



Sequim Police & Civic Center



Community is a key element in the design of this LEED Silver Civic Center. The design, inspired by and drawing upon the rich agricultural and Native American Indian history of the area for inspiration, emphasizes the project's role in the greater community, studying how the Civic Center interacts positively with its neighbors, and reinforcing and creating connections that strengthen the fabric of the Downtown Core.

The approximately 10,000 square-foot Community Commons area is an integral hub for the City, used on a daily basis, and transformed into the Open Air Market weekly during the spring, summer, and fall, as well as for other community events throughout the year.

LEED Designation Gold
Square Feet 33,000
Opening Date June 2015

Owner City of Sequim
Construction Lydig Construction
Architect / Structural Integrus Architecture

LEED Facts Guide



Sustainable Sites

Enhanced features of the site helped to provide a sustainable solution, which are identified in the following categories:

- Site Selection – a smaller environmental impact results from building on the previously developed site
- Development Density and Community Connectivity – the project is in walking distance of at least 10 basic services with pedestrian access
- Alternative Transportation – Public Transportation Access, Bicycle Storage and Changing Rooms, Low-Emitting and Fuel-Efficient Vehicles, Parking Capacity
- Stormwater Design – Quantity Control, Quality Control: all stormwater on site is filtrated and treated through pourous pavement & pervious pavers
- Heat Island Effect: Roof – the roof's gray color reduces head absorption to minimize microclimates and HVAC costs.

Water Efficiency

- Water Use Reduction: 20% Reduction – low-flow fixtures & purple pipe (reclaimed) water is used to flush all toilets
- Water-Efficient Landscaping – the landscaping includes native drought-tolerant species and utilizes the reclaimed purple pipe as watering is required.



Energy & Atmosphere

Reducing energy consumption or utilizing alternate green power sources was achieved in the following ways:

- Minimum Energy Performance
- Fundamental Refrigeration Management – HVAC system uses non-ozone-depleting refridgerants
- Optimize Energy Performance – the building design has a 32% energy cost savings

Materials and Resources

The design and construction of the Sequim Police & Civic Center was executed to reduce, reuse, and recycle as many products as possible. This was done in the following ways:

- Storage and Collection of Recyclables
- Construction Waste Management – 85% equal to 1,420 Cubic Yards of all construction waste was diverted from landfills and instead recycled or used for post-consumer materials
- Recycled Content – 25% of all building materials used contained recycled content
- Regional Materials – 16% of Building materials or products has been extracted, harvested, or recovered, as well as manufactured within a 500-mile radius of the project site



Indoor Environmental Quality

The air quality day lighting opportunities and views were maximized to maintain a healthy indoor environment:

- Minimum Indoor Air Quality Performance
- Increased Ventilation – Air changes & operable windows
- Construction IAQ Management Plan-During Construction, Before Occupancy
- Low-Emitting Materials – Adhesives and Sealants, Paints and Coatings, Flooring Systems with low VOC
- Controllability of Systems – Occupancy & daylight sensors for lighting
- Thermal Comfort – Design, Verification

Innovation and Design Process

- Innovation: Additional toxic material reduction – reduced Mercury in light bulbs
- Innovation: Green cleaning products – maintenance uses eco-friendly green building products to clean & maintain the building
- Innovation: Green Building Education – this pamphlet has been provided for Green Building Education

Regional Priority Credits

- Regional Priority: Stormwater Design
- Regional Priority: Site Selection

What is LEED?

Leaders across the globe have made LEED the most widely used green building rating system in the world with 1.85 million square feet of construction space certifying every day. LEED certification provides independent verification of a building or neighborhood's green features, allowing for the design, construction, operations and maintenance of resource-efficient, high-performing, healthy, cost-effective buildings. LEED is the triple bottom line in action, benefiting people, planet and profit.

