



GREEN BUILDING FEATURES AT THE VERA

The Vera made sustainable design and construction practices a priority early on by pursuing the US Green Building Council's LEED® for Homes Rating System.

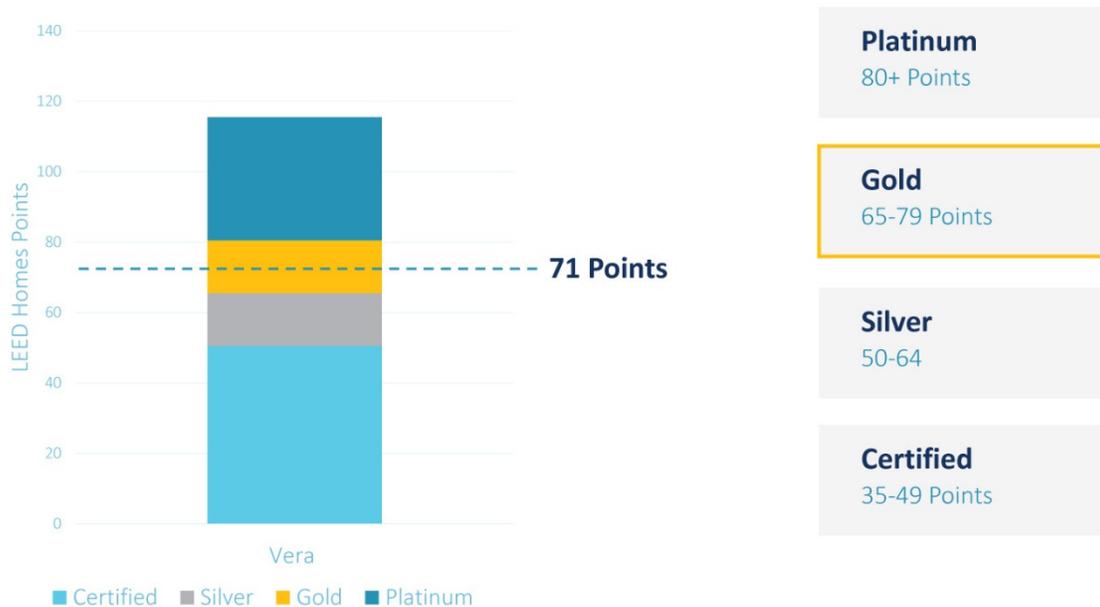
Below are some of the development's sustainable and energy-efficient features:

- The Vera is located in downtown Portland with nearby retail amenities and a diversity of public transportation options including the Portland Street Car. In addition, the project provides ample bike parking for its residents.
- Energy Efficiency Measures for the building include LED Lighting, Lighting Controls, Daylighting, Air tightness, increased insulation, Energy Star appliances and low-e double paned windows. Together these measures result in a reduction in energy use by roughly 18% compared to a code building.
- Low flow fixtures for showers, sinks, and toilets result in a water use reduction of 25% compared to a baseline. This equates to roughly 1.5 million gallons saved annually just for indoor water fixtures.
- The landscaping uses native plants and has an efficient irrigation (drip systems, rain sensors) to reduce outdoor water use. Large planters contain layers of soil and gravel that are designed to retain, absorb and filter stormwater.
- Thermal comfort controls are provided in living areas and bedrooms to provide occupants with controllability and comfort. Separate controls can also reduce energy.
- Proper sealing reduces air infiltration, smells, and sound between units. Units were tested to confirm that proper sealing was in place.
- The paints, adhesives, sealants, and flooring used in the VERA are low- or no VOC which means they don't off-gas supporting health indoor air. Walk-off mats at the building entrance removes particulates that accumulate on shoes and good filtration on HVAC systems also increase indoor air quality.

- Other sustainable material related highlights include high recycled content in concrete foundations and insulation as well as locally produced wood doors.
- The project diverted 88% of construction waste from landfills, a little over 100 tons! Other sustainable construction practices included keeping dust out of ducts during construction and flushing out the units with fresh air prior to move-in.

LEED Homes Scorecard

THE VERA



ENERGY SAVINGS

THE VERA



Energy Conservation Measures

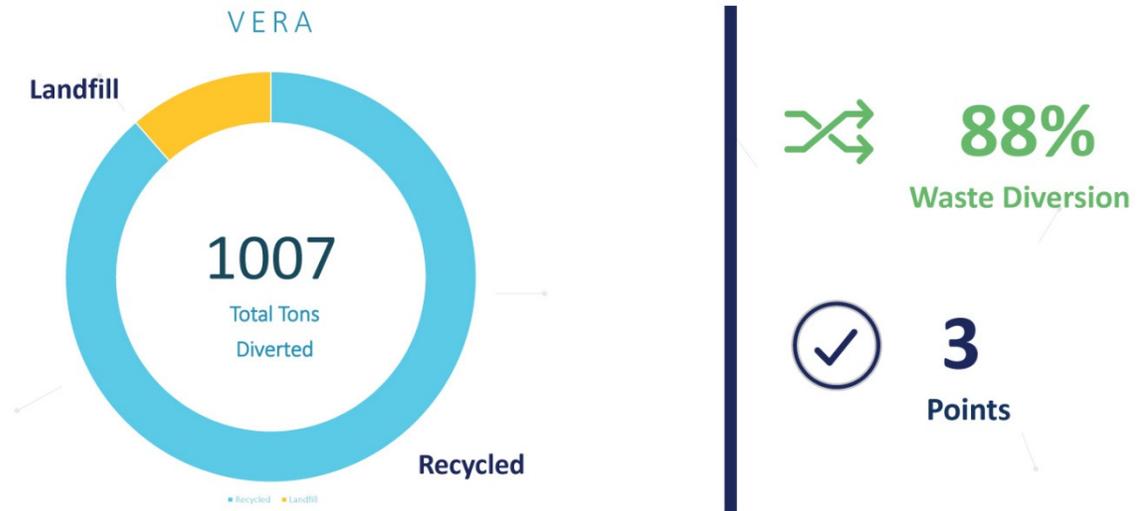
- LED Lighting
- Lighting Controls in common areas
- Daylighting
- Air Tightness
- Increased insulation
- Energy Star appliances
- Low-e double paned windows

IEQ Strategies

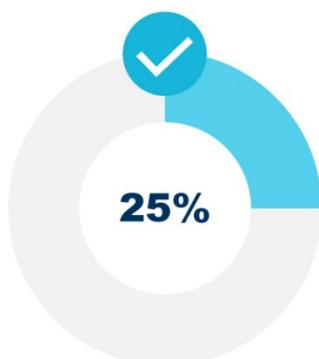
THE VERA



Construction & Demolition Waste Diversion

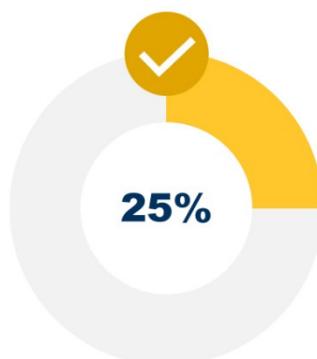


Environmentally Preferable Products



Insulation

25% recycled content in all insulation reduces need for raw materials



Foundation Cement

Contains 25% fly-ash, a by-product of coal burning power plants



Wood Doors

Manufactured within 500 miles of the project which reduces emissions associated with transport