

ONE EMBARCADERO CENTER

SUSTAINABLE LESSONS LEARNED AT ONE EMBARCADERO CENTER: PEOPLE, PLANET AND PROFIT

One Embarcadero Center is committed to the triple bottom line. While pursuing [LEED for Existing Building Operations + Maintenance \(EBOM\)](#) Gold Certification, we have implemented sustainable, high performing building strategies that will:

- improve the air quality for our building occupants' health and productivity
- reduce our environmental impact
- reduce our energy, waste and water utility expenditures

We've learned a lot about building optimization while undergoing the LEED process, much of which can be applied to *every* building—large and small, old and new, commercial and residential. While some improvements require renovation, many only require simple behavioral changes that can be applied to make *your office and your home* higher performing buildings.

WHAT IS A HIGH PERFORMING BUILDING, AND WHY IS IT IMPORTANT?

A more defined way of saying “green buildings”, high performing buildings are those designed and operated to consume less resources and provide healthier environments for occupants. High performing buildings wholly exemplify sustainable business principles and the triple bottom line, addressing people, planet and profit.

For example, in partnership with One Embarcadero Center's sustainability consultants, [stok](#), One Embarcadero Center has become a higher performing building by upgrading our plumbing, mechanical systems, operating procedures and more. Addressing the “people” element of the triple bottom line, One Embarcadero Center has invested in a healthier environment by implementing green purchasing and cleaning programs to improve the air quality within and surrounding its building.

Included below are specific achievements that make One Embarcadero Center a healthier, higher performing building. Which of these could be applied to your building, office or home?

ONE EMBARCADERO CENTER PROJECT STATS

Location: San Francisco
Size: 45-story, 833,539-square-foot GFA
Use: Commercial office building
Year constructed: 1971
Ownership: Owned by Boston Properties
Occupancy: Over 3,200 occupants

SUSTAINABLE FEATURES AND ACHIEVEMENTS

Can any of these be applied to *your* building, office or home?

SUSTAINABLE SITES

- 64% of occupants utilize alternative modes of transportation – only 9% of commuters in the US use public and/or non-powered transportation ([source](#))
- Utilizes over 50% organic fertilizers for landscaping, minimizing the negative impacts of toxic chemical fertilizers

WATER EFFICIENCY

- Reduced water consumption by a projected 888,000 gallons per year—more than the amount of water in an Olympic-sized swimming pool.

ENERGY AND ATMOSPHERE

- Achieved an ENERGY STAR score of 78 due to the installation of energy efficiency upgrades to mechanical systems and a dedication to constantly improving operational efficiency, verifying that the building is more efficient than 78% of U.S. commercial buildings
- Developed a training program for building engineers to implement the low-cost/no-cost energy conservation measures found during building commissioning.



MATERIALS AND RESOURCES

- Diverts an average of over 50% of building waste from landfill
- Diverts 100% of landscape waste from landfills to compost
- Implemented a green purchasing program for janitorial supplies in which over 60% of chemicals and materials purchased meets sustainable criteria

INDOOR ENVIRONMENTAL QUALITY

- Implemented a green cleaning program, using 100% non-toxic cleaning materials both inside and outside the building to maintain a healthier and more productive indoor working environment



CONTACTS:



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