



ZONE

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creating more sustainable communities on every level

ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING • SURVEY

OZone is a monthly newsletter published by Otak, Inc.

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PROJECTS



GREEN ROOFS

Green, or vegetated, roofs are no longer limited to the ancient sod-covered chalets in Norway. They've been adopted by building owners in major US cities as a way of mitigating stormwater runoff and heat island effects from large urban structures, including a Pentagon parking facility in Washington, D.C. Otak recently completed the largest green roof in downtown Portland, OR, for a building we designed for Portland State University. The Broadway Housing project (above) earned a LEED Silver certified green building rating, making it one of the few high-rise, multifamily housing projects to achieve such a distinction.



RECYCLING MATERIALS ON-SITE

On many projects there are often leftover site materials resulting from construction, demolition or land clearing (CDL) that could end up in a landfill. Making an effort to reuse or recycle every non-hazardous material, however, saves on the transportation costs associated with moving the heavy material to the landfill, and saves on the purchase of new materials.

On a recent flood mitigation and streambank restoration project on Swamp Creek near Kenmore, WA, Otak ground existing demolished concrete on-site and recycled it into a new roadbed and sidewalk. In addition, to construct the new roadway and bridge, and to relocate the stream to mimic its previous natural flow, it was necessary to remove some trees. Many removed trees were reused on-site as logs in and around the water to create natural fish habitat. Other salvaged trees were also placed on-site as standing "snags," or dead trees, to provide habitat for birds and beneficial insects in a potential natural flood zone.

NEWS

OTAK JOINS FLEXCAR

Flexcar™

As part of Otak's sustainability efforts, our Seattle office has joined Flexcar, a car-sharing program offered in more than a dozen cities including Seattle and Portland where Otak has major offices. Using Flexcar decreases traffic on the road, helps relieve parking congestion, reduces vehicle miles traveled and increases public transit ridership. It is estimated that each Flexcar replaces six cars on the road. The Flexcar fleet uses environmentally friendly vehicles, with increased miles per gallon and lower toxic emissions. It also saves on our overhead costs, and therefore saves our clients money, too.

CASCADIA REGION A TOP TEN MEGAPOLITAN AREA



The Cascadia region encompassing Oregon and Washington is identified as one of ten major metro regions, or “megapolitans,” that will dominate a future building boom. Nationwide, this trend could mean 85 million more people and \$33 trillion in construction spending! Also, due to vast quantities of cheap, greenfield surrounding Seattle, Portland and Eugene, researchers predict that by 2030, these three metro regions will be intertwined. Read the report from the Metropolitan Institute of Virginia Tech. With nine offices in the Cascadia region, Otak is poised to help with building, site development and planning anywhere along the corridor – today.

LEED GREEN BUILDING RATING PROGRAM



A USGBC member company offers a list of jurisdictions where LEED certification (www.usgbc.org) is now required or encouraged. Wherever your project, Otak's many LEED Accredited Professionals can help your project become certified or meet the criteria for a green building. Otak's most recent LEED certification was on the Broadway Housing for Portland State University.

BUILT GREEN RESIDENTIAL RATING PROGRAM (SEATTLE AREA)



Otak is proud to sponsor Sarah Susanka as the keynote speaker at the 2006 Built Green Conference and Expo. As a member of Built Green, we're excited to support the Master Builders Association in this effort to bring residential sustainability solutions to a larger audience. Susanka is the author of the popular “Not So Big House” book series.

PEOPLE



Michelle Wittenbrink, LEED® AP, was appointed to the West Linn, OR, Task Force on Sustainability to help develop recommendations on sustainable development, recycling, energy conservation, environmental safety, reduced dependency on auto trips, bicycle and pedestrian traffic, and protecting and restoring natural areas, among other goals.

RESOURCES

FSC CERTIFIED SUSTAINABLE WOOD



In the world of green building rating programs, achieving certified wood credits under both the LEED and Built Green programs for using Certified Wood just got easier. The Forest Stewardship Council (www.fsc.org) now has a targeted green building page on its website that includes a searchable database for finding FSC-certified products all over the world. FSC will even help your company find a product if you can't.

READING

Green Building Breakthrough: Engineering a Sustainable World reveals the engineering secrets behind the LEED-Platinum Oregon Health & Science University's River Campus Project. This free book is offered by Interface Engineering to show how an ultra-green building was created on a conventional budget.

Green Office Buildings: A Practical Guide to Development spells out the financial benefits of green buildings in terms of both capital costs and operating costs. It dispels the myth that green buildings cost more and provides profiles of 15 projects around the world where green buildings have proved successful and profitable. Visit Urban Land Institute website (www.uli.org) for more information.

NOTICES

Construction sites of one acre or more in Washington State are now regulated under the new **Construction Stormwater General Permit**, effective December 16, 2005. In addition, as of October 1, 2006, the Washington State Department of Ecology requires inspection by a Certified Erosion and Sediment Control Lead (CESCL) or Certified Professional in Erosion and Sediment Control (CPESC). Testing of stormwater runoff pH and turbidity will also be phased into the inspections. These revisions will apply to nearly all Public and Development Services projects.

AWARDS



The Washington Chapter of the American Society of Landscape Architects granted an Honorable Mention in its 2005 Design Awards to Otak for Shoreline Interurban Trail. Forty-seven projects were nominated in five categories.

FROM THE EDITOR



Welcome to the inaugural issue of O-Zone, a monthly email newsletter that provides insights into how Otak works with clients to help any project achieve a measure of sustainability. Each issue will include brief project reviews, resources, suggested reading and notices, as well as other pertinent sustainability information.

This newsletter is but one attempt to foster Otak's continuing commitment to be responsible citizens of the world. Within our multidisciplinary company, for example, Otak staff members are developing an implementation plan to integrate into our internal operations more sustainability principles learned from The Oregon Natural Step Network, a non-profit organization of which Otak is a sustaining member. (We'll provide more detail in a future issue of the newsletter.) Another example is Otak's efforts to train more staff to become LEED Accredited Professionals while subsidizing the cost of the exam itself.

Externally, we provide guidance to any type of client to foster sustainability, no matter the project type or size. We've discovered that sustainability can be introduced on every level, at any phase of a given project – whether it's roadway development for an interstate or the landscape design of a residence.

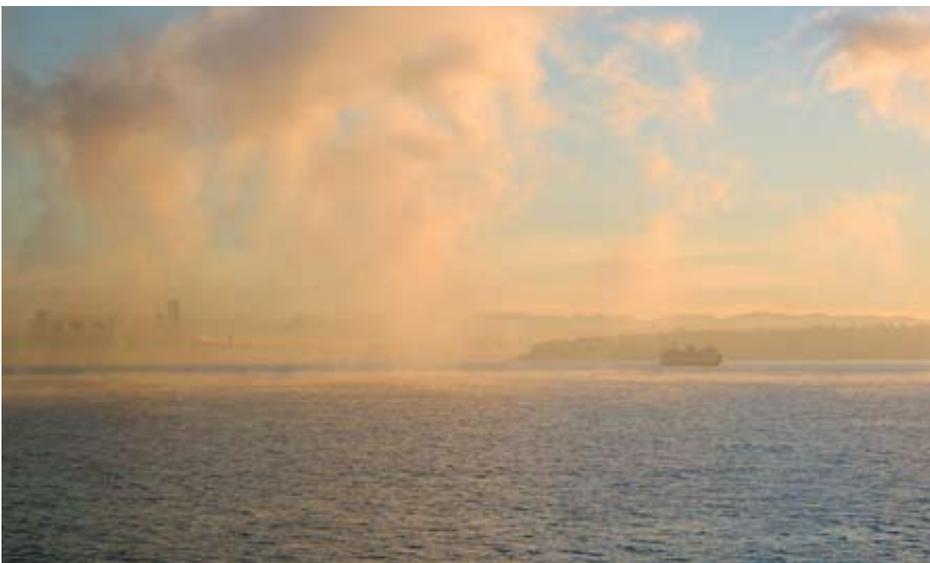
Also, occasionally we do print on paper, and this year we've produced a small, notebook called "Sustainability Thoughts" assembled and created by our graphic designer, Katie Kersten. It provides a glimpse into the sustainability thoughts and actions of many of Otak's 340 employees, and provides space for your own notes! If you haven't already received one in the mail and are interested, send me an email with your complete address and we'll send you one – while supplies last.

We welcome your questions, comments and suggestions, and look forward to sharing with you our many developments in the built environment. Please send me an email inquiry and I'll find the proper person to respond to your needs.

Good luck in your sustainability pursuits!

Robin Rogers, Sustainability Advisor
robin.rogers@otak.com

Otak is a member of



Parting Shot by Cliff Vancura — *Seattle skyline and Bainbridge Island Ferry*

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