

General Automotive Building

411 NW Park

Designed and built to achieve LEED Platinum certification

Green Features

- » **Urban community connectivity** - 411 NW Park is in the heart of Portland's downtown along the North Park Blocks and within walking distance of an abundance of restaurants, shops, services, parks, trails and the Willamette River.
- » **Easy access to mass transit** - The building is situated within 1/2 mile from numerous mass transit services: TriMet bus lines 17, 9, 77 and many others on the downtown bus mall on 4th and 5th Avenues; MAX light rail red, blue and yellow lines; Portland Streetcar; and Union Station with Amtrak and Greyhound service.
- » **Bicycle-friendly** - Secured bicycle storage is provided to accommodate 14 bicycles and one shower is available for 411 NW Park tenants and their employees. The interior bike storage locations are accessible from an entrance on Flanders Street, exterior bicycle racks are located along Park Avenue, and a shower and changing room is available for tenants on the second floor.
- » **Access to car-sharing** - A Zipcar vehicle is conveniently located on NW Park just north of Flanders Street.
- » **Heat Island Effect Reduction** - A highly-reflective white roof top and light-colored concrete hardscape help reduce solar energy retention and increased urban area temperatures in urban landscapes, known as the "heat island effect."
- » **Water efficient landscaping** - Plantings are limited to hardy, adapted trees requiring minimal water and no irrigation system.
- » **Water-saving plumbing fixtures** - Through water-efficient fixtures, such as dual-flush toilets, and low-flow urinals, lavatories, and showerheads, 411 NW Park will perform at a 44% annual water savings over a comparable building with standard water fixtures.
- » **Commissioning** - 411 NW Park's energy-consuming systems - heating, cooling, ventilation, lighting and hot water - have been commissioned, a quality control process to ensure that systems are designed, installed, calibrated and performing as intended.
- » **Energy-savings** - 411 NW Park is a high-performance building designed to use approximately 26% less energy than a comparable building designed to meet code standards.
- » **Green power** - Renewable, clean power or "green tags" have been purchased for at least 35% of the core building's annual electrical load.
- » **Recycling** - Convenient locations for recycling paper, plastics, cardboard, glass, metals and other materials have been provided for all building occupants.
- » **Building reuse** - 411 NW Park has very intentionally reused portions of its architectural predecessor, the General Automotive Building. More than 50% of the existing building's walls, floors and roof have been maintained, saving natural resources and preserving the some of the historical architectural character of the North Park Blocks.

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- » **Construction waste management** - Through careful on-site sorting of waste, 411 NW Park contractors have diverted from landfills for recycling more than 75% of the waste, by weight, generated during construction.
- » **Recycled-content and regional materials** - 411 NW Park chose materials with high-recycled content and those locally - within 500 miles - harvested, extracted, recovered and manufactured.
- » **Indoor air quality protection measures** - During construction, 411 NW Park contractors followed strict best practices defined by the Sheet Metal and Air Conditioning Contractors National Association
- » **SMACNA** - Ensures a clean work space to protect installed materials and ductwork from contamination and particulates.
- » **Low-emitting products and materials** - All adhesives, sealants, paints, coatings and carpets contain no- or low-VOC content.
- » **Ample daylight & views** - Abundant windows offer building occupants natural daylight and views.



Courtesy of ConoverBond Development
and
Rita Haberman, Sustainability Advisor
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