

# SITE 2: SUN HARBOR MARINA TAKES THE LEED

TOUR  
SATURDAY



The marina's three green-roofed structures are oriented to maintain a view corridor of the bay.

Anyone who thinks that green building requires a compromise of beauty and style needs to see Sun Harbor Marina. With its curved lines and earth tones, the marina has an elegant feel not generally associated with boating facilities.

Yet each of its finely-crafted features also encompasses the goals of green design. Last year, Sun Harbor

Marina became the first marina in the world to win LEED certification (see page 34). This accomplishment signifies that sustainability and efficiency were integrated into every aspect of the project, from initial site planning through the recycling of construction waste. On the Tour, you will see how the planning, guided by the LEED protocols, pervades every aspect of the design and material

choices.

Many great projects are the brainchild of a single dedicated individual. At Sun Harbor, that person was Mary Lou LoPreste, the marina's managing partner. A life-long environmentalist, she says "I'm really passionate about saving Mother Earth."

When it was time to renovate the

(Continued on the next page)

## Project Info

### Architect

Caitlin Kelly Architects

### LEED Consultant

Drew George & Partners, Inc.

### Project size

20,000 sq. ft.

### Year completed

2005

### LEED Certification

Certified

## Sustainable Features

### Windows/daylighting

High-performance glazing; unobstructed south-facing windows; light shelves and vantage lighting system

### Energy efficiency

High-performance HVAC; high-efficiency lighting with daylight sensor controls; tankless water heater; Energy Star appliances

### Alternative energy

Electricity purchased from American Wind power supplier

### Water efficiency

Waterless urinals; low-flow showerheads; sensor-activated lavatory; achieved 37% water

reduction

### Roof system

Recycled metal

### Sustainable lumber

Used young-growth lumber

### Renewable materials

Bamboo; Kirei; rubber coving; Marmoleum

### Recycled materials

Boulders; bathroom partitions; bike racks; re-claimed wood benches; recycled airplane tire door grates

### Nontoxic materials

No-VOC and low-VOC paints; low-VOC adhesives and sealants; CRI Green Label carpets; nontoxic cleaners

### Site impact minimization

Replanted all existing palms to a new site

### Recycling

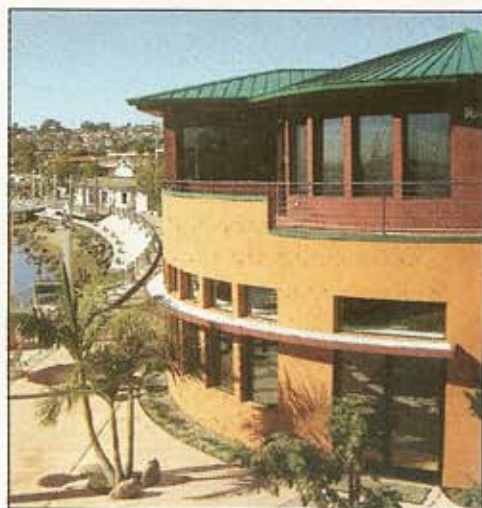
Each of the 3 buildings has a Recycling Center

### Landscaping

Light-colored concrete; drought resistant trees; 70% shade cover

### Construction waste mgmt.

75% of the demolished buildings were recycled



The white-colored "light shelves" reflect sunlight through the upper windows and onto the ceiling of the first story, providing more natural light.

marina, it would have been easy to simply include some green features. But Mary Lou was committed to following the rigorous LEED standards. "It was quite an education," she admits.

Although assisted by sustainability consultants, it is clear when you listen to her that she had a hand in every decision, materials selection and design choice. And her attention to detail

shows. As she conducts your tour of the marina, you, too, will be impressed by what the commitment of a single individual can accomplish.

To find out more about Sun Harbor

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## SITE 3: BANKERS HILL GREEN CONDOMINIUMS

The original owner of this project had a dream of creating the ultimate "green" condominium project... and went broke trying to make it happen. The Green Housing Guild acquired the project with the goal of preserving as much of the original plan as possible, while keeping it affordable.

"We don't want people to have to pay a premium for a sustainable home," said Eric Fillion, the Guild Sales Director and your tour host. "This meant there were a few things we just couldn't do."

But from the list of planned features, below, they're doing an impressive job.

This particular site has some strong pluses and minuses. On the up side, the units have a really spectacular view of San Diego Bay. On the down side, the units are close to the freeway, and planes landing at Lindburgh Field pass

overhead. Right overhead. So, they've had to pay special attention to noise insulation (they are using cellulose insulation in the walls; it turns out that standard fiberglass insulation contains formaldehyde).

They also plan on installing wind scoops to bring the fresh ocean breeze into the units without having to open a

window, which would let in the noise.

As you can see, this is still an active construction site. If you're uncomfortable ducking under scaffoldings, this might not be the site for you. But if you want to see the "bones" of a large green project and talk to someone who really understands the practicalities of sustainable building, this is a good choice.



The Bankers Hill construction site, as of August 27. If you want to see the "bones" of a green project, this is for you.



The condo units have a spectacular view of San Diego Bay, Point Loma, and the airport and landing planes.

### Project Info

**Builder**  
Green Housing Guild  
**Project size**  
12,400 sq. ft.

### Sustainable Features

*(features planned but not yet implemented are shown in italic)*

#### Building Envelope

Improved wall insulation dampens interior noise; careful sealing of joints to avoid air leaks and reduce sound

#### Passive solar

External louvers shade the sun; increased mass of walls and floors

#### Windows/Daylighting

*High-performance, low-e glass; special glazing reduces UV; louvers to control light and heat; clerestory windows*

#### Ventilation/Air Circulation

*Windscoops; filters to remove pollutants; window placement promotes cross ventilation*

#### Energy Efficiency

*Compact fluorescent lighting*

#### Water efficiency

*Low-flow fixtures*

#### Roof

Special roof with separate overlays to remove noise of planes overhead

#### Water conservation

*Recycled water system for plants; drip irrigation*

#### Nontoxic materials

*Low VOC paints, wood and concrete sealers*

#### Sustainable lumber

*Cabinetry in bathrooms and kitchens is Forest Stewardship Council certified; floors are eucalyptus and Madrone wood from naturally-fallen trees in Northern California*

#### Non-toxic Materials

Wood products are free of formaldehyde; adhesives, paints and sealers are solvent-free, water-based, low- or VOCs; formaldehyde-free interior paints, sealers, and wall insulation; *environmentally sound carpet is 100 wool with no chemical dyes or VOCs*