



# Sustainable Solutions at Hoskin•Ryan

**H**oskin•Ryan is dedicated to taking the LEED in identifying sustainable solutions for land development projects beginning at the community planning stage all the way through construction. Using the eco-minded building practices advanced by the U.S. Green Building Council's LEED Green Building Rating System, we put our refurbished c.1957 Valley National Bank building to the test. We can proudly say that our central Phoenix office building meets 9 out of the 14 LEED sustainable site credits.

### Maximize Open Space

The site provides approximately 0.5 acres of open space wrapping around the entire site, well exceeding the City of Phoenix's requirements for a C-3 zoned property.

### Heat Island Effect: Roofing

The roof of the building is white coated cement and has a SRI of 90, which far exceeds the minimum required SRI of 78.

### Stormwater Design: Quantity Control

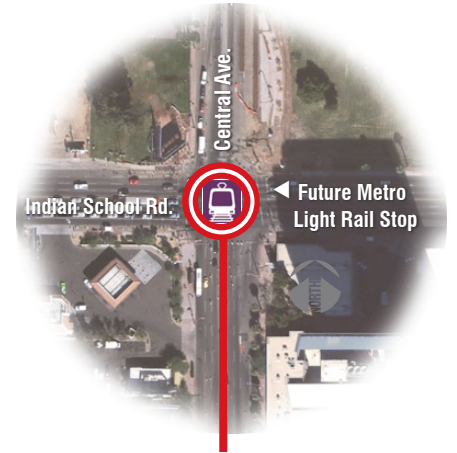
The Hoskin•Ryan office site contains more than 50 percent pervious surface and has large planters to collect rainwater surrounding the perimeter of the building. These measures reduce the volume of storm water runoff and allows the site to comply with LEED's storm water management requirements.

### Light Pollution Reduction

Skylights are provided to bring natural light into the interior. Hoskin•Ryan's interior lighting is designed to minimize loss of light through windows. The building's exterior lights do not exceed 0.60 horizontal and vertical foot-candles at the site boundary, required for buildings located in a high light zone. No foot-candles leave the site.

### Architectural Energy Conservation

Large overhangs, double insulated glass, west facing window shading, additional blown-in insulation and foamed roofing are among the building's energy-efficient features.



### Connectivity: Public Transportation Access

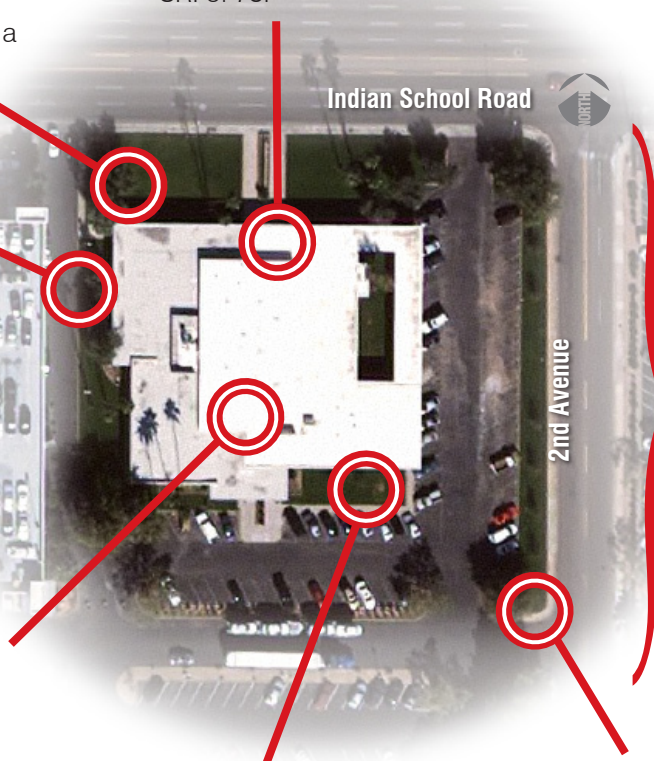
The Hoskin•Ryan office is located within 1/4 mile of the Metro Light Rail, set to begin operation along Central Avenue in December 2008.

### Development Density & Community Connectivity

The site is constructed on a previously developed site, is located within 1/2 mile of a residential zone with average density of 10 units per acre and within a 1/2 mile of at least ten (10) amenities, such as banks, places of worship, a post office and parks.

### Site Selection

Hoskin•Ryan's rehabilitated office building meets LEED's site selection requirement. Its existing parking lot, buildings, hardscape and roads are located on nonrestricted sites.



[www.hoskinryan.com/sustainablesolutions.cfm](http://www.hoskinryan.com/sustainablesolutions.cfm)



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