Photo: Corner of SW Oak and Broadway

Photo: Existing ramp to upper level parking

Photo: Aerial plan view

OVERVIEW - BUILDING AT A GLANCE

Current Building Name:
Motorbank Building

Other Names:
Addition to the US National Bank Building, US Motorbank Building

Street Address & City:
650 Oak Street
Portland, Oregon 97205

Date of Construction:
1956

Architect:
SOM (Skidmore, Owings, Merrill) Portland Office and Pietro Bellushi

Style:
Mid-Century Modernist, International Style

Historic Status:
No formal status

Construction Type:
Steel, concrete slab, tinted glazing, aluminum facade detail, granite column wraps at base, and granite sidewalk barriers

Footprint Size:
100'x100' (10,000 squre feet)

Approximate Gross Square Footage:
50,000 sq. ft. Including basement

MOTORBANK BUILDING | Overview

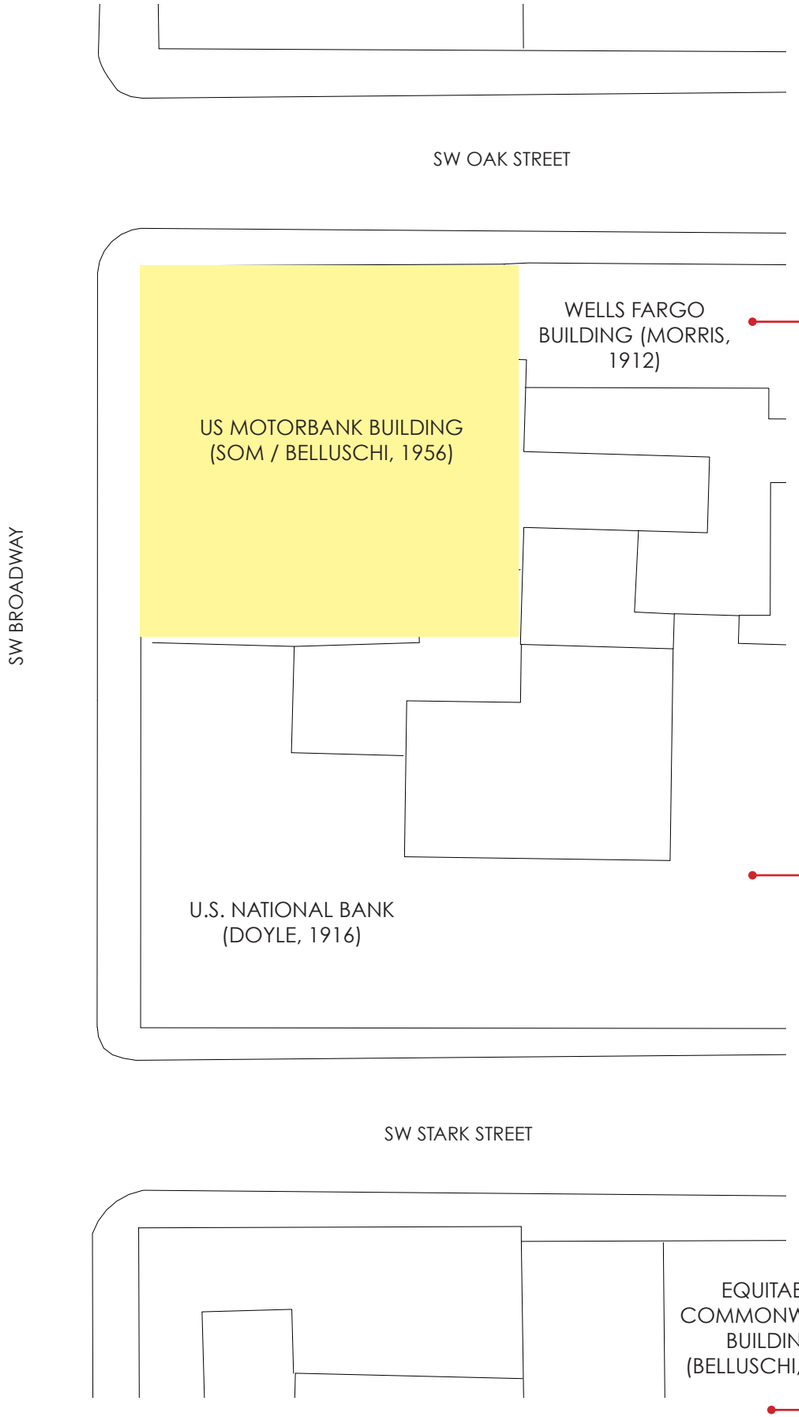
Photo: Benson Hotel

Photo: WFB Bldg.

Photo: Union Bank

Photo: US Nat. Bank

Photo: Commonwealth Bldg.



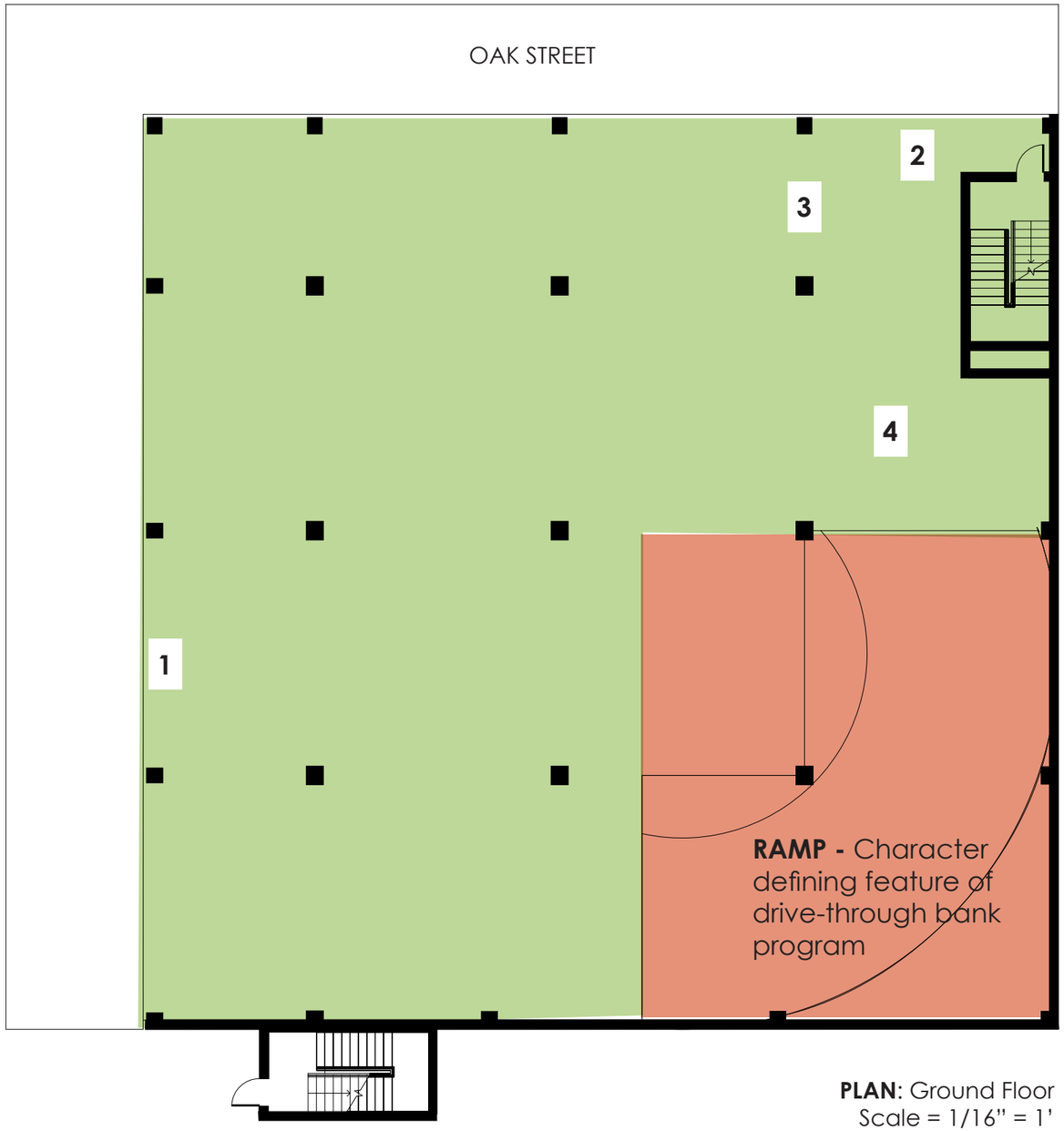
BACKGROUND | Context

The US Motorbank Building was designed in partnership by Skidmore, Owings, Merrill (SOM) and Pietro Bellushi in 1956. It was built to serve as an addition to the US National Bank building. If was the first drive-through banking building in Oregon and possibly the United States.

The building plays an important contributing role to the historic fabric of the surrounding downtown area. It also contributes to the legacy of Pietro Belluschi's body of work in Portland.

It is surrounded on all sides by buildings that will soon achieve the 100 year mark. It occupies a special corner in Portland's urban fabric and serves as a gateway building at the beginning of Broadway's main urban artery.

MOTORBANK BUILDING | Historic Block Context



PLAN: Ground Floor
Scale = 1/16" = 1'

1

Photo: Broadway Car Exit

2

Photo: Oak St Ramp Entrance

3

Photo: Oak St Parking Kiosk

4

Photo: Oak St view of Ramp

LEGEND

LEVEL 1 - Preservation Zone

LEVEL 2 - Preservation Zone

LEVEL 3 - Rehabilitation

LEVEL 4 - Free Zone

Level 1 - most sensitive area based on architectural character and integrity of historic fabric.

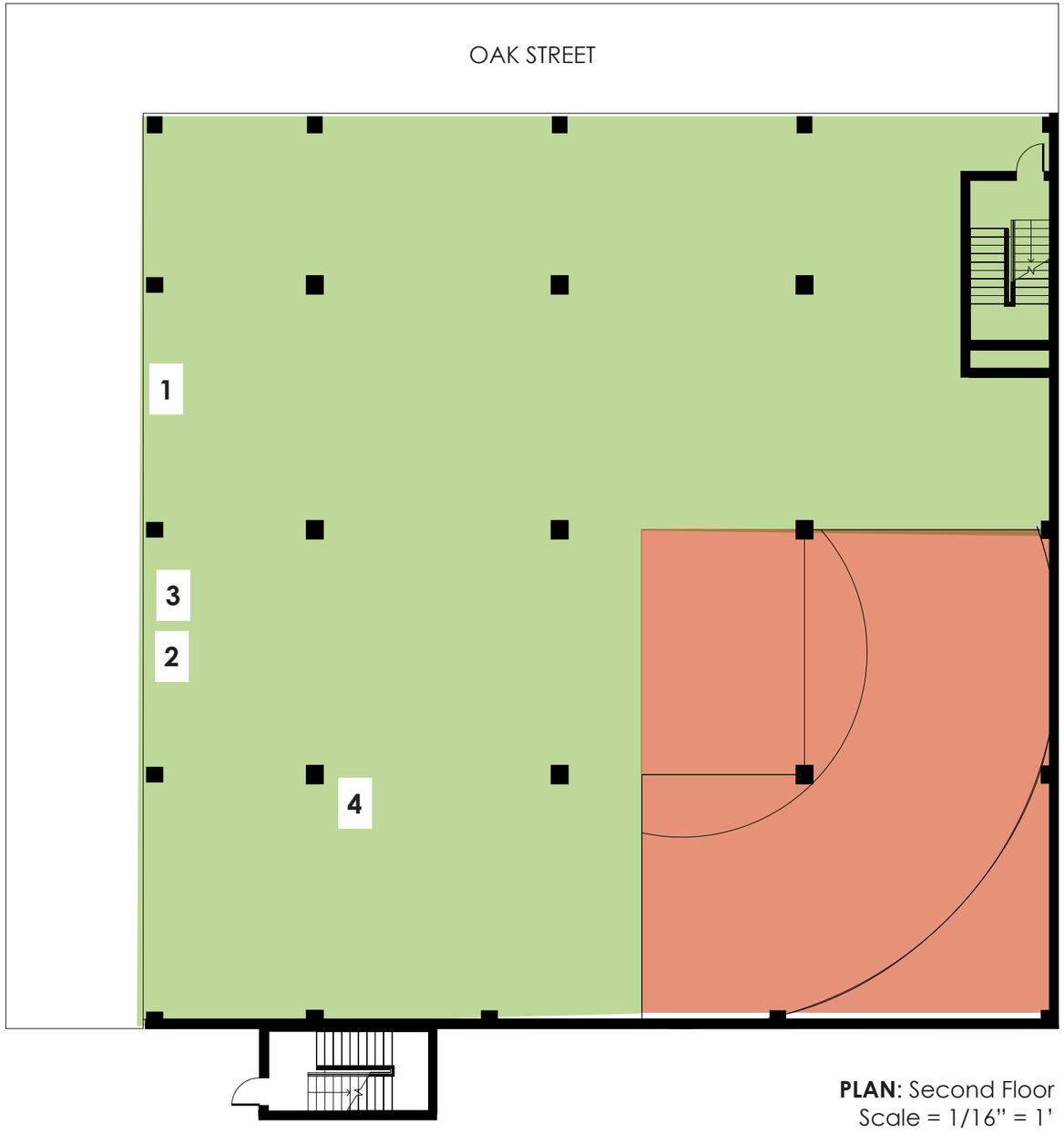
Level 2 - sensitive area with important character-defining features and spaces to be retained.

Level 3 - rehabilitation zones to retain important character elements while accommodating new contemporary needs.

Level 4 - 'free' zone, where more extensive changes can take place (seismic upgrades, new HVAC, etc.).

NOTES:
The ground floor is entirely open to the exterior and operates today as the entry point for drive-through banking services. Cars enter from Oak Street and exit onto Broadway. Car have the option of driving through and using the banking drop off box or parking and entering the U.S. National Bank from a side entrance. There is a small coffee kiosk on the Broadway side.

MOTORBANK BUILDING | Architectural Character – Interior



PLAN: Second Floor
Scale = 1/16" = 1'

Photo: View of Benson Hotel

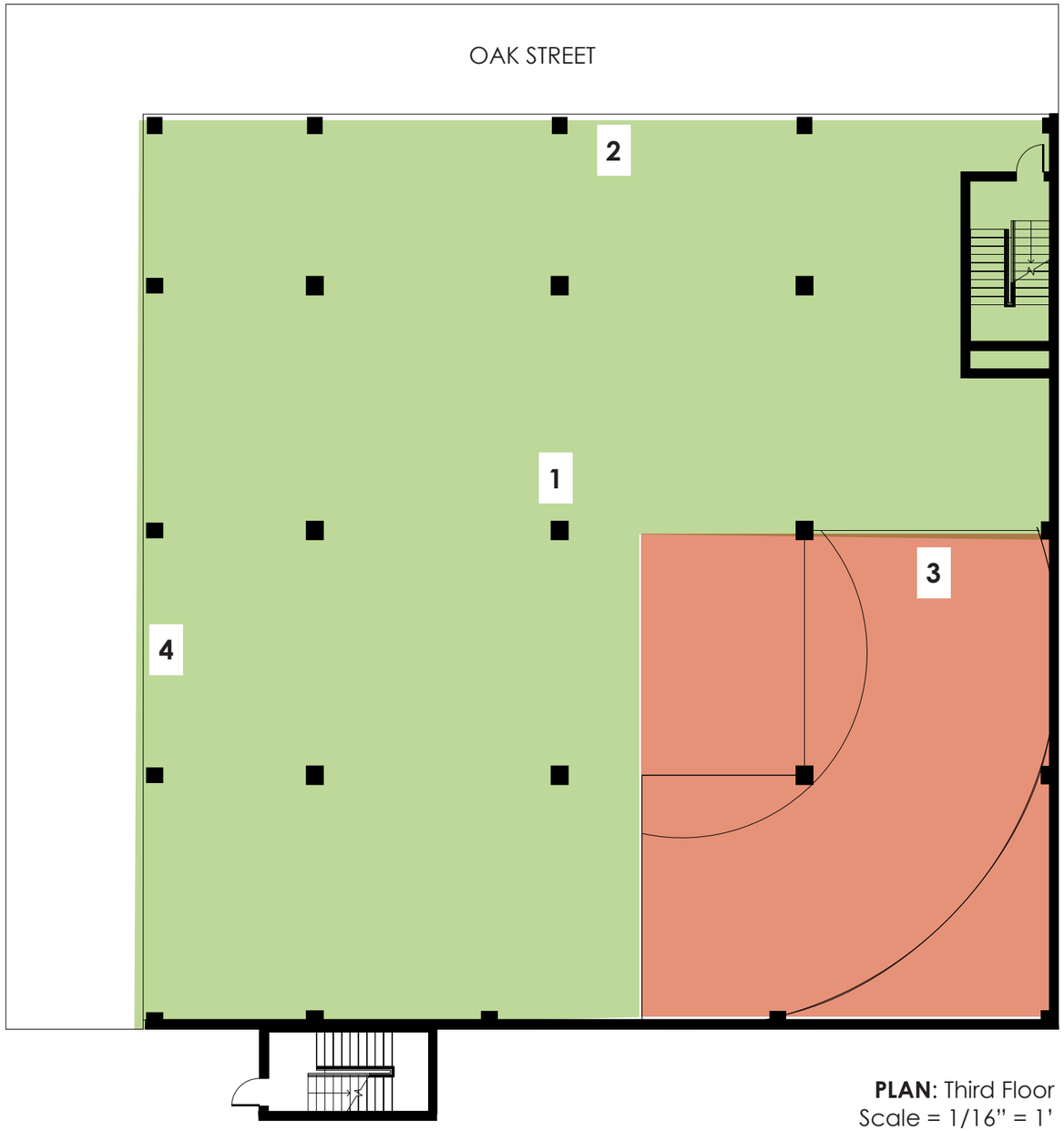
Photo: Visible spandrel section

Photo: Steel screen

Photo: Column and beams

NOTES:
The second floor has a very low ceiling height since it is programmed for car parking only. The second floor is still completely exposed to the exterior. Steel slats form a facade screen to block the view of parked cars from the outside. On the second floor, the steel slats do not go to the floor and show the spandrel of the facade expressed.

MOTORBANK BUILDING | Architectural Character – Interior



PLAN: Third Floor
Scale = 1/16" = 1'

Photo: Low ceiling

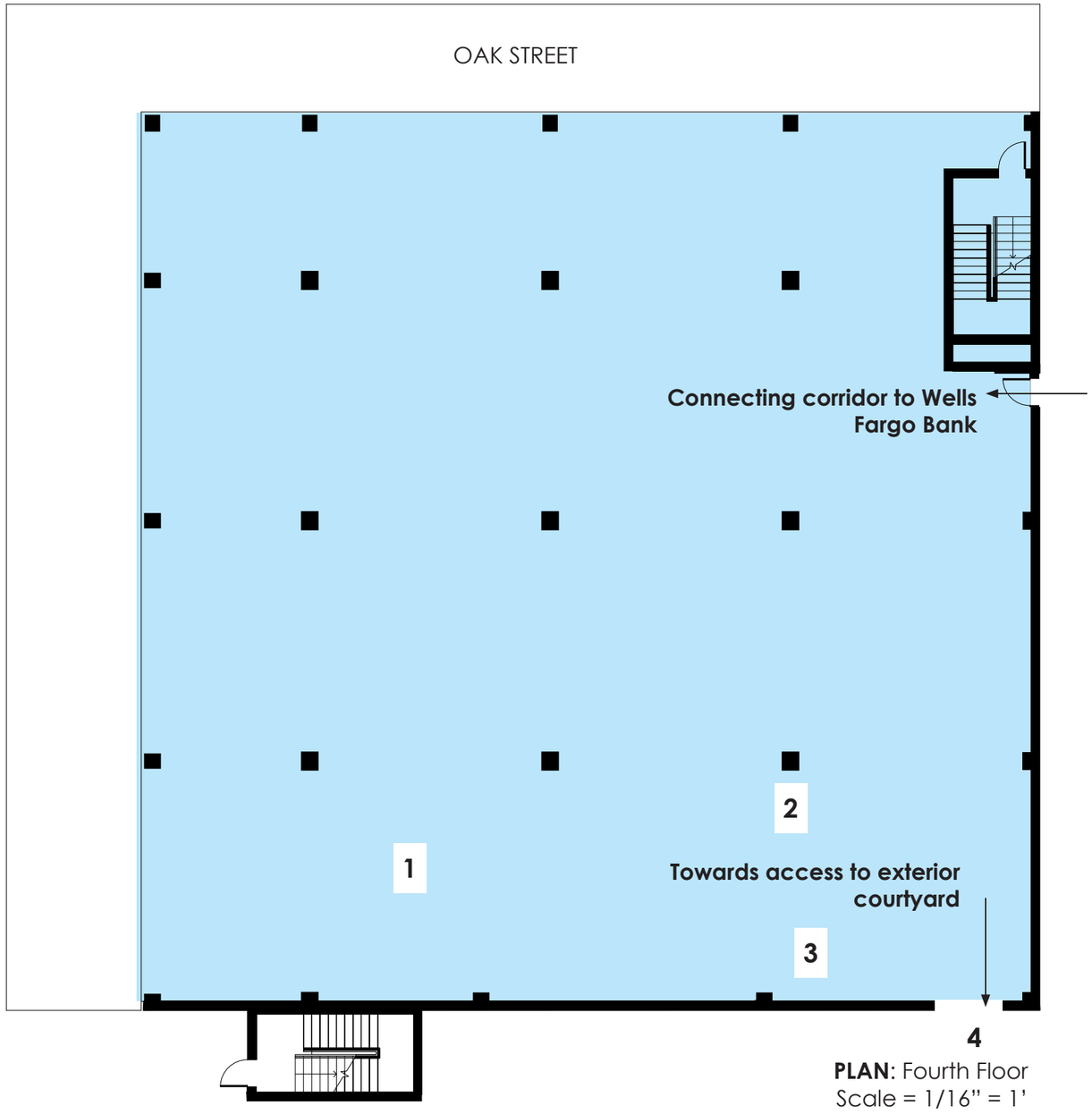
Photo: Steel screen

Photo: Ramp structure

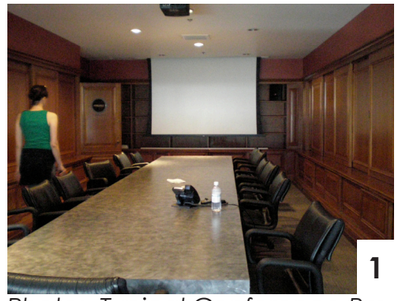
Photo: Steel screen

NOTES:
The third floor like the floor below is still completely exposed to the exterior and has a low floor to ceiling height. On the third level, the steel slats go from floor to ceiling and there is no spandrel expressed.

MOTORBANK BUILDING | Architectural Character – Interior



PLAN: Fourth Floor
Scale = 1/16" = 1'



1

Photo: Typical Conference Rm.

2

Photo: Wood paneled column

3

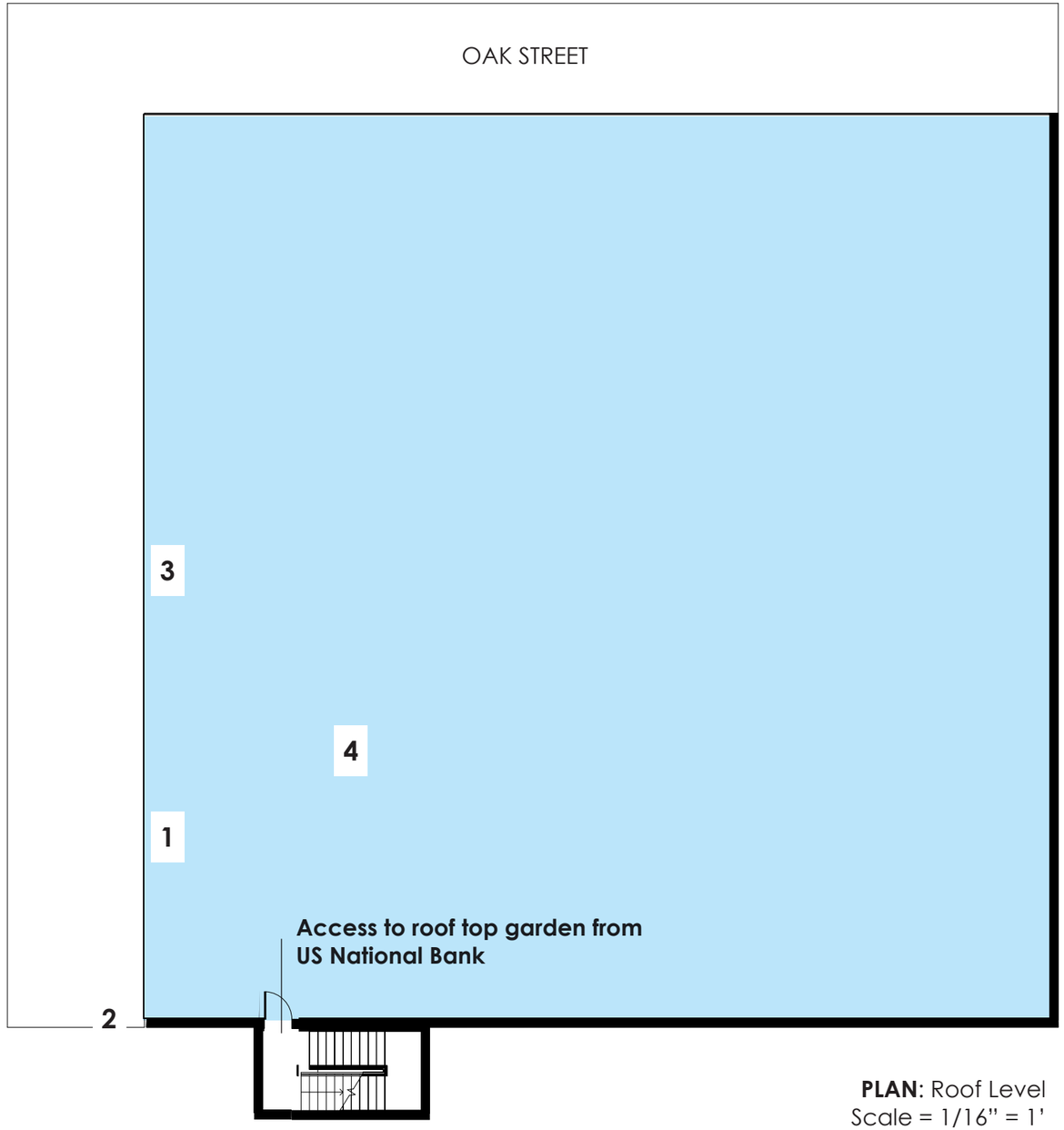
Photo: Employee break room

4

Photo: Shared courtyard

NOTES:
The fourth floor is the first floor that is enclosed and separated from the exterior by glazing. It has a connection on the east wall into the adjacent Wells Fargo Bank. It also has an open adjacency on the South wall to a common kitchen and shared exterior courtyard. The floor is leasable office space. Elevator access is from the adjacent Wells Fargo Bank.

MOTORBANK BUILDING | Architectural Character – Interior



PLAN: Roof Level
Scale = 1/16" = 1'

Photo: Roof detail of aluminum

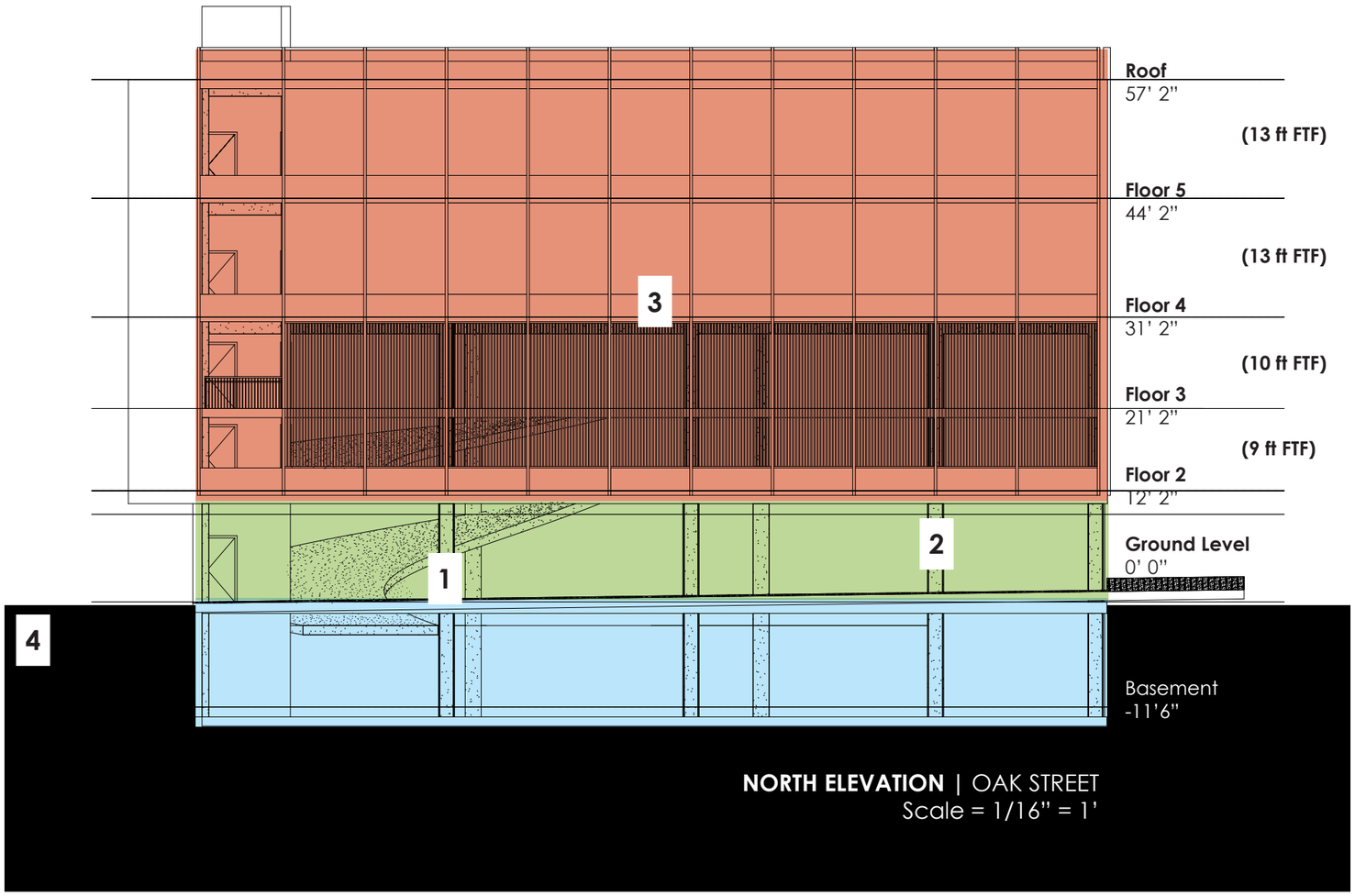
Photo: Cornice of U.S. Bank

Photo: Condition of parapet

Photo: Roof Terrace

NOTES:
The roof is accessed via an elevator and stairwell that are apart of the US National Bank. A small rooftop terrace with table and chairs exists. The roof provides a close up view of the cornice detailed of the US National Bank.

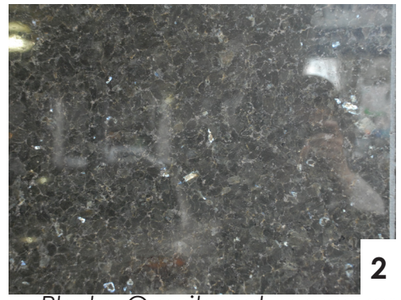
MOTORBANK BUILDING | Architectural Character – Interior



NORTH ELEVATION | OAK STREET
Scale = 1/16" = 1'

1

Photo: Oak St Facade



2

Photo: Granite column cover

3

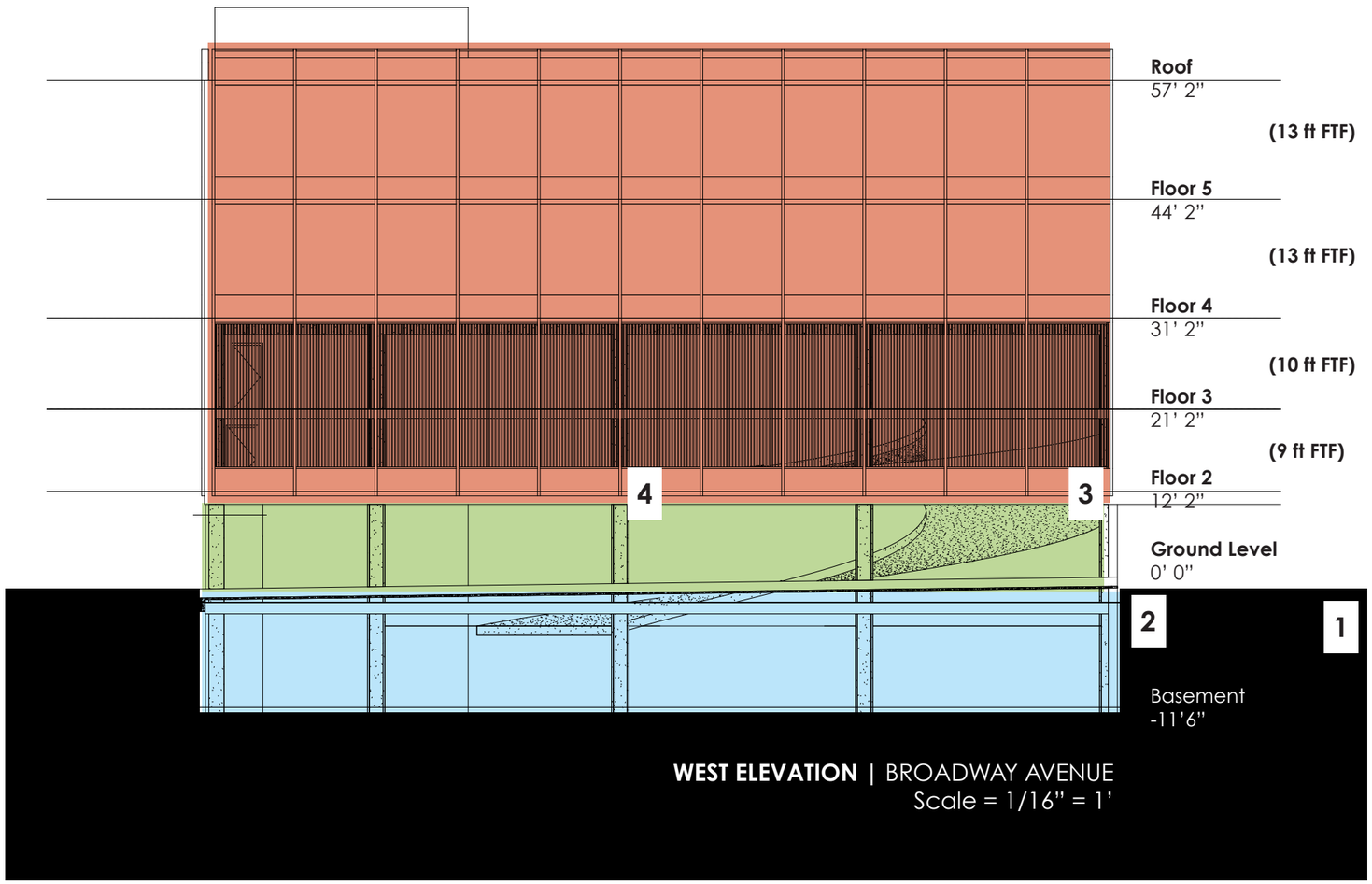
Photo: Oak St facade

4

Photo: View from Big Pink Plaza

NOTES:
Oak Street is a minor artery compared to Broadway. The North facade along Oak Street seams with the Wells Fargo Bank and provides the primary entrance for cars into the Motorbank structure. Due to the low height of Big Pink's podium, the North facade receives excellent morning sunlight. The facade is broken down into a 27' primary structural grid with 9' module increments.

MOTORBANK BUILDING | Architectural Character – Exterior



WEST ELEVATION | BROADWAY AVENUE
Scale = 1/16" = 1'

Photo: Broadway facade

Photo: Seam with US Nat. Bank

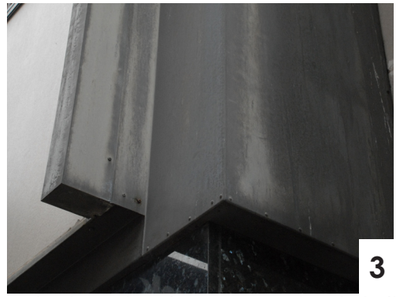


Photo: Aluminum acade detail

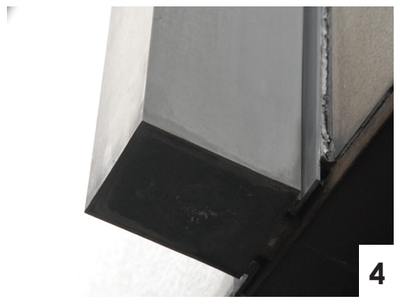


Photo: Aluminum facade detail

NOTES:
The West facade is along the dominant urban artery of Broadway and provides the primary exit for cars leaving the Motorbank structure. It seams with the US National Bank building. The regulating line of the façade line up with key lines of the US National Bank building. The cornice of the US National Bank building slightly protrudes towards the north over the Motorbank building structure.

MOTORBANK BUILDING | Architectural Character – Exterior

Proposed new addition of class A office space inserts itself into the historic podium of the U.S. Motorbank building and expresses new technologies in the form of a double skin.

Existing Motorbank building adaptive to serve as urban hub for bike storage and supporting facilities with retail and resturant opportunities at the ground floor.

New Addition

Source: Web, designer N/A

Open Office Layout to support daylighting strategies (Image source: web)

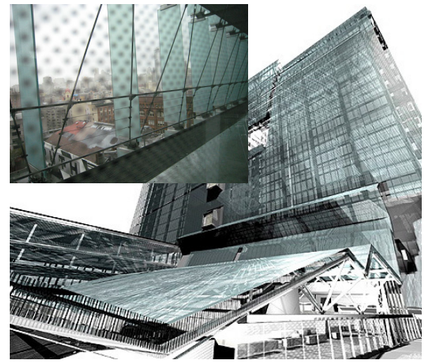
NY Times Building | FXFowler & Renzo Piano

Creating large public gathering places above the streetscape.

Bike Storage, photo web.

Urban bike storage and supporting shower, rental and retail facilities.

Interior



SF Federal Building | Morphosis

NY Times Building unitized curtain wall system with ceramic rod screen was constructed by local Portland, OR company Benson Global

NY Times Building | FXFowler & Renzo Piano

Exterior

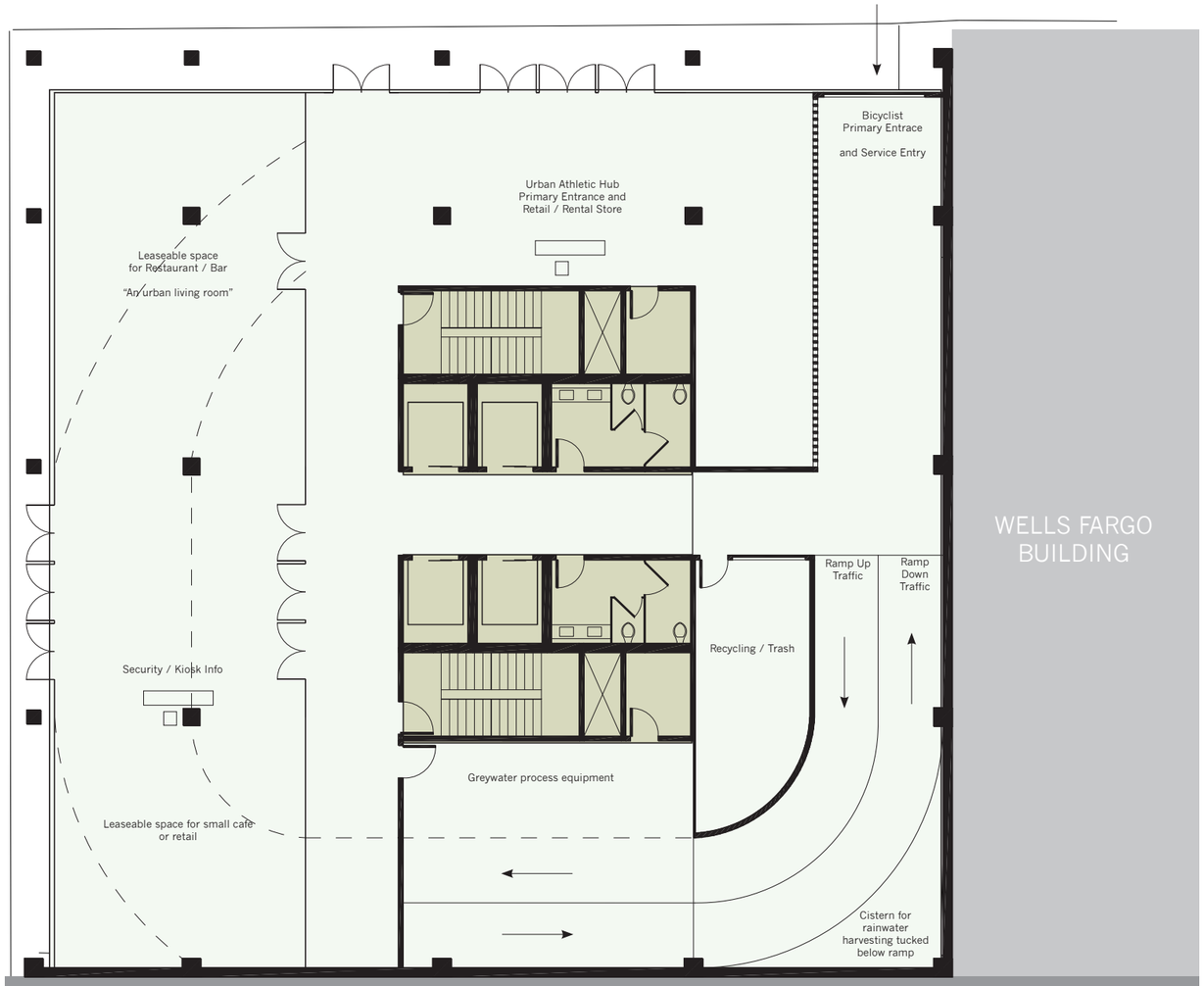
MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition

SW OAK STREET

2 Flex Car designated parking spaces

Towards Big Pink Plaza and Closest Public Transportation Hub

BROADWAY



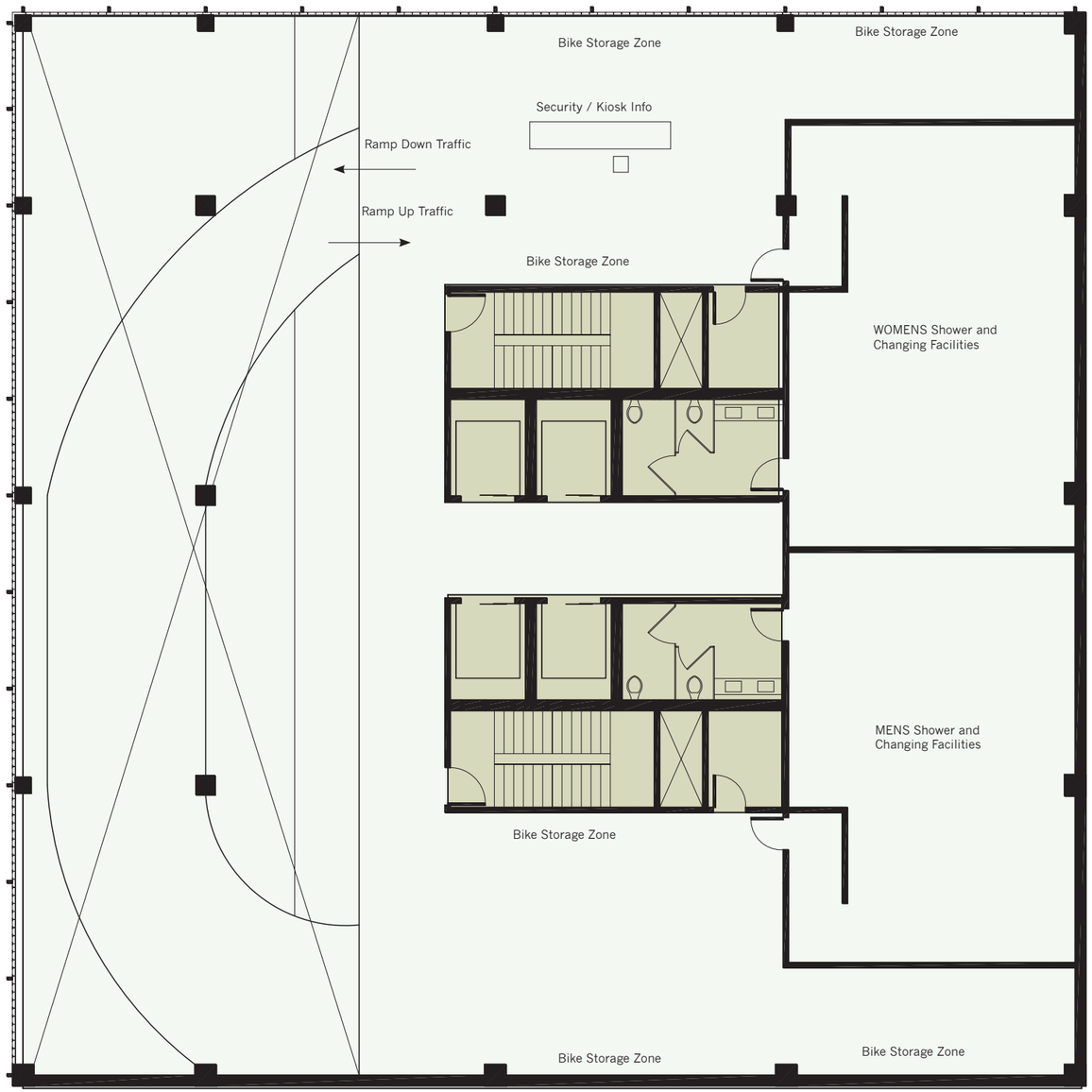
PLAN: FLOOR 1 | GROUND FLOOR LOBBY
SCALE: 1/20TH" = 1'

AT A GLANCE:

Main entrance for cyclists off of Oak St
Urban Bike Storage Center
Main entrance for office workers off of Broadway
Business Lobby
Restaurant and Retail lease opportunities
Rainwater collection tank located (under ramp)
Grey water recyling mechanical room
Trash and recyling storage
2 Reserved Flex car parking spaces along Oak Street
2 Security / Kiosk info points

Core:
Restrooms
Vertical circulation
IT Closet
Mechanical shaft

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition



PLAN: FLOOR 3 | BIKE STORAGE AND SHOWER FACILITIES
SCALE: 1/16TH" = 1'

AT A GLANCE

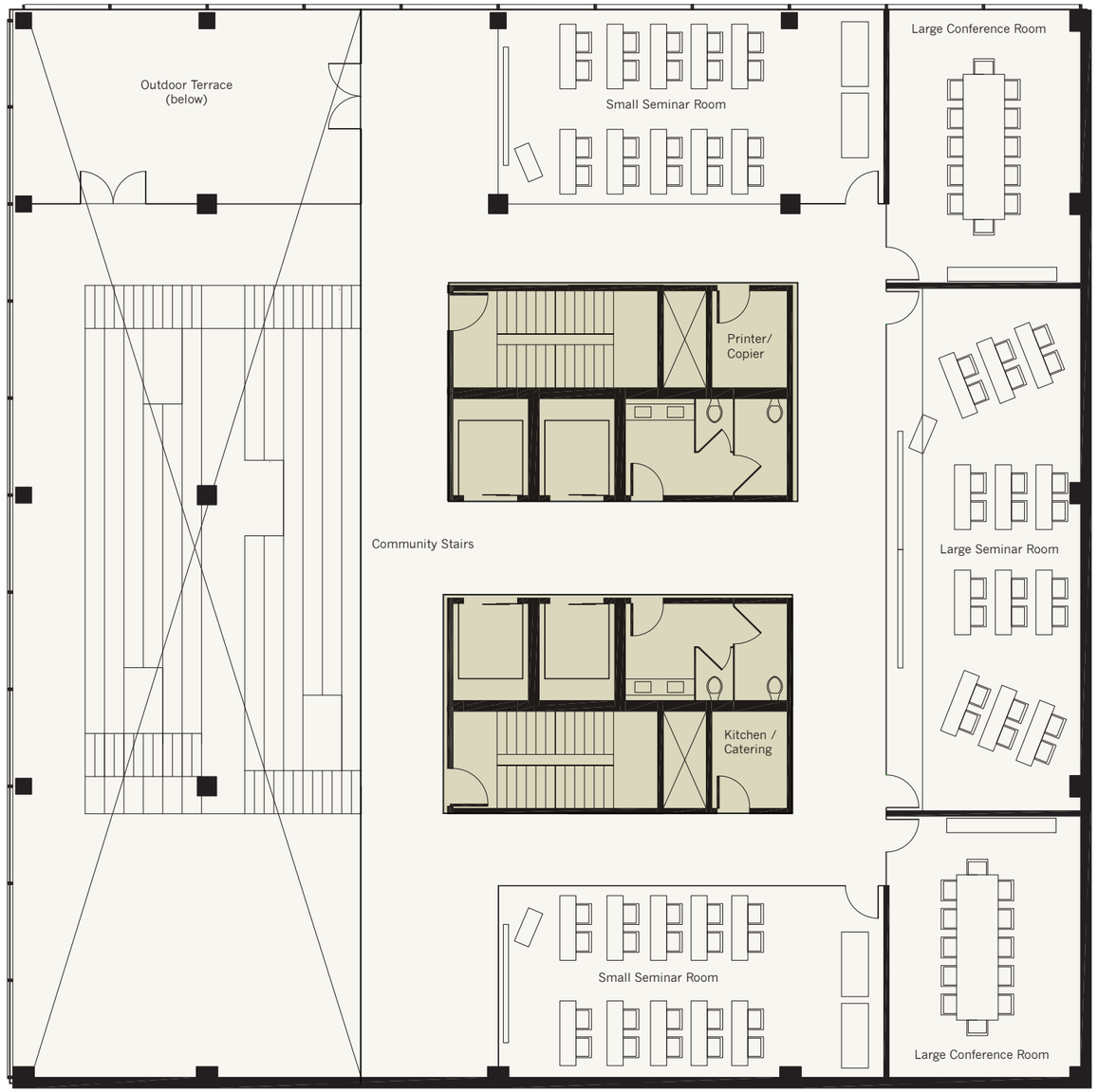
Urban Bike Facilities
Users: Building occupants, downtown commuters

Size: 4000 square feet (minus core)

Program:
Bike Storage with 24 hour access
Shower and Changing Rooms
2 small seminar rooms for 20 ppl.

Core:
Restrooms
Vertical circulation
IT Closet
Mechanical shaft

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition



PLAN: FLOOR 7 | SHARED BUSINESS / MEETING CENTER
SCALE: 1/16TH" = 1'

AT A GLANCE

Rentable Business / Meeting Rooms
Renters: Downtown seminars, offsites, company meetings

Size: 6000 square feet (minus core)

Program:
1 community staircase/seating for lounging and presentations
2 large conference rooms
2 small seminar rooms for 20 ppl.
1 large seminar room for 30 ppl.
copy/printer/fax room
kitchen / catering room

Core:
Restrooms
Vertical circulation
IT Closet
Mechanical shaft

PLAN: FLOOR 8 | TYPICAL HALF OFFICE LAYOUT
SCALE: 1/16TH" = 1'

AT A GLANCE

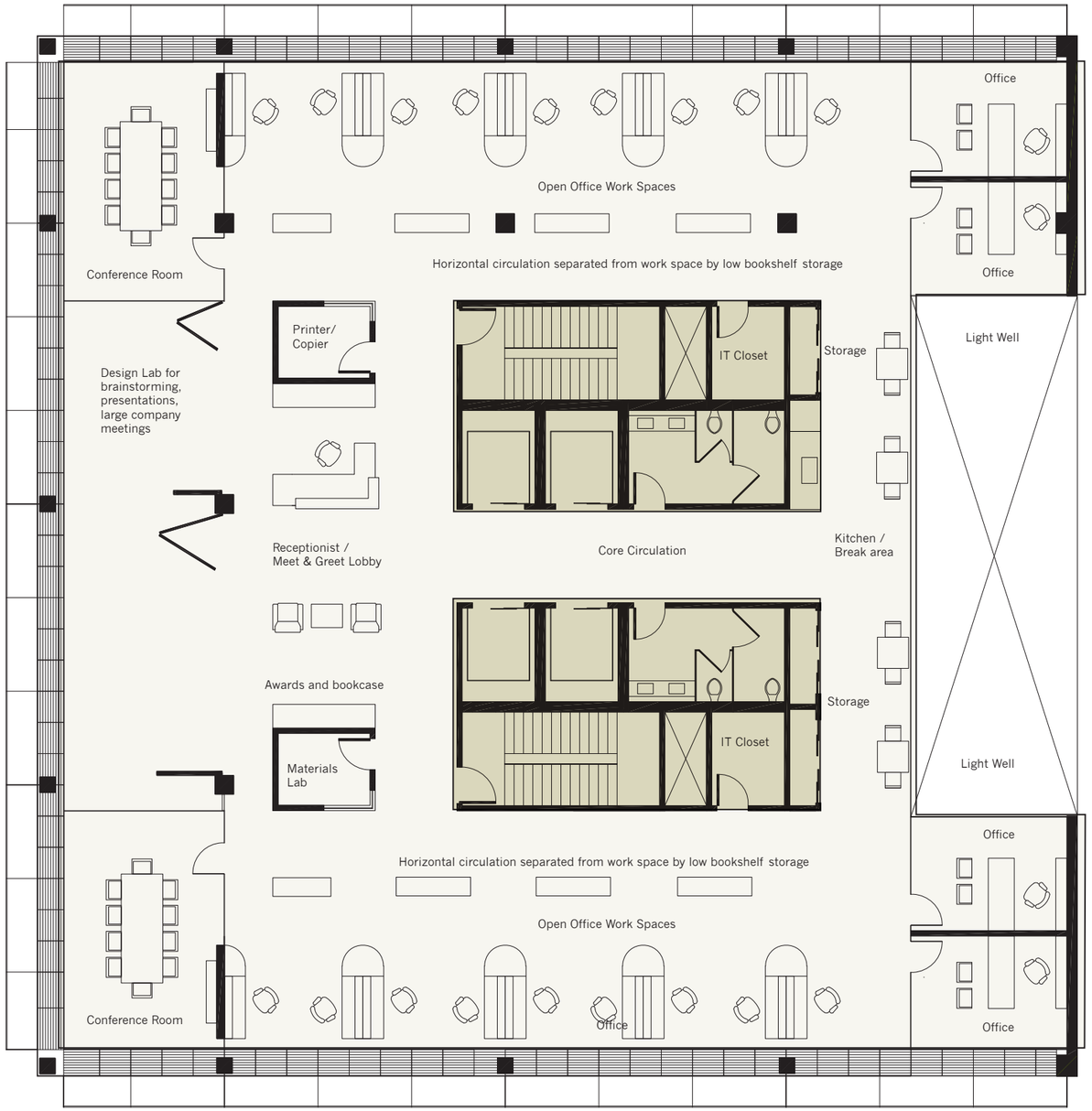
Half Floor Traditional Office Layout
Leasee: Small law firm with need for closed offices

Size: 3000 square feet (minus core)

Program:
1 receptionist plus greeting area
6 support cubicles
4 closed offices
2 large conference rooms
copy/printer/fax room
kitchen / breakroom
storage

Core:
Restrooms
Vertical circulation
IT Closet
Mechanical shaft

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition



AT A GLANCE:

Full Floor Open Office Layout
Leasee: Small architecture with 20-40 ppl.

Size: ~6000 square feet (minus core)

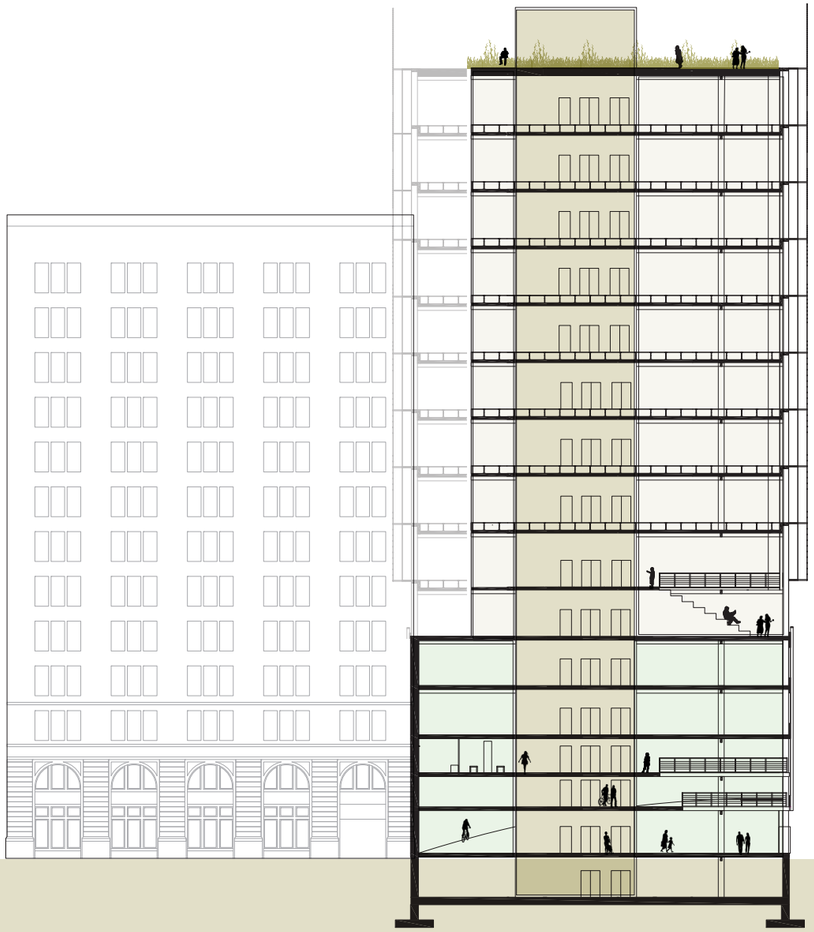
Program:
1 receptionist plus greetings area
copy/printer/fax room
18 open desk units with room for 18 more
4 closed offices
2 large conference rooms
1 large design lab space
materials lab
kitchen / breakroom
storage

Core:
Restrooms
Vertical circulation
IT Closet
Mechanical shaft

PLAN: FLOOR 14| TYPICAL OPEN OFFICE LAYOUT
SCALE: 1/16TH" = 1'

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition

AT A GLANCE:



Roof top garden with public access

Rainwater harvesting

Green roof for stormwater management and mitigation of urban heat island effect

Roof top landscaping irrigation solely by rainwater harvesting

Cool roof surrounding mechanical equipment for easy access

Chilled beams

Raised floor system to maximize office layout flexibility

Efficient lighting lixtures

Motion and timed sensors on all light fixtures

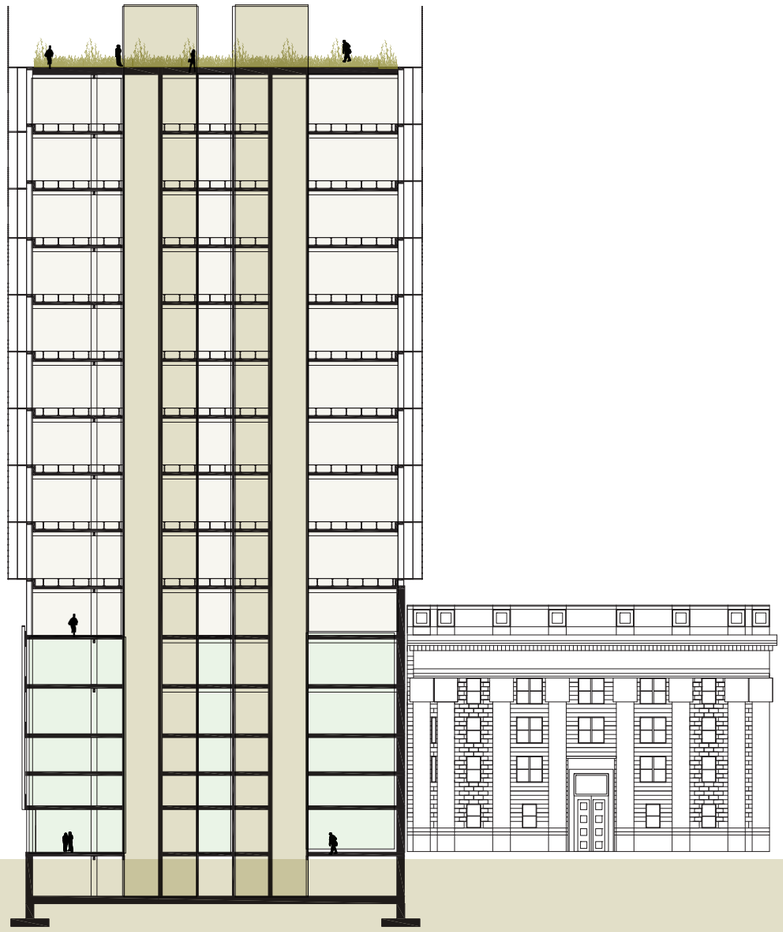
Low flow toilet, showers and urinals

Bike storage and shower facilities

Flex car parking at ground level

Preferenced carpool parking in basement

No new parking added



NORTH SECTION: SW Oak Street & Main Cyclist Entry
SCALE: 1/10TH" = 1'

WEST SECTION: Broadway and Main Business Lobby Entrance
SCALE: 1/10TH" = 1'

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition

University of Oregon
Eco-Preservation (Falsetto)
Spring 2009
Masaye Harrison

AT A GLANCE:

Horizontal Brise Soleil to manage direct sun exposure

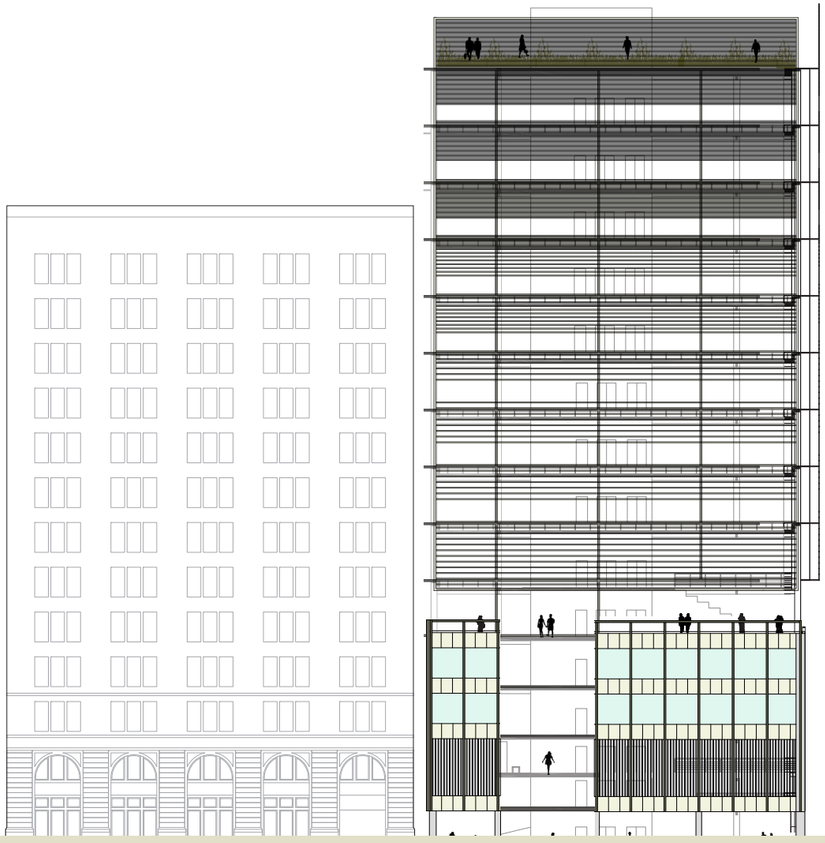
Mesh fins to manage side solar exposure

Opening in facade slats at eye level to maximize views and daylighting

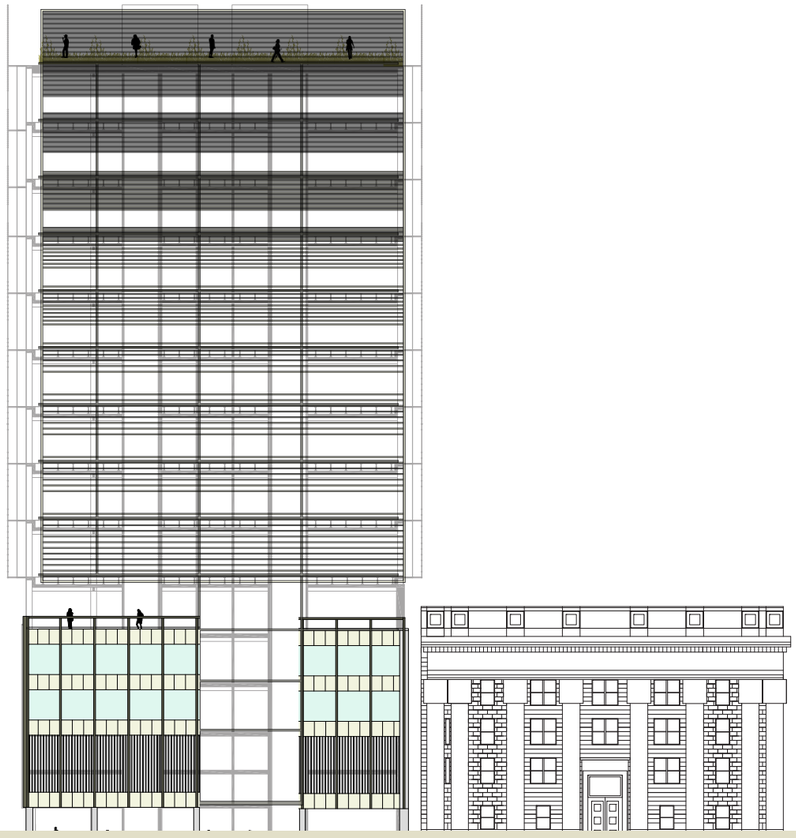
Photovotalic shelves on southern facade to generate energy and mitigate high sun angle exposure

Double skin with 30” catwalk cooridor for maintenance access

Double skin provides both active and passive ventilation with programmable sensors



NORTH ELEVATION: SW Oak Street & Main Cyclist Entry
SCALE: 1/10TH” = 1’



WEST ELEVATION: Broadway and Main Business Lobby Entrance
SCALE: 1/10TH” = 1’

MOTORBANK BUILDING | Proposed Adaptive Re-Use and New Addition

University of Oregon
Eco-Preservation (Falsetto)
Spring 2009
Masaye Harrison

LEED for New Construction v 2.2
Registered Project Checklist

Project Name: U.S. Motorbank BuildingAdaptive Re-Use and New Adddition

Project Address: 650 SW Oak Street Portland, OR

Yes	?	No		
54	1	0	**Project Totals** (Pre-Certification Estimates)	69 Points
PLATINUM			**Certified**: 26-32 points **Silver**: 33-38 points **Gold**: 39-51 points **Platinum**: 52-69 points	

Yes	?	No			
10	1	0	**Sustainable Sites**		14 Points
Yes			Prereq 1	**Construction Activity Pollution Prevention**	Required
1			Credit 1	**Site Selection**	1
1			Credit 2	**Development Density & Community Connectivity**	1
		0	Credit 3	**Brownfield Redevelopment**	1
1			Credit 4.1	**Alternative Transportation**, Public Transportation	1
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
1			Credit 4.3	**Alternative Transportation**, Low-Emitting & Fuel Efficient Vehicles	1
1			Credit 4.4	**Alternative Transportation**, Parking Capacity	1
		0	Credit 5.1	**Site Development**, Protect or Restore Habitat	1
		0	Credit 5.2	**Site Development**, Maximize Open Space	1
1			Credit 6.1	**Stormwater Design**, Quantity Control	1
1			Credit 6.2	**Stormwater Design**, Quality Control	1
1			Credit 7.1	**Heat Island Effect**, Non-Roof	1
1			Credit 7.2	**Heat Island Effect**, Roof	1
	1		Credit 8	**Light Pollution Reduction**	1

Yes	?	No			
5		0	**Water Efficiency**		5 Points
1			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
1			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
1			Credit 2	**Innovative Wastewater Technologies**	1
1			Credit 3.1	**Water Use Reduction**, 20% Reduction	1
1		0	Credit 3.2	**Water Use Reduction**, 30% Reduction	1

LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No			
14			**Energy & Atmosphere**		17 Points
Yes			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	Required
Yes			Prereq 1	**Minimum Energy Performance**	Required
Yes			Prereq 1	**Fundamental Refrigerant Management**	Required

***Note for EAc1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

9			Credit 1	**Optimize Energy Performance**	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
			--> Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10
1			Credit 2	**On-Site Renewable Energy**	1 to 3
			--> Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3
1			Credit 3	**Enhanced Commissioning**	1
1			Credit 4	**Enhanced Refrigerant Management**	1
1			Credit 5	**Measurement & Verification**	1
1			Credit 6	**Green Power**	1

LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No		
7		0	Materials & Resources	13 Points

Yes	?	No			
Yes			Prereq 1	**Storage & Collection of Recyclables**	Required
1			Credit 1.1	**Building Reuse,** Maintain 75% of Existing Walls, Floors & Roof	1
		0	Credit 1.2	**Building Reuse,** Maintain 95% of Existing Walls, Floors & Roof	1
		0	Credit 1.3	**Building Reuse,** Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
1			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
		0	Credit 3.1	**Materials Reuse**, 5%	1
		0	Credit 3.2	**Materials Reuse**, 10%	1
1			Credit 4.1	**Recycled Content**, 10% (post-consumer + 1/2 pre-consumer)	1
		0	Credit 4.2	**Recycled Content**, 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured	1
		0	Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured	1
1			Credit 6	**Rapidly Renewable Materials**	1
1			Credit 7	**Certified Wood**	1

Yes	?	No		
14		0	Indoor Environmental Quality	15 Points

Yes	?	No			
Yes			Prereq 1	**Minimum IAQ Performance**	Required
Yes			Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required
1			Credit 1	**Outdoor Air Delivery Monitoring**	1
1			Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan,** During Construction	1
1			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
1			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1	**Controllability of Systems**, Lighting	1
1			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1			Credit 7.1	**Thermal Comfort,** Design	1
1			Credit 7.2	**Thermal Comfort,** Verification	1
1			Credit 8.1	**Daylight & Views,** Daylight 75% of Spaces	1
		0	Credit 8.2	**Daylight & Views,** Views for 90% of Spaces	1

LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No		
4			Innovation & Design Process	5 Points

1			Credit 1.1	**Innovation in Design:** Provide Specific Title	1
1			Credit 1.2	**Innovation in Design:** Provide Specific Title	1
1			Credit 1.3	**Innovation in Design:** Provide Specific Title	1
			Credit 1.4	**Innovation in Design:** Provide Specific Title	1
1			Credit 2	**LEED® Accredited Professional**	1

LEED Checklist Summary

Sustainable Sites:
Target all sustainable site points except those not applicable to an existing urban building adaptive re-use project that utilizes the full existing building footprint (i.e. brownfield, open space, and habitat restoration)

Water Efficiency
Portland's climate and moderate rainfall allow for all water efficiency points to be achieved with rainwater harvesting, green roof installations, use of rainwater for irrigation and the installation of a separate grey water toilet flushing system alongside traditional plumbing.

Energy and Atmosphere
The majority of Energy and Atmosphere points may be achieved by the installation of an active passive double skin envelop that allows for more optimized conditioning of the interior space by reducing loads on heating, cooling, and ventilation systems. Photovotalic panels on the southern facade meet minimum on-site energy generation requirements.

Materials and Resources
The most difficult of the categories to achieve points. While the use of bamboo flooring and certified wood interior details is easily achievable, the existing building re-use percentage points remain hard to achieve given the design goals of the adpative-reuse project.

Indoor Environment Quality
Target all points except the 90% Daylight and Views which is not possible in the existing building.

Innovation and Design Process
Target points via the installation of a double skin envelop and monitoring equipment on the roof top surface to study synergistic relationships between green roof, cool roof and photovotalic surfaces. Also create a building "dashboard", a online data repository of how a building is performing to allow building occupants to stay informed of their working environment energy performance.

LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No				
14			**Energy & Atmosphere**			17 Points
Yes			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**		Required
Yes			Prereq 1	**Minimum Energy Performance**		Required
Yes			Prereq 1	**Fundamental Refrigerant Management**		Required

***Note for EAc1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

9			Credit 1	**Optimize Energy Performance**	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
		-->	Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10
1			Credit 2	**On-Site Renewable Energy**	1 to 3
		-->	Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3
1			Credit 3	**Enhanced Commissioning**	1
1			Credit 4	**Enhanced Refrigerant Management**	1
1			Credit 5	**Measurement & Verification**	1
1			Credit 6	**Green Power**	1

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LEED rewards a high percentage of points to energy optimization. Optimized energy performance can be difficult to achieve without changing or updating character defining features of historic buildings.

Historic buildings could be allowed to exist in under optimized condition under the pre-tense that in the near future, advances in technology could offer less damaging options for optimized energy performance.

LEED rewards points for on-site renewable energy. On-site renewable energy can be difficult to achieve without changing or updating character defining features of historic buildings.

For example, a solar panel may be optimized in one position but may be deemed as to visually disturbing to the historic fabric and placed in a less optimized position away from visual sightlines.

LEED rewards points for commissioning and the measurement and verification of both the existing building and new addition together. While it may be advantageous for difference performance metrics to balance eachother out between the existing and the new addition, it does not help create an accurate story of the performance of the two built environments.

For example, a new addition could be heavily glazed while the existing building could be well insulated. Combining the measurement and verification of the buildings' energy performance may make the highly glazed new addition appear more energy efficient than if it existed on its own.

LEED for New Construction v 2.2
Registered Project Checklist

Yes	?	No			
7		0	**Materials & Resources**		13 Points
Yes			Prereq 1	**Storage & Collection of Recyclables**	Required
1			Credit 1.1	**Building Reuse,** Maintain 75% of Existing Walls, Floors & Roof	1
		0	Credit 1.2	**Building Reuse,** Maintain 95% of Existing Walls, Floors & Roof	1
		0	Credit 1.3	**Building Reuse,** Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
1			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
		0	Credit 3.1	**Materials Reuse**, 5%	1
		0	Credit 3.2	**Materials Reuse**, 10%	1
1			Credit 4.1	**Recycled Content**, 10% (post-consumer + 1/2 pre-consumer)	1
		0	Credit 4.2	**Recycled Content**, 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured	1
		0	Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured	1
1			Credit 6	**Rapidly Renewable Materials**	1
1			Credit 7	**Certified Wood**	1

Yes	?	No			
14		0	**Indoor Environmental Quality**		15 Points
Yes			Prereq 1	**Minimum IAQ Performance**	Required
Yes			Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required
1			Credit 1	**Outdoor Air Delivery Monitoring**	1
1			Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan,** During Construction	1
1			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
1			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1	**Controllability of Systems**, Lighting	1
1			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1			Credit 7.1	**Thermal Comfort,** Design	1
1			Credit 7.2	**Thermal Comfort,** Verification	1
1			Credit 8.1	**Daylight & Views,** Daylight 75% of Spaces	1
		0	Credit 8.2	**Daylight & Views,** Views for 90% of Spaces	1

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LEED rewards points for the re-use of 75% and up to 95% of a buildings existing walls, floor and roof. This may encourage new construction projects to seek out existing building stock to utilize as an adaptive re-use project.

While a positive, LEED may also encourage the "adaptive re-use" of buildings without rewarding projects that chose to retain and preserve character defining features of buildings that fall short of the 75% measurement.

LEED rewards points for the re-use of existing interior elements.

While a positive, LEED's arbitrary 50% metric does not consider that some adaptive re-use projects may wish to remove a majority of an existing buildings interior elements while highly preserving key elements that tell a building's story.

LEED rewards points for materials re-use. The percentage of material re-use is based on the entire project of both existing building and new addition.

While a positive from an adaptive re-use standpoint, it does not encourage true preservation. Additionally, LEED inadvertently keeps new additions from scaling up if they wish to pursue these material re-use points as it gets harder to meet the 5% and 10% material re-use requirement as a new addition grows in scale.