



## Practicing Green Building at Station Place Tower

Station Place Tower upholds REACH's continued commitment to green building practices.

### WHAT IS "GREEN BUILDING" AND HOW DOES IT AFFECT ME?

Green building is a way to design and construct buildings that incorporates sustainable, renewable or energy-efficient practices and materials. Some examples are both cost-saving and resilient for decades:

- Kitchens are equipped with Energy Star-rated appliances.
- Energy-efficient P-TAC heat pumps allow you to personally control the temperature and save on electric bills.
- Expansive windows reduce electric bills by maximizing natural light.
- Harvested rainwater for flushing toilets and water-saving plumbing fixtures reduce water use
- Comprehensive recycling is conveniently located in the garbage rooms on each floor.

What you may not see, but also contribute to the sustainability of the building:

- Insulated building walls, floors and ceilings that meet or exceed requirements
- High efficiency gas water heaters and insulated hot water pipes
- Roof and siding made of durable and recycled content with 25-50 year lifetime warranty
- Finishes that are solvent-free or water-based wood finishes & stains; use of low toxic adhesives & sealants

Here's a more detailed list of how REACH has incorporated green building practices at Station Place Tower.

### ENHANCED DESIGN & SITE

#### Site Inventory

- Building is positioned for maximum solar gain and light & minimum west wind exposure.
- PDC Garage blocks noise from idling trains.

#### Soil & Vegetation Protection

- No herbicides or pesticides used during site prep.
- Open spaces are enhanced with plants in 2<sup>nd</sup> & 12<sup>th</sup> floor terraces, & 14<sup>th</sup> floor rooftop garden.

#### Building Design & Construction

- Vertical and horizontal shades protect people from sun.
- Ceiling heights of 8'6" in units expand sense of efficient spaces.
- Units were designed with colors and lighting the convenience for residents' mobility.

#### Transportation Access

- Secured bicycle parking has 50 spaces.
- Parking includes 19 spaces in building and up to 70 spaces available under Lovejoy ramp and in the adjacent PDC parking structure.
- Station Place Tower is on #77 Tri-Met bus line and one block from Portland Streetcar.

## **ENERGY CONSERVATION**

### **Building Envelope & Weatherization**

- Highly Insulated the building walls reduce energy costs.
- Low-E argon-filled windows exceed required standards
- All penetrations between interior and exterior are sealed.

### **Heating Systems**

- Common areas are heated by high efficiency gas forced air furnaces.
- Units have heat pump electric PTAC units in living areas and electric resistance cove radiant heaters in bedrooms.

### **Electrical & Lighting**

- All units have Energy Star-rated appliances and T-8 fluorescent fixtures.
- All outdoor lighting is energy efficient with time clocks.

### **Water Conservation**

- Rainwater harvesting system uses onsite stormwater to flush 80 toilets on 6 floors of the building.
- Water-conserving plumbing fixtures are in all units and common areas.
- High efficiency gas water heaters and insulated hot water pipes provide hot water to units

### **Irrigation**

- Used only native and low maintenance plant materials for landscaping, except street trees.
- Installed no area of turf and installed high efficiency drip irrigation system.

## **CONSERVING MATERIALS & RESOURCES**

### **Waste Management & Recycling**

- Regionally manufactured building materials were used when possible.
- Comprehensive resident recycling is located in garbage rooms on all floors.

### **Roof & Skin**

- Installed durable and recycled content roof and siding with 25-50 year lifetime warranty.

### **Materials & Finishes**

- Installed drywall and drop ceiling panels with recycled content.
- Installed low or formaldehyde-free composites. Used plywood in all cabinets.
- Used low-toxic outdoor materials and concrete pavers versus decking.

### **Flooring**

- Installed Vinyl Composition Tile in kitchens, baths and common areas.
- Installed nylon or PET carpeting with felt pad or low VOC adhesives.

## **ENHANCED INDOOR AIR QUALITY**

### **Finishes**

- Installed solvent-free paints and primers and water-based wood finishes & stains.
- Installed low toxic adhesives & sealants

### **Fresh Air Ventilation**

- Installed continuous exhaust ventilation.
- Installed subducted ventilation chases to exhaust kitchens & bathrooms.

### **Operations & Maintenance**

- Developed maintenance manuals and resident operating information and orientation.
- Developed Operations & Maintenance schedule maintenance of vents, filters, plumbing & combustion equipment.
- Will not use herbicides or pesticides on and around building
- Will use low toxic or citrus-based cleaning supplies.
- Designed properly ventilated storage area for cleaning supplies & paints.