

LEED-ND
PILOT

EMERYVILLE MARKETPLACE
EMERYVILLE, CALIFORNIA

464 transit trips daily (within 1/4 mile)

136 dwelling units per acre

1.2 million square feet of planned floor area

LEED® Facts

Emeryville Marketplace
Emeryville, California

LEED for Neighborhood Development (Pilot)
Certification date May 22, 2008

Platinum 87*

Smart Location & Linkage 24/30

Neighborhood Pattern & Design 32/39

Green Construction & Technology 26/31

Innovation & Design Process 5/6

Certification Type/Stage Certified Plan, Stage 1

*Out of a possible 106 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



REINVENTING THE SUBURBS

Emeryville Marketplace Trades Auto Traffic for Transit Trips

Bay Area Redevelopment Sets the Benchmark for Green Neighborhoods

PROJECT BACKGROUND

Located at the foot of the Bay Bridge, just minutes from San Francisco, the 14-acre Emeryville Marketplace will transform an outdated, suburban, auto-dominated commercial project into a vibrant, pedestrian- and transit-oriented community. Originally a trucking terminal and brownfield site, the project site was acquired and initially developed by TMG Partners in the late 1980s. In 2006, TMG, with Rockwood Capital, began to remodel the existing buildings with an eye on sustainability; the company certified the food court as a green business, began composting and recycling onsite waste, and diverted restaurant grease to biodiesel. Over the next 25 years, parking at the Marketplace will be reduced and over 1.2 million square feet of rehabbed and new office, retail, residential and open space will create a dense, mixed-use community. Emeryville Marketplace has earned stage one certification for its conditionally approved plan – the first LEED for Neighborhood Development project in the nation to achieve Platinum certification for its plan.

A COMMUNITY EFFORT

The project team worked closely with the City of Emeryville, hosting over 30 community meetings in a four-year planning and environmental review process. Such community involvement was vital to the creation of a dense, mixed-use community. At the final review hearing, the Emeryville City Council voted by a 4-1 majority to rezone the Emeryville Marketplace site and allow a range of building types, some up to 175 feet in height.

STRATEGIES AND RESULTS

Emeryville Marketplace features reuse and remediation of a brownfield site, reuse of existing structures, addition of green design features and programs to the development plan, and use of an infill site that takes advantage of existing transit, housing, and jobs. Redesigned pedestrian and bicycle routes will tie the site to the city grid; the project team also improved the connection to a nearby transit station and encouraged bicycle sharing, free transit pass programs, and discounted car sharing. At the same time, the pedestrian-friendly design will bring the development down to human scale with smaller blocks, plazas, and open spaces. Emeryville Marketplace will have green roofs and landscaping with native plants to enhance natural habitat and open space and to reduce stormwater runoff and heat island effect.

ABOUT THE PROJECT TEAM

TMG Partners, founded in 1984 and headquartered in San Francisco, is a full-service real estate development and management company that has developed more than 18 million square feet of property throughout the San Francisco Bay Area. Rockwood Capital, LLC, currently manages a portfolio of approximately \$3.76 billion of invested equity in \$4.9 billion of real estate on behalf of a variety of institutional and high net worth investors. Heller Manus Architects has spent more than twenty years developing a diversified, client-oriented firm. The firm's portfolio of projects has been expanding since 1984; projects range from master plans to in-fill buildings to high-rise residential and office towers.

“The powerful statement that the Emeryville Marketplace redevelopment plan makes is one of transformation: from a 1980s suburban, car-oriented commercial development with a sea of parking, to a fully mixed-use, transit- and pedestrian-focused infill plan.”

Jeffrey Heller, President,
Heller Manus Architects



Architect/Planner: Heller Manus Architects
Civil Engineer: BKF Engineers/Surveyors/Planners
Developer: TMG Partners
Landscape Architect: David Gates and Associates
LEED Consultant: Simon & Associates
Parking Analysis: Watry Design
Owners: TMG Partners/Marketplace Mortgage, LLC, and Rockwood Capital, LLC
Project Size: 10.4 buildable acres; 14 gross acres; 1.2 million gross square feet of building area

Renderings Courtesy of: Heller Manus Architects / Tang Design Studio, Renderer

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ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.



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