



Green Building Goals

FINAL – June 1, 2010

Overview

People's Food Co-op views our expansion project, as with all other choices we make, as an extension of our values as an organization. We value environmental stewardship. The building of a new building to house our business is a unique opportunity to create a structure that will serve us and our community for generations, and will provide a responsible use of resources both in its construction and its occupation. This set of goals is designed to keep all project partners on the same page as we proceed.

Project Location

Goal: Locate the new store in the downtown area in a way that provides the visibility, parking and traffic that will ensure the success of the business, while being conscious of the use of materials and land.

Objective: Maintain an existing structure or, if that is not possible, build in an area that has already been built upon, preferably cleaning up a Brownfield.

Actual: 507 Harrison is a Brownfield site, contaminated with low levels of arsenic from a paper business that used to sit on the site. The site was cleared and remediated to some degree in 2000 by the City. A new Phase 1, Phase 2, BEA, and Due Care Plan are in the works.

Site Development

Goal: Develop the site in a way that limits the overall impact on resources wherever possible.

Objective: Create and maintain the following systems to control:

- Storm Water Controls – **capture 100%** storm water retain for other uses wherever possible (rain gardens, cistern for watering landscaping, gray water plumbing systems).
- Heat Island Reduction – **Reduce overall heat island effect by 50%** through methods that address both roof and non-roof areas.
 - ❖ Add Alternate: whitened concrete vs. asphalt
- Light Pollution Reduction – Utilize directed parking lot lighting and other outdoor lighting systems that limit glare.
- Water Efficiency and Biodiversity – Increase biodiversity and limit water use through the use of native plant landscaping.
- Bicycle Storage – Provide outdoor bicycle storage to meet or exceed demand.
 - ❖ Bike racks: plan for 15-20 bikes in front, one rack at back for staff

Mechanical, Electrical and Plumbing Systems

Goal: Reduce overall energy and water use through smart and efficient systems that fit with the needs of the organization.

NOTE: As a grocery, our major energy use is in powering our refrigeration, followed by mechanicals. The Can-Do Kitchen's primary use is in powering equipment and gas ranges, as well as hot water use.

Objective: Focus on water and energy use in the building in the following ways:

- Water Use – **Reduce water use by 30%** compared to ASHRAE-2007 through a systems approach.
 - Gray water reuse outdoors and indoors
 - Water efficient systems to include but not limited to waterless urinals, sensor valves, etc.
- Energy Consumption – **Reduce overall energy (gas and electric) use by 40%** compared to ASHRAE-2007 through a systems approach.
 - Build a **tight, well-insulated envelope** within which any equipment or other efficiencies are maximized.
 - Wherever possible, **capture the heat** thrown off by refrigeration and other equipment to reduce other heating loads.
 - Utilize **day lighting strategies** to reduce the use of electrical lighting when possible.
 - Explore **solar hot water systems** to pre-heat hot water.
- Refrigerant Use – Use non-CFC refrigerants.

Construction Materials

Goal: To limit the overall use of building materials and to limit the impact of the materials we do consume wherever possible.

Objective: Meet the following goals:

- Recycled Content - **50%** by volume of all materials used for and during construction will be recycled.
- Regional Content - **40%** by volume of all materials used for and during construction will come from within a 500 mile radius.
- Rapidly Renewable Content – **10%** by volume of all materials used for construction will be from rapidly renewable sources.
- Forestry Stewardship Council Certified – **100%** of the wood used in construction will be from managed forests, and certified FSC.
- Low/No VOC – **100%** of all adhesives, sealants, paints, coatings, carpet, and composite wood materials will emit minimal to zero volatile organic compounds.

Construction Activities

Goal: To limit erosion, waste and air quality issues as a result of the construction process.

Objectives:

- Soil Erosion – as required in our environmental Due Care Plan.
- Waste Management – **90%** of construction waste (by volume) will be diverted from the landfill.
- Indoor Air Quality – depending on commercial code, mechanical ventilation may be required.