



ZONE

renovating retail and
interior commercial spaces

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creating more sustainable communities on every level

ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING • ENVIRONMENTAL • SURVEY

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All-new displays and interior renovations are part of the EcoHaus redesign in Seattle, WA.

PROJECTS

ECOHAUS IN SEATTLE CELEBRATES A RENEWAL

EcoHaus is celebrating a redesign of the existing Seattle showroom and offices, as well as paving the way for future expansion. Formerly known as the Environmental Home Center in Seattle and Environmental Building Supplies in Portland and Bend, OR, EcoHaus is the oldest green building supply business in the Pacific Northwest and possibly the nation. For more than 15 years, it has provided the Pacific Northwest and the nation with the best in sustainable building materials such as sustainably harvested lumber and flooring, recycled glass tiles, wool carpeting, non-toxic paints, and cabinetry made without harmful additives. For better customer interaction with the products, EcoHaus's own Terry Thibault created all-new displays and interior renovations. Large wall displays of products contain removable samples that can be reviewed with other products at work stations, giving designers or homeowners instant access to product comparisons. Otak conducted the first charrette more than two years ago to help staff brainstorm ideas for new store designs and configurations. Since then we've provided technical expertise in the redesign, as well as permit assistance. Otak also designed a new entry canopy that harvests rainwater to be used on a small, adjacent planting area with a deck. <http://www.environmentalhomecenter.com>

RESOURCES

WEB RESOURCES FOR COMMERCIAL RENOVATIONS **REI RENOVATES GREEN**

The high-profile REI store renovation in Boulder, CO is built to LEED-Commercial Interior standards. Read more about this project at <http://www.rei.com/stores/>.

CNT RENOVATES TO LEED

Take an online tour of the LEED-Platinum Center for Neighborhood Technology renovation at <http://building.cnt.org/tour/site.pnp>.

LEED FOR RETAIL

LEED for Retail Rating System addresses the specific needs of retail spaces. <http://www.usgbc.org/ShowFile.aspx?DocumentID=2416>

LEED FOR INTERIORS

LEED for Commercial Interiors provides a green benchmark for tenant improvements. <http://www.usgbc.org/ShowFile.aspx?DocumentID=684>

LEED FOR EXISTING BUILDINGS

LEED for Existing Buildings looks to operations, improvements, and

maintenance of existing buildings. <https://www.usgbc.org/ShowFile.aspx?DocumentID=3617>

RETAIL SPACES IN GREEN BUILDINGS

DOE's Buildings Database selected for retail spaces: <http://www.eere.energy.gov/buildings/database/mtxview.cfm?CFID=1005643&CFTOKEN=33699158>

OFFICE FURNITURE

EPA's Office Furniture Database <http://yosemite1.epa.gov/oppt/eppstand2.nsf/Pages/DisplayAisle.html?Open&Furniture/Appliances%20Store&Office%20Furniture&Type=4>

OFFICE FURNITURE SPECS

California's Integrated Waste Management Board developed special environmental requirements specifications for modular office furniture in green buildings. <http://www.ciwmb.ca.gov/greenbuilding/Specs/Furniture/DGSSpecs.pdf>

DAYLIGHTING RETAIL

Daylighting retail spaces offers benefits such as productivity. <http://www.nrel.gov/docs/fy00osti/28069.pdf>



Interface Showroom. Photo credit: Gittel Price

AWARDS

OTAK RECEIVES HONORS FOR STORMWATER PROJECTS

The American Council of Engineering Companies of Oregon recently presented its annual Engineering Excellence Awards. Otak received two: a Grand Award for the I-205 corridor future stormwater management analysis and an Honor Award for the Central Oregon Stormwater Manual. The completion of the I-205 Corridor Future Stormwater Management Analysis provides a better understanding about the amount, origin, and destination of all stormwater that enters and exits in the 24.5-mile corridor. It also addresses future stormwater management needs, describes land that could accommodate all stormwater management facilities within the I-205 right-of-way, and provides a GIS database of storm sewer assets—all within a single-source document that pulls together data scattered across many unrelated sources. The Central Oregon Stormwater Manual was developed to provide locally-appropriate stormwater guidance to Bend, Redmond, Sisters,



Flooding of I-205



Erosion caused by stormwater

Prineville, Madras, Deschutes County, Crook County, and the Oregon Association of Clean Water Agencies (ACWA) in conjunction with the Central Oregon Intergovernmental Council (COIC). Rapid growth and development in Central Oregon have stressed the region's existing infrastructure, necessitating updated standards that provide proper service levels, protect existing property owners and the environment, and comply with current state and federal regulations. No region-specific standards were available for the unique, semi-arid, snow-prone conditions found in Central Oregon, an area dominated by volcanic soils and where the use of stormwater infiltration systems is common.

WHAT MAKES IT GREEN?

COMMERCIAL OR RETAIL SPACE RENOVATION

With any renovation, the products used can help achieve better sustainability. In Otak's Seattle office renovation, for example, we first looked at everything we could re-use. That meant reconfiguring our cube farms to fit the new space, salvaging chairs and creating a conference room that could accommodate our existing linoleum-topped conference table. It also meant reviewing the existing materials that could be reused in new ways after relocating as few walls as possible; we re-employed interior wood-inlaid doors and relights, retained marble flooring, and kept the original 1929 wooden blinds on the windows.



Reused doors and relights, bamboo flooring, low-VOC paints and adhesives, FSC-certified wood, formaldehyde-free MDF reception desk with non-toxic finish and energy-efficient lighting were a few of the green features incorporated into Otak's Seattle office renovation.

Lighting was updated to make it more energy-efficient, and plants add a real green element. We also used our move as an opportunity to recycle tons of old paper and cardboard. We participate in the car-sharing program Flexcar and all employees are provided with bus passes. The United Nations Environment Programme North American Regional Office compiled a list of 12 design goals and principles for its own green office renovation. To see the list, click here.

PEOPLE

NEW LEED AP



ROSE ROTTER, an engineer in Otak's Lake Oswego, OR, office recently became a LEED Accredited Professional. She passed the LEED AP exam that

tests knowledge of the LEED Rating Systems allowing her to facilitate the integrated design process and streamline LEED certification for projects. The exam is now administered by the Green Building Certification Institute which is separate from, but supported by, the U.S. Green Building Council. Rose says, "It

took studying off and on for over a year before I finally registered for the exam. I really learned a lot about all the different engineering disciplines that must come together to achieve the LEED standard for green building. Now that I'm finished, I can read non-fiction again!"

NEWS

FOOD FOR THOUGHT: 1,000,000,000 CARS ON THE ROAD BY 2010

Vehicle sales in the U.S. are slowing,



but around the world other countries are experiencing record sales despite concerns about the economy, environment, and rising oil prices. The German research firm R. L. Polk predicts there will be approximately one billion cars on the road by 2010 and this is expected to increase a further 20 percent by 2015.

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Parting Shot by Robin Rogers
Oregon Gold at the End of the Rainbow

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