

## Phoenix, AZ

As one of the nation's leading diversified health care benefits companies, CVS/Aetna has developed the new Cotton Center Building 19 with a mission of sustainability, efficiency and employee productivity. The space has been designed with several multi-function areas including a new concept called "collaboration stairs" which descend from the second floor to the café area, allowing approximately 75 people to gather for quick, informal meetings and also serves as a large gathering place for larger, "all-staff" events. All workstations were ergonomically designed to include sit/ stand workstations to reduce employee fatigue, but employees can work from various locations throughout the building in order to improve productivity and enhance wellbeing. An outdoor patio seating area covered by sail shades encourages employees to enjoy the outdoors. Daylighting was also incorporated throughout the building, contributing to its overall energy efficiency and sustainability.



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LEED CONSULTANT  
**GREEN IDEAS**

CONTRACTOR  
**WESPAC CONSTRUCTION**

## SUSTAINABLE STRATEGIES

- Improved occupant well-being through integration of ergonomic principles, specifically in the design of work spaces for all computer users
- Low-emitting materials were used to reduce the harmful effect of VOCs
- Replicated natural hydrology and water balance of the site by capturing and managing 100% of stormwater onsite
- Coof roof strategies incorporated to minimize effects on microclimates by reducing the urban heat island effect
- Native, adaptive landscaping reduces the amount of potable water needed for irrigation
- An on-going commitment to renewable energy generation allowed this project to offset annual energy consumption

## PROJECT RESULTS

**LEED**

for New Construction  
SILVER level achieved

**45%**

energy cost savings above  
ASHRAE 90.1-2010 standard

**40%**

reduction of potable water  
for domestic use

**78%**

reduction of potable water  
for irrigation

**84%**

of construction waste was  
diverted from landfills

## LEED Facts

LEED for New Construction v4  
Size: 80,000 SF  
Certification Date: 3-4-20



### POINTS ACHIEVED

**50/110**

|  |                                      |              |
|--|--------------------------------------|--------------|
|  | <b>Location &amp; Transportation</b> | <b>4/16</b>  |
|  | <b>Sustainable Sites</b>             | <b>3/10</b>  |
|  | <b>Water Efficiency</b>              | <b>5/11</b>  |
|  | <b>Energy &amp; Atmosphere</b>       | <b>24/33</b> |
|  | <b>Materials &amp; Resources</b>     | <b>4/13</b>  |
|  | <b>Indoor Environmental Quality</b>  | <b>2/16</b>  |
|  | <b>Innovation</b>                    | <b>2/4</b>   |
|  | <b>Regional Priority</b>             | <b>6/6</b>   |

Think

Design

Build



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***E: [Info@Egreenideas.com](mailto:Info@Egreenideas.com)  
P: 602-635-7925***