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**Editor's Note: for detailed project background, please visit www.tahmahlah.com.
Photography, b-roll, interviews and home tours available.**

Well Beyond LEED Platinum —Greenest Home in its Class

Tah.Mah.Lah. for Today: Sustainable. Regenerative. Home.

PALO ALTO, Calif. — There is a past, present and future sensibility to the home conceived by Paul Holland and Linda Yates and designed by HKS Hill Glazier Studio.

In deference to the first residents of the verdant Portola Valley land on which it sits, Holland and Yates — true to their deeply held conservationist values — set about building a net zero-energy, zero-carbon emission home, including the family's local transportation. “We wanted a house that fits seamlessly into the ecosystem, and restores the land as if it were 200 years ago,” says Yates.

Yet their home needed to be very much in the here and now, livable for today: a comfortable, come-one-and-all, inclusive place for their children, community, philanthropic and educational gatherings, extended stays, and comings and goings of guests, family and friends.

As to the future, Holland and Yates wanted to create a place that would *do something* for tomorrow — today: a home that would produce a restorative effect by generating more energy than it uses, rebuild habitat, save and repurpose water, reduce and reuse waste — a

home that would sustain itself for generations to come; a home that gives back, serving as a living demonstration of what building green can be.

“Tah.Mah.Lah. is just a pebble in the pond that we hope creates a ripple,” says Yates.

“We want it to help create greener beginnings for others.”

The 5,600 square-foot home, built on a gently-sloped, 2.7 acre hillside in the San Francisco Bay Area Peninsula region, was named Tah.Mah.Lah. by its owner-occupants, Paul Holland, a general partner at venture capital firm Foundation Capital, and Linda Yates, former CEO, management consultant and activist. Together they drove the project during the research, design and construction odyssey that began in 2004, insisting it stay true to their core goals – beyond LEED, environmentally regenerative.

The home is sited on the same parcel where Linda grew up. “Linda’s parents bought this property more than 40 years ago, and it’s incredibly special to us. We feel a deep sense of gratitude and responsibility to steward the land in a meaningful way. Our goal was to honor not only the legacy of their family’s homestead, but also the legacy of those who founded Portola Valley and institutionalized conservation and the environment as the fundamental principles upon which the town was built,” says Holland.

Tah.Mah.Lah. is the Native American Ohlone tribe’s name for mountain lion or puma, chosen out of respect for the native big cats and the people who also call the northern and central California coastal region their home. For the couple and their children, the Ohlone people are role models for their stewardship of the land and naturally green way of life. Indigenous mountain lions still roam these lands, and Holland and Yates designed Tah.Mah.Lah. to cohabit with wildlife, not shut it out.

From the beginning, Holland and Yates knew they wanted to create a home with restorative values – for themselves, for guests, and for the planet. Beyond that, the couple wanted a demonstration project, too – to serve as an inspiration and a learning place for others to share their knowledge and build green, and to help create a market for green goods, services and jobs. The family moved in in July 2011, and have since hosted numerous groups and tours, from Stanford students studying science, technology and the environment, to a gathering of Peninsula mayors discussing ways to create sustainable cities.

Holland and Yates developed a set of six guiding themes, each of equal importance, to steer every aspect of the design, with environmental efficiency and conservation at the heart of each decision: Gathering Place; Outside In; Environmentally Regenerative; Global Sensibility; Multigenerational; and Sense of Soul. Wood, glass, metal and stone, each material meticulously selected (many with rich histories and stories of their own) were crafted to bring each guiding theme to life in a home whose owners want to debunk the myths that green buildings are ugly, institutional, too costly to build and too hard to live in.

The couple spent months educating themselves, meeting with experts in all four areas of sustainable and regenerative building: energy, materials, water and habitat. The result: a committed and diverse assemblage of more than four dozen project consultants and artists, including wastewater system engineers, energy specialists and wildlife biologists, collaborating in a fully integrated design process incorporating the owners' lifestyle and green goals.

Ann Edminster, dubbed by Yates as 'The Green Goddess,' served as the home's chief sustainability officer throughout the design and construction process. Edminster, a leading international expert on green home design and construction, and principal author of the LEED for Homes Rating System, says, "When Linda and Paul asked me to help them meet their very

ambitious goals, I knew that this would require the best talents in the field of green building, so I went out and recruited my dream team. The result was not just an amazing group of colleagues, it was a lifetime opportunity to facilitate a phenomenal process; our team collaborated brilliantly and tirelessly to produce something truly exceptional and we all learned a huge amount along the way.”

The team used eco-driven design, engineering and construction methods; recycled, reclaimed and sustainable building materials; and advanced technological and monitoring systems for energy and water use supervision. The site design is responsive to natural hydrology, soils and landform, vegetation, wildlife, climate, water, and energy flows. Wildlife corridors are protected and enhanced, and only native California plants are used, with the exception of an organic food garden (the family’s chickens roam outdoors). A new native grass sod was developed for the project; the landscape is irrigated with treated blackwater and rainwater diverted from the home’s recycled steel roof, which drains into a 50,000-gallon underground cistern and is used in the summer months to water the landscape, thus recharging the aquifer when most needed.

Building Materials & Systems

Much of the home is made of cedar harvested from woodlands certified according to guidelines of the Forest Stewardship Council. Other featured materials include salvaged limestone for fireplaces and paving, and recycled steel and richly patina-ed iron from a 102-year-old granary in Wisconsin were fashioned into a kitchen hood, hand railings and furniture. The oak floors were salvaged from old barns, and bathrooms feature recycled-glass sinks.

Tah.Mah.Lah. has no paint or ducts, and it uses no fossil fuels. Sliding glass walls open for breezes in summer; in the winter, the home’s ground-source heat-exchange system pumps

water deep underground to be warmed by the Earth's thermal energy, then pushes it up to heat the floorboards.

Seven Silicon Valley clean-tech startups are represented in Tah.Mah.Lah., including two backed by Foundation Capital. The home's lighting, climate and irrigation systems are automated by Control4 software and remotely operated by an iPad. SunRun provided financing for a 27-kilowatt photovoltaic solar electricity system that more than meets the home's power needs – the system was built with the capacity to charge five electric vehicles for the family's future drivers.

Well Beyond LEED Platinum

For Robert Glazier, the project's lead design architect for HKS Hill Glazier Studio, Tah.Mah.Lah. became a full-immersion process that greatly exceeded his prior LEED (Leadership in Energy and Environmental Design) experience. "I now have an unofficial Green MBA," quipped Glazier. Tah.Mah.Lah. received a platinum-level score of 122.5 points in the LEED for Homes rating system, and if all innovation credits had been awarded (LEED caps innovation points at four), would have earned a total of 153 points, making it the greenest U.S. custom built home in its class. The LEED rating program is administered by the U.S. Green Building Council; its rating system has become the green building industry standard.

HKS Hill Glazier Studio, known for its design of luxury hotels, resorts, urban high rise projects, and spas worldwide, has designed many projects to LEED specifications for new construction, including Montage Beverly Hills (LEED Gold), the W Hollywood (LEED Silver), Montage Deer Valley, Utah, (LEED Silver), and Tucker's Point Hotel & Spa in Bermuda, also LEED Silver certified. The majority of HKS Hill Glazier Studio's designers are LEED trained and accredited.

“The design process implemented on Tah.Mah.Lah. is as inspiring as the home itself,” said Kirk Teske, principal and chief sustainability officer at HKS. “The design team’s enthusiastic adoption of the client’s goal and their collaborative problem solving shines bright in the final product. Linda and Paul’s home will undoubtedly serve as an inspiration to our other design studios to collaboratively achieve deeper sustainable design solutions,” added Teske.

But beyond their LEED expertise, for Holland and Yates, working with Glazier, project architect David DaPonte, and the HKS Hill Glazier Studio team was just as much about trust and HKS’s ability to work with the vast and varied team of consultants, as well as government agencies and citizen, environmental, and business groups – something the veteran hospitality designers are accustomed to managing on hotel, resort and resort-residential projects, both large and boutique, worldwide.

Design Aesthetic

For Glazier, Tah.Mah.Lah.’s simplicity is its most satisfying characteristic. “The unassuming, straightforwardness of the indoor and outdoor spaces is what I appreciate most about this home,” said Glazier. “From every room in the house, you’re never more than five steps from the outdoors.” The Holland-Yates family loves to hike, and feels a strong connection to nature and the outdoors. They wanted a liberating, open feeling, with a natural flow and rhythm in and out, and dual oriented spaces featuring an outside option, where entire sections of the home could open to the outside. One of Tah.Mah.Lah.’s most striking qualities is its great room, large enough to host hundreds of people, with expansive moveable glass walls that open to views of the homes’ sustainably built pool, wetlands, willow reed sculpture and play space created by artist Patrick Dougherty, all set against a backdrop of tree studded green hills and mountains.

“The modern barn design aesthetic fits very well with this region and interacts beautifully with an outside-in lifestyle. Its simplicity works naturally in a house with no synthetic materials, carpet or paint – it’s a place where nature is framed as art through architectural features,” said Glazier.

Michael Booth, founding principal of San Francisco based interior design firm BAMO, worked closely with Glazier, DaPonte, Holland and Yates, to develop the home’s interior architecture. The collaboration was easy as BAMO and HKS Hill Glazier Studio have teamed on dozens of residential and hospitality projects over the years.

“Designing a sustainable home requires a holistic approach,” said Booth. “It’s not about a checklist; it’s about changing the way we think from beginning to end and beyond. The bonus is that aesthetics need not be sacrificed. This home gorgeously illustrates that California living today is about casual elegance, indoor-outdoor verve, and environmental stewardship.”

And much like the “open source” concept that has transformed the very industries from which Holland and Yates earn their livelihood, the couple is sharing their vast research and knowledge, detailing their materials, consultants and suppliers used for every aspect of design and construction, via their website at **TahMahLah.com**, with the hopes that the home they’ve built will be learned from and improved upon by others.

“To be clear, the greenest dwelling place would be a tent or a yurt, but we feel it is equally important that we continue to have the gathering space to support causes and people who are making a difference in the world. Although the house as a demonstration project is important in and of itself, it is what we do with it over the long term that will determine its true value.

Beyond sustainable, in an ideal world, every house would be environmentally regenerative, seamlessly integrating into its ecosystem, highly efficient, producing more energy than it consumed, restoring habitat, saving and repurposing water, reducing and reusing waste, reclaiming materials, eliminating its own and its occupants' total carbon footprint (including transportation). We wanted our home to represent an exciting summary of what building green can amount to. Special care has been taken across every dimension of green building: energy, water, materials, and habitat. Every aspect of the creation of this house is intended to have a minimal environmental impact and hopes to have a restorative effect, while still providing an environment appropriate for our family and the broader community, organizations and functions we support. We feel very blessed that the project not only reflects our vision but the creativity of its designers, the expertise of its green gurus, the experience, talent and pioneering spirit of its many trades and craftsmen and the collaboration and commitment of the entire team."

~ Paul Holland and Linda Yates

About HKS Hill Glazier Studio

HKS Hill Glazier Studio specializes in the design of hotels, resorts and unique custom homes. The firm's portfolio includes sophisticated urban hotels, unique destination resorts, world-class golf clubhouses and luxurious spas. With more than \$14 billion in hospitality construction underway on five continents, HKS's hospitality practice is ranked number one in the nation and the world according to *World Architecture, Building Design & Construction*, and *Hospitality Design* magazines. Over the past two decades, the firm has designed projects in 26

countries, earning numerous awards and features in national and international publications.

For more information, please visit hksinc.com.

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