



PROJECT PROFILE: Green Globes® Meets Cost and Time- management Objectives for Vancouver Waterfront Mixed-use Projects

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JOHN EIDMAN
Associate at Ankrom
Moisan Architects

Part of a new world-class waterfront under development in Vancouver, Washington, two new mid-rise towers combine work, play and living opportunities along the Columbia River. Vancouver Waterfront Block 6 offers 68,500 square feet of office space in a seven-story building and 68,875 square feet of apartments in an adjacent six-story building. Both buildings showcase ground floor retail and rest on top of two levels of underground parking.

The City of Vancouver set forth sustainability goals for the newly developing district with the Green Globes® rating system an approved certification path. "The owner was driven from a cost and time-management standpoint and chose Green Globes because it dovetailed with their expectations," explains John Eidman, associate at Ankrom Moisan Architects, the design firm for Vancouver Waterfront Block 6.

Incredible views of the river and mountains for tenants were owner priorities, which dictated extensive amounts of exterior glass. While this approach offered a positive occupant experience and served as a strong marketing tool, it exceeded the code maximum for glass percentages. To compensate, the team incorporated high-performance glazing and exceptional insulation in the envelope assemblies. In addition to its high efficiency, the insulation offers tenants a superior acoustic barrier. The team's energy models ensured compliance with the Washington State Energy Code.

PROJECT RATING:



Vancouver Waterfront Block 6 leveraged Green Globes to find the best-suited sustainability options and create more satisfied occupants:

- The team established green goals early in the design.
- Electric power and water can be separately metered for each tenant.
- Lighting levels are excellent. High-efficiency lighting is used inside and outside, and occupancy and daylighting sensors are in place.
- Adhesives, sealants, and paints are low-VOC.
- Elevators are regenerative for energy savings.

Next Level

Eidman says the two buildings share similarities in terms of systems' design, but the office and residential uses have very different operations. "That gave us the opportunity to use Green Globes to evaluate each building type," he notes. "Green Globes allowed us the time to stage our own review, run our energy models, and test select building systems. There was never the feeling of an entity or agency breathing down our back. That made the process painless and efficient from a project management standpoint."

The Assessor worked with the team's schedule to arrange his cross-country travel time for the on-site walkthrough. "He was so nice to work with," Eidman says. "He brought a thoroughness to the walkthrough, asked the right questions, and then gave us time to provide a response."

Accountability in the Green Globes process is what stays with Eidman the most, however. Through the final Stage-2 project assessment, the design and construction teams were provided with a tool to facilitate quality assurance and control.

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Poised to be the next great gathering place for metropolitan Vancouver and Portland, Oregon, the new waterfront urban center's 22-block master plan is steadily progressing. With its Green Globes sustainability certification and sought-after amenities, the vibrant Vancouver Waterfront Block 6 is leading the way for upcoming development.



GREEN GLOBES RATINGS:

After the final assessment is verified by a third party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).



85-100%

FOUR GREEN GLOBES

Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.



70-84%

THREE GREEN GLOBES

Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.



55-69%

TWO GREEN GLOBES

Demonstrates significant achievement in resource efficiency, reducing environmental impacts, and improving occupant wellness.



35-54%

ONE GREEN GLOBES

Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.