

Pearl Parkway Center

GREEN FEATURES



Transportation Access

- Bus stop on property that is served by multiple bus lines.
- 40 bicycle parking spaces with 10 indoor parking spaces for building patrons.
- Adjacent the 12' wide multimodal bike path.
- Prime building access to 18 parking spaces for car pool and/or fuel efficient vehicles.

Heating & Cooling

- High efficiency AC without the use of CFC's.
- Added filtration for indoor air quality.
- Insulated double pane low-e windows.
- Light colored roofs & plaza reduce heat gain.

Water Conservation

- Low flow plumbing fixtures
- Xeric & low water demand landscaping

Recycling

- Large indoor recycling center room with direct access to a covered trash & loading area
- Many items & systems of building material to have recycled content.

Building Materials

- Brick and stone exterior are local materials.
- Low VOC adhesives & paints for improved air quality.
- Formaldehyde free insulations and particle board.
- Durable, low-maintenance exterior finishes.

Building Environment

- Shading to south facing windows (first floor).
- Large windows allowing multiple views and office layouts.
- Decks, balconies and plaza connections to the outdoors.
- Onsite amenities, QSR/Professional office relationships.



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OPTIONAL GREEN FEATURES



Sky Lights (daylighting for 3rd floor)

Solatube

- 21" round flexible skylight tubes easily work within the acoustical ceiling grid allowing tenants flexibility in location placement. Natural daylighting reduces electrical lighting needs and cooling needs.

-(or)-

Ciralight

- A 4' x 4' Skylight w/ a GPS Tracking Reflector that controls daylighting throughout the day including early morning and late evenings making them more effective than tube lights. Ciralight daylighting reduce electrical lighting and cooling needs.

Deep Penetrating Daylighting (2nd & 3rd floor)

Light Shelf

- An interior lightweight reflective panel installed below the transom glass that is used to distribute daylight and increase illumination deeper into the building than direct sunlight. Installed at the south and west facing windows.

-(or)-

Light Louver

- Installed within the south and west transom windows, the highly reflective parabolic louvers that effectively reduces glare year round and allows natural daylight to project deeper into the building than a standard light shelf.

