

RE: *Advanced Level Sustainability*

January 22, 2008

Our company, **Zocalo Community Development** is the recipient of the Business Citizen of the Year from Micro Business Development in Denver. Criteria, as stated on the Micro Business Website (link below to the announcement of Zocalo winning the 2007 award):

***Now in its second year, the Business Citizen of the Year award is closely tied to that of Denver's sustainability initiative, Green Print Denver, and is aimed at addressing the economic development needs in Denver as they relate to the need for greater sustainability. In all, twenty one businesses were nominated, each having demonstrated a commitment to solving a community problem, minimizing their environmental impact, contributing to finding environmentally sustainable solutions, and operating their business with the profit-for-all paradigm—profit for the business, its employees, the community, and the planet.***

<http://www.microbusiness.org/gui/content.asp?w=pages&r=271&pid=517&lang=en>

*Leadership: Our business complies with and strives to exceed compliance with all applicable regulations. We share our practices with others and support stakeholders which are committed to sustainability.*

**We are the developers of the first LEED®-Certified residential condo projects in Colorado. 60-unit RiverClay ([www.RiverClay.com](http://www.RiverClay.com)) is five months from completion. It is the state's first LEED®-certified condo project. 2020 Lawrence ([www.2020Lawrence.com](http://www.2020Lawrence.com)), under construction in March, 2008, will likely be the Rocky Mountain West's first Gold LEED®-certified condo project. With a large pension advisor, we will be embarking on development of the Rocky Mountain West's first LEED®-certified high-rise rental project. In February we will complete the renovation and adaptive re-use of an historic theatre in the Jefferson Park neighborhood (25<sup>th</sup> and Federal) into the "Green Cube," a LEED®-certified office incubator space for those in sustainable design and "Clean Tech."**

**With the University of Colorado at Denver, we are initiating a Green Building Conference in late April 2008. The conference will focus on moving developers and designers from sustainable development theory to practice.**

*Save Energy: Our business conserves energy, obtains some of its electricity from a renewable resource, and/or uses energy efficiently in lighting, heating, cooling, travel and equipment use.*

**Our office has taken steps to reduce energy by replacing incandescent lights with Compact Fluorescents. We continue to experiment with LED lights. We have installed a set of solar panels that produce renewable electrical energy. I and my partner both drive Prius'. (And we've successfully convinced one of our investors to trade in a Mercedes for a Prius. We're working on more.) We've installed Energy Star-rated kitchen appliances in the offices.**

**We have committed that all of our projects will achieve LEED®-certification. Our developments typically will reduce energy consumption by 40 to 50 percent compared to a typical, currently-built condo project. We now offer our buyers the ability to purchase a set of solar panels that help to reduce their Xcel bill by a total of up to 70 percent.**

**Our goal, within the next five years is to produce near-zero energy condos (defined as condos that use 80-percent less energy from the grid than a typical condo).**

Save Water: Our business avoids wasting water by using it efficiently, and preserves water quality by significantly reducing discharges to water sources.

**Our office and our residential projects only use dual-flush toilets, low-flow shower heads, 0.5 gallon-per-minute lavatory sink flow restrictors, low water consuming front-end-loading clothes washing machines. Further, our projects use a minimum of Kentucky Blue grass. We opt, instead, for native, low water-consuming plants. Remember that the typical condo resident uses 50-percent less water than a single-family resident since the condo has limited irrigated open space. Our condos will typically use 35 to 40 percent less water than a typical condo.**

Avoid Waste and Pollution: Our business develops and implements comprehensive practices that prevent pollution and waste of materials and natural resources.

**We recycle cardboard, paper and glass in our office and our projects. In the construction process, we commit to recycling, per LEED® goals, more than 50-percent of construction waste.**

Community Involvement: Our business is locally owned and/or is substantially involved in our local community, providing financial support and utilizing local materials and services.

**We are locally owned and look to purchase as many products as we reasonably can for our office and real estate developments that are produced within a 500-mile radius. I have been asked and now act as a board member in the two neighborhoods in which we are currently building: Jefferson Park United Neighbors, and the Ballpark Neighborhood Association. We purchase all of our holiday, condo closing and other gift baskets from the non-profit, The Women's Bean Project. We contribute heavily to local non-profits. Principals and staff of Zocalo are on numerous boards including: HOPE Communities (Sarah Harman, Board President); Denver Scores (Monica Martinez); Non-profit, Community Radio Station KUVU (David Zucker).**

Working conditions: Our business exceeds requirements for livable wages and benefits, safe and healthy workplace, and other benefits such as health care -- for our employees and/or throughout our supply chain.

**We offer high wages, target hiring minorities, provide health insurance and provide high flexibility in work hours.**

Education: Our business educates our stakeholders about our sustainability practices and involves them in minimizing the life-cycle social and environmental impacts of our products and services.

**Our partnership with CU Denver is typical for the role that we play in advancing the cause of sustainability in the built environment. Our monthly company-wide lunches for staff focus on our pushing further into higher levels of sustainability.**

Please call me if I can answer additional questions. Ask for me or Monica Martinez

David Zucker

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