



Jack London Market

City of Oakland

Green Building
Case Study



Project Summary

The Jack London Market is a new 160,000 square foot office and retail building. It will enhance the Oakland waterfront and celebrate the revival of a dining district. The retail space, totaling 60,000 square feet, will house small businesses selling fresh fruits, vegetables, meats, fish, cheeses and specialty products with an emphasis on local and sustainable practices. In addition to the retail space, the building will house 100,000 square feet of Class A office space.

The recognition of LEED Silver Certification acknowledges an array of initiatives undertaken during construction and in the building's daily operation, from building materials to energy efficiency. In achieving certification, the Jack London Market earned 32 of the 28 points necessary, exceeding requirements in many areas of evaluation. The building's green practices directly align with its use as a regional destination for quality, sustainable food.

Green Building Features

Resource Conservation

- 85% of construction waste was diverted to recycling facilities.
- 85% of the wood products were selected from suppliers using responsible forest management through FSC Certification.
- 33% of the total building materials have been manufactured using recycled materials gaining the project a status of exemplary performance by the USGBC.

Reduced Consumption

- Energy efficiency 15% over California standard practice.
- Low-flow water fixtures were installed to reduce water usage by 40%.
- High performance window coatings reduce energy use while maintaining natural light and views to the interior spaces.

Commercial New Construction

55 Harrison St.
Oakland, CA

**LEED
Core & Shell
Silver Certified**

**Recogniion
per City Council
Resolution 82704**

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Indoor Air Quality

- 100% of materials including wood, paint, adhesives and coatings were specified as low emitting and urea-formaldehyde free eliminating common contaminants in the workplace.
- Air handling systems were designed to provide 30% greater fresh air to occupied spaces over standard practice
- On-site janitorial staff will use green products eliminating toxins and chemical exposure.

Environmental Savings At A Glance

- Energy savings 15% over California Standards
- 85% construction Waste Recycling
- Water use reduced by 40%

"Whether it's eating farm-to-table or supporting responsible fishing practices, values of sustainability are at the heart of the Bay Area's unique food culture. We're passionate about providing an environment that reflects this ethos and LEED certification is a critical component."

Jim Ellis



Project Team

Developer:

Ellis Partners LLC, which along with Transbay Holdings LLC, 111 Sutter Street, Suite 800, San Francisco, CA 94104

Architect:

RMW Architecture, 160 Pine, San Francisco, CA 94111; Steve Worthington, Steve Worthington Architecture, 237 Grattan Street, San Francisco, CA 94117

Contractor:

Howard S. Wright, 5858 Horton Street, Suite 170-A, Emeryville, Ca. 94608

LEED Consultant:

KEMA Services Inc., 155 Grand Ave, Suite 500, Oakland, CA 94612



Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com