



# OZONE

creating more sustainable communities on every level

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ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING • SURVEY

OZone is a monthly newsletter published by Otak, Inc.

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## PROJECTS



*A streambank along the Chinook Byway, photographed by Cliff Vancura*

### CHINOOK BYWAY NURTURES A LOVE OF NATURE

The Chinook Byway is part of the America's Byways program, and is one of only 126 such national byways designated by the Federal Highway Administration in 39 states. Each road was chosen based on archaeological, cultural, historic, natural, recreational and scenic qualities, and is designed to enhance local quality of life through preserving, protecting, interpreting and promoting the intrinsic qualities of designated byways all across America. A drive down the Chinook highway offers a first-hand experience of the majesty of one of our first national parks, Mount Rainier, with diverse landscapes from dense forests to basaltic rock formations. The Chinook Scenic Byway traverses the Cascade Range for 85 miles along Washington's State Route 410, offering panoramic views of wildlife and abundant natural resources. Many trails and waysides along the way offer opportunities for a closer look. As part of development of an entire Chinook corridor plan for the Washington

State Department of Transportation, Otak also created a wayfinding brochure that provides information on trails, animals and local history for the Chinook Byway. Designed by Otak's multitalented graphic artist Cliff Vancura, the portable, folded publication includes Cliff's illustrations and photographs of wildlife and trees indigenous to the areas bisected by the road. The colorful brochures are available at locations along the route.



*Cliff Vancura of Otak designed a brochure that features a map and illustrations of wildlife along the Chinook Scenic Byway in Washington*

## WHAT MAKES IT GREEN?

### LOW-VOC PAINTS

Low-VOC products have virtually no smell, and may minimize the indoor air pollution load and may reduce any health risks to both workers and occupants, according to the U. S. Environmental Protection Agency. VOCs (volatile organic compounds) are chemicals that are typically used in conventional paints and finishes that diminish air quality and may be detrimental to your health. Today, alternative manufacturing techniques have allowed the development of low- and no-VOC paints that release no, or minimal VOC pollutants, and are virtually odor free. That new-paint smell may not be the healthiest. Low-VOC products, or no off-gassing latex paints, use water as their solvent and carrier, allowing easier cleanup and generally lower toxicity than most oil-based paints. Today, latex paints are considered equal or better in quality and durability than oil-based coverings. Many stains and clear finishes for floors and cabinets are also commonly available. Interior paint can obtain a Green Seal if it has a VOC content less than 50 g/l (for flat sheen) or 150 g/l (non-flat sheen). When we renovated our offices in Seattle, we chose low-VOC finishes for the health of our staff! And to further protect our indoor air quality, in addition to the paints, we opted for products that are also considered formaldehyde-free, with only trace amounts used in the adhesive — the quantity is smaller than .3 parts per million and is one-seventh the 2 ppm allowed in plywood by the U.S. Department of Housing and Urban Development.

### SENIOR AND AFFORDABLE GREEN HOUSING PROJECT SAVES TREES



*Buildings carefully sited to retain existing, old trees at Columbia Knoll*

Saving the trees, site topography and views were priorities for the Columbia Knoll housing project, especially after the existing historic building on the site was finally slated for demolition after two decades of uncertainty about its fate. The old Shriner's Childrens Hospital on-site — built in 1923 and listed on the National Register of Historic Places — was concluded to be too needy for cost-effective retrofitting into housing, plus its design did not fit the new program for providing affordable housing to the community of Portland, OR. Nevertheless, it's a success story as the largest residential project developed by the Portland Development Commission (PDC). Columbia Knoll was recently opened as a mixed-income redevelopment project located on ten acres that incorporates senior independent, congregate and affordable housing, as well as a day-care facility, community center and market rate townhomes. The buildings and site development meet PDC's high standards for green building as set in June 2005 in its Green Building Policy and also based on Greening Portland's Affordable Housing. Otak incorporated many green features into the design of this project, including carefully siting the two, three, and four-story structures to preserve mature existing trees, developing a stormwater system that includes infiltration basins and reusing elements from the original hospital. Two historical displays on the site commemorate the old hospital.

### SUSTAINABLE CORVALLIS, OREGON



*Otak designed the downtown transit center for the Corvallis Intermodal Center transportation hub*  
Since 2002 the city of Corvallis, OR, has been moving towards greater sustainability in all its operations and maintenance activities. In 2005 the City Council adopted a policy that provides guidance in six general topic areas: sustainable purchasing, green building, solid waste, land use planning, greenhouse gas emissions and toxics and persistent biotoxins. Major achievements include purchasing seven percent of the city's energy from renewable sources, bicycle lanes on 95 percent of arterial and collector streets, elimination of chlorine gas in its wastewater treatment plants and integrated pest management in vegetated areas instead of pesticides. As a member of Otak's Corvallis office, project engineer Jasmin Woodside applauds the city's sustainability efforts and hopes to promote even greater visibility for them. She says the city's regular newsletter often contains many valuable tips on sustainability for residents and businesses. She also points out that Otak has been involved in various projects within the city that promote community sustainability and smart growth — both public and private. Projects include a 4000-acre master plan and update of zoning and the comprehensive plan for South Corvallis that incorporates integrated land use, transportation, mixed-use centers, pedestrian oriented development, parks and open space planning. Otak also wrote plans for the city's Mixed Use Residential, Commercial, and Employment Zones, as well as worked collaboratively with staff and the public to update the entire



city code. Otak has also worked with local private developers on projects such as Grand Oaks Summit and Willamette Landing. Otak's Corvallis office is located at 435 NW 5th Street, Suite B, Corvallis, OR 97330. Phone 541-738-1611.



*Grand Oaks Summit housing development in Portland, OR, preserves 28 acres of woodlands, creates a five-acre park and incorporates more than 2,000 trees*

## NEWS

### GREEN HOME AT SUNCADIA



Open to the public on Saturdays and Sundays from noon to 4:00 p.m. until Sunday, July 23, this home showcases environmentally-friendly building methods, technologies and materials. Otak is a sponsor of this Five-Star Built Green project and helped develop its website.

### ECOLOGY SEEKS NEW GREEN BUILDING LEAD

Washington State is a national leader in the sustainability arena, and the state Department of Ecology has set a high bar for achievements that protect natural resources in the Pacific Northwest. Ecology is committed to facilitating green building and development, including becoming one of the first states to require that all new state-funded facilities over 5,000 square feet meet green building criteria at the LEED-Silver level. The lead staff member for Ecology's green building team fills an important connection between our design and construction industry and local government; currently this position is open. Visit [www.ecy.wa.gov/](http://www.ecy.wa.gov/) for more information.

## RESOURCES

### LEED SUPPLEMENT FOR KING COUNTY

Whether a project is located in King County or not, a useful resource for designing/building a LEED project rests on the King County servers. Our local leader in the green development world compiled a database that follows the LEED green building rating program, credit by credit, and provides not only a synopsis of each credit but the required submittals and resources to help achieve it. Click here for the LEED Supplement for King County. To gather ideas for green buildings, click here for the high performance buildings database offered by the Cascadia Chapter of the U.S. Green Building Council that provides in-depth case studies of green buildings in the Pacific Northwest.

### BUSINESS RECYCLING

If your office does not already have a recycling program, the Earth 911 Business website (<http://www.earth911.org/usa>) offers plans.

### GREEN GLOBES

In February of 2006, the U.S. Government created Guiding Principles for Federal Leadership in High Performance Sustainable Buildings with its Memorandum of Understanding (MOU). At the request of the U.S. Environmental Protection Agency, the Green Building Initiative (GBI) in Portland prepared a study of the Green Globes environmental assessment and rating system, and how it specifically meets the principles outlined in the MOU. Currently, Green Globes is being evaluated for use as an official ANSI standard. A technical committee is responsible for developing, maintaining, approving and achieving consensus on the Green Globes standard for the design, construction and upkeep of environmentally preferable buildings. The system was originally developed in Canada and in 2004 the Green Building Initiative acquired the rights to distribute Green Globes in the U.S.

## WHAT MAKES IT GREEN?

### NATURAL YARD CARE

As yards and gardens are planted and groomed over the spring and summer, here's something to keep in mind: according to King County, WA's, Natural Yard Care program, the biggest polluter of local waterways is not industry but rather residential homes and yards (pesticides, herbicides). King County's Natural Yard Care Neighborhood Program was developed to encourage "going natural." Residents or developers in King County interested in implementing a natural yard care program in neighborhoods should contact a representative of their city, or call Doug Rice at (206) 296-8360. The federal government also promotes backyard conservation and provides fact sheets to help homeowners. To participate in the USDA's Backyard Conservation program call 1-888-LANDCARE. For further information about how Otak's landscape architects can help your commercial or public project email us at [ozone@otak.com](mailto:ozone@otak.com).

## READING

### URBAN SUSTAINABILITY



Through the lens of *Urban Land*, sustainability is investigated in a 34-page special report in the June 2006 issue of the magazine published by the Urban Land Institute. Also in the issue is "Green Transit," an article that discusses some of the Pacific Northwest's solutions to the challenge of travel to and from our green offices, homes and developments, written by Otak staff and using Otak's projects as examples. For a pdf version of the article emailed to you, email us at [ozone@otak.com](mailto:ozone@otak.com).

## FROM THE EDITOR



Last month I attended the Washington State Recycling Association's (WSRA, [www.wsra.net](http://www.wsra.net)) 20th annual conference in Spokane, WA, and learned a thing or two about our precious resources -- including waste. The not-for-profit WSRA focuses its attention on the recycling industry in Washington State. For 26 years this organization has been handing out awards each year for the best and brightest recycling professionals, innovative government administrators and everyday residents making a measurable difference statewide. There is even a Hall of Fame to honor individuals who have exhibited long-term commitment to recycling in the state. The group posts fact sheets on its website to help educate readers on hot topics such as composting and how water quality and conservation are affected by recycling: i.e. creating paper products from recycled materials produces less water pollution than making those products from virgin materials plus saves about 7,000 gallons of water for every ton of paper made with recycled material.



WSRA also helped me discover Earth 911, a website devoted to comprehensive communications on recycling and materials resources.

It's searchable by zip code so you can find programs available in specific areas of the country or by state.

Otak's Seattle and Kirkland offices are within King County, Washington, where a commitment to recycling and green building is the de facto standard. The county's programs include Construction Works that helps builders recycle waste. As part of the reporting on this program, the county indulges us with statistics for jobsite recycling rates for commingled construction, demolition and land clearing (CDL) waste/recycling online. To see the matrix [click here](#). Green building rating programs such as LEED, Green Globes and Built Green offer points for recycling. For questions about how to maximize your construction project's recycling efforts in King County, call Kinley Deller at 206.296.4434 or visit [metrokc.gov](http://metrokc.gov).

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Otak is a member of



Parting Shot by Roy Arauz — *Playa Carrillo, Costa Rica*

## PEOPLE



**Sheryl Walsh** recently passed the LEED Accredited Professional exam administered by the U. S. Green Building Council

and is now an official LEED AP®. Sheryl is also a Professional Engineer licensed in both Oregon and Washington, and works out of Otak's Vancouver, WA, office primarily on public works roadway projects. She reports that even though much of her work is in the civil engineering area, she enjoyed stretching her knowledge base into the areas of energy use, materials resources and indoor environmental quality. The LEED exam is designed to test understanding of green building practices and principles, as well as the LEED certification program and process. Congratulations, Sheryl!

### Otak Offices

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