## PEARL CANOPY HOTEL CASE STUDY NARRATIVE

**OVERVIEW:**
The Pearl Canopy Hotel is a 91,460 square foot new construction project in Portland, Oregon.  The project team made every effort to have an integrated design and construction process. The decision to pursue LEED v3 BD+C New Construction Certification is one-way Hilton Canopy Hotels as a whole is showing its commitment to sustainable building design and construction as well as ongoing management.

The Canopy by Hilton Portland Pearl District, located in the city's burgeoning Pearl District, commits itself to bettering both the local community and its impact on the environment with its sustainability program.

The hotel is 100% plastic bottle and plastic straw-free. Guests can stay hydrated without one-time-use bottles thanks to refillable water stations featuring glass cups and bottles on every floor of the hotel. These water stations have saved over 24,312 plastic water bottles since the hotel opened in June. Paper and reusable steel straws replace plastic in all beverages in the restaurant and bar. The hotel continues to reduce waste by using china glasses and plates and metal flatware at their complimentary breakfast, instead of disposable products. LEED Gold certification is being sought in 2019.

A partnership with a local Yakama Tribe family, who has Columbia River fishing rights, provides the hotel with local, ethically-sourced salmon for its restaurant. Other local food and drink partners include Nossa Familia Coffee Roasters, Our Table Cooperative, Cascade Organic, Jasmine Pearl Tea Company, Ground Up Nut Butter and Jacobsen Salt. This spring, Jacobsen Salt's sister company Bee Local Honey will install eight honey-producing bee colonies to the hotel's green roof, and the resulting honey will be used by the hotel for cocktails and recipes.

"It's very important to the Canopy Portland team that we support the community, both ecologically and economically," said Terry Goldman, Chief Enthusiast at Canopy by Hilton Portland Pearl District. "We make every effort to source ingredients, talent and other materials from local companies and people whose goals and values align with ours. We believe this also brings an added value to our guests, who can stay, play and eat here knowing that their tourism is responsible."

Sustainability goes beyond the green. Canopy hotels aim to be an extension of their neighborhood, and as such, Canopy Portland recognizes that it has a commitment to invest in the local community and its people. The hotel's accent pillows were stitched locally by a minority & woman-owned company, R&H Design, using fabric from the renowned Pendleton Woolen Mills, a 109-year-old textile company based in Portland.

The hotel also limits its footprint by using reclaimed wood from a local Oregon farm for cabinets and storage throughout the hotel and offering complimentary bikes for guests.

In addition to ongoing green education for staff and visitors, the hotel has implemented a green cleaning policy, which reduces the exposure of occupants to potentially hazardous chemical, biological, and particulate contaminants.

**LEED FACTS:**

Sustainable sites
- The project is located in the Portland's downtown Pearl district and is therefore within walking distance of many services, including grocery, museums, galleries, and workout studios.
- The hotel is within one block of Portland's Streetcar and within one quarter mile of several local TRIMET bus stops with transit lines distributed throughout the Portland region.
- The Canopy Hotel provides bicycles for customer use and secure bicycle parking and showers for both staff and visitors.
- 93% of the site is open space, with 88% of that open space as vegetated roof area.

Water Efficiency
- 30% water use reduction savings through the use of low-flush toilets and low-flow fixtures, saving an estimated 600,000 gallons year.
- Water-wise landscaping such as drought-tolerant plants.

Energy & Atmosphere
- 36% energy cost reduction, using ASHRAE 90.1-2007.
- Built 46% more efficient than ASHRAE 90.1-2007, or 34% more efficient than ASHRAE 90.1-2010.
- HVAC&R systems use minimal CFC-based refrigerants.
- 70% of the total electricity usage is offset by Renewable Energy Certificates.

Materials & Resources
- 75% landfill diversion rate for construction and demolition.
- The building is constructed from materials with over 20% recycled content and regional materials, meaning local products originating within 500 miles of the project site.
- The hotel incorporated wood products certified by the Forest Stewardship Council (FSC) as sustainably harvest for over 70% of the wood products used.

Indoor Environmental Quality
- No smoking allowed in the building or within 25 feet of openings.
- Enhanced fresh air circulation in the building provided by Air Handler Units which exceed ASHRAE 62.1-2010 by 30%.

- Low-emitting materials, containing low or no volatile organic compounds (VOCs) were used throughout construction.

Innovation and Design

- Green education initiatives have been implemented featuring the value of the green building and specific project features.
- A Green Cleaning Policy has been implemented which reduces the exposure of occupants to potentially hazardous chemical, biological, and particulate contaminants.

Better Occupant Comfort:

- Quality views which include daylight enhances the occupant comfort within the common spaces and within each hotel room! The Pearl Canopy Hotel provides an environment with access to quality views, enhanced ventilation and healthy indoor air quality, all of which improve the occupant's comfort level and enhance his or her stay in the hotel.

**PROJECT TEAM**

Owner – Portland Hotel XXVII, LCC

Property Management - PM Hotel Group

Architect – ZGF Architects LLP

MEP – MKE and Associate, Stoner Electric

General Contractor – Bremik

Commissioning Agent – RWDI

LEED Consultant – RWDI

Will be posted on PM Hotel Group website.

http://www.pmhotelgroup.com/our-hotels/canopy-by-hilton-portland-pearl-district/