

LEED-NC

LEED® FOR NEW CONSTRUCTION

Ecotrust

Jean Vollum Natural Capital Center,
Portland, OR
Commercial Office & Retail
LEED® Gold

BUSINESS BENEFITS

- 100% leased in a soft market; Ecotrust is convinced that the building could have been leased 3 to 5 times over.
- 21% energy savings compared to ASHRAE 90.1-1999, generating \$13,000 in annual savings.
- Tenants experiencing increased visibility, access to resources, and ability to attract new and interesting projects.
- Tenants report a greater ability to attract and retain employees.

Ecotrust showed that it's not a soft market if you own a green building.

"Building a 'green' community asset can transform the development process and attract like-minded, high quality tenants. The Pearl District in Portland now has many LEED projects in development, and the community is enjoying the benefits stimulated by this incubator for sustainable building."

- Bob Naito, Bob Naito Development, LLC

PROJECT BACKGROUND

The Jean Vollum Natural Capital Center was developed by Ecotrust, a nonprofit organization dedicated to fostering the development of a conservation economy in the Pacific Northwest. Ecotrust was able to acquire the historic 1895 brick and timber warehouse with an extraordinary gift from the building's namesake Jean Vollum, a philanthropist and founding board member. The restored warehouse is located in the Pearl District in downtown Portland, a former industrial neighborhood that has been revitalized into a vibrant urban village. The Natural Capital Center serves as a marketplace for environmentally and socially responsible ideas, goods and services.

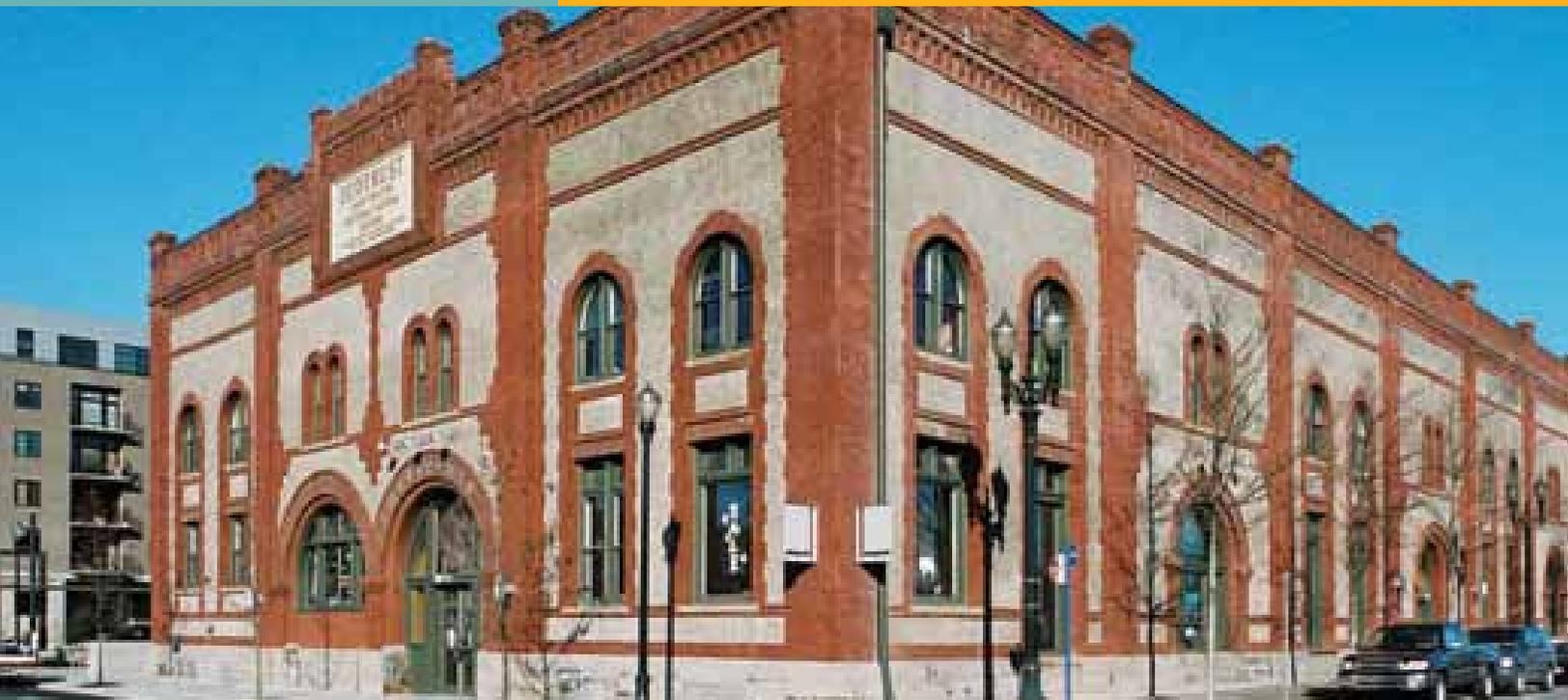
Owner: Ecotrust

Developer: Bob Naito Development, LLC

Architect: Holst Architecture

Mechanical Engineer: Interface Engineering, Inc.

Contractor: Walsh Construction Company



THE CASE FOR GREEN BUILDING

The Natural Capital Center is a clear example of how Ecotrust plans to realize its vision—to bring together a community of organizations and people who are working towards the creation of a conservation economy. The team integrated environmental innovation with the historic restoration of a building that had already been in service for more than a century. Achieving LEED certification provided Ecotrust with the rigor of third-party verification and a national standard to measure the environmental performance of their building.

Ecotrust moved into the building, along with tenants that shared its values and goals. The building was 96% leased at market rates, in sharp contrast to the growing vacancy rates in Portland at that time. Bettina von Hagen, Building Project Manager and Manager of the Natural Capital Fund, commented, “We could have rented three times as much space.” Ecotrust concluded that the enhanced value of the space would have enabled them to raise the cost per square foot of the leases for tenants.

As recounted in *Rebuilt Green—The Natural Capital Center and the Transformative Power of Building*, Stuart Cowan and Rob Bennett write, “...as Ecotrust and others have found, green building not only makes tremendous economic sense for the owner, but also stimulates new industries, strengthens economies, and enhances a region’s livability and identity.”

PROJECT GOALS AND RESULTS

Ecotrust has anecdotal evidence that leasing space and retaining tenants is far easier in its green building. Tenants and their employees are thrilled at being in the building. Since moving in, leaseholders report shortened response time to job ads and an increased number of job applicants.

The project team focused on strategies that reflect the values of a conservation economy. The renovation itself reused over 75% of the original structure and recycled more than 98% of construction waste instead of sending it to the landfill.

Ecotrust demonstrated its commitment to restoring salmon populations and habitat with its approach to water management. Low-flow fixtures reduce water use by 32% when compared to a similar code-compliant building. Alternative stormwater management strategies manage 95% of the stormwater

on-site to protect the Willamette River from run-off. The water is absorbed and filtered through an eco-roof with native plants including wildflowers, porous pavement, and a bio-swale.

Healthy, productive spaces feature good indoor air quality, ample daylight and operable windows. Energy conservation was achieved with features such as wider temperature ranges for heating and cooling systems, operable windows with HVAC overrides, high-performance glazing and daylighting, which resulted in a 21% savings over a similar code-compliant building. Ecotrust steered away from cutting-edge technologies to demonstrate that off-the-shelf approaches for green building are cost effective.

The location provides a number of transportation alternatives for building occupants and reduces the need for parking. The Portland Streetcar stops at the building, 7 bus stops are within a short walking distance, and 50 bicycle spaces and shower facilities are available.

Ecotrust created public spaces in the building that include a central atrium, resource center and outdoor terrace. A conference center is also available to local businesses or for community events. Ecotrust was able to forge relationships that were critical to the project’s success and resulted in both financial support and in-kind contributions. The City of Portland provided funding of \$75,000 towards the eco-roof and \$20,000 towards LEED certification. The project also earned a business energy tax credit from the State of Oregon.

When asked what activity she would have handled differently, von Hagen said she would have applied LEED earlier in the planning process, if it had been available in the marketplace. She estimates she could have saved 5% or more on project design fees and received a higher LEED rating had the system been available at project conception.

ABOUT ECOTRUST

Founded in 1991, Ecotrust is a non-profit organization dedicated to supporting and nurturing a conservation economy in the North American coastal temperate LEED® focuses on programs that support the interdependence of economic and ecological systems.



LEED-NC Build green. Everyone profits.



City of Seattle



King County



BETTERBRICKS

LEED® IS THE NATIONALLY RECOGNIZED VOLUNTARY STANDARD FOR GREEN BUILDING FROM THE U.S. GREEN BUILDING COUNCIL.

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