our lighting power density by up to 30%

Our floors are made from sustainably harvested bamboo. Bamboo is an affordable, rapidly renewable material that is more sustainable than both hardwood and carpet flooring



The building is maintained in a sustainable manner. Our "Green Cleaning Policy" reduces the building's occupants exposure to harmful chemicals and reduces the buildings overall environmental impact



The site is well served by multi-modal transportation such as public transit, sidewalks, and multi-use cycling trails. Co-locating development with multiple transportation opportunities can reduce pollution impacts from automobiles.

The HVAC system is energy efficient and is designed to provide high levels of thermal comfort and air quality.

Over 50% of the site has been restored using native and/or climate-tolerant plants. Our water-efficient landscaping will use not irrigation (except for plant establishment!)