



City of Kenmore, Washington

City Hall Sustainable Features

May 2010

LEEDing the Way: the City Hall is one of Kenmore's first projects developed under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification standards, along with Bastyr University's new student housing project. The new Kenmore City Hall will set the bar for the future development of the city's downtown and embody the community's interest in sustainability development. Kenmore City Hall is on track for LEED Gold certification.

Responsible Site Development: the new City Hall includes a rain garden, vegetative roof, and permeable paving to manage and minimize stormwater run-off, increase on-site filtration, and reduce impervious surface. Increasing on-site infiltration can help remove pollutants from stormwater runoff as well as reduce the demands on the city's stormwater infrastructure.

Minimize Impervious Surface: using permeable pavement at surface parking lots helps to recharge groundwater, and minimize stormwater runoff and on-site detention requirements.

Saving the Japanese Maple: the existing site included a significant Japanese maple tree that was saved from demolition and relocated in the new entry court.

Harvesting the Sun's Power: solar panels on the roof to provide at least 2.5% of the energy use of the building, reducing energy costs and increasing energy independence given the potential for increased energy costs in the future.

Vegetative Roof: the roof over the Council Chambers and Lobby is a vegetative roof which reduces stormwater run off, provides additional insulation and protects the roof.

Using Green Building Materials: all paints, finishes and adhesives have low or no VOCs (volatile organic compounds). This improves indoor air quality.

Low Off-Gassing (VOC) Materials such as carpets, paints, sealants and other interior finishes were used in the project. Increased indoor air quality is good for the health of staff and the users of the building at no additional costs to the project.

Responsible Use of Wood: the wood paneling is Forest Stewardship Council -certified managed forests. Wood from trees that had to be removed for the construction of the project was salvaged and crafted into furniture by Smith and Vallee Woodworks, including the Council Chambers lectern and tables at the elevator lobbies.

Minimizing Energy Use: using natural ventilation in the administrative offices will lower energy costs associated with air conditioning.

Natural Daylighting: skylights and generous windows provide natural daylight to reduce the energy required for electric lighting.

Locally-Sourced Materials: the City Hall meets LEED benchmarks for recycled content and regional sources of materials. This supports local and regional businesses while minimizing the costs and pollution of the transport of materials.

Diverting Waste from Landfills: over 95% of the waste created by the construction of this City Hall was recycled.

Water Efficient Plumbing Fixtures: fixtures such as low flow urinals and dual flush toilets will help minimize water usage and utility costs.