

40%

water use reduction

84%

of project waste
diverted from landfill

72%

reduction of potable
water use for irrigation

Broadway Crossing

Seattle, Washington

Completion: March 2007
 Project Size: 74,184 sf - 44 units
 Statistics: 10,972 sf retail - 21,584 sf parking
 Owner: Capitol Hill Housing
 Architecture: GGLO
 Landscape Architecture: GGLO
 Interior Design: GGLO
 Contractor: RAFN
 Energy Modeling: McGowan Broz Engineers
 Civil Engineer: Bush Roed & Hitchings
 Structural: Coughlin Porter Lundeen

LEED® Silver



LEED for New Construction
Certification awarded May 3, 2008

Total LEED® Points	33
Sustainable Sites	07 of 14
Water Efficiency	03 of 05
Energy & Atmosphere	04 of 17
Materials & Resources	05 of 13
Indoor Environmental Quality	09 of 15
Innovation & Design	05 of 05



SUSTAINABLE DESIGN CASE STUDY

Broadway Crossing

LEED® POINT HIGHLIGHTS	
Sustainable Sites	
SS 2	Dense urban location close to community services
SS 3	Remediated site
SS 4.1	Alternative transportation options include: access to bus lines, secure bicycle storage, and charging stations for electric neighborhood vehicles
4.2	
4.3	
SS 7.1	100% covered parking
Water Efficiency	
WE 1.1	Drought tolerant landscape utilizing high efficiency drip irrigation reduce potable water use by over 70%
WE 3.1	High efficiency toilets, low-flow showerheads and faucet aerators reduce water use by over 40%
3.2	
Energy and Atmosphere	
EA 1	Envelope improvements exceed combined with high efficiency lighting reduces energy costs by approximately 20%
EA 3	Extensive commissioning process verifying installation and operation of systems for optimized system performance
Materials & Resources	
MR 2.1	84% of construction waste, 185 tons, diverted from landfill
2.2	
MR 4.1	High recycled content materials ranging from metal framing to flooring materials
MR 5.1	21% of building materials harvested, processed and manufactured locally
5.2	
Indoor Environmental Quality	
EQ 3.1	Construction policies prevented water damage to materials which could cause mold growth and protected duct work from construction debris
EQ 4.1	Low emitting sealants, adhesives, carpet and low-VOC paint improve indoor air quality
4.2	
4.3	

Background

This highly visible site is a gateway to both the busy commercial Broadway Street and the residential Capitol Hill neighborhood. The single purpose Walgreens drug store originally proposed for the site did not find favor with the community. In response, a partnership was formed between the commercial developer, S.E. Grainger, and a local non-profit affordable housing provider, Capitol Hill Housing to provide ground level commercial, structured parking, and 44 units of low-income housing units in four residential stories above.



Better Site Solutions

Fulfilling the community's desire for a mixed use development contributed to the project's overall sustainability:

- Placing housing over commercial space, and cleaning up the previous gas station's contamination, provides a higher value to the use of the land
- With so many amenities in less than a quarter mile, the need for residents to own cars is drastically reduced.

Conserving Water & Energy

Reduced hot water heating, along with envelope improvements above energy code reduce energy use which reduce greenhouse gas emissions from power plants:

- Energy Star appliances, efficient windows, high efficiency lighting in common areas, central boiler and thermostat upgrades contribute to energy savings.
- Shared laundry facilities reduce water and energy use.
- Low-flow plumbing fixtures, dishwashers and clothes washers conserve water.
- Broadway Crossing is a participant in GGLO's ongoing Building Performance Evaluation of multifamily projects in the Seattle area in order to assess building performance relative to design intention www.gglo.com/insight.aspx

Better Design and Materials Makes a Quality Indoor Environment

A tenant manual and open house tours educate building users and the general public about sustainable features:



- 14% of products, including masonry, concrete, metal doors, insulation, carpet & drywall, contained recycled content which reduces demand on virgin materials
- 21% of products, including framing lumber, concrete, insulation, landscaping and paint, were manufactured, harvested and extracted locally which reduces transportation and supports the local economy
- Non-smoking building policy reduces maintenance and improves operations
- Living dining, kitchen areas are open and connected to get the daylight and views deep into the space

