



ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING • SURVEY



PROJECTS

BACK TO NATURE: NORTH CREEK RESTORATION

Restoring this 130-acre site (above) posed several challenges, all of which were amplified by the need to accommodate the development of Washington's first co-located college campus in Bothell. Using historical data and regional references, Otak restored the meanders and grading along 3,800 feet of the creek, reconnecting it to 60 acres of wetlands and reinstating natural habitat and native species. At the same time, sanitary sewer and storm drainage systems were improved to protect the creek from future degradation. [Email](#) to find out how Otak can help with a similar project.

OUT WITH THE NEW AND IN WITH THE OLD: HISTORIC PRESERVATION



King Street Station's newly restored historic details, inside and out

King Street Station is a somewhat scruffy landmark in downtown Seattle, but it is being slowly restored to its original splendor thanks in large part to Otak architect, [Peter Watson](#). Built in 1906, the old train stop was renovated over the years to cover finely detailed plaster, woodwork, windows and tile. Through historic rehabilitation, however, the meticulous work of early craftsmen is being exposed anew to reveal an old transportation jewel. Saving old structures can be an inherently sustainable activity as it conserves materials and saves on the costs of harvesting and transporting new materials, while preserving local vernacular architectural, social and cultural elements of a community. For the past three years Watson has worked with Otak's client, [Washington State Department of Transportation](#), to rehabilitate the Compass Room and the Station's entrance at the base of the tower, designed to resemble the famous campanile at the Piazza de San Marco in Venice. The photographs above show some of the accomplishments: new ornamental plaster walls, marble wainscot and column cladding with a hand-cut mosaic glass tile accent band, circular wood windows, bronze clad entry doors, granite trims and hand-cut marble floor tile. Replicas of cast bronze wall sconces and glass globes for the chandelier, hanging from the ornate plaster ceiling, are scheduled to be installed in March. Later this summer, a terra cotta tile roof on the Station will be installed, and the micro-wave antenna on the tower will come down. [Read more](#) about this grand old building on the National Register of Historic Places. [Email](#) to find out how Otak can help on a similar project.



SALVAGE A RAILROAD CAR, HELP FISH



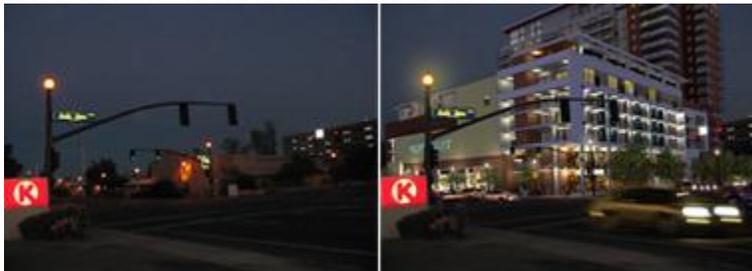
This railroad car bed does not need any tracks -- it has become the tracks - for cars.

A little ingenuity and a salvaged rail car bed provided a unique, sustainable solution to a creek crossing that solves a fish passage problem and recycles an unusual item. On a private driveway crossing French Creek in Snohomish County, WA, an existing culvert created a partial fish blockage because it concentrated the flow which made the velocity too high for fish passage under certain conditions. It was also perched (the downstream elevation was higher than the creek bed). In addition, the stream gradient through the existing culvert was steep and the culvert was located on a bend.

Otak engineers David Ojala and Kevin Kim designed a recycled rail car bridge to replace the culvert, as well as create a design to restore the creek to a more natural flow. Working with the County's Surface Water Management Division, they were able to decrease the partial fish barrier by creating a four-step/ pool/ riffle sequence using six woody debris structures within the creek. This transitioned the stream through the steep reach and decreased the potential for streambank erosion. The entire project was successfully constructed at the end of last summer by County Bridge crews.

The 40-foot railcar was purchased from a yard in Bellingham, and timber planks were placed on top as a driving surface. By salvaging and recycling the rail car bed, the use of virgin materials and the energy to produce them was greatly reduced, and a product destined for waste was reused in a more sustainable way. [Email](#) for more information on bridges. For more information on Snohomish County Surface Water Management [click here](#).

MAGICIANS WORK ARCHITECTURAL MAGIC



John Gonzales saves clients on building materials, paper, and time by creating virtual images of projects long before they're built. He is Otak's main magician, or visualization expert. For a mixed use project in Tempe, AZ, he used a building image designed and modeled by Otak architect Ron Dean. Using the existing site conditions (left), John placed Ron's building image into the photo. Aligning the camera with the existing photograph, John then refined the new image to add lighting to the building to make a nighttime scene, and added all foreground information (right). [Email](#) inquiry about visualization services.

NEWS

OTAK ON THE MOVE

Our new Seattle location, as of March 6, is in the Seattle Tower at 1218 Third Avenue, Suite 300, Seattle, WA 98101. Our phone and fax numbers remain the same! We'll provide more information in next month's newsletter. [Directions](#).

ARCHITECTS TO HELP REDUCE FOSSIL FUEL CONSUMPTION IN BUILDINGS

The American Institute of Architects (AIA) has adopted position statements to promote sustainable design and resource conservation to achieve a minimum reduction of 50 percent of the current consumption level of fossil fuels used to construct and operate buildings [by the year 2010](#). The impact could be significant; there are currently 72,000 members of the AIA who design buildings that add up to about \$400 billion in construction contract value -- a figure

that accounts for about 4 percent of the total output of the U.S. Economy. [Click here](#) for examples of Otak's sustainable architecture. [Email](#) to find out how Otak can help with your sustainable architecture project.

NEWS FROM THE LEED SUMMIT IN SEATTLE



Representatives of the U. S. Green Building Council (USGBC), shared plenty of good news with Seattle's green building community last month. For example, Rick Fedrizzi, president and CEO of the USGBC, announced recent findings that show the cost premium for building LEED certified buildings is considerably less than previously expected, at about one percent for a certified level building, +1.9% for silver, +2.2% for gold and +6.8 for platinum. Attendees were also provided with a demonstration of the new online certification process, which should greatly enhance the logistics of certifying as well as reduce the documentation requirements. In addition to continuing work on developing LEED-Homes and LEED-Neighborhood Development, there's work underway for special LEED application guides for health care and schools. [USGBC](#) website.

LEED BUILDING PERFORMANCE STUDY

Our regional USGBC chapter, the Cascadia Region Green Building Council, funded a study of 11 LEED certified buildings, including Otak's Broadway Housing project for Portland State University. A resulting special report was published: LEED Building Performance in the Cascadia Region: A Post Occupancy Evaluation Report. The study focused on energy and water savings, with initial results pointing towards average energy cost savings of about \$2 per sq. ft. [Read more.](#)

CONSUMER WASTE IN KING COUNTY, WA



King County recently launched its [online Eco-Consumer Waste Calculator](#) to help answer the question of just how much waste county residents can produce of certain items. For example, if every household in the county discarded just one Sunday newspaper each week, that would add up to 73,935 tons of newspaper waste in King County each year!

RESIDENTIAL GREEN BUILDING CONFERENCE IN SEATTLE



Otak is sponsoring keynote speaker Sarah Susanka for the March 16 [Built Green Conference](#) at the Washington State Convention Center. Susanka is the author of the popular "Not So Big House" book series. Other educational sessions will include eco-real estate brokering, reduced-footprint single family homes, establishing a green business model with Rick Fields of Neil Kelly Cabinets, green remodeling with popular author David Johnston, advanced framing techniques for energy efficiency, and multifamily housing. Otak architects Gary Hartnett and Dennis Haden will join Dana Dealy of Lorig Associates and Jim Potter, current president of the [Master Builders Association](#), to discuss greening multifamily with planning, materials, systems, and green transportation options. This session is sponsored by [Swenson Say Fagét](#), a structural engineering firm in Seattle. Following the conference on Friday, March 17, there will be a site tour to visit CamWest's Shamrock Community, a low impact development in Renton. Sign up is on the [registration form](#). As a member of Built Green, we're excited to support bringing residential sustainability solutions to a larger audience.

WHAT'S NEWSWORTHY @ OTAK

PEOPLE



[Aaron Hodgkin](#) joins the ranks of other sustainable building and design experts as Otak's newest [LEED Accredited Professional](#). Aaron focused his graduate studies at the University of Washington in environmental architecture, designing a sustainable home as part of his curriculum. As an intern architect with Otak, he is working on real sustainable projects such as greening our new Seattle offices!



[Heather Van Dyke](#), a planner in Otak's Lake Oswego, Oregon office, has also passed the exam to become a LEED Accredited Professional. Our LEED APs, such as Heather and Aaron, are ready to help your projects become greener!

AWARDS



Otak received the Bronze Award for Social, Economic, and Sustainable Design Considerations in the 2006 Engineering Excellence Awards from the [American Council of Engineering Companies](#) (ACEC) of [Washington](#). The award was based on our work for Community Transit on the Lake Stevens Transit Center in Lake Stevens, WA.

READING



GREEN VALUE is an independent research study that looks at green buildings in Canada, the US, and the UK. It concludes that a clear link is beginning to emerge between the market value of a building and its green features. A few of the findings: good for the environment but can command higher rents and prices, attracts tenants more quickly, reduces tenant turnover and cost less to operate and maintain. [Read the report.](#)



POST-HURRICANE SUSTAINABLE RECONSTRUCTION

As a result of the disasters that struck New Orleans, industry professionals gathered to figure out a way to incorporate sustainability into planning and reconstruction efforts in New Orleans. The result is The New Orleans Principles. [Read full 28-page report.](#)

Ozone Web
Developer
[Dana Norwood](#)

Ozone Newsletter Designer
[Roy Arauz](#)

Ozone Newsletter Editor
[Robin Rogers](#)

FROM THE EDITOR



IDEAS TO REDUCE OFFICE WASTE Greening an office doesn't have to be an enormous burden to a company. At Otak, we have been implementing green strategies a little at a time-where we can, when we can. One way to reduce waste at the office is to eliminate paper cups and plastic utensils for office use. For example, at Otak we adopted a company-wide policy of using only ceramic mugs and glasses for serving beverages - no more paper cups. And Otak's Carbondale office stepped up its recycling abilities as it now sports several dedicated dumpsters for office waste. An office product dumpster is for white paper, non-colored copy paper, and envelopes. A cardboard dumpster is always in use as is the plastic/glass/aluminum copy container. A "domestic trash" dumpster is for everything else. That office also switched to recycled paper towels, toilet paper, and facial tissue. The bottom line - if we save, our clients save, plus we contribute to a healthier environment. For lots of great ideas on greening your office, check out the [Green Office Guide](#) from Portland's Office of Sustainable Development.



Otak's Victoria Szyperski offers a tip for sustainably clearing drains: instead of and before using harsh chemicals, she recommends using baking soda and vinegar to release those stubborn clogs: Pour 1/2 cup baking soda down drain. Add 1/2 cup white vinegar and cover drain if possible. Leave for a few minutes, then pour a kettle-full of boiling water down the drain to flush it. The two common ingredients of most kitchens react with each other to cause bubbles and fizzing that can dislodge clogs.



As part of the Seattle office clean-up to prepare for our move next month, we recycled tons of paper and cardboard! (l-r) Aaron, Kristin, Victoria and Rebecca might appreciate the lighter weight of electronic files as we move towards more e-documents in an effort to save paper!

Otak is a member of:



PARTING SHOT by Cliff Vancura - Hubbard Glacier, AK