



## Issaquah Highlands' Commitment to the Environment

Issaquah Highlands is committed to the long-term health of the community and the planet. This is why every home at Issaquah Highlands is designed and constructed to Built Green™ rating standards, making homes healthier to live in, less expensive to operate, more durable, and sensitive to the environment.

Issaquah Highlands' developer, Port Blakely Communities, insists that Issaquah Highlands' homebuilders continue to meet Built Green™ standards as they evolve, demonstrating a deeper commitment to the environment than any other regional residential developer.

Environmental stewardship at Issaquah Highlands extends from the culture of Port Blakely Communities, one of three companies within Port Blakely Companies. Port Blakely Companies, a family-owned company with a 150-year history in the Northwest, focuses on sustainable forestry. A culture of stewardship permeates all Port Blakely operations, and the company's efforts have garnered regional and national recognition for environmental sensitivity.

### Sustainable Initiatives at Issaquah Highlands:

#### Preservation of water quality —

- Land is graded to naturally filter stormwater through soil. This helps to protect Issaquah's drinking water, aquifer and streams.
- Clearing during drier seasons minimizes erosion in winter.
- A spill/containment program limits potential damage to groundwater and streams.
- Homeowners are prohibited from using unauthorized pesticides/herbicides.
- Water quality is continuously monitored to assure the effectiveness of these measures.

#### Water conservation —

- Detention ponds hold and filter water to maintain the same level of aquifer recharge that existed before development.
- Water budgets limit amounts used for landscaping.
- Homeowners receive training on water conservation.
- Showerheads provide a strong, comfortable stream while using only two gallons a minute. A built-in shut-off allows users to turn water off while soaping.
- Vanity faucets limit water flow to only one gallon per minute.

#### Sensitivity to fish, wildlife and their habitats —

- More than 1,400 acres are permanently preserved as open space.
- Vegetated ponds filter oils, sediments and pollutants and prevent them from reaching nearby lakes, streams and wetlands.
- 120 acres of wetlands within Issaquah Highlands ensure a healthy ecosystem.
- Galvanized metal or copper pipes are prohibited to protect water quality for fish.

### **Water-Wise Landscaping —**

- All plants are native to the Northwest and drought-tolerant.
- Collected rainwater irrigates gardens, with excess diverted to natural bio-filters.
- Organic compost added to soils retains water, and pervious pavers cover hard surfaces, including walks, patios and driveways.

### **Transportation —**

- Sunset Interchange, exit 18 from Interstate 90, reduces commute times for Highlands' residents.
- A 1,000-vehicle Park & Ride garage encourages carpooling and transit use.
- A high-speed fiber optic network and corporate-grade network center encourages home-based businesses, which reduce the number and length of commutes.
- Live/work housing options also minimize auto trips.

### **Community Planning —**

- Pedestrian-friendly sidewalks and narrow streets privilege the walker, bicyclist and hiker over the automobile.
- Higher-density housing maintains open space.

### **Built Green™ Building Materials and Techniques —**

To date, all homes in Phase II of Issaquah Highlands have been designed to the 3-Star Built Green standard established by the Master Builders Association of King and Snohomish Counties. Beginning in Summer 2005, all new homes will be built to the 4-Star Built Green standard – with the exception of income-qualified homes, which will continue to be constructed to the 3-Star standard.

Some Issaquah Highlands homes incorporate one or more of the following techniques and materials:

- Efficient heating and ventilation systems that combine passive solar heating with a hydronic heating system to control the temperature of all major living areas and the humidity of bath and laundry rooms.
- Interior treatments that promote high-quality indoor air including durable, renewable-sourced wool carpeting that does not release chemicals; and renewable-sourced or recycled floor and counter top materials.
- Energy Star™ light fixtures, appliances and windows include water-efficient toilets, dishwashers, washing machines and clothes dryers, which use 15% to 50% less energy and/or water than standard models.