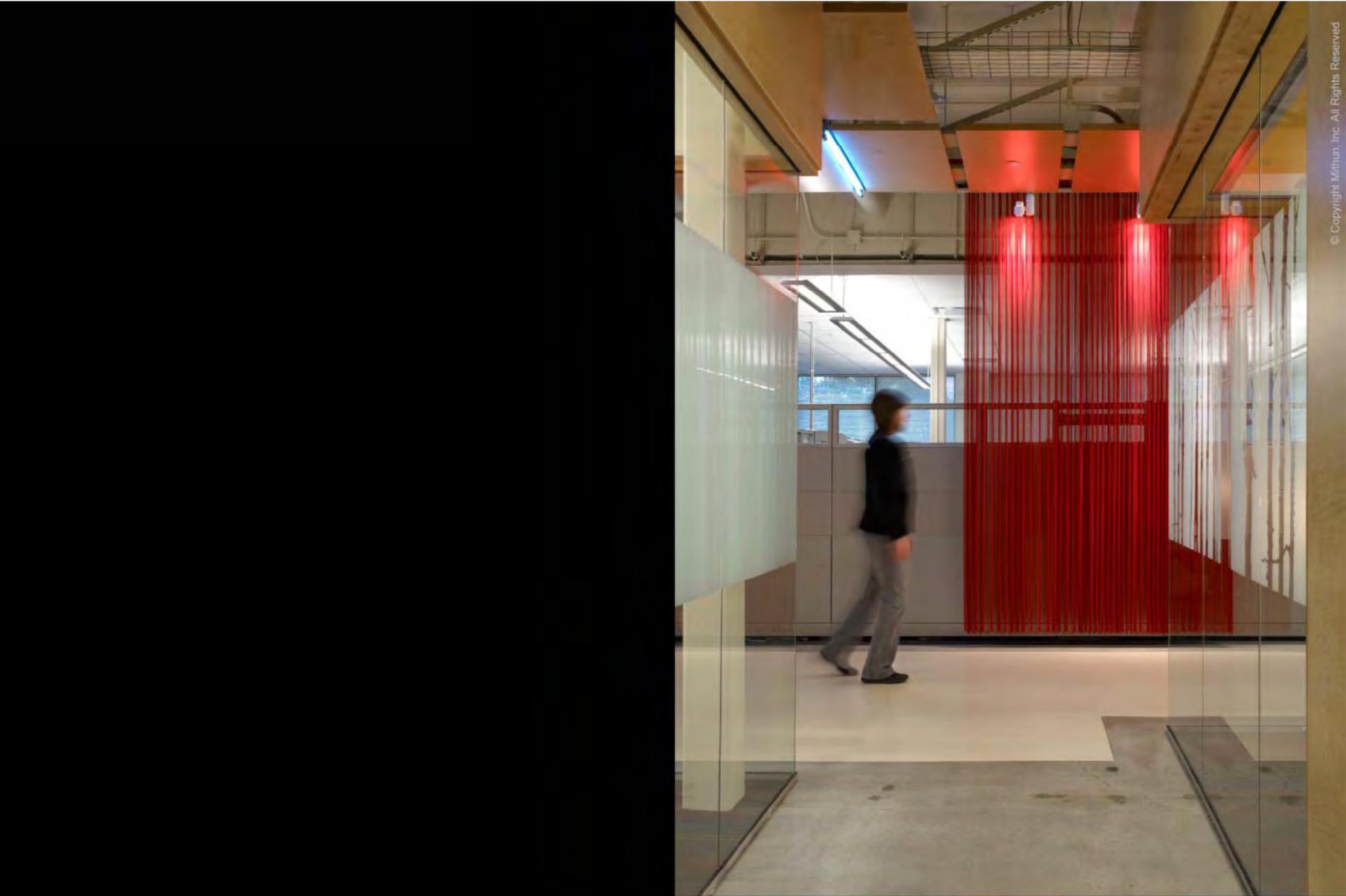


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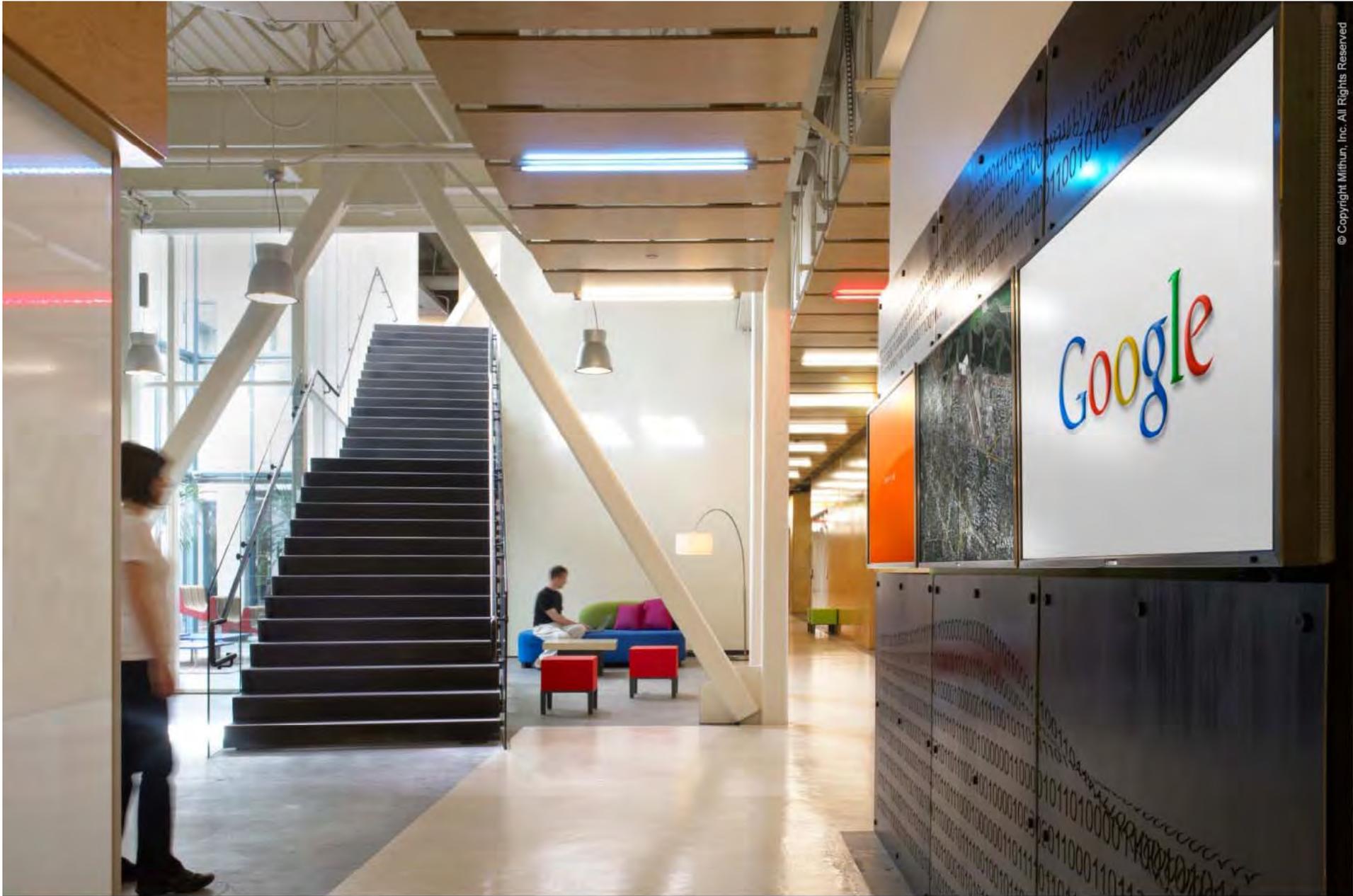


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Brix
Seattle, Washington

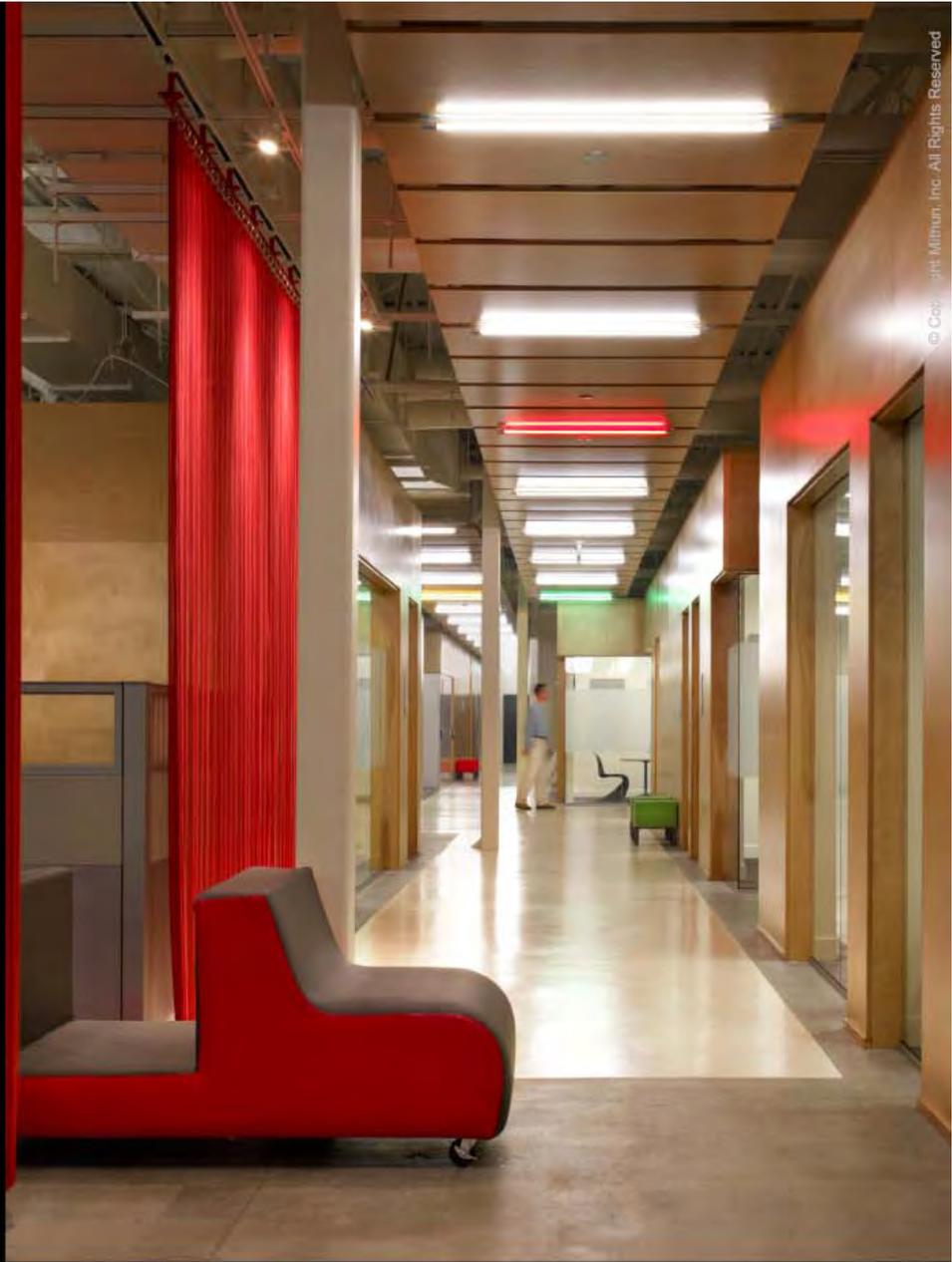
Google Office Renovation

1098 Alta, Mountain View, CA



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Google Office Renovation
1098 Alta, Mountain View, CA

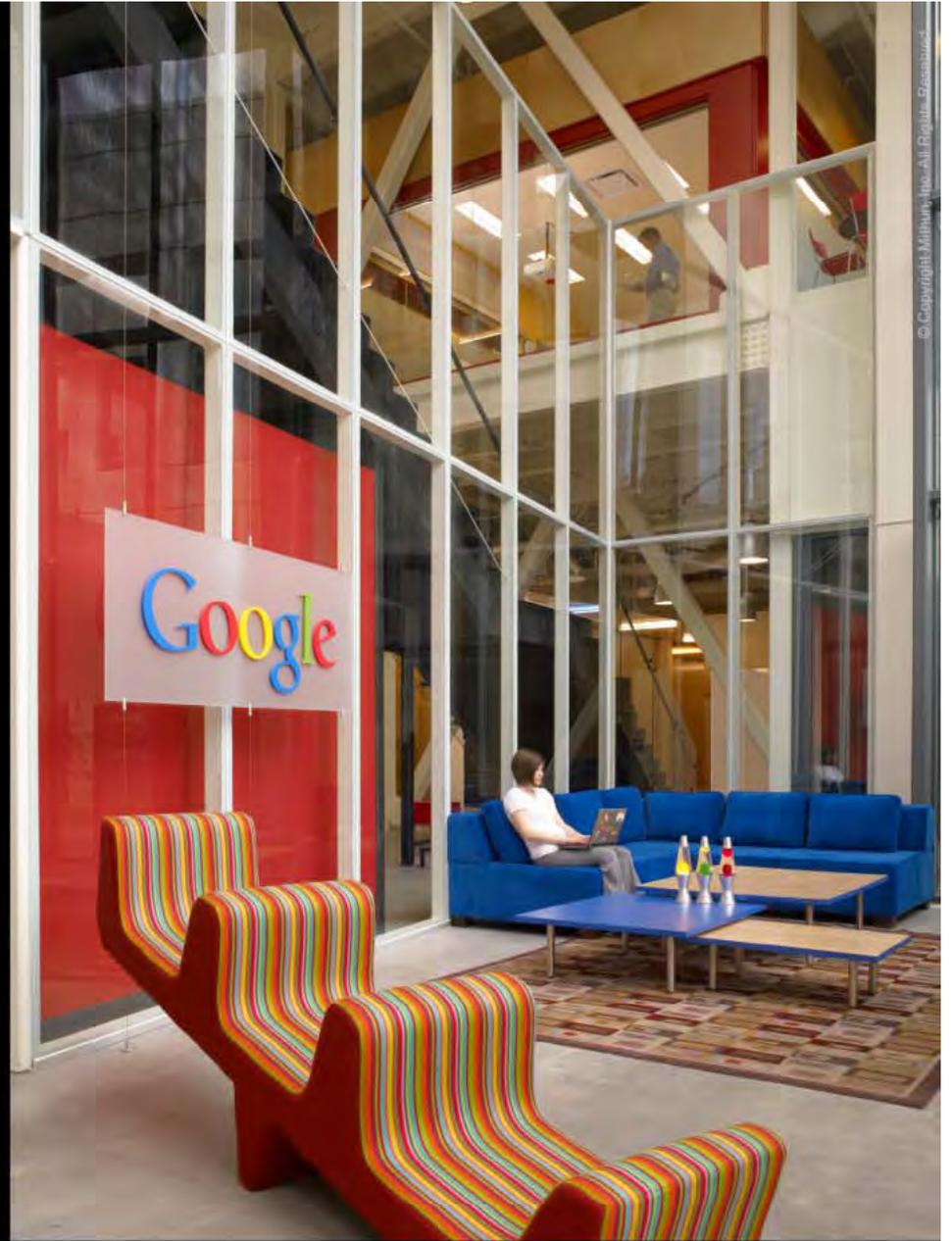
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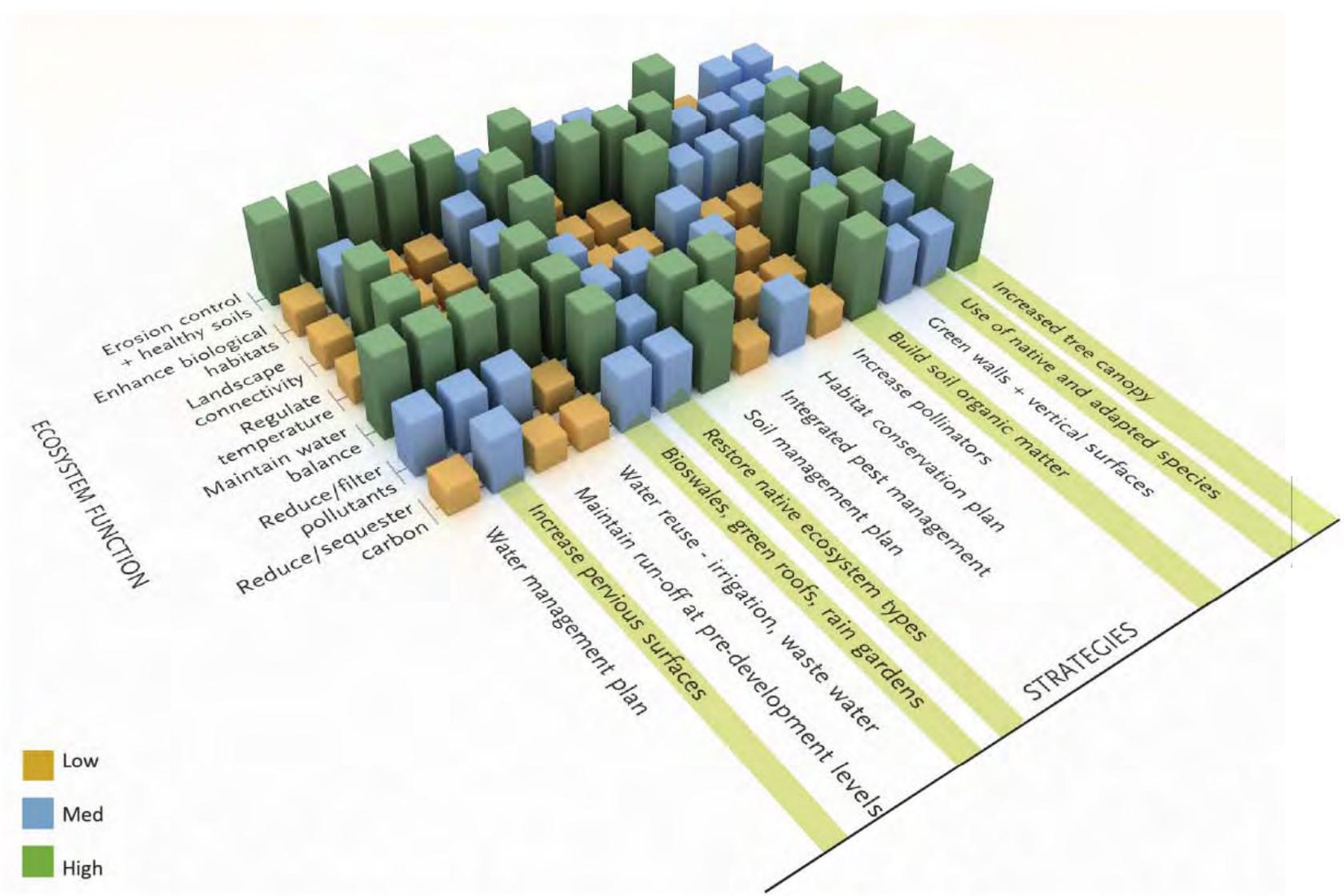
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Sustainability Framework Plan



The Ohio State University Sustainability Framework Plan
Columbus, OH



SLU Resource Guide for Sustainable Development



Resource Guide for Sustainable Development in an urban environment

a Case Study
in South Lake Union
Seattle, Washington

oct 22, 2002 v1.0



The 'Green' Valley of South Lake Union

NOW RENTING

Office Space at the

New Lakeview Building

- Be a part of the first green office complex in Seattle
- Daylit office space with high ceilings
- High indoor air quality - low VOC and low emitting materials
- Low energy costs equal lower monthly costs
- Mixed mode and natural ventilation provide fresh air
- Bike to work, showers and changing areas provided
- Take lunch overlooking a green roof and Lake Union
- Walk to waterfront restaurants



LMN Architects image courtesy of Vulcan Real Estate

Amazon
South Lake Union

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Neighborhood Resource Efficiency
Essential Components

Building Efficiency



Neighborhood Resource Efficiency
Essential Components

Building Efficiency

District Generation & Resource Recovery



Neighborhood Resource Efficiency
Essential Components

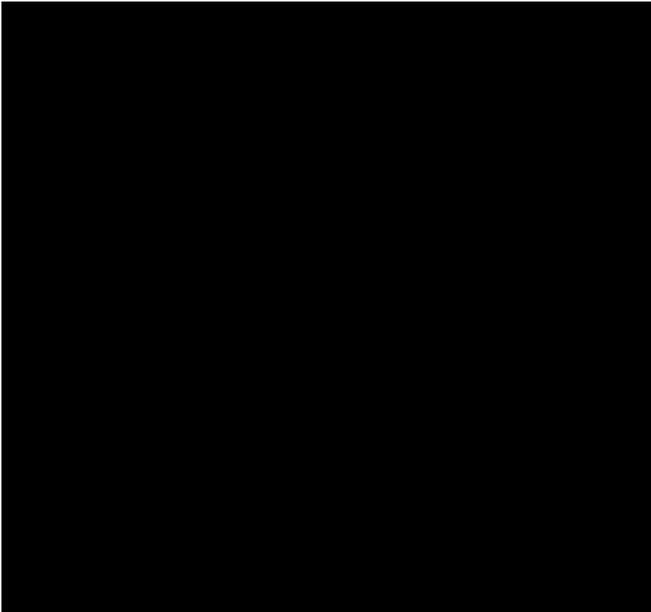
Building Efficiency

District Generation & Resource Recovery

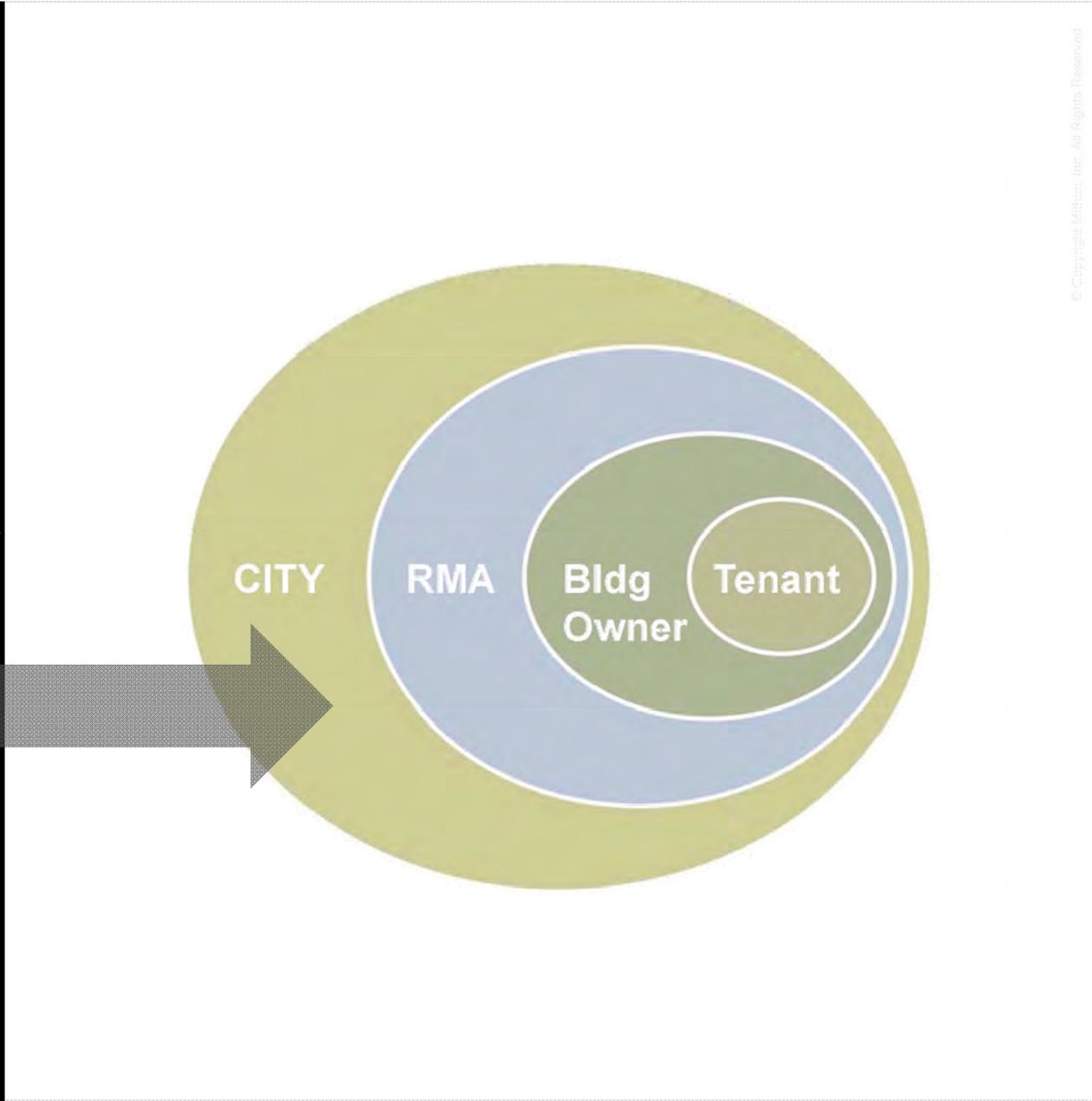
Public Realm Integration

Neighborhood Resource Efficiency
Essential Components





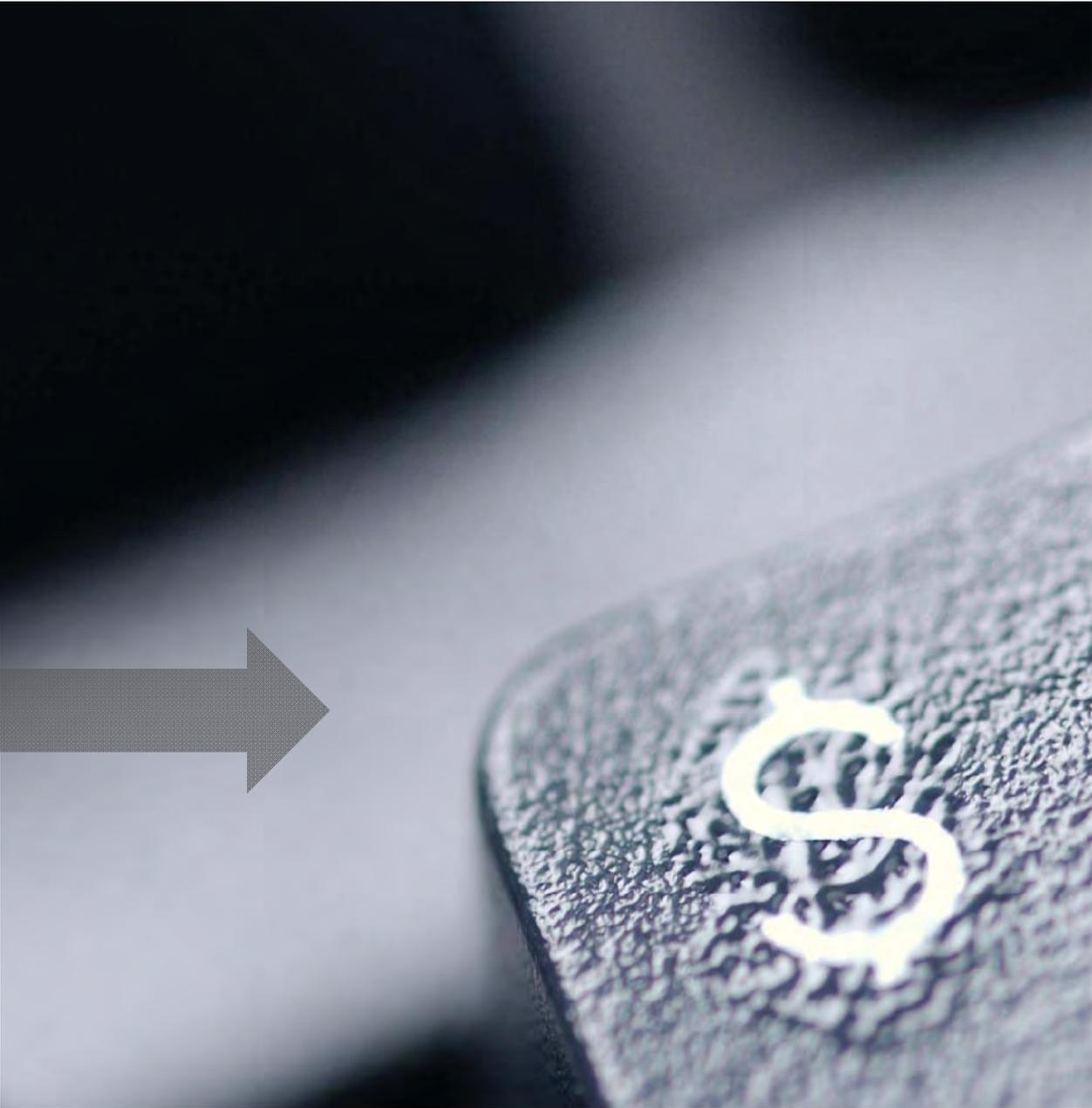
Governance



Neighborhood Resource Efficiency
Essential Components



Financing



Neighborhood Resource Efficiency
Essential Components

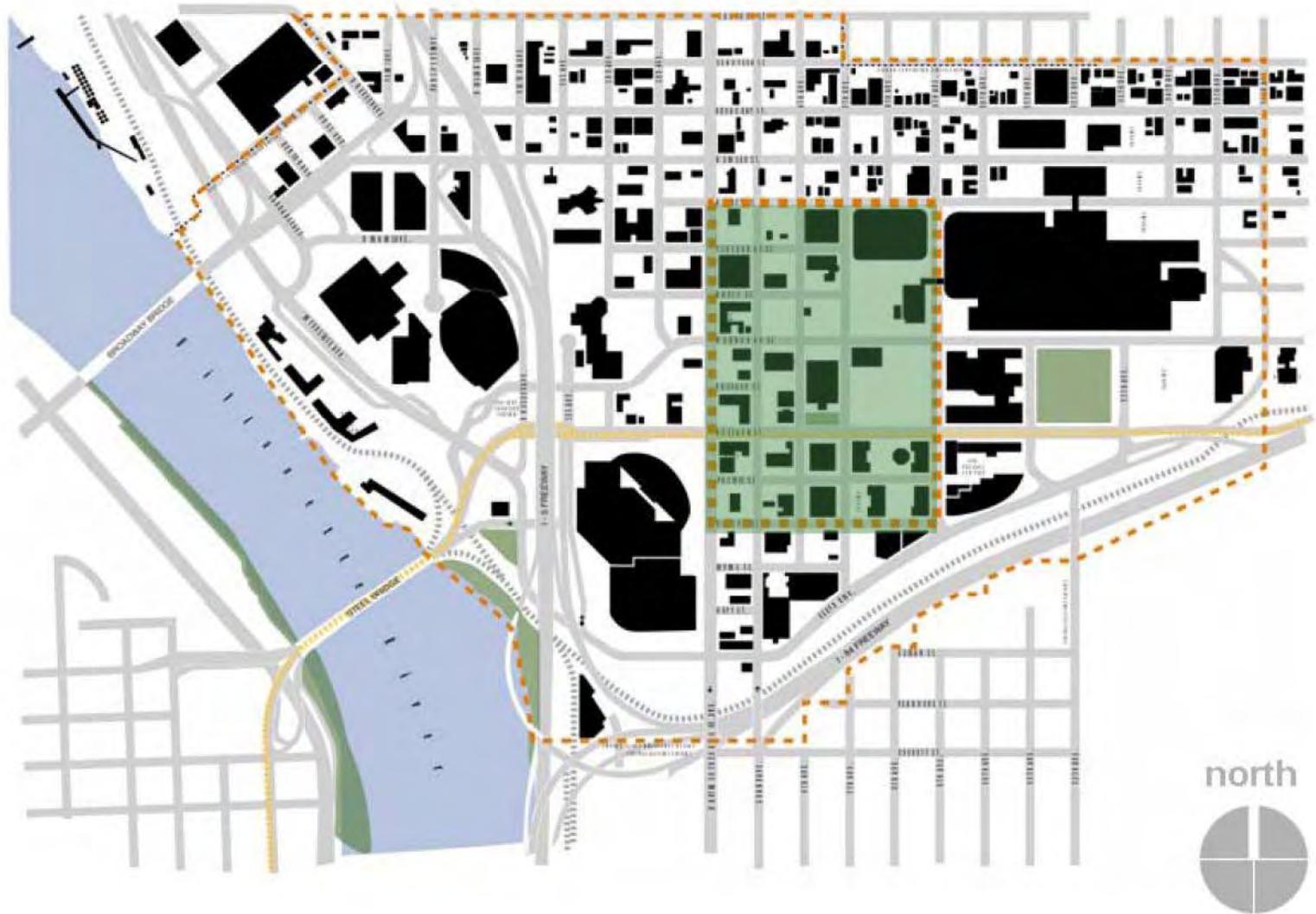
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Human Behavior

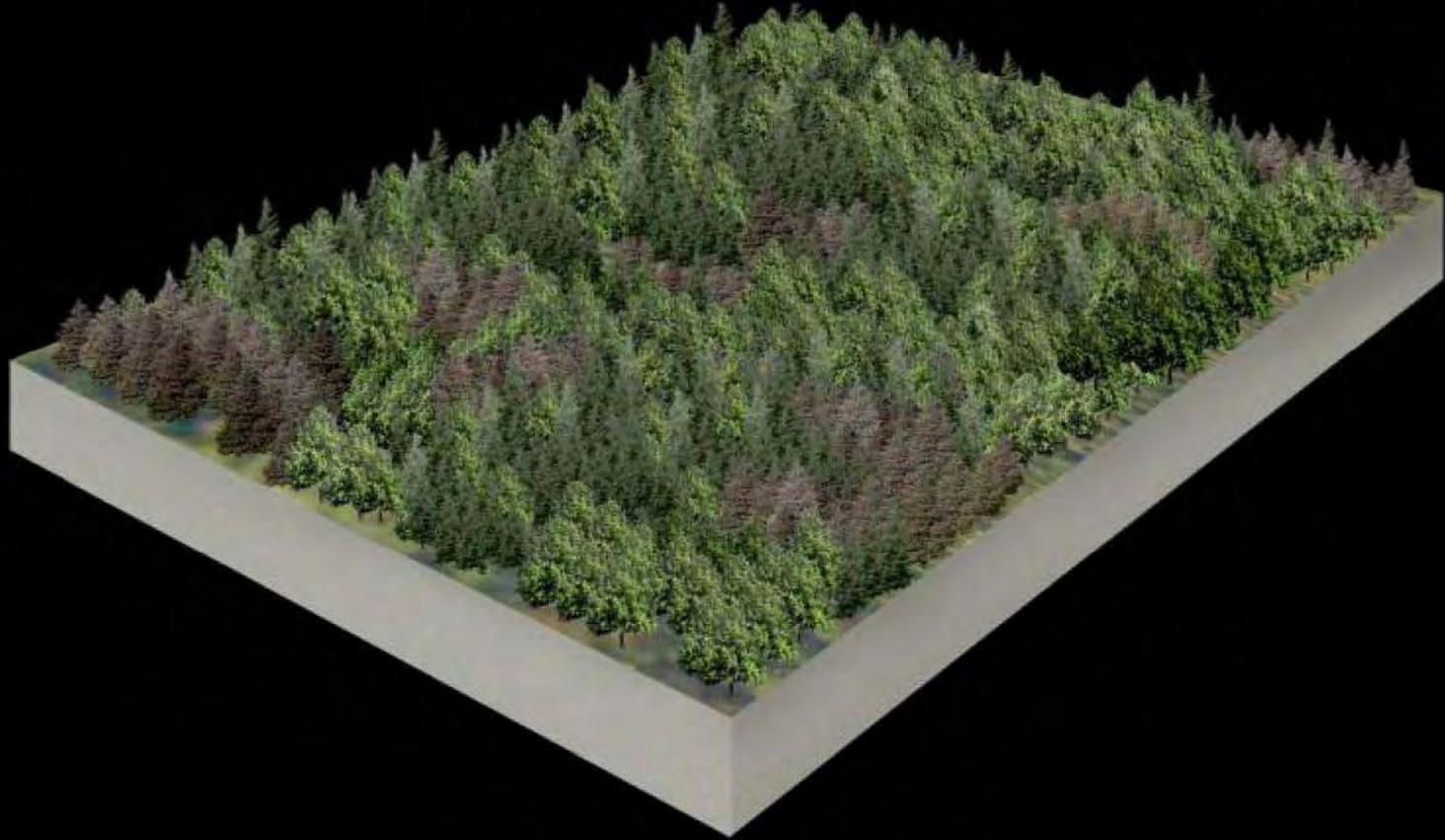
Neighborhood Resource Efficiency
Essential Components



Lloyd Crossing



Lloyd Crossing Urban Design Plan
Portland, Oregon



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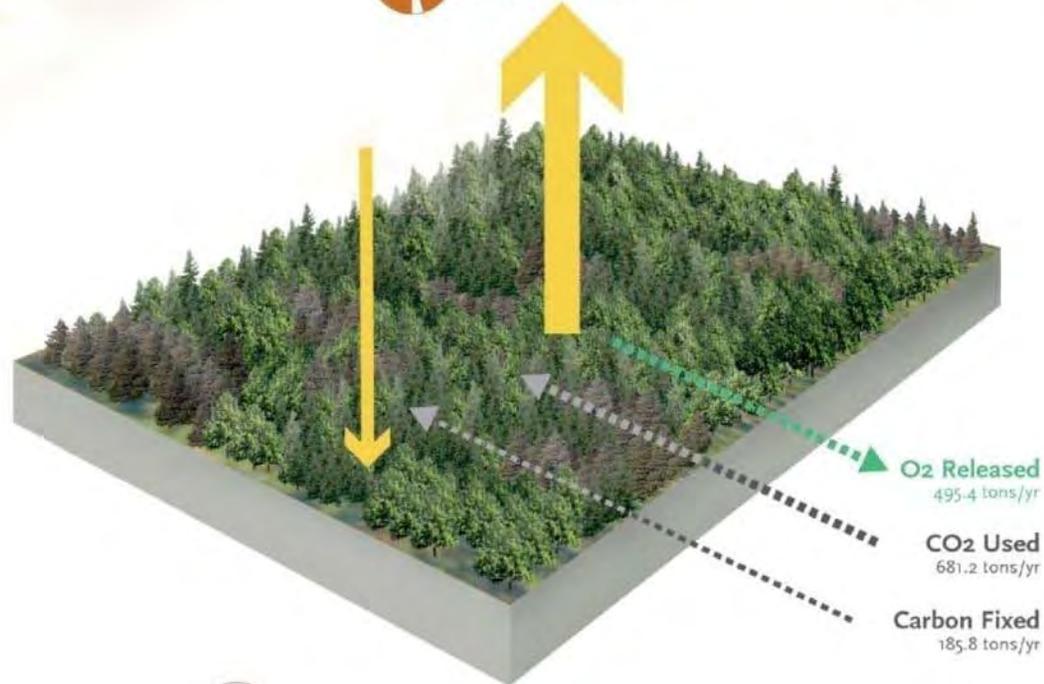
Predevelopment Metrics

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Pre-development Energy Use Conditions

100% **Solar Energy Input**
161,006,000 kWh/yr

95% **Solar Energy Reflected, Absorbed & Released**
152,956,000 kWh/yr



4.5% **Solar Energy Used by Photosynthesis**
8,050,000 kWh/yr

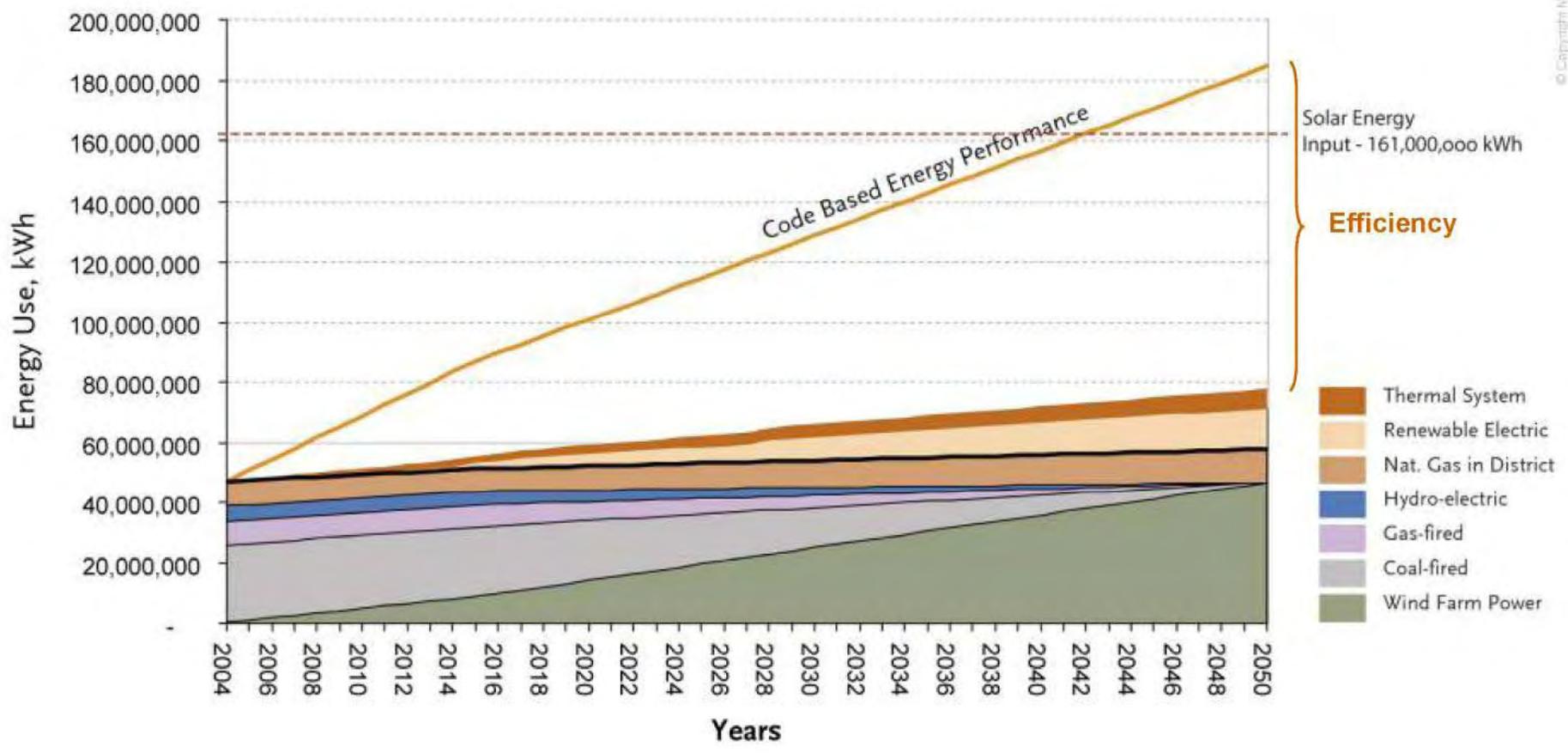
Carbon Balance
Net removal from atmosphere: 681.2 tons/yr

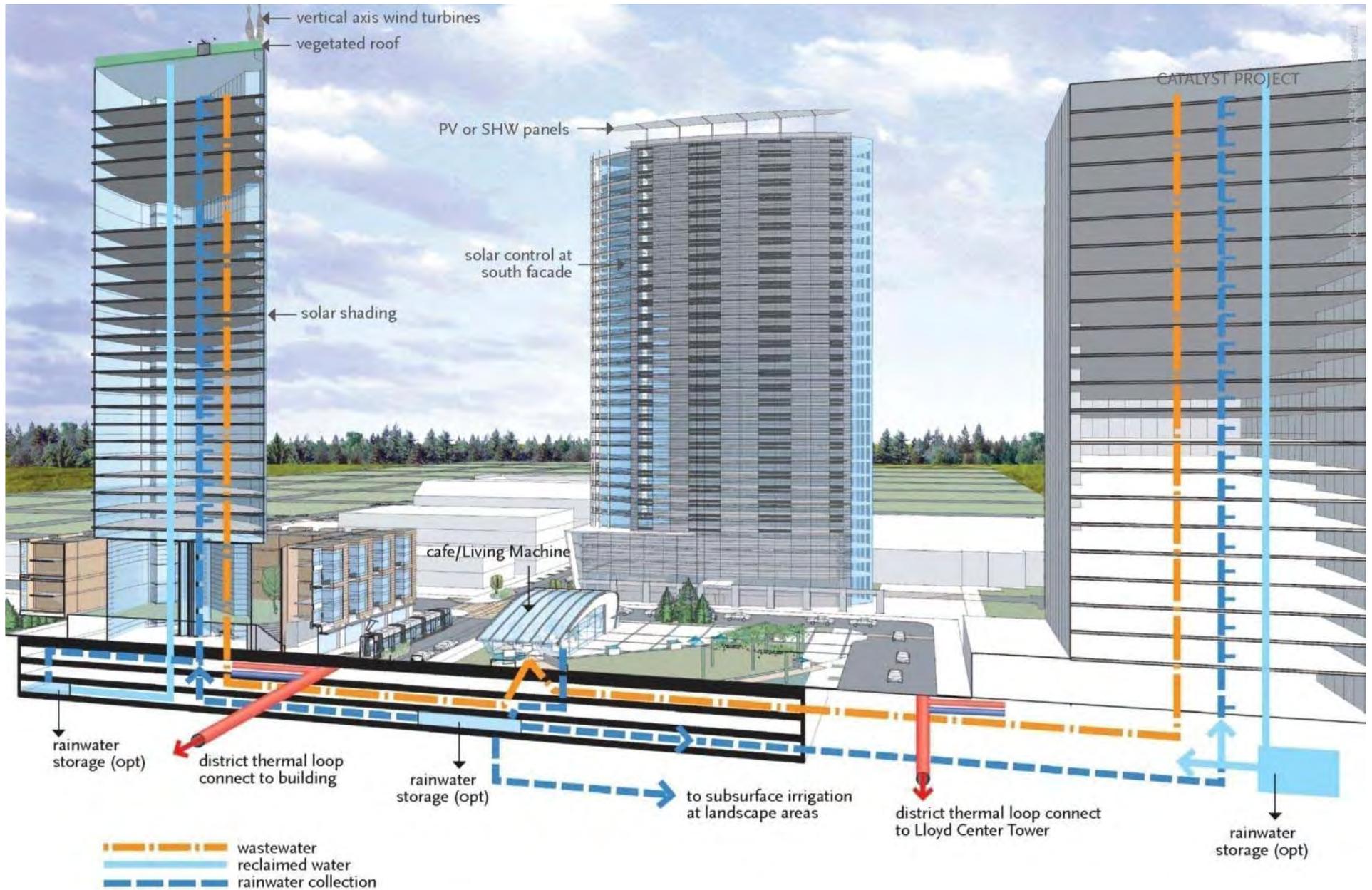
2050 Per Plan Energy Use Conditions



Note: This concept plan is not intended to represent specific planned or required development proposals

Carbon Balance
Net add to atmosphere: 2,144 tons/yr





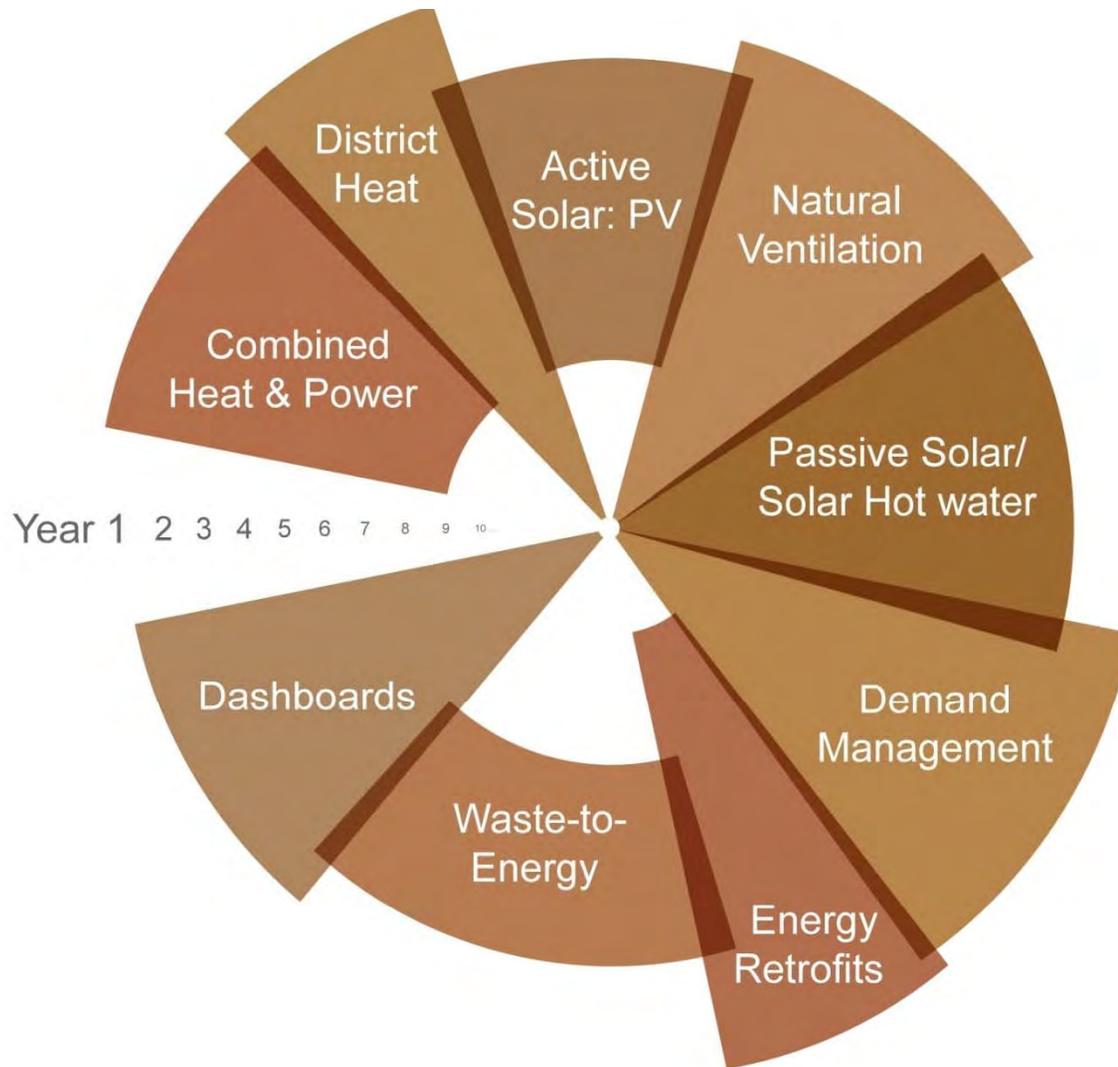
Lloyd Crossing Sustainable Urban Design Plan
 Portland, OR

Portland EcoDistricts

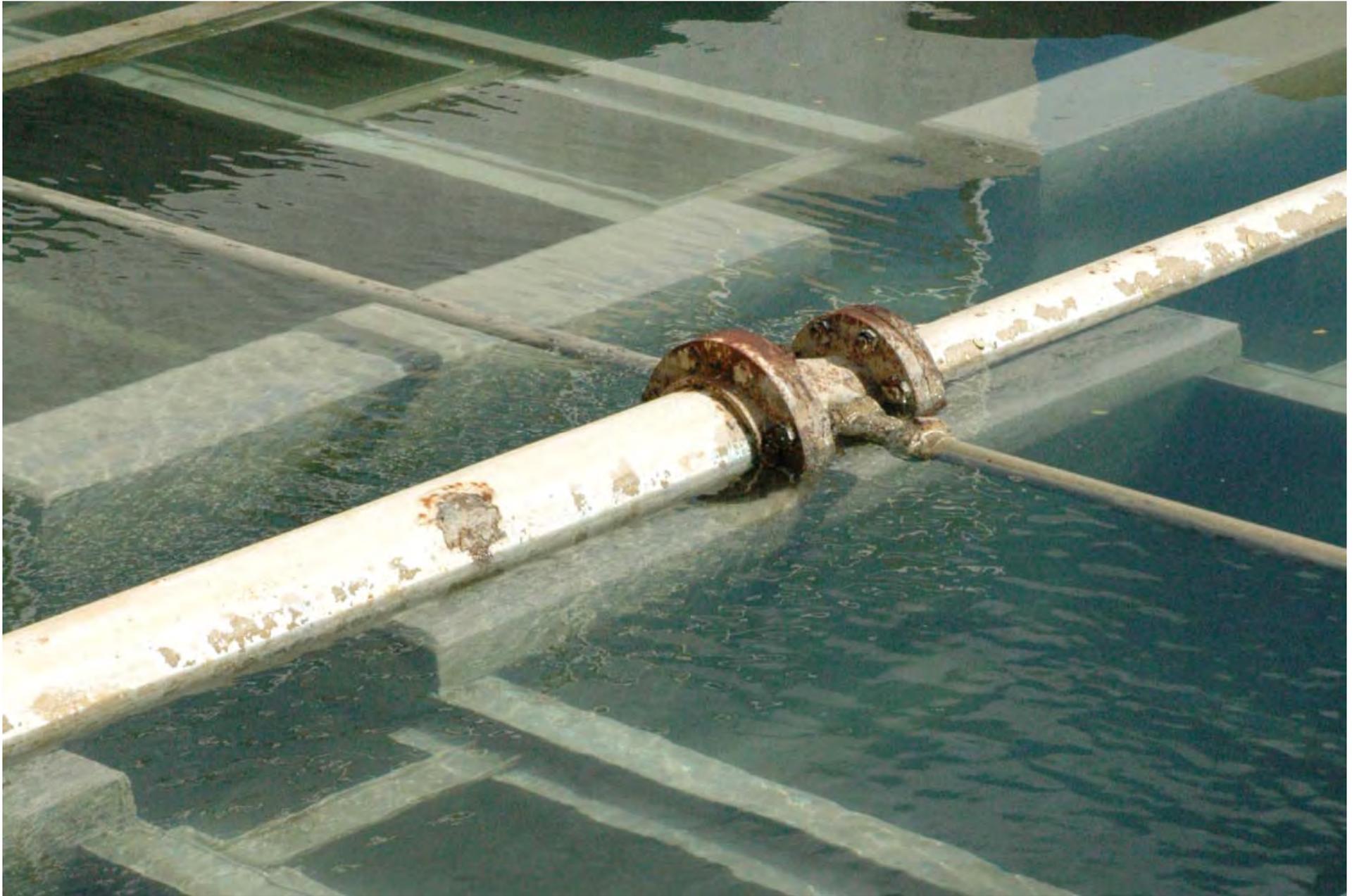


Performance Areas



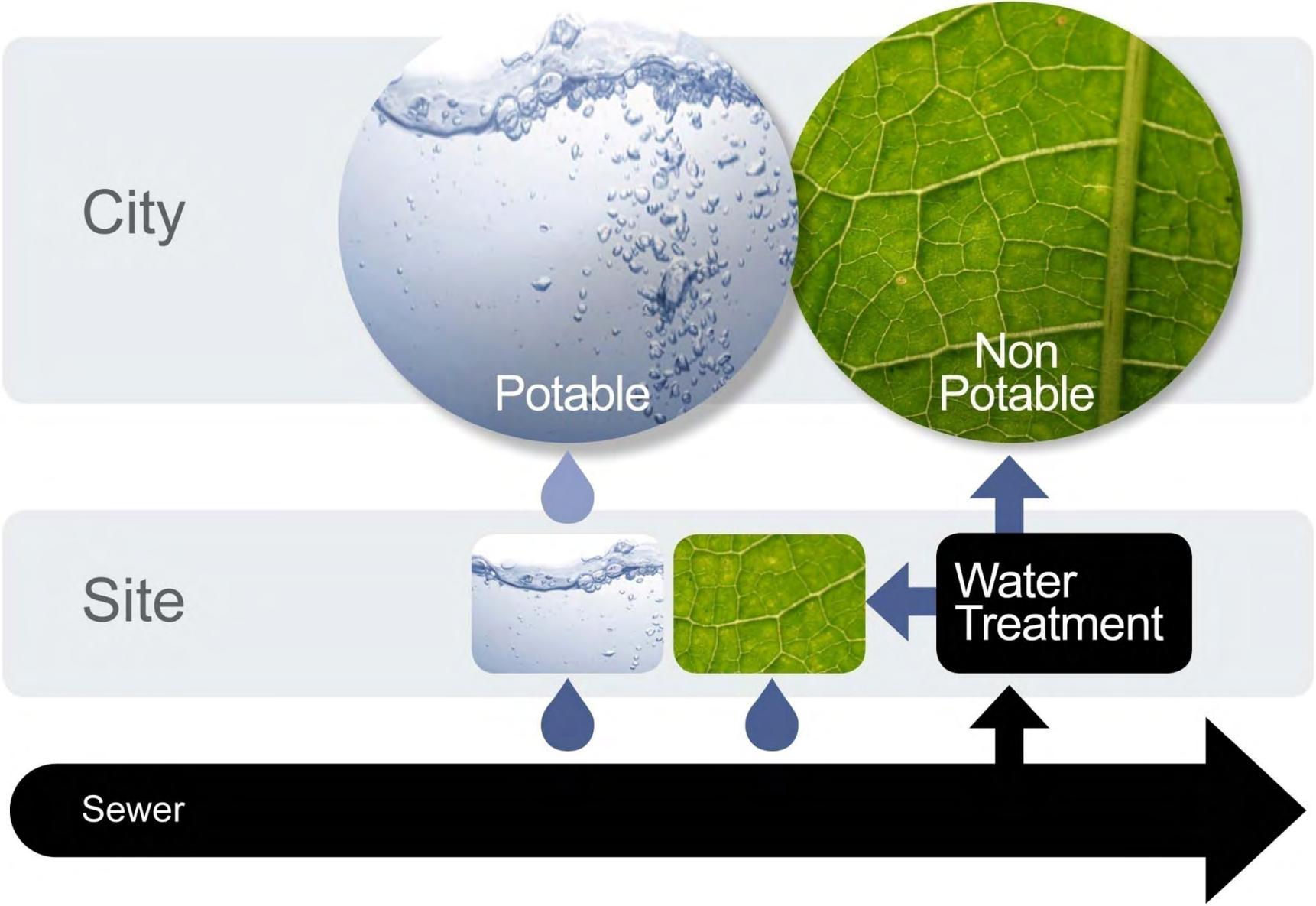


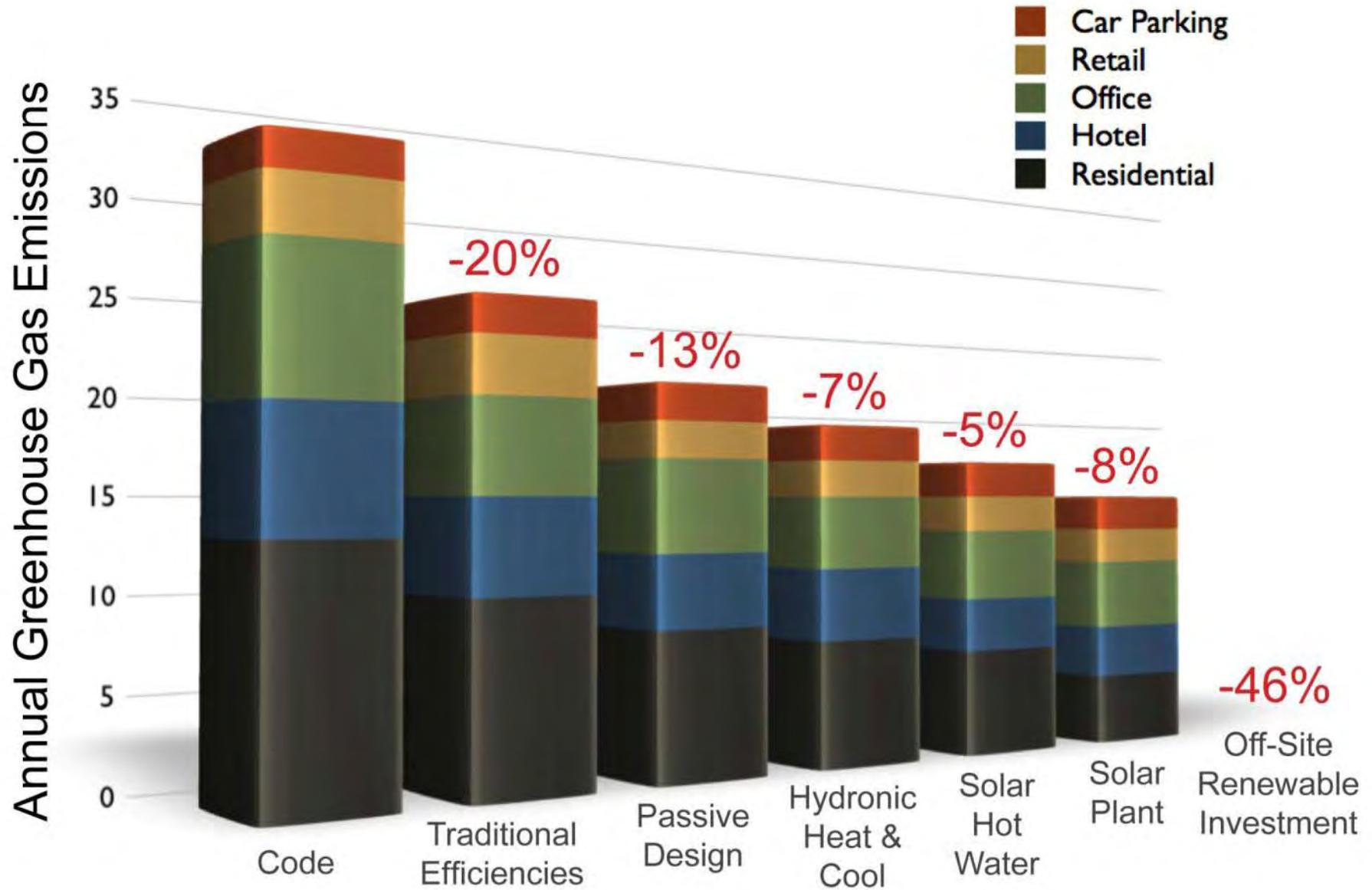
Project Green



Project Green
Austin, Texas





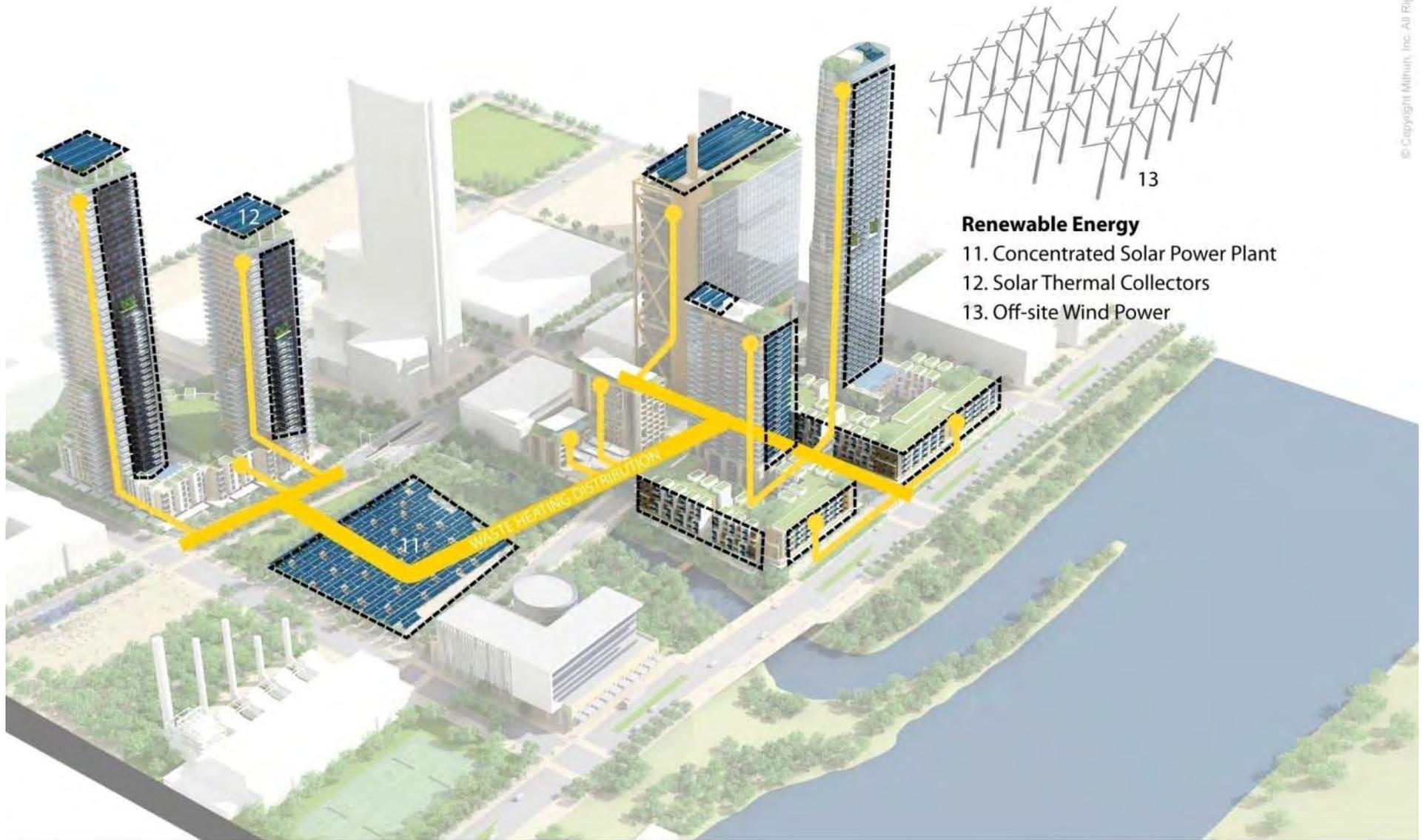


Carbon Neutral Development Concept



Passive Building Design

- 7. Solar screens on South and West Facades
- 8. PV Panels on Canopies
- 9. Double Skin Membrane
- 10. Shaded Balconies



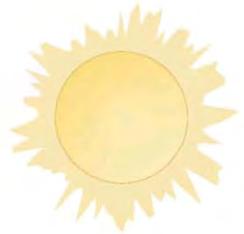
Project Green - Renewable Energy



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Project Green
Austin, Texas

State Center



ANNUAL SOLAR INPUT
139.8 MILLION kWh/YR





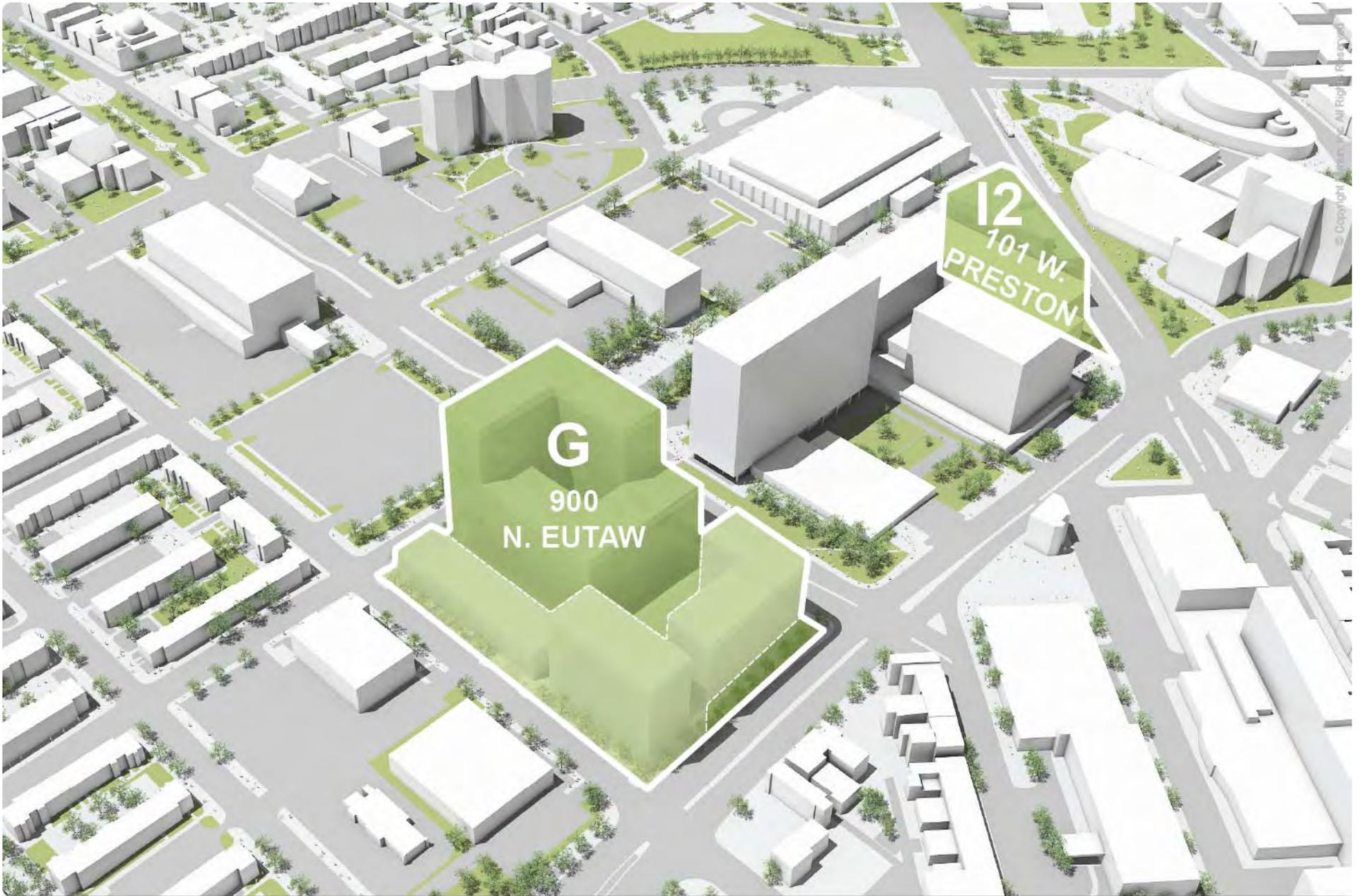
State Center TOD
Baltimore, Maryland



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Phasing
Existing Conditions



Phasing
Phase 1

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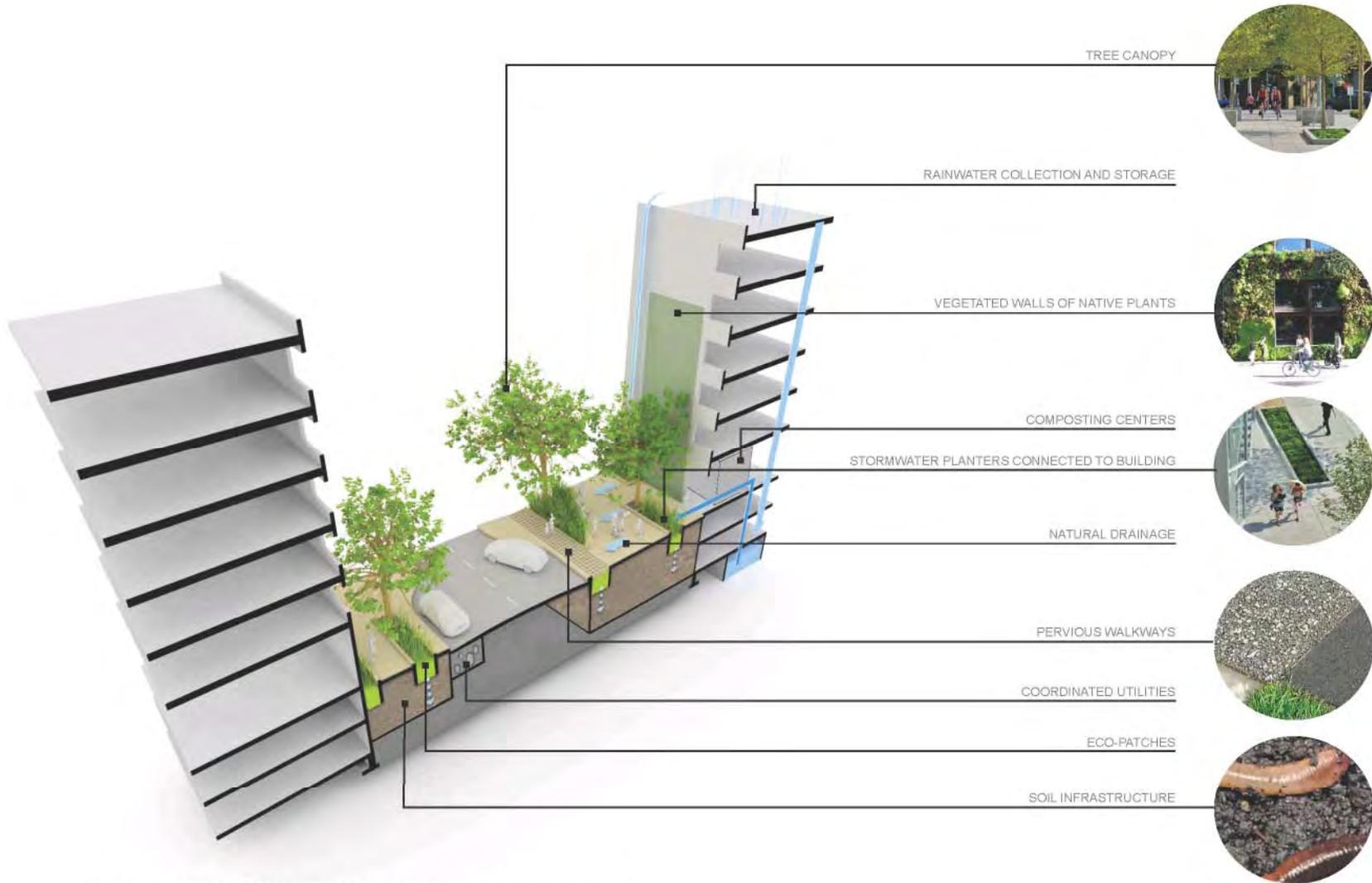
Full Buildout

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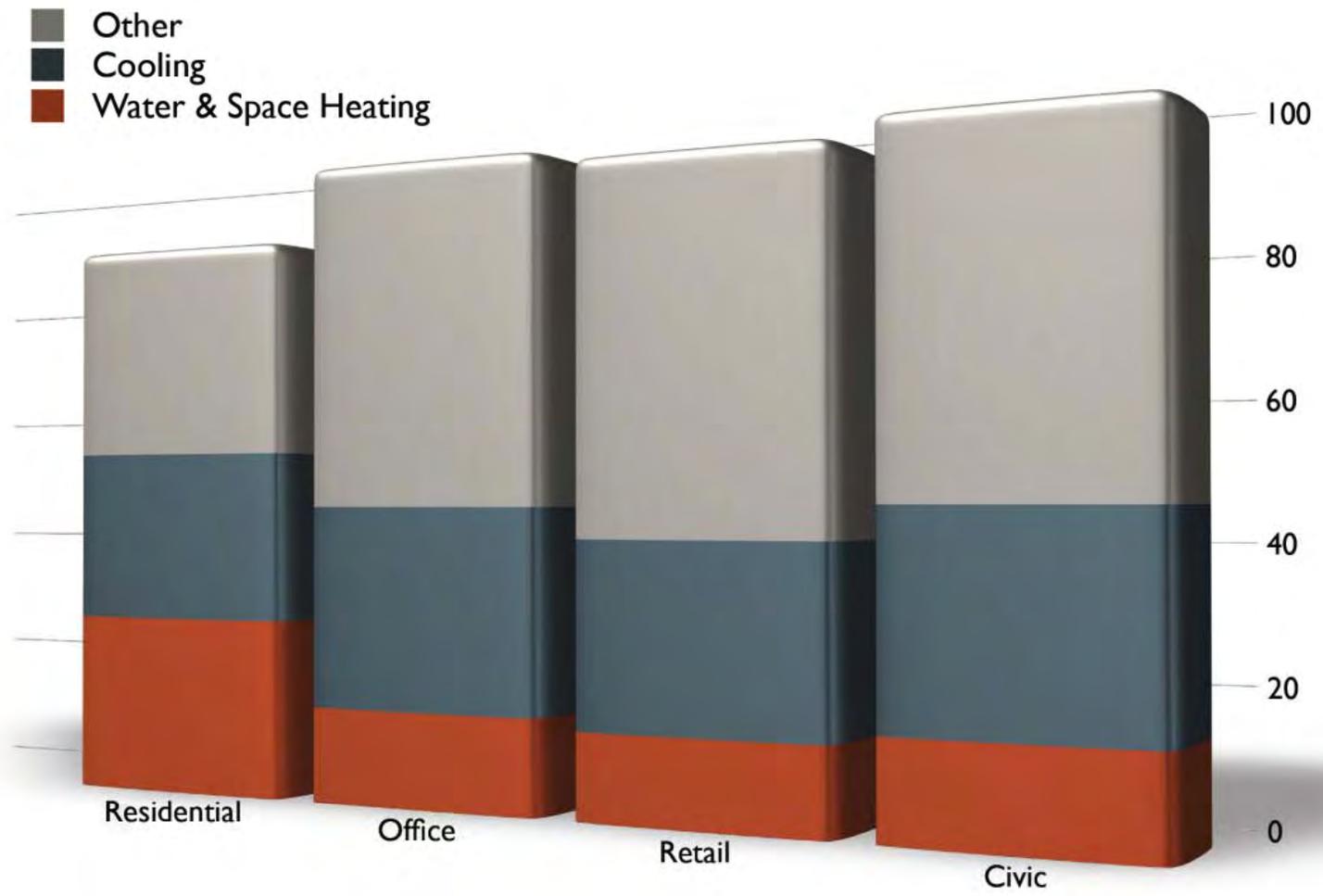


State Center
Baltimore, Maryland

MITHUN / Stephanie Bower, Architectural Illustration
Watercolor Rendering by Stephanie Bower

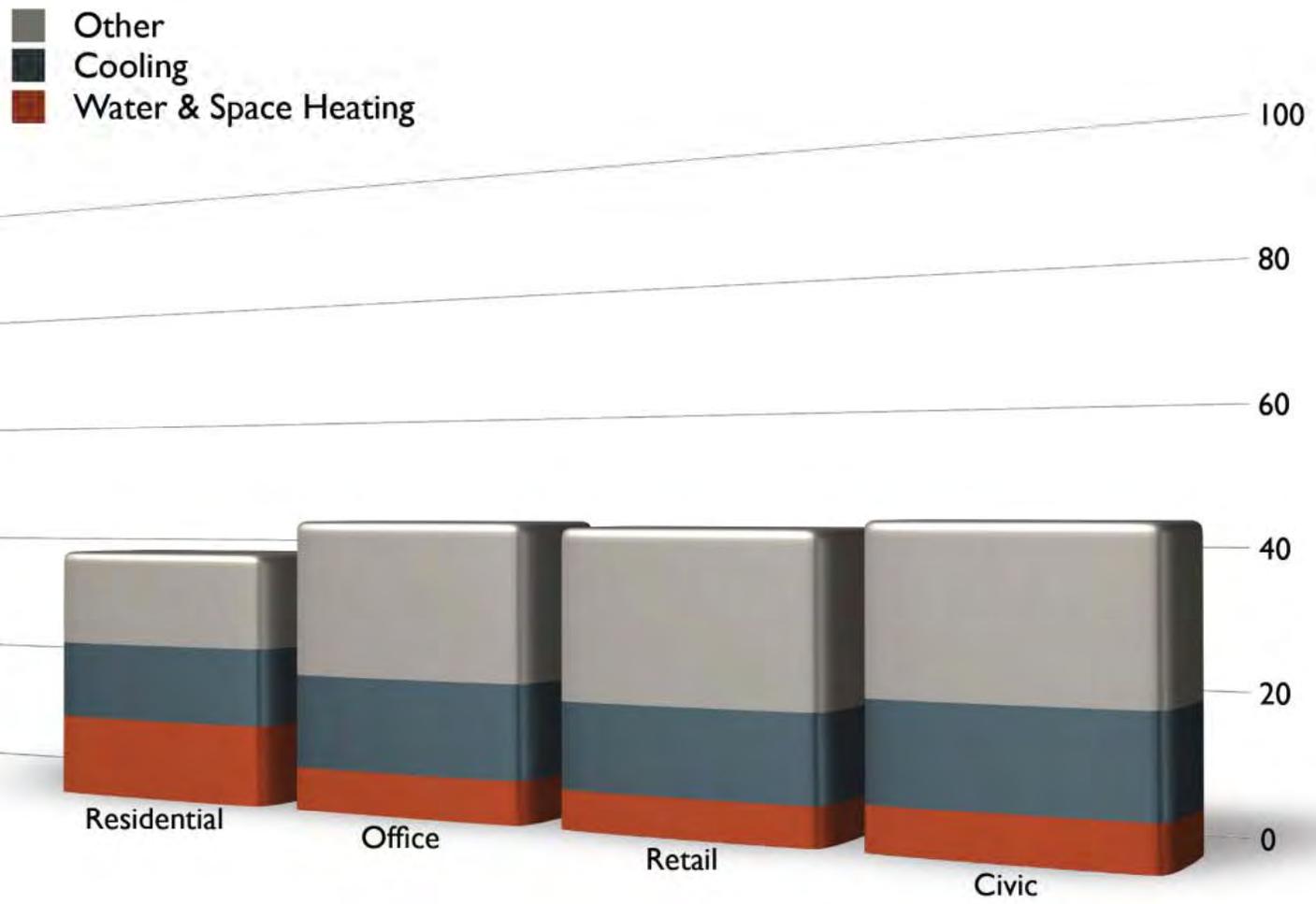


PRESTON STREET: A HEALTHY ECOSYSTEM
 10% MAXIMUM IMPERVIOUS

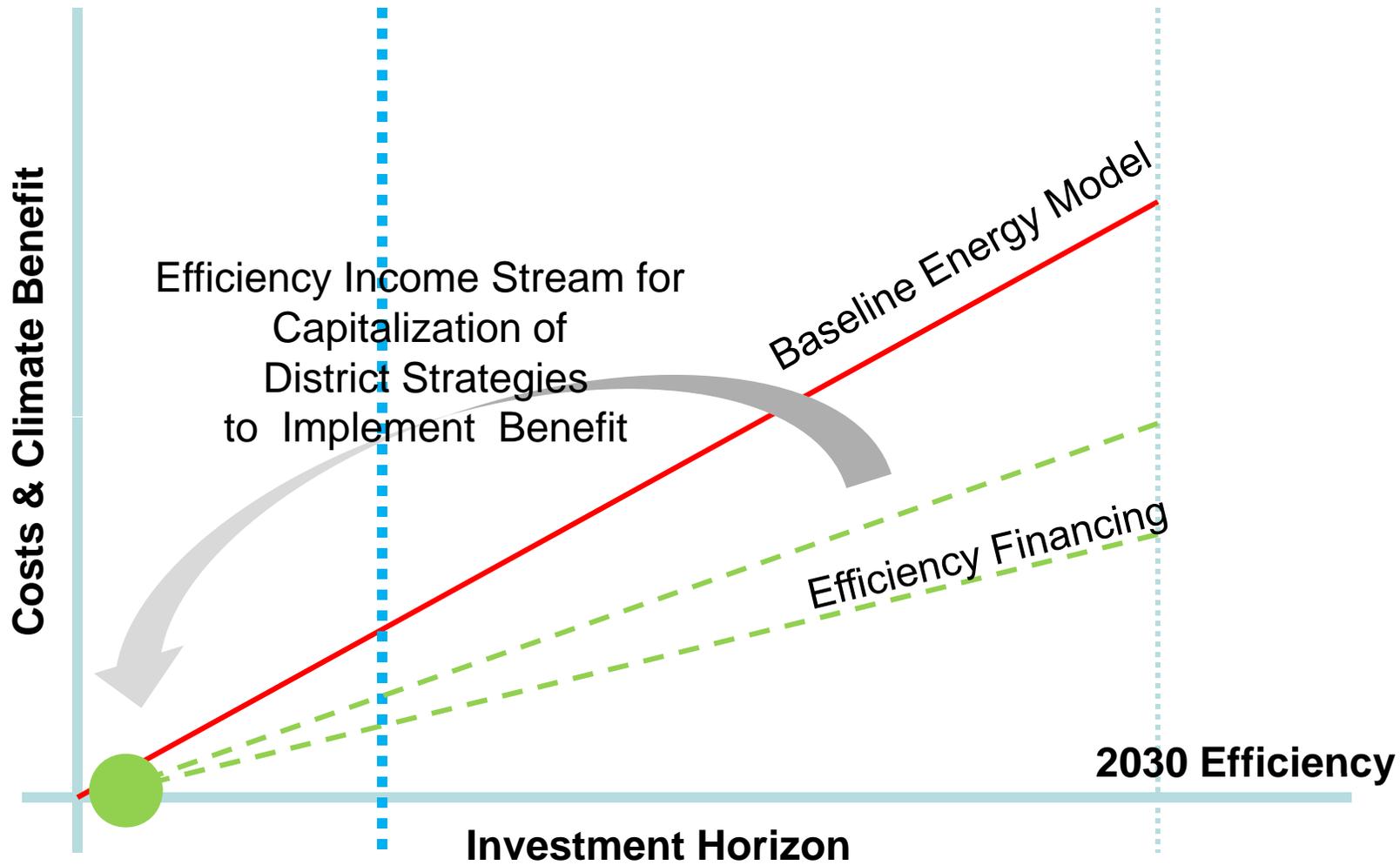


State Center

Energy Use Intensity at Full Build-out: LEED Silver Scenario



State Center
 Energy Use Intensity at Full Build-out: Deep Green Scenario



Integrated “Climate Benefit Increment” Neighborhoods
District Investment Profile



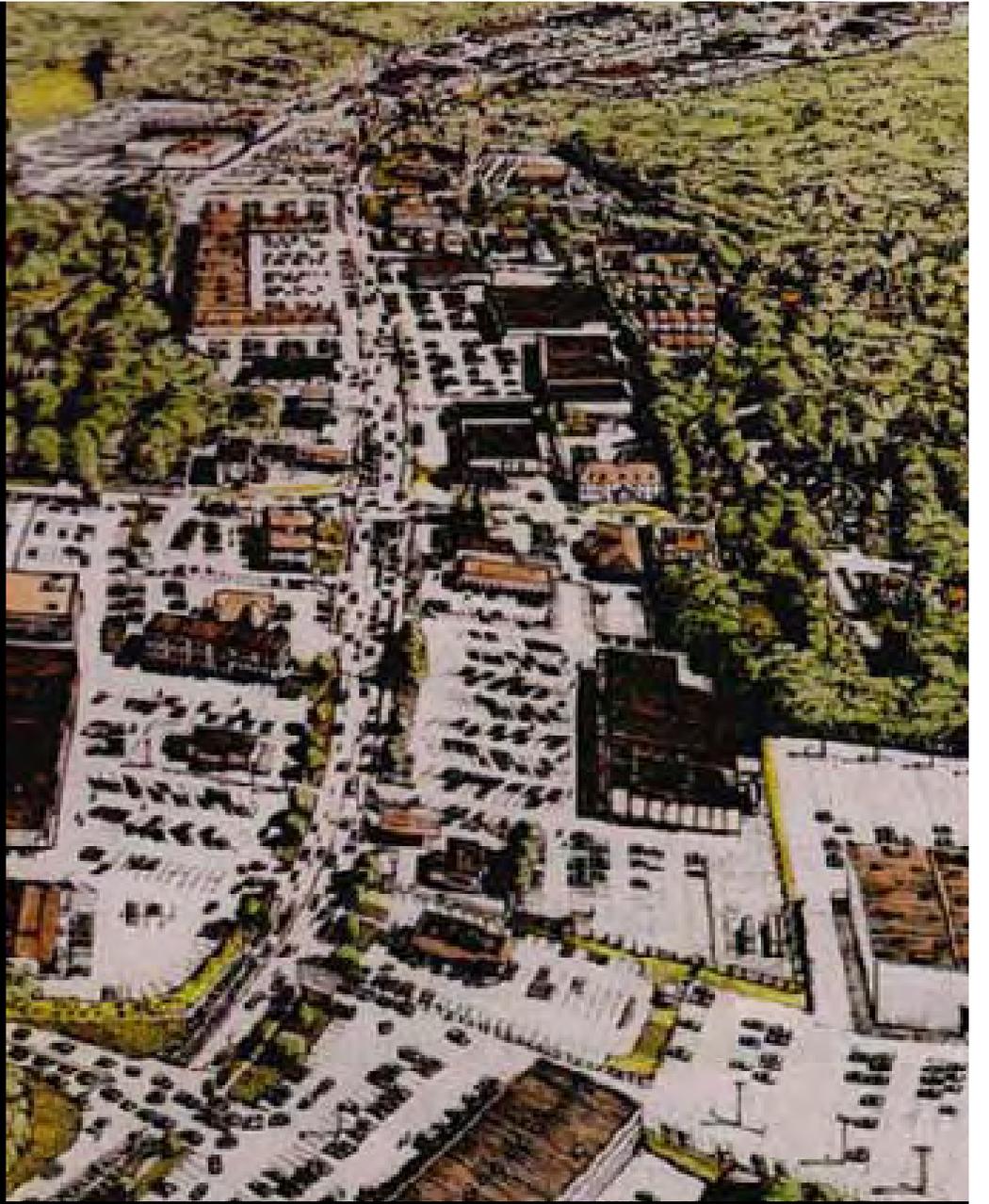
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MITHUN / Stephanie Bower, Architectural

Watercolor Rendering by Stephanie Bower

State Center
METRO Station & Offices for State of Maryland DHMH

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Civic Center Block



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Puyallup City Hall





Taylor 28
Seattle, Washington



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Pier 56



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