

San José Environmental Innovation Center

1608 Las Plumas Avenue, San José, CA 95133



Front entrance

Helped by the federal New Markets Tax Credit program, the City of San José transformed a marginal property into an asset that brings economic and environmental benefits to the region. The San José Environmental Innovation Center (SJEIC) is a showcase of energy- and water-efficient practices and home to three tenants. The Environmental Services Department owns and manages the building. Visit www.sjenvironment.org/eic for more information.

THREE TENANTS

PROSPECT SILICON VALLEY www.prospectsv.org

- Northern California's first Technology Demonstration Center, helping innovators to attract investors, customers, talent, and grants by providing space and equipment to test and exhibit emerging energy, building, and transportation technologies
- Launched in partnership with the City of San José in October 2013; helps drive San José as a global force in emerging clean technologies and in generating green jobs
- Founding sponsors: BMW, Applied Materials, Wells Fargo Bank, DENSO, and Siemens

HABITAT FOR HUMANITY RESTORE www.habitatbsv.org/Restore

- Habitat for Humanity ReStore is a home improvement store and donation center with more than 800 stores nationwide
- Sells new and gently used furniture, appliances, and home improvement materials at a fraction of retail prices
- Four Bay Area ReStores: Oakland, San Carlos, two in San José
- San José ReStores are managed by Habitat for Humanity East Bay/Silicon Valley; proceeds fund affordable housing in Santa Clara, Alameda, and Contra Costa counties
- By promoting material reuse, ReStores reduce the volume of landfilled construction materials and home goods; in 2014, the two San José stores alone will divert an estimated 1,350 tons of material from landfill

HOUSEHOLD HAZARDOUS WASTE FACILITY www.hhw.org

- County of Santa Clara manages the countywide HHW program and new SJEIC HHW facility; two other county-run HHW facilities are in Sunnyvale and San Martin
- HHW drop-off is appointment based, visit hhw.org
- Demand for collection is high: In fiscal year 2010-11, 1,500 tons of HHW products were collected from 32,000 county households (12,000 of the households were from San José)

SUPPORTING SAN JOSE'S GREEN VISION

SJEIC helps advance seven of 10 Green Vision (www.sanjoseca.gov/greenvision) goals, promoting a sustainable San José:

- create 25,000 clean tech jobs
- reduce per capita energy use by 50 percent
- receive electrical power from clean, renewable sources
- retrofit buildings to be green
- divert waste from landfills
- beneficially reuse wastewater
- replace streetlights with smart, energy-saving LED lights

ENERGY & WATER EFFICIENCY SHOWCASE

- Platinum-level LEED certification is anticipated upon installation of a grant funded solar energy system
- Visit the [Sustainable Features Map](#), which shows:
 - Solar tracking skylights
 - Solar panels on warehouse, parking canopies
 - Thin film solar cells on HHW building
 - Wind turbines
 - LED streetlights
 - Interior composting toilets
 - Drought tolerant landscaping
 - Public art feature that captures and reuses rainwater
 - Swales and bio-retention area for stormwater treatment

over



Inside the Habitat for Humanity ReStore



Prospect Silicon Valley exhibiting green technologies during grand opening

BUILDING HISTORY

- Year originally built: 1958
- Original use of building: Wax paper manufacturing by Pollock Paper Company; the factory closed in 1973
- Size: 46,000 square-foot building on 4.27-acre site
- Architect: J. Francis Ward
- Style: Mid-century Modern with utilitarian materials)
Historic features preserved: brick facade, thick corrugated metal siding (no longer readily available), and a non-functioning smokestack
- City acquisition: In 1973, City of San José Housing Department purchased the building for warehousing
- Environmental Services Department purchased the building in 2006 with the intent to develop a new HHW operation site. Public input and the Green Vision led to broader, sustainable vision for the site.
- SJEIC opened May 30, 2014 with a public ceremony, launching use of the ReStore and Prospect Silicon Valley. The HHW facility began operations in September 2014.

COST & FUNDING

- Total land purchase and construction cost: \$31.42 million
- Funding sources: One-time fee revenue and state and federal grants; no General Fund revenue was used
- First municipally-sponsored project in California to utilize federal New Markets Tax Credit program, bringing \$4.5 million to SJEIC project while providing significant tax benefits to investors
- Debt-free building: Lease revenue will cover maintenance and operation costs

LOCATION & ACCESS

- Address: 1608 Las Plumas Avenue, San José, CA 95133
- Accessible via automobile, bicycle paths, and public transit
- VTA Line 77 bus stop is ~ 1/4 mile from SJEIC
- BART Berryessa station will open in 2017, three blocks north of SJEIC

CONTACT INFORMATION

- **Environmental Services Department (owns SJEIC)**
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- **Office of Economic Development (administers leases and ProspectSV partnership)**
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The EIC renovation preserved the building's original Mid-century Modern architectural elements: heavy corrugated metal siding, a non-functional smokestack, and the brick facade.

