

LEED Facts

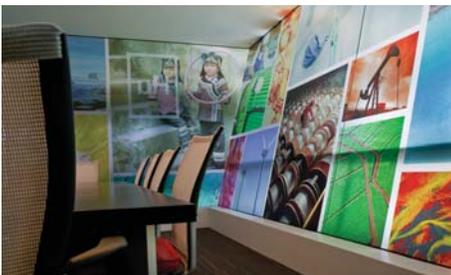
Dow Chemical Company
Regional Office
Houston, TX

LEED for Commercial Interiors 2.0
Certification Awarded July 27, 2009

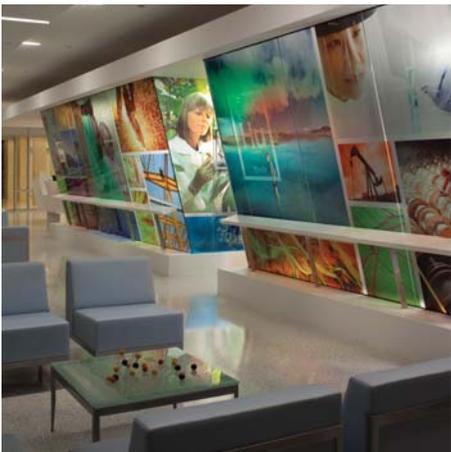
Gold	35*
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Sustainable Sites	5/7
Water Efficiency	2/2
Energy & Atmosphere	10/14
Materials & Resources	6/14
Indoor Environmental Quality	10/17
Innovation & Design	2/5

*Out of a possible 42 points



The Dow Chemical Company (Dow) sought to make a holistic change that would reinforce its presence in the marketplace and improve the cultural dynamic for 1,500 employees. This prompted a comprehensive real estate search culminated in leasing 287,427 square feet within a newly constructed, LEED Gold, 6-story office building.



The planning process was heavily driven by the need to create efficiency and cohesion within the expansive 55,000 square-foot floorplates. Newly developed space standards were implemented to improve space utilization by 15 percent while incorporating sustainable strategies throughout all categories of the LEED system.

The design features backlit imagery to integrate Dow’s “Human Element” campaign, which amplifies Dow’s brand and provides an artistic veil for important spaces. Bold geometric forms and saturated colors provide visual cues for circulation and identify key landmarks throughout the building.

The Houston facility presents a new architectural direction for the Fortune 50 Company and serves as a strong precedent for sustainability in the energy capital of the United States. The project is the first LEED CI Gold certification for any publicly traded company in the Houston metropolitan area.

SUSTAINABLE SITES 5 / 7

The Plaza at Enclave provides Dow with the amenities of a densely populated area with access to a variety of retail, commercial and medical facilities. This density encourages walking or biking in lieu of using a vehicle. Bicycle storage and preferred parking locations for carpools are provided within an adjacent parking garage. The garage provides covered parking for 88 percent of the parking provided on site, therefore contributing to the reduction of the heat island effect. The Plaza at Enclave also reduces the heat island effect by utilizing a roofing system that meets Energy Star and high emissivity requirements.

WATER EFFICIENCY 2 / 2

The facility utilizes low-flow fixtures, automatic flush sensors, automatic faucets, and trap guards in the floor drain pipes to contribute to a total water consumption reduction of over 30 percent.

ENERGY AND ATMOSPHERE 10 / 14

The energy performance of lighting power density has been reduced by 30 percent of that required by ANSI/ASHRAE/IESNA. Supplemental measures taken to reduce the energy consumption of lighting include the provision of task lights for all workstations, daylight responsive lighting controls, and the use of lighting zones to allow flexibility when adapting to changing lighting needs throughout the day. The HVAC system was designed to reduce energy consumption. It is 30 percent more efficient than the standard requires and does not use CFC-based refrigerants. Enhanced commissioning was utilized from design development through construction to assist in the completion of fundamental system design. A measurement and verification plan is in place to monitor system performance. Energy Star compliant appliances are used throughout the space.

MATERIALS AND RESOURCES 6 / 14

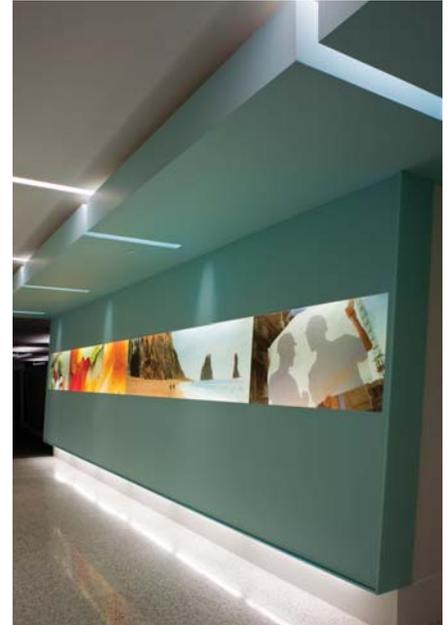
Dow has signed a 10-year lease at The Plaza at Enclave, indicating its commitment to the space and the energy invested in the development of the tenant improvement. During construction, 83 percent of on-site generated construction waste was diverted from landfills through recycling. Twenty-eight percent of the total building material content was manufactured using recycled materials (combined post-consumer, plus half of the pre-consumer). FSC certified wood accounts for 57 percent of the total wood-based building materials used on the project.

INDOOR ENVIRONMENTAL QUALITY 10 / 17

An outside air delivery monitoring system was installed to ensure that the delivery of outside air does not vary more than 15 percent from the design requirements. Lighting controls have been provided to 90 percent of the occupants, allowing for adjustments to suit individual task needs and preferences. Adhesives, sealants, paints and coatings meet or exceed the low VOC limits identified by LEED. The carpet tile meets CRI Green Label Plus criteria for low emissions of VOC's. Casework substrate contains no added urea-formaldehyde resins. Systems furniture and office seating are Greenguard certified.

INNOVATION IN DESIGN PROCESS 2 / 5

A housekeeping program is in place that meets the Green Seal Environmental Standard for Cleaning Services. This certification outlines a building specific cleaning method, which prohibits the use of substances/products that are harmful to humans and the environment.



Project Size: 287,427 sf
 Project Cost: \$15 million
 Completion Date: 01.2009



Interior Design/Planning:	Yost Grube Hall Architecture	Portland, OR
MEP:	Redding Linden Burr	Houston, TX
Lighting:	LUMA Lighting Design	Portland, OR
Sustainability:	Apollo BBC	Houston, TX
Signage:	Mayer Reed	Portland, OR
Photography:	Eckert and Eckert	Portland, OR