

NAIOP Sustainable Development Award Fact Sheet: Pacific Plaza, Pacific Plaza Development LLC

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| Building location: | Tacoma, Washington |
| Total project cost: | \$42 million |
| Square footage: | 35,000 square feet of high-end retail-ready street frontage 74,000 square feet of Class-A office space Existing garage |
| Lease rate: | Fully leased with a tenant mix of non-profit and private sector tenants, as well as state and federal agencies. |
| Certification: | USGBC LEED Platinum Certification |

Materials Use

- All products meet LEED thresholds for low-emitting materials, including carpets and flooring, paint, sealants and adhesives, and composite woods.
- The value of recycled products is 36 percent of total construction value. Among the recycled products used was the primary structural steel, steel in other building components such as rebar, steel decking, steel studs and insulated sandwich panel metal siding, and the aluminum in windows. In addition to recycled material, the project utilized FSC certified sustainable wood in veneers, trims, and door cores and resulted in a proportion of sustainably harvested wood of 73 percent the total value of wood.
- Regional materials were used as available, and the project was able to achieve products that totaled 12 percent of construction value that were harvested, manufactured and transported within 500 miles of Tacoma.
- By reusing existing garages, Pacific Plaza was able to retain 78 percent of the original surface area of the garage. The majority of the surface area that was eliminated was the walls and slab for the ground level Class-C existing retail stores that were removed and replaced on Pacific Avenue and the removal of parking deck to make room for the new elevator core.
- A material reuse sub-contractor was hired to manage demolition and sorting for all construction waste resulting in an impressive 98 percent of all construction related waste being diverted from the landfill and being recycled or reused in other products.

Energy and Water Efficiency

- 11-inch horizontal shading fins (every three feet) completely shade the windows in the warm months and minimize solar heat gain.
- Tenant-controlled lighting with automated switching and photo sensor dimming. Guidelines mandate a 0.9 watt per square foot maximum energy usage for each tenant that includes not only lighting but also appliances, task lighting and plug loads.
- A mechanical system that allows flexible zoning design and individual controls while using limited rooftop area.
- A green roof, 83 percent of which is planted with a three-part green roof system that is five inches of total depth. The roof acts as a capacitor that buffers the conditioned spaces from the exterior temperature, and plants and soil isolate the building from windy conditions, lessen the heat being pulled from the building in the winter and shade the building from the sun in the summer.

Accessibility

Pacific Plaza is adjacent to the Sound Transit LINK light rail system and is two blocks from the nearest station and the Pierce Transit Commerce Street Transit Center. The building is nearby to freeway access ramps and is situated two blocks from a designated bicycle route.

Innovation

- The integrated disciplines and approach resulted in an innovative building and a cost-effective solution. The project was delivered for an approximately 5 percent premium over an equivalent conventional building.
- A green housekeeping program spurred a green housekeeping program that uses environmentally responsible products that won't damage the natural environment or pollute the healthy work environment.
- An investment in measurement and verification infrastructure and programs track building performance, accurately charge tenants for energy usage and help refine building management over time to maximize performance. The system includes individual electrical and gas meters for each tenant, as well as HVAC controls software that tracks the energy consumption of each individual zone in the building. The data is collected and distributed so tenants can track their consumption and initiate programs to more efficiently use spaces.