

## About Us

The Tri-Main Center building, located at 2495 Main Street in Buffalo, was constructed in 1915 as a Ford assembly plant. It was designed by Albert Kahn, well-known for his creation of daylight factories, and strategically located on the Belt Line rail system circulating around the City of Buffalo. It is one of the largest of its kind still standing in Buffalo today (650,000 sf), and the earliest adaptive reuse of a former industrial property in the City of Buffalo. After Ford Motor Company ceased operations, the building was purchased by Trico, a windshield wiper manufacturer, and the name was changed to Trico Plant No. 2. Since 1989 the building has been owned by Tri-Main Development, LLC, who gradually converted the structure to a mixed use commercial and art center as well as a business incubator. Tri-Main Center currently houses over 90 organizations, including: corporate and professional offices, educational institutions, social services, light manufacturing, and artist and dance studios.



## Mission

To reduce the ecological impact of operating and maintaining the Tri-Main Center and provide a green environment for the 90+ organizations currently housed in our building.

## Existing Initiatives

Tri-Main has begun to reduce the ecological impact of our building. Improvements already in place consist of:

- High efficiency boilers
- Efficient LED lighting installed in common areas and new tenant spaces
- Occupancy sensor lighting controls installed in all common bathrooms
- 6 faucet sensors installed in main floor bathrooms
- Replacement of xxxx windows on the sixth floor
- Existing recycling program for electronics, cardboard, paper, plastic, glass, aluminum and ink cartridges. Recycling stations located on each floor – at least two stations on each.
- Grant to install a green roof, permeable paving parking lot, cistern to reduce storm water run-off

## Sustainability Goals and Initiatives

As of xx/xx/xxxx Tri-Main Development commits to the **Western New York Sustainable Business Roundtable Pledge**:

“We commit to become a thriving and resilient business by establishing and implementing a Sustainability Plan that:

- **Reduces waste and pollution**
- **Protects our waterways**
- **Optimizes use of energy and materials**
- **Invests in our communities**

in a transparent and measurable way that collectively, with the efforts of other WNY organizations, reduces the severity of global climate change.”

### I. Reduce waste and pollution

Baseline:

2014 Totals for entire building:

**301.32 tons of waste** collected by Modern Corporation

**130.52 tons of material recycled** by Cascades Recovery

## New Initiatives:

1. Updated Recycling Program organized by the Occupational Training Center - Buffalo Public Schools, a current tenant
  - Recycled materials: paper, plastic, cardboard, aluminum, scrap metal, glass, electronics, batteries
2. Educating tenants about recycling
  - Flyer explaining which items to recycle and a map of all recycling stations on specific floor. Flyer encouraged to be posted in each tenant's common area, and included in new tenant information files.
  - Monthly newsletter to include graph of garbage vs. recycling numbers.
3. Cooking oil recycling through Triad Recycling – 1 gallon bin located in The Lunch Box restaurant.
4. Damaged pallets collected and reused by tenant in the building

## Goals:

- Monthly measurements of garbage and recycling amounts to determine if garbage is being reduced and recycling is increasing.
- Find new materials to recycle or reuse throughout the building. Possible materials include: construction waste and artist materials.

## II. Conserve water

6 sinks with “hands-free” bathroom faucet sensors.

Baseline:

Totals for 2014

307,265 gallons of water used

## III. Optimize use of energy and materials

Baseline:

Totals for 2014

Electricity 4,295,728 kWh

Water 307,265 gallons

Gas 271,248 ccf

## IV. Invest in our communities

Tenant education of sustainability efforts throughout the building

- Post recycling information – items that can be recycled
- Post locations of recycling stations
- Share successes through newsletter