



Walter Reed Community Center

GREEN BUILDING TOUR



Welcome to the Walter Reed Community Center!

Upon completion in 2008, Walter Reed earned the prestigious LEED Silver certification from the US Green Building Council. Green buildings are better buildings. Abundant daylight, open space, and a diversity of indoor and outdoor spaces make Walter Reed one of Arlington's most intensely used community centers. This brochure will guide you through an interactive building tour where you will find information about the building's innovative green design and construction. Tour stops are shown on the enclosed map, and signs in the building point out specific green building features. To arrange a guided tour please ask at the front desk or call 703-228-0628.



2909 16th Street South, Arlington, VA 22204

LEED SILVER CERTIFIED

The Walter Reed Community Center achieved **LEED (Leadership in Energy and Environmental Design) Silver certification from the US Green Building Council in 2008**, recognizing the achievements in environmental design and construction of the building. Building designers use the LEED rating system as a guide to build high performance buildings, evaluating energy and water efficiency, site development, indoor air quality, and building materials for high environmental performance. Arlington is committed to building facilities that reduce costs through energy and water efficiency, provide healthy environments for the community, and reduce our impact on the environment.

Learn more about Arlington's Green Building Program at freshaireva.us/green-building.



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2909 16th Street South, Arlington, VA 22204

703-228-5340

Printed on at least 30% recycled paper. 8/13

1 ALTERNATIVE TRANSPORTATION Walter Reed is located near several bus lines, and offers Capital Bikeshare, bike racks and shower facilities to promote a variety of transportation options. Arlington County Government offers a financial incentive to community center employees who use Metro, walk, or bike to work. Alternative transportation reduces pollution caused by single occupant vehicles and promotes a healthy lifestyle.



2 HEAT ISLAND REDUCTION The *Urban Heat Island Effect* occurs when parking lots, roads, building roofs and other dark surfaces absorb heat during the day. Higher temperatures increase the need for air conditioning, resulting in more air pollution. Hotter days can also cause health problems such as asthma attacks in sensitive people. Walter Reed's green roof, green open space, and light colored paving



help to reflect, rather than trap heat, reducing the heat island impacts on the community. You can find more information about the building's green roof in the display near the main entrance.

3 STORMWATER Rain from storms wash pesticides, oil from roads and parking lots, and other pollution into local streams like Four Mile Run. The building's vegetated roof, landscaped areas, and the bioretention area bordering the parking lot, catch and clean stormwater.

4 OPEN SPACE Explore and enjoy the various outdoors areas that the facility offers! Native plantings and award winning trees provide habitat for birds and pollinators like bees and butterflies, and reduce stormwater flow to help protect local streams. Walter Reed's garden programs encourage community members to connect with nature.



5 WATER EFFICIENCY Waterless urinals, low flow toilets, and faucet aerators in the restrooms use 29% less water than standard fixtures and save nearly 176,000 gallons of water each year. That's enough water to do almost 3,000 loads of laundry!

6 REGIONAL MATERIALS Using building materials manufactured close to the construction site reduces pollution caused by transporting these items over long distances. Twenty-nine percent (29%) of the materials in the building come from within 500 miles of the Arlington. Examples include structural insulating panels from Pennsylvania and concrete flooring from Virginia.



7 CERTIFIED WOOD Sixty percent (60%) of the wood used in building, including the sliding doors and decking, was certified by the Forest Stewardship Council (FSC). Sustainable forestry practices include maintaining soil and water quality, minimizing the use of harmful chemicals, and conservation of old growth and endangered forests.



8 CONSTRUCTION WASTE RECYCLING During demolition and construction, 79% of scrap materials were recycled, including metal, carpet, drywall, wood and cardboard. This significantly reduced the amount of waste delivered to the landfill.

9 RECYCLED CONTENT Using construction materials that contain recycled content keeps useful materials out of the landfill and preserves our natural resources. Nineteen percent (19%) of the building materials at Walter Reed are made from recycled content. The cork flooring in the meeting rooms is 100% recycled and the stone wall outside was built



from stone salvaged during demolition of the old community center building.

10 RAPIDLY RENEWABLE PRODUCTS Traditional building materials require large amounts of natural resources, energy, and land. Manufacturing these products often causes habitat destruction, soil erosion, and stream sedimentation. Rapidly renewable crops conserve habitat because they require significantly less land to produce the same amount of end-product. The floor in the gym and wellness room is made from rapidly renewable bamboo.



11 LOW-EMITTING MATERIALS Inhaling chemicals called Volatile Organic Compounds (VOCs) can cause health problems ranging from headaches to liver damage and other serious health problems. Low-VOC paints, sealants, adhesives, and urea-formaldehyde free wheatboard wall panels help keep the air in this building healthy.

ENERGY PERFORMANCE LABEL

This label compares energy use at Walter Reed for the last 12 months to other Arlington County Community Centers. Walter Reed is one of the most used centers, so please help us use energy wisely. Easy ways to save energy include turning off lights, computers, and appliances when not in use.



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LESSONS LEARNED: STORMWATER

The bioretention area bordering the parking lot was originally filled with soil that contained too much clay and did not drain well, so the stormwater benefits were diminished. This area has since been restored with soil that contains more sand and new plantings.