

SITE PLAN

SITE AREAS

- A** NORTH PORTAL
- B** ENTRY ALLEY
- C** MARKET SQUARE
- D** RENAISSANCE TRAIL
- E** WEST PIER VIEWING GARDEN
- F** MARKET PIER PLAZA
- G** EAST PORTAL GATEWAY
- H** STORMWATER GARDEN
- I** EAST PIER PLAZA
- J** SERVICE AREA





LEED v4 for BD+C: Core and Shell

Project Checklist

Target: LEED GOLD

Project Name: Port of Vancouver Marketplace

Date: 8/9/2018

Y ? N

Y	?	N	Credit	Integrative Process	1
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12	4	20	Location and Transportation	20	
12	4		Credit	LEED for Neighborhood Development Location	20
		2	Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
		6	Credit	Surrounding Density and Diverse Uses	6
		6	Credit	Access to Quality Transit	6
		1	Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

2	2	3	Sustainable Sites	11	
Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	1		Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
		1	Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

3	2	6	Water Efficiency	11	
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
		2	Credit	Outdoor Water Use Reduction	2
2	2	2	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

18	10	4	Energy and Atmosphere	33	
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5	1		Credit	Enhanced Commissioning	6
9	5	4	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	1		Credit	Demand Response	2
2	1		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
1	1		Credit	Green Power and Carbon Offsets	2

4	7	3	Materials and Resources	14	
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	3	Credit	Building Life-Cycle Impact Reduction	6
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

3	4	3	Indoor Environmental Quality	10	
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
1	2		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
	1		Credit	Quality Views	1

3	1	0	Innovation	6	
2	1		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

3	0	1	Regional Priority	4	
1			Credit	Regional Priority: Renewable Energy Production	1
1			Credit	Regional Priority: Product Disclosure - EPD's	1
1			Credit	Regional Priority: Product Disclosure - Sourcing of Raw Materials	1
		1	Credit	Regional Priority:	1

48	30	41	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

Notes:

- 1) Scope area assumed to be building only with all exterior work and dock work part of separate packages.
- 2) Location and Transportation Credits assume a LEED-ND Gold rating as stated in the masterplan and design guidelines. 16 points total are awarded, but to keep this scorecard somewhat conservative, we have indicated 12 points (LEED-ND Silver rating) as yes and 4 more as maybe
- 3) SS Protect/Restore Habitat Credit relies upon donation of +-\$12,000 to a accredited Land Trust
- 4) Project assumed ineligible for WE Outdoor Water Use credit b/c of lack of exterior area
- 5) EA Enhanced Commissioning assumes both mep system and envelope enhanced commissioning activities.
- 6) EA Energy Performance credit assumes 9 yes credits for option 2 design (vrf system) and 14 credits for option 1 design (river loop)
- 7) MR Life Cycle credit assumes 3 "?" points for possible LCA analysis
- 8) IEQ Daylight credit non-compliance assumes difficulty in providing glare control on large amount of operable glazed doors
- 9) Innovation credit count assumes compliance with the following pilot credits: Bird collision deterrence and social equity within project team (JUST certification for GBA), and then assumes 1 additional pilot or innovation credit for the ? Category
- 10) LEED Gold strategy assumes team pursues all "Y" points and then pursues a minimum of 15 "?" points to achieve GOLD with a safety margin.



STORMWATER & SUSTAINABILITY

1 FLOW THROUGH PLANTER



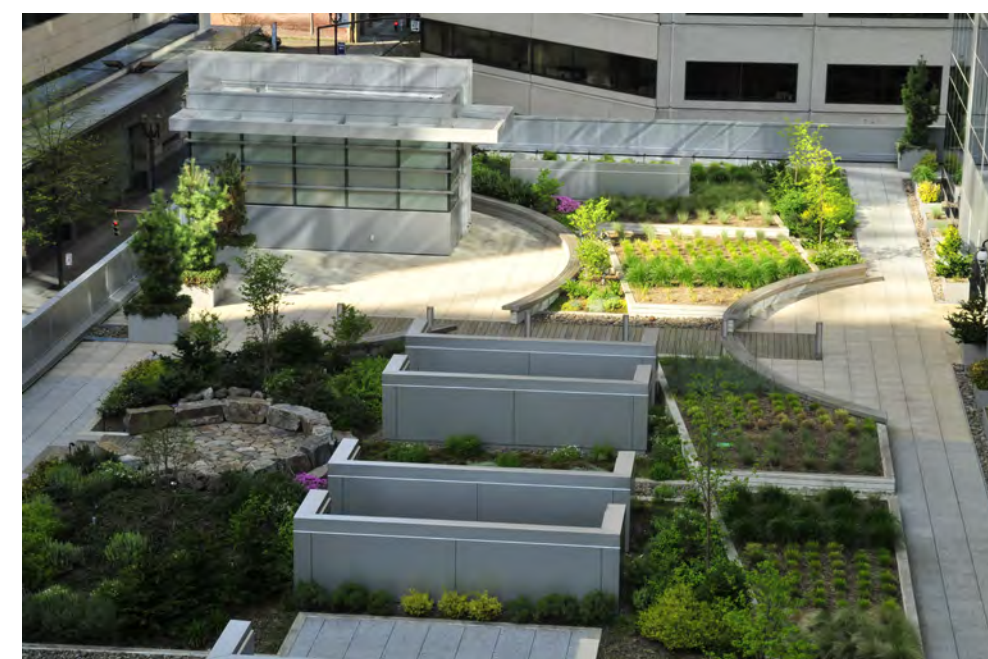
2 BIORETENTION RAIN GARDEN



3 EXTENSIVE VEGETATED ROOFS (Shown conceptually on Future Buildings)



4 INTENSIVE ROOF TERRACE PLANTINGS (On pier)



5 RAINWATER HARVESTING & REUSE (Brewery, Water Feature)



6 RIPARIAN PLANTINGS ON RIVERBANK



ADDITIONAL SUSTAINABLE SITE STRATEGIES:

- Water Efficient Irrigation
- Materials Reuse
- LEED Buildings
- Education & Interpretation





MARKET PLAZA FROM ADJACENT BUILDING LOOKING WEST



MARKET PLAZA FROM ADJACENT BUILDING LOOKING SOUTH

PORT OF VANCOUVER - TERMINAL 1 DEVELOPMENT

SEPTEMBER 11, 2018





EAST PORTAL ENTRY AND STORMWATER GARDEN



WEST PIER VIEWING GARDEN



PHOTOVOLTAIC SOLAR PANELS (ON-SITE RENEWABLE ENERGY PRODUCTION)

RECLAIMED TIMBERS FROM ORIGINAL BUILDING

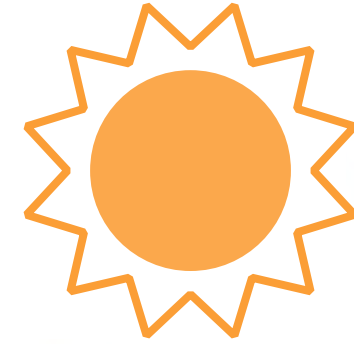
NATURAL VENTILATION + HEAT RECOVERY MECHANICAL DISPLACEMENT VENTILATION

LEED FOR NEIGHBORHOOD DEVELOPMENT LOCATION

BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION + LOW-EMITTING MATERIALS

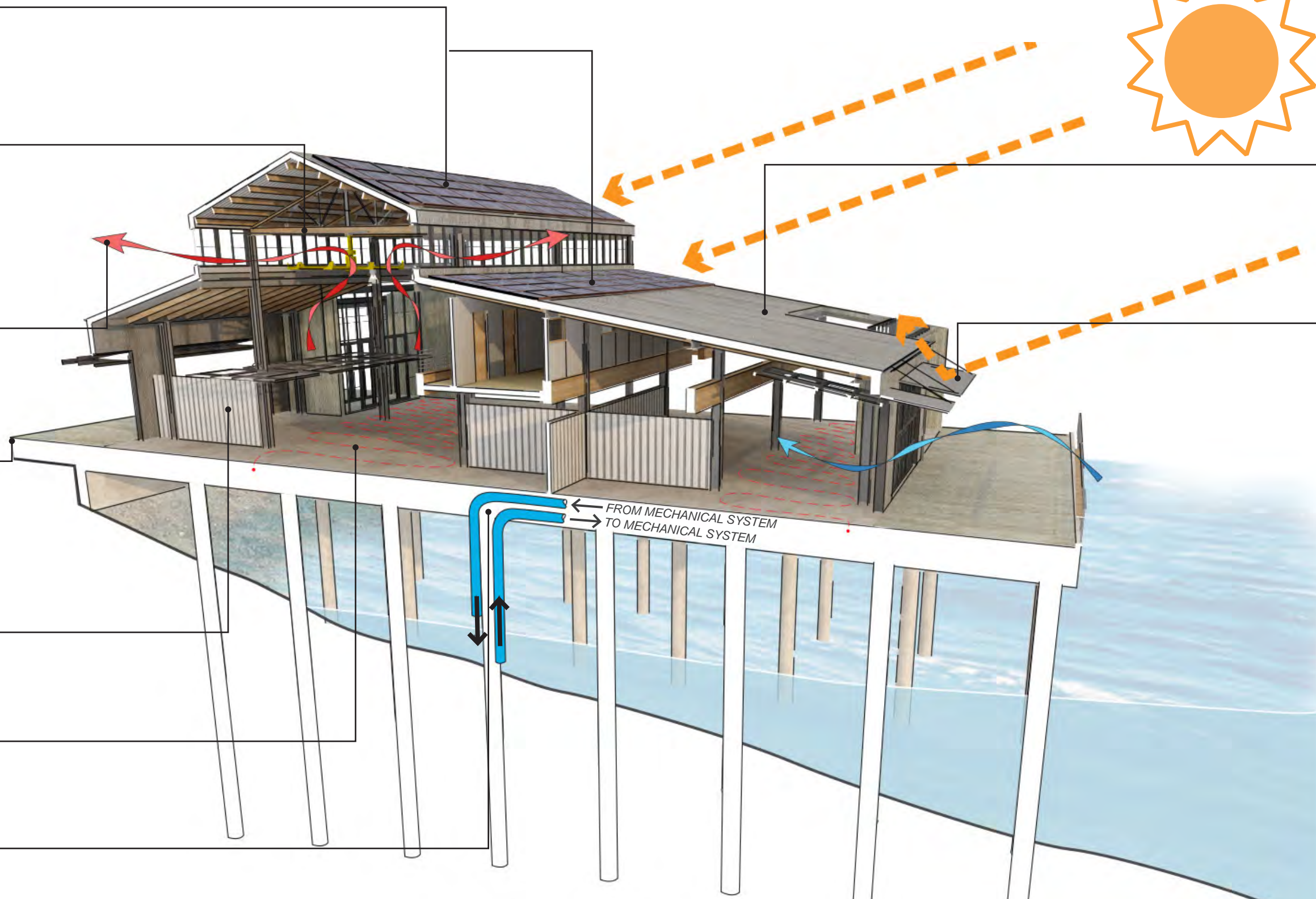
RADIANT FLOOR HEATING AND COOLING

OPEN LOOP RIVER HEAT PUMP SYSTEM



HIGH PERFORMANCE BUILDING ENVELOPE

DAYLIGHTING AND DAYLIGHT CONTROL





INTERIOR : CENTRAL AISLE FROM MEZZANINE



INTERIOR : RIVER VIEW



