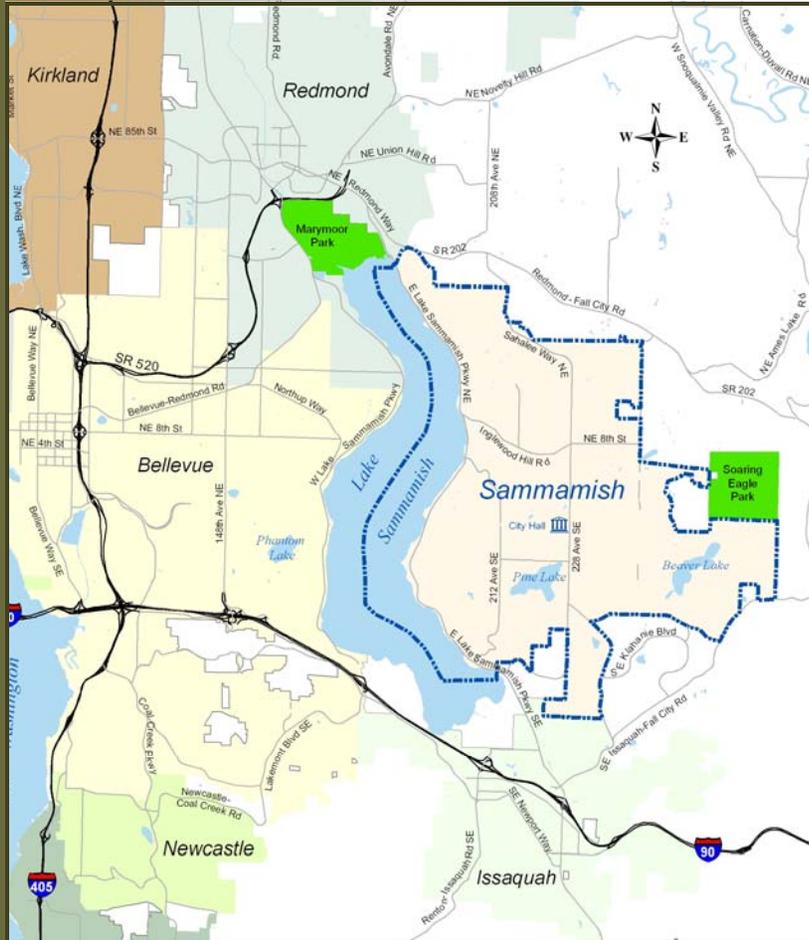


Location



ADDITIONAL INFORMATION FOR LEED

<http://www.usgbc.org/>
<http://www.cascadiagbc.org>
<http://www.metrokc.gov/dnrp/swd/leed/index.asp>
<http://www.ci.sammamish.wa.us>

SAMMAMISH COMMONS



*Green
Building
Features*



801 228th Avenue SE ▪ Sammamish, WA 98075 ▪ Phone: 425-295-0550

Welcome to a Green Building



"Located attractively on a high-slope in the geographical center of town, the new Sammamish City Hall building is both a practical place to conduct city business and an inspiring example of what a "green" building can be.

With a mixture of internal and external features that soften its impact on the environment, this new civic building will serve as a showcase for building techniques that can influence both developers and residents alike as they make their construction plans."

Community Education

The city leaders wanted the Sammamish Commons project to be a LEED showcase for citizens, builders and developers who visit the building every day. For this reason, grass-concrete, porous asphalt, porous concrete, regular concrete, regular asphalt unit pavers, and gravel trails were used at the site to increase awareness of alternative materials that can reduce the amount of impervious surface.



"As Sammamish Commons becomes a gathering place for the community, our residents will absorb new ideas for softening their own impact on the environment."

Councilmember Michele Petitti

Energy Conservation

Fuel: Transportation costs were minimized and the local economy was supported by using many materials produced within the region. The building rebar was shipped only 50 miles and Cadman manufactured the concrete just 6.9 miles off site. Seamless metal roof was formed just here on the roof of the building under construction. 24% of all materials used in the construction of the building were manufactured locally.

Electricity: Windows make the most of natural light, and interior lights are timed to shut down when the building is not occupied.

Water: The building uses low-flow fixtures and waterless urinals to save water. Native grass and plants for the landscaping of the site and use little to no water.

Comfort & Productivity

A flexible work environment accommodates individuals, small teams, and large groups. An open office layout allows people to work in a variety of configurations.

Daylight is available in 89.4% of all occupied spaces in the building, and there are views to the outside from 97% of the work stations.

The largest meeting area, the Council Chamber, seats 300 people with room-wide sliding doors, a feature that allows overflow crowds to gather in the adjacent City Hall lobby. With built-in cubby holes, the Council Chamber also doubles as the Emergency Operations Center for the city.

About the Project

The Sammamish Commons project encompasses the development of approximately 30 acres of land. The ten acres near 228th Avenue, the city's main arterial, are referred to as the "upper site." This acreage features a civic plaza, skate park, sports court, climbing wall and city hall building.

The remaining 20 acres, farther west and down slope, are referred to as the "lower site." A buffered wetland, walking trails, picnic shelters and play areas fill much of this land. The "lower site" also offers a play meadow, and a northwest garden and orchard.

City Hall has three levels:

- **Garage** (20,865 s.f.) — This level consists of 53 parking stalls, archives, mechanical and electrical rooms, and a generator.
- **First Floor** (25,914 s.f.) — City offices are located on this floor as well as a combination council chamber/emergency operations center, public use areas, and the police department.
- **Second Floor** (13,603 s.f.) — This floor contains additional city office space, room for office space expansion, and the mechanical well. The interior of the future office space will not be finished in this contract.

The cost of the project: \$18,000,000

The project is designed to comply with a Silver Certification level according to the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Rating System.

Clean Water

Erosion is a problem on most building sites. Rain and wind can carry sediment, chemical residues, and other polluting materials outside the work area. The Sammamish Commons project site includes a 20-acre city park with a large wetland. During construction, rainwater and ground water was collected in sediment ponds than slowly filtered through multiple layers of silt fence before flowing into the wetland.

Perco-crete, porous asphalt, porous concrete, and grass-crete were used extensively on Sammamish Commons site. These materials allow surface water to permeate the paving and enter the underlying soil. This controls water runoff, and reduces flooding that could destroy fish habitat.



“We live in a beautiful and natural environment. We believe Sammamish Commons blends well with that environment, while at the same time providing valuable amenities for our residents.”

City Manager Ben Yazici

Recycled & Renewable Building Materials

This facility contains recycled material. The concrete contains a small amount of fly ash from industrial waste. All steel is made from scrap metal. Other recycled products include ceramic tiles, carpeting, insulation, and ceiling tiles.

The owner has blended pre-owned furniture with new furniture made out of recycled materials with previously owned furniture to save money and divert the old furniture from going into landfill.



Clean Air

During construction, workers were protected from fumes and other contaminants. When airborne waste couldn't be avoided, filters and plastic coverings protected other parts of the site. Ducts were sealed off during construction so that dust couldn't accumulate in air pathways.

Products that emanate an unusually low level of toxins were used throughout the building, including adhesive, sealants, paints, and carpets. Scent-absorbing products such as ceiling tiles, floor coverings, and furnishings were installed only after odor-generating work was finished.

Windows in this facility can be opened. When they are closed, the heating, ventilating, and air conditioning system uses a natural ventilation mode to move fresh air throughout the building.



Waste Reduction

The project site is part of an old egg farm, and six old barns were demolished in the course of development. As a first step in that demolition, neighboring property owners were allowed to remove portions of the barns to make improvements on their own barns. One of the barns was totally disassembled and used to build a new structure off site. The remaining barn structures were demolished and taken to recycling centers.

During the construction, 56.39 percent of the additional concrete, wood, metal, cardboard, gypsum, and other waste was recycled. Even the rooster sign for the old farm was reused as an historical art piece and on site. In the new city hall building, tenants recycle paper, cardboard, glass, metals, and other materials, using convenient collection locations throughout the facility.

Even the rooster weatherwane from the old farm was salvaged for use as an art piece and an on-site historic marker.



“As pines keep the shape of the wind even when the wind has fled and is no longer there



So words [or walls] guard the shape of man even when man has fled and is no longer there.”

George Seferis



“We’re very proud of the extra steps we took to control runoff in and around our City Hall. This caring approach to land and water is a reflection of our community’s values.”

Mayor Mark Cross

