

SITES CERTIFIED PROJECT

HP INC. BOISE, IDAHO CAMPUS

2017

SITES GOLD

Boise, ID, United States



THE Sustainable
SITES
Initiative®

SITES CERTIFICATION

Location: Boise, ID

Project Size: 200 acres

Project Type: Commercial

Former Land Use: Greenfield

Terrestrial Biome: Xeric shrubland within the Snake River Plain, Snake-Colombia Shrub Steep



The team were awarded with SITES Gold certification and became the first SITES certified project in Idaho. The project is also the first corporate campus in the world to certify using the SITES v2 rating system.

HP Inc. Boise, Idaho Campus

SITES v2 Gold (2017) **107***

Site Context 6/13

Pre-design Assessment + Planning 3/3

Site Design - Water 0/23

Site Design - Soil + Vegetation 17/40

Site Design - Materials Selection 28/41

Site Design - Human Health + Well-Being 13/30

Construction 11/17

Operations + Maintenance 12/22

Education + Performance Monitoring 11/11

Innovation Or Exemplary Performance 6/9

*Out of a possible 200 points and 9 bonus points

Certified 70–84, Silver 85–99, Gold 100–134, Platinum 135–200

■ VALUE OF SITES

“At HP, we strive to make life better for everyone everywhere – not just through technology, but through sustainability efforts within our operations and supply chain,” **said Cynthia Rock, HP Head of Corporate Real Estate and Workplace Services.** “Through this landscaping project, we’re using less water, producing less emissions, and increasing bee production – ultimately protecting our planet for future generations.”

■ PROJECT BACKGROUND

Site Context

Located to the northwest of downtown Boise, the HP Inc. Boise, Idaho Campus spans roughly 200 acres (40 acres of traditional turf, 4 acres of planters, 30 acres of open field, 36 acres of farmland, 3.38 acres of ponds and 87.19 acres of hardscape with about 20 acres of mature trees on site). The campus was built in the early 1970s, where the prior land was farmland and, today, HP Inc. still farms 36 acres on site for local livestock feed.

Project Background

Prior to its redevelopment, the HP Inc. Boise, Idaho campus site featured a “traditional” landscape that predominantly featured Kentucky Blue Grass turf (about 40 acres), which requires an excessive amount of water and maintenance. In 2016, the campus approached their construction management company, HC Company, about ways to reduce their overall spending on the landscape. HC Company reached out to the landscape architecture firm Stack Rock Group, who developed an interdisciplinary team of biologists, rangeland ecologists, engineers, the Bureau of Land Management, the MK Nature Center of Idaho Fish and Game and HP Inc. stakeholders, who all collaborated on ways to reduce the water consumption at the campus while still maintaining HP Inc.’s role as a leader in sustainability.



■ UNIQUENESS OF PROJECT

The landscape redesign of the HP Inc. Boise, Idaho Campus is significant for the community, SITES program, and for HP Inc. in that it is

the **First Campus Redesign** that has been recognized as a

Sustainable SITES project and the first SITES certified project in the State of Idaho. This is the first of the HP Inc. campuses to strive to be

certified through the **Sustainable**

SITES Initiative. Based on this success of the Boise, Idaho campus landscape redesign, the tech

company plans to **Develop Similar**

Sustainable Practices on other campuses of theirs.



■ LOCAL SIGNIFICANCE

HP and the entire design and construction team sees this project

as an **Investment** in our **Local Ecosystem Services** and as a **Sustainable Model** for **Site Users**

and **The Community**. The project furthers HP's global sustainability initiatives and demonstrates that HP is a leading contributor in the technology industry as an international model for success.

The project has **Inspired** numerous HP employees, neighbors and site users to implement sustainable landscape design elements into their own personal landscapes.



PROJECT TEAM

Client: **HP Inc.'s Boise, ID Campus**
General Contractor: **HC Company, Inc.**
Landscape Contractor: **Trautman Lawn & Landscape Company**
Landscape Architect: **Stack Rock Group**
Civil Engineers: **JJ Howard Engineering, Inc.**
Biology Consultant: **McMillen Jacobs Associates**
Rangeland and Plant Materials Consultant: **Intermountain Rangeland Consultants**
Development of Site Performance Monitoring: **University of Idaho**
Project Manager: **HC Company, Inc.**



■ STRATEGIES



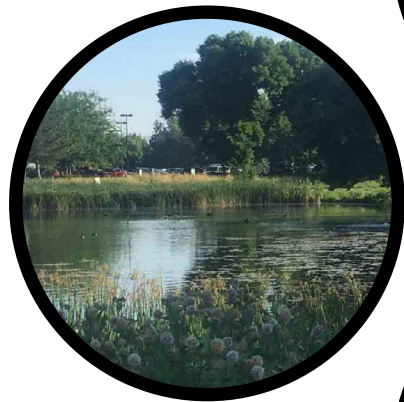
+ **Remove, Compost & Reuse the Sod:**

The water was turned off to all previously-existing sod that surrounded the campus core to let it die in the spring/summer months. The sod was then removed and composted on site, and this compost was used to amend existing planter beds on site.



+ **New Plant Materials:**

HP collaborated with over 10 local and national groups to replace non-indigenous grass on campus with native grasses that require less maintenance and attract local pollinators. A native seed mix was installed in place of the high water-demanding sod. Native vegetation and perennials were also used, which requires significantly less water to maintain the health and vitality of the flora.



+ **Stormwater Management:**

Stormwater is collected on-site and piped into underground holding ponds. This water is then pumped back into the landscape to irrigate the vegetation.



+ **An Intergrated Design Team:**

A dynamic and diverse team of experts was an imperative element for ensuring the overall success of this project. Without the professionals that created our team weighing in on key elements, the HP Inc. Boise, Idaho Campus would not have been as successful as it has proven to be. The creation of a long-term maintenance and performance monitoring plan has been developed to better understand how the site design functions over time.



+ **Maintenance & Management:**

The campus is managed by HC Company and the maintenance is performed by Trautman Lawn and Landscape Company. This will continue in the years that follow the installation of the new, native landscape. It is recognized that the native grass will need to be mowed every so often after establishment, but the overall intention is to let it grow with very little maintenance.

FINAL DESIGN

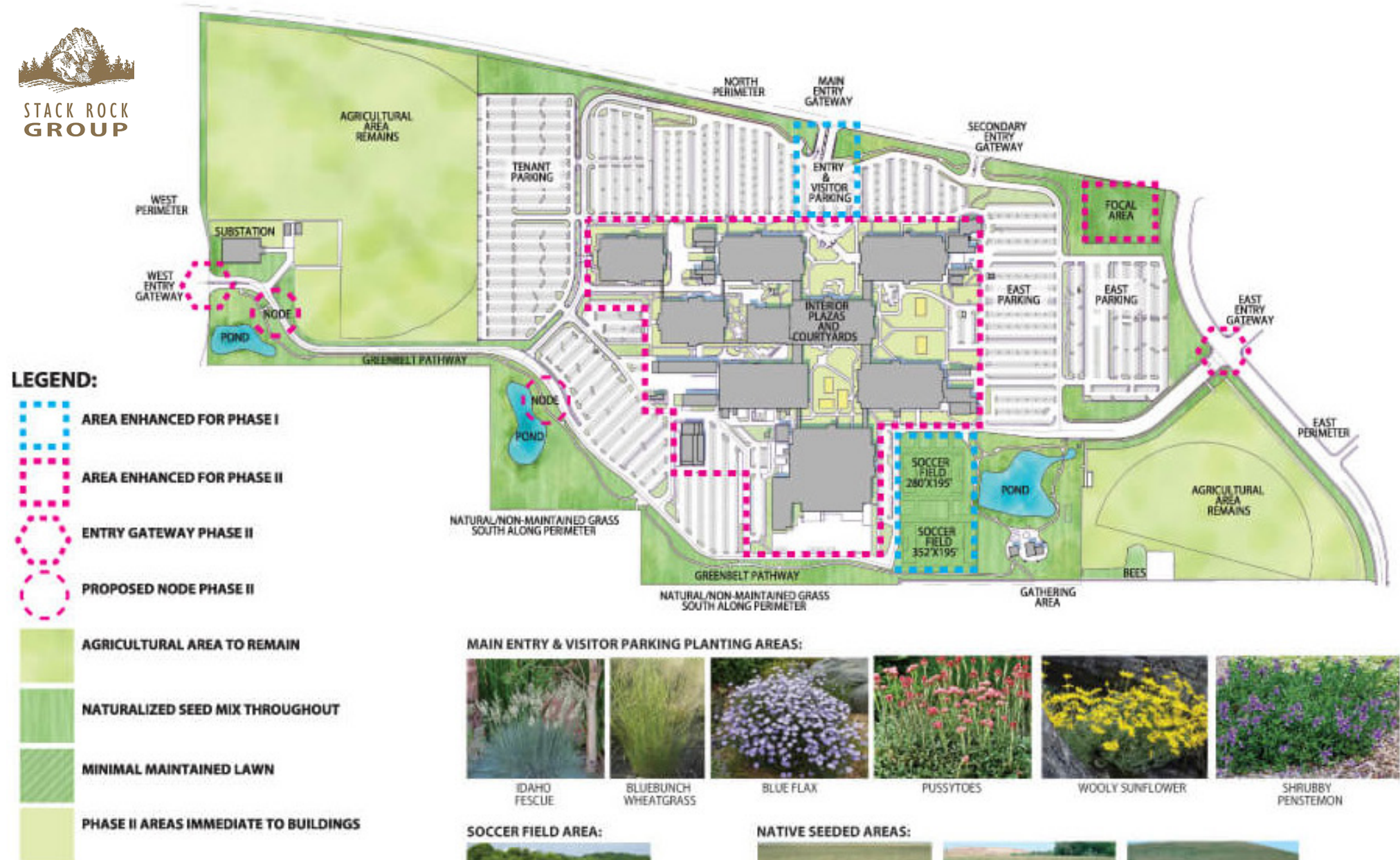
To satisfy the needs of a vast number of daily international visitors and a large workforce, the campus landscape must not only look beautiful but also function economically, providing broad biodiversity and numerous opportunities to enjoy nature for campus employees, guests, and business

partners. The **Overall Design** has been broken into two phases: 1) Internal courtyards and parking islands and 2) All other

landscape areas. The **First Phase** was implemented to address the entire site minus the internal courtyards and parking islands.

The Landscape Architects at Stack Rock Group in Boise, Idaho were contacted to reduce spending and costs associated with maintaining the campus. Stack Rock Group also brought a team of qualified professionals together to have round-table conversations to ensure the prolonged success of this campus redesign. In addition to design and collaboration, Stack Rock Group took the lead

on the project submittal to the **Sustainable SITES Initiative** to become SITES certified.



VALUE OF SITES

+ Plants + soils

The project team increased the biodiversity and soil health of the site which in turn promoted wildlife. The original vegetation, sod, was removed and composted on-site. This compost was used to amend existing planter beds on-site.



+ Materials

Through this project, HP collaborated with over 10 local and national groups to replace non-indigenous grass on campus with native grasses that require less maintenance and attract local pollinators.



ENVIRONMENTAL FEATURES



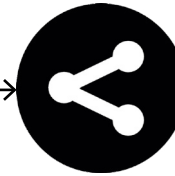
+ Water

The campus now saves 82,900 cubic meters of water annually. By converting 33 acres of Kentucky Blue Grass to a native seed mix and 5.67 acres to planters with native and adaptive native shrubs, the project reduced landscape water usage by 81%.



+ Energy

Emissions were reduced from landscape maintenance equipment by 90%, and landscaping costs were cut by nearly 50%.

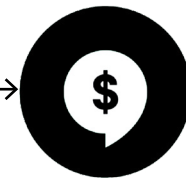


SOCIAL



+ Social benefits

The project provides a functional example for educating site users and visitors on the ways in which native plants can positively change a landscape. This includes air quality improvement due to reduced emissions.



ECONOMIC

The campus reduced annual water use by 82,900 cubic meters, which can deliver a savings of **\$248,700** annually.