



Jamboree

Jamboree Housing Corporation

Park Landing | Green Features Fact Sheet

INNOVATIVE CONCEPT

The new Park Landing community is based on the innovative New Block™ (patent pending) concept designed by Newman Garrison + Partners (NG+P) architects that features a green roof component that covers 142 asphalt surface parking spaces. Park Landing is the first residential project in either Orange County or the Inland Empire with a green roof feature of this size.

With sustainability integral to its mission, Jamboree understood the value of the unique green roof concept from the outset of the development process with presentations to the City of Buena Park redevelopment and planning entities, and the City Council, which unanimously approved the development. From beginning to final approval, Jamboree's executive and development teams were a strong and credible champion of the design concept. According to Jamboree Director of Housing Development Michael Massie, "New Block™ (patent pending) and the green deck simply made sense with the constraints and demands of the two-acre Buena Park site. Jamboree is willing to innovate and to identify appropriate means to develop quality affordable housing on even the most challenging of sites. For Park Landing, the green roof provides a key solution that made the project possible."

IMPORTANT BENEFITS

The New Block™ (patent pending) concept offers design flexibility that provides developers and cities alike with opportunities to advance urban infill and transit-oriented development (TOD) on smaller, constrained sites that could otherwise make it difficult to provide meaningful open space. Offering a creative solution, the Park Landing green roof provides more than 20,000 feet of green open space in a park-like setting for residents and their guests. The green roof material is manufactured by LiveRoof® and will accommodate activities such as picnics, jogging, bocce ball court, and Jamboree's (and one of Orange County's) first Imagination Playground®. The green roof adds significantly to the property's sustainable footprint, offering important environmental benefits:

- Creates green space such as a live meadow that captures, reduces and filters storm water runoff in compliance with California's SB-790
- Reduces the "heat island" effect and thus greenhouse gas that would otherwise be generated by the open, asphalt parking area
- Adds to the property's sustainability footprint, especially in light of the implementation of AB-32 and SB-375, California laws designed to reduce greenhouse gas emissions

A CLOSER LOOK

Heat Island Effect: The green roof significantly reduces site temperatures, especially during the summer months. The green roof system acts like a protective umbrella that mitigates the heat island effect associated with traditional rooftops and asphalt, reducing summer urban temperatures in surrounding areas within the green roof microclimate by as much as 3° to 5°.

Storm Water Design: The green roof system helps to prevent excess storm water discharge in compliance with California's SB-790 water treatment regulations. The LiveRoof® surfaces can absorb up to 99% of a one-inch rainfall, which reduces runoff, lessens the risk of sewer overflows and flooding, and filters the water as it percolates through the green roof soil.

Water-Efficient Landscaping: When planted with drought-resistant plants, green roof installations such as LiveRoof® require little irrigation. In comparison to conventional plant material, green roof drought-resistant plants require significantly less than 50% of typical irrigation.

Habitat Protection and Restoration: Green roofs help to reclaim green space and, in the process, provide habitat for songbirds, butterflies and a host of other invertebrate species, therefore helping to promote biodiversity and carbon sequestration so that carbon dioxide is absorbed by green plants.

Recycled Content: LiveRoof® modules are composed of 100% post-consumer polypropylene. By using recycled plastic and reclaimed components, a green roof helps to make good use of resources that otherwise might go to a landfill.

Rapidly Renewable Materials: Green roof plantings, for the most part, are plants that are grown and repeatedly harvested, such as bamboo. Thus, the source plant material is harvested without disturbance to the soil and without the need to repeatedly replant the original plantings. This has the effect of reducing carbon generation and fertilizer inputs, and protects land from erosion. Also, LiveRoof® modules are manufactured within a 15-mile radius of distribution point and green roof plants are grown at local nurseries, typically with soil components from that region.

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OTHER IMPORTANT BENEFITS

Green roofs, as well as green walls, have other important advantages. Like other naturally landscaped areas, they are associated with a number of health benefits, especially in urban areas. These natural environments have proven to have restorative effects on both mental and physical health, including providing a calming effect, an increased sense of good health and well-being, promotion of outdoor activities, improved concentration and worker productivity. Hospitals have recognized these benefits in terms of patient recovery, and some of the greatest growth in construction with green roofs, including the LiveRoof[®] green roof system, is in the healthcare industry.

Green roofs can also significantly moderate temperatures in the space immediately beneath the green roof. Consequently, use of a green roof can result in substantial energy savings, particularly during the summer cooling season when buildings can experience a reduction of more than 25% energy use. By implementing a green roof system, the benefit of eliminating heat generated by a non-vegetated rooftop, along with the evaporative cooling effect, is much healthier for Park Landing residents and people who live and work around the property. Quantitative university research in both the U.S. and Europe has demonstrated that a number of airborne pollutants and many waterborne contaminants, including suspended solids, are removed by filtration through a green roof, creating improved air and surface water quality and a healthier local environment.

ADDITIONAL GREEN FEATURES

In Jamboree's ongoing commitment to sustainability, Park Landing is designed to achieve a LEED (Leadership in Energy & Environmental Design) for Homes Gold rating. The LEED Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. In addition to the green roof, Park Landing's sustainability attributes include:

- Property exceeds CalGreen Title 24 energy-efficiency standards by more than 21%
- "Compartmentalization" design, construction and testing of units that ensure very low air leakage to maximize energy efficiency
- Transit-oriented development on two major bus lines that provide 185 rides to major work centers in Orange County and downtown Los Angeles (responds to California's greenhouse gas reduction law SB-375 requiring new residential development to be located near public transportation)
- Imagination Playground[®] made of highly durable biodegradable components that can be recycled
- ENERGY STAR refrigerators, dishwashers, microwaves and lighting in each apartment
- Use of low-VOC interior paint
- Flow reducers in kitchen and bathroom faucets
- Ultra low-flow toilets and tankless water heaters
- CRI Green Label low-VOC carpeting, underlayment and low-VOC adhesives
- Indoor air quality management plan during construction
- Efficient landscape irrigation and drought-tolerant plant materials (25% more efficient than traditional landscape)
- Recycling of 80% waste from job site construction and demolition

IMAGINATION PLAYGROUND

The green roof play area will be equipped with Jamboree's (and one of Orange County's) first Imagination Playground[®] systems. This mobile-based, creative play system requires no fixed equipment and consists of lightweight, oversized building blocks that allow children to create elaborate structures and reconfigure their play environment. Playground blocks and matching components come in sets suitable for a variety of outdoor and indoor sites, offering a cost-effective way to give children of multiple ages access to new forms of creative play. Manufactured in the United States, the waterproof foam pieces are resistant to mold, mildew, corrosion, and microorganisms. Introducing breakthrough play technologies, these highly durable parts are biodegradable and can be returned to the manufacturer for recycling. More information is available at imaginationplayground.com.

About Jamboree

Founded in 1990, Irvine, CA-headquartered Jamboree Housing Corporation is an award-winning, broad-based nonprofit housing development company that develops, acquires, renovates and manages permanently affordable rental and ownership housing throughout California for working families, seniors and people with special needs. HOMES, Inc. and Housing with HEART are 501(c)(3) organizations and comprise Jamboree's Resident Services Group. A leading nonprofit developer, Jamboree is committed to sustaining excellence with high quality affordable housing that is good for the environment, the economy and local communities. It currently has about \$88 million in affordable housing projects in its development pipeline and a \$1 billion asset portfolio that includes the development of and/or ownership interest in more than 6,900 homes in more than 70 California communities. Currently, Housing with HEART programs and services that foster learning, health and community building are offered at 35 Jamboree communities with designated staff at each location. For more information, go to www.jamboreehousing.com.