

Estrella was able to achieve LEED-CS Gold Pre-Certification by implementing numerous strategies, some of which are the following:

- 1. Sustainable Sites
 - o Pervious Concrete parking stalls and Infiltration Trench
 - Reduced post-development runoff rate by 75% and quantity by 32% from pre-development values
 - o Reduced Heat Island Effect
 - Achieved with both roof color, landscaping and reduction of impervious surfaces
- 2. Water Efficiency
 - o Reduced Indoor Consumption by over 50%
 - Low flow toilets, low flow faucets, waterless urinals
 - o Reduced Outdoor consumption by nearly 75%
 - No spray irrigation, Smart Controller with weather station, Climate tolerant plants, synthetic turf
 - o Combined water savings of 825,000 gallons annually
- 3. Energy & Atmosphere
 - o 32.8% more efficient than Title 24 code requirement
 - o High efficiency boiler, chiller, air handler, and humidifier used for heating and cooling
 - o Motion sensors in combination with daylight harvesters used to control lighting
- 4. Materials & Resources
 - o 75% of construction waste was diverted from the landfill and recycled
 - o 10% of materials used are regional
- 5. Indoor Environmental Quality
 - o Low-Emitting Adhesives & Sealants
 - o Low-Emitting Paints & Coatings
 - o Low-Emitting Carpet Systems
 - o Low-Emitting Composite Wood & Agrifiber Products
- 6. Innovation & Design Process
 - o Exceeding Water Use Reduction
 - o Green Cleaning/Housekeeping