

THE ECOTRUST BUILDING

JEAN VOLLUM NATURAL CAPITAL CENTER



Naomi Cole

11.11.04

ENVS 635

Ecotrust: Basics

Title: Jean Vollum Natural Capital Center

Location: Portland, Oregon

Size: 70,000 Square Feet

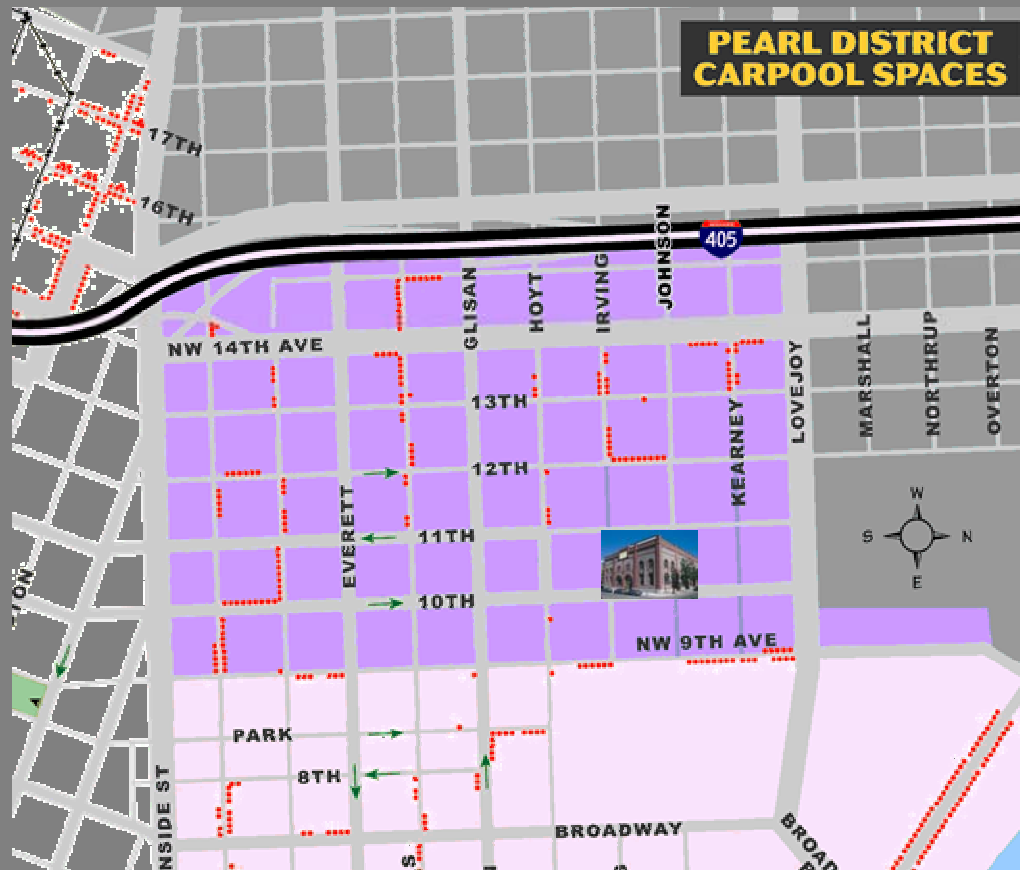
Date: Completed in September 2001

Type: Historic Renovation

Function: Office and retail

LEED Rating: Gold

Ecotrust: Location



Ecotrust: Partners

Owner: Ecotrust

Developer: Heritage Consulting Group

Designer: Holst Architecture

Contractor: Walsh Construction

Project Manager: Green Building Services

Ecotrust: View from Southeast



Ecotrust: Project Goals

Foster economy of conservation

Mixed-use urbanism

Merge environmental sensibilities with urban vitality

Demonstrate potential for sustainable rehabilitation projects

Become a center for green design education and promotion

Ecotrust: Interior View



Ecotrust: LEED Categories

Sustainable Sites: 8 Points

Water Efficiency: 4 Points

Energy and Atmosphere: 5 Points

Materials and Resources: 10 Points

Indoor Environmental Air Quality: 9 Points

Innovation and Design: 5 Points

Sustainable Sites: 8 of 14

Reuse existing warehouse

Existing infrastructure

Alternative transportation

Porous pavement

Vegetative swales

Green roof

Native trees

Light colored paving

Ecotrust: Bioswale



Water Efficiency: 4 of 5

Native plantings

Bio swale

Green roof

Low flow fixtures

33% water savings

Ecotrust: Green Roof



Energy and Atmosphere: 5 of 17

Variable Air Volume system

Operable window systems

Maximized daylight

Additional roof insulation

Greater range of indoor air temperatures

Exceeds ASHRAE 90.1-1999 standards

30% energy savings

Materials and Resources: 10 of 13

75% of original structure preserved

Deconstructed materials used inside

98% reclaimed or recycled materials

All wood from sustainably managed forests

Low VOC finishes

98% of construction wastes recycled

34% of materials locally manufactured

Salvaged Floor Boards



Indoor Environmental Quality: 9 of 15

HVAC system protected throughout construction

HVAC system flushed before occupancy

Indoor pollutants controlled with natural fiber mats

Independent ventilation in all entrances and closets

75% of spaces access natural daylight

90% of offices have views of outside

Innovation and Design: 5 of 5

Use of original beams

Use of original brick

Retaining historic character of building

Waste management

LEED accredited professional

Salvaged Industrial Doors



Ecotrust: Tenants

Portland Office of Sustainable Development

Ecotrust

ShoreBank Pacific

Hot Lips Pizza

Patagonia

Free trade coffee company

Alternative medicine pharmacy

Detail of Patagonia Store



Ecotrust: Success

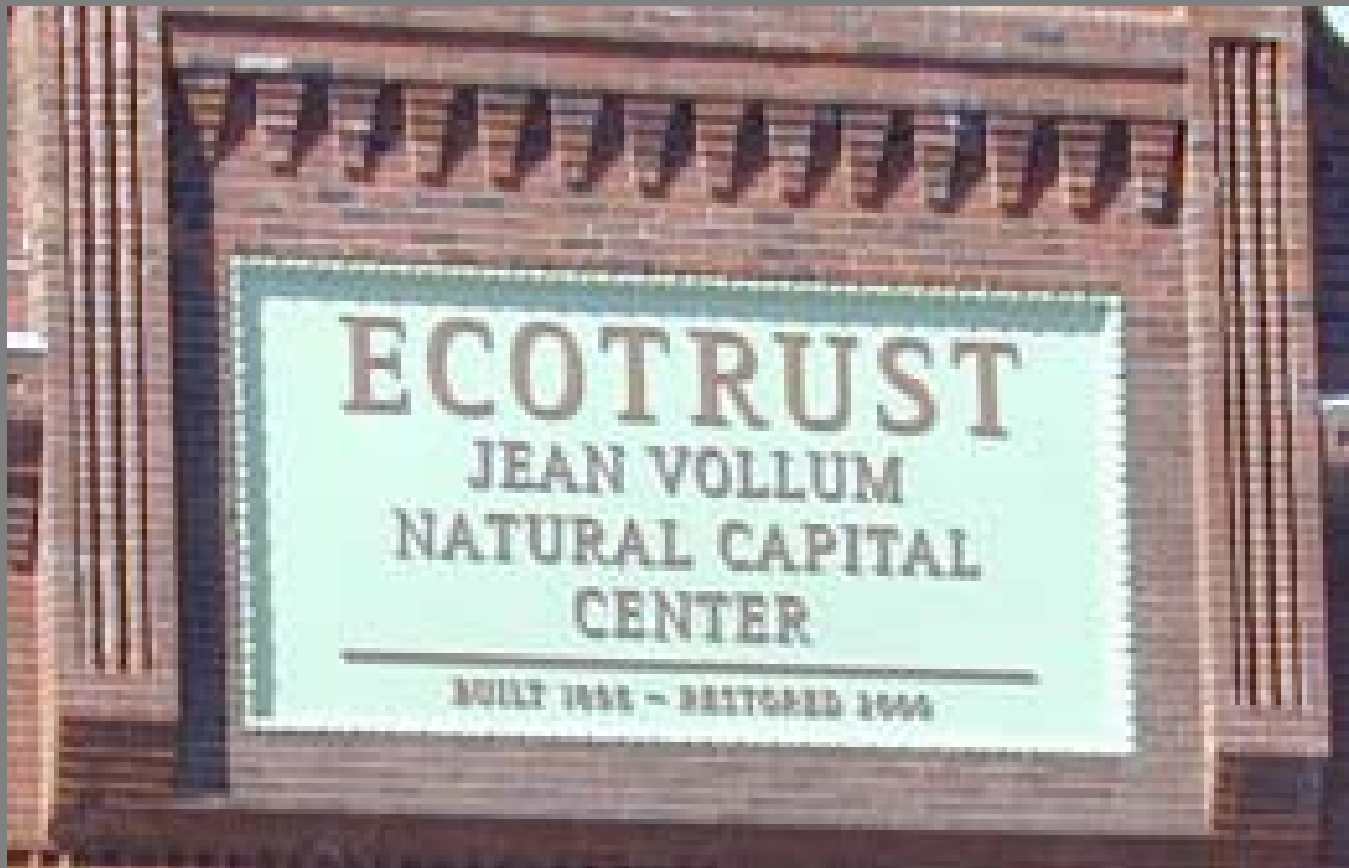
Meeting Rooms

Conference Center

It's Not Easy Being Green Award

“Word has it the newly unveiled Jean Vollum Natural Capital Center is where everyone and their eco-hipster brother wants to host a meeting or attend a gathering in the next year.” Portland Business Journal

Ecotrust: Detail



Ecotrust: Shortcomings

Expensive rental space

Many retail units remained empty

Wastefully uses energy

Lifecycle effect is really not that different from other buildings

Ecotrust: Community Center

Center for green design education, civic responsibility, and community investment

Businesses unite in support of events or exhibits

Farmer's market

Workshops

Public amenities

Green elements reflected in details

View from Southeast



Ecotrust: Sources

Back, Brian J. *Natural Capital Center Becomes the Hip Place*. The Business Journal Portland. November 9, 2001.

Baker, Linda. *Building on Ideas for Urban Conservation*. The New York Times. March 4, 2001.

Ecotrust's Jean Vollum Natural Capital Center. Ecotrust. 2002.

Jean Vollum Natural Capital Center. Ecotrust.org.

Jean Vollum Natural Capital Center Awarded LEED-Gold Rating. Destination. July/August 2002.

Redevelopment Overview. Ecotrust.org.

Jean Vollum Natural Capital Center. USGBC LEED Scorecard. December 11, 2001.

Jean Vollum Natural Capital Center. LEED Analysis. US Green Building Council.

Vesbach, Jeremy. *Ecotrust Easily Nabs LEED Gold*. Portland Daily Journal of Commerce. January 2002.