

ZEPPELIN STATION SUSTAINABILITY

Zeppelin Station recognizes its stewardship responsibilities to protect the environment and to enhance the character of the community without taxing the local ecology and its natural resources. With this vision in mind, Zeppelin Station pursued and achieved LEED Gold Certification. LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Developed by the U.S. Green Building Council (USGBC), LEED promotes sustainable building and development practices, and recognizes projects that implement strategies for better environmental and health performance.

Zeppelin Station acts as a platform for the new 38th and Blake stop on the expanding A-Line of the light rail system. In addition to easy access to public transit, occupants will enjoy the increasing walkability of the area and convenience of nearby amenities. All parking is located under cover to reduce the heat island effect of the site and earning the building an exemplary performance point under the LEED rating system. Additional measures were taken to reduce the heat island effect, including light colored concrete and shading from tree cover. To encourage occupants and guests to reduce their transportation related emissions, the project features preferred parking for low-emitting and fuel-efficient vehicles, as well as bicycle parking and changing rooms.

Zeppelin Station has also taken measures to reduce the energy and water consumption of the building. To reduce indoor water demand, the building features water efficient flow and flush fixtures. Energy consumption is 52% lower than expected of a building of this size and type. The energy savings is primarily achieved through the installation of LED lighting throughout the building, lighting occupancy sensors in certain spaces, and the use of an efficient HVAC system. The use of an energy recovery ventilator (ERV) on the ventilation air greatly reduces the heating and cooling loads of the building.

During construction, materials were selected based on their environmental and health related attributes. To promote superior indoor air quality in the building and the wellbeing of occupants, adhesives, sealants, paints, and coatings were chosen to minimize VOC content, and composite wood was chosen without added urea formaldehyde. Additionally, materials with recycled and regional content were given preference to reduce demand on sourcing of virgin materials and the environmental impact of transporting materials to the project site.