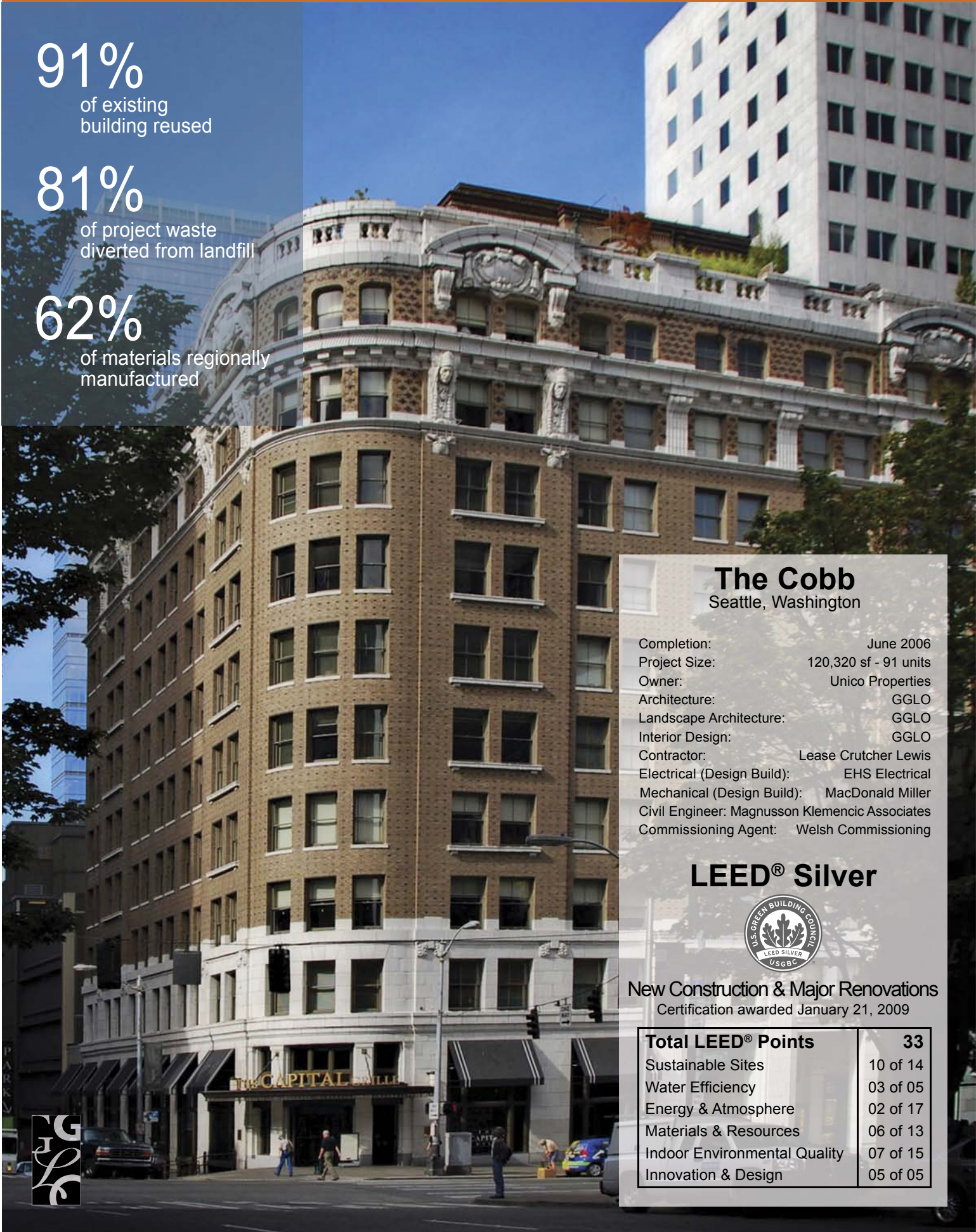


91%
of existing
building reused

81%
of project waste
diverted from landfill

62%
of materials regionally
manufactured



The Cobb
Seattle, Washington

Completion: June 2006
 Project Size: 120,320 sf - 91 units
 Owner: Unico Properties
 Architecture: GGLO
 Landscape Architecture: GGLO
 Interior Design: GGLO
 Contractor: Lease Crutcher Lewis
 Electrical (Design Build): EHS Electrical
 Mechanical (Design Build): MacDonald Miller
 Civil Engineer: Magnusson Klemencic Associates
 Commissioning Agent: Welsh Commissioning

LEED® Silver



New Construction & Major Renovations
 Certification awarded January 21, 2009

Total LEED® Points	33
Sustainable Sites	10 of 14
Water Efficiency	03 of 05
Energy & Atmosphere	02 of 17
Materials & Resources	06 of 13
Indoor Environmental Quality	07 of 15
Innovation & Design	05 of 05



SUSTAINABLE DESIGN CASE STUDY

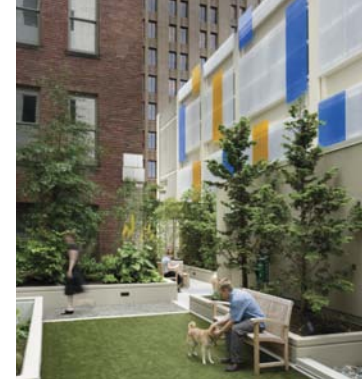
The Cobb

LEED® POINT HIGHLIGHTS	
Sustainable Sites	
SS 1	Urban infill development
SS 2	Dense urban location close to community services
SS 4.1	Car sharing, electric vehicle charging, transit tunnel proximity & secure bicycle storage
4.2	
4.3	
SS 4.4	
SS 5.1	Garden converted roof spaces provide vegetated habitat
5.2	
Water Efficiency	
WE 1.1	Drought tolerant plants & high efficiency drip irrigation reduce potable water used for irrigation
WE 3.1	Dual flush toilets & low-flow fixtures reduce water use by 30% while Energy Star dishwashers and clothes washers provide processed water reduction
3.2	
Energy and Atmosphere	
EA 3	Extensive commissioning process verifying installation and operation of systems for maximum efficiency
EA 4	HVAC system contains no ozone depleting refrigerants
Materials & Resources	
MR 1.1	91% of existing building shell has been reused preserving virgin materials & a cultural treasure
MR 2.1	81% of construction waste diverted from landfill
2.2	
MR 4.1	Recycled content materials range from metal framing to flooring materials
MR 5.1	A high level of building materials were harvested and manufactured locally
5.2	
Indoor Environmental Quality	
EQ 4.1	Low VOC emitting adhesives, sealants, paints and carpets
4.2	
EQ 4.3	
EQ 5.1	Indoor measures provided to minimize occupant exposure to potentially hazardous particulates and pollutants
EQ 8.1	Large operable windows provide daylight, expanded views and ventilation
8.2	

Background

Built in 1910, the 11-story Cobb Building made history as one of the first commercial buildings in the United States to exclusively offer medical and dental offices. Nearly 100 years later, The Cobb leads the market again by joining a select group of historic renovations awarded LEED certification.

The timeless appeal of the building's Beaux Arts character with its narrow floor plate, tall ceilings, and abundant operable windows was well suited to the conversion to a 91 unit mix of studio, one and two bedroom apartments.



Better Site

- Location in Seattle's core reduces strain on habitat and preserves natural resources while being close to work & recreation
- Transportation choices promote alternatives to single occupant vehicles
- 22% of the site area converted rooftops to vegetation to exceed open space requirements, provide habitat and respite for residents and their pets in the middle of Seattle

Conserving Water & Energy

- Low-flow showerheads, faucets, dual flush toilets and high efficiency appliances
- Hybrid heat pump system heats & cools units. Heat rejected during the cooling mode preheats domestic hot water system to save about 5% a year over typical water source heat pump
- Connected to Seattle Steam Company's district heating utility, central boiler heats domestic hot water
- The Cobb 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

Better Materials and Indoor Environment

Building reuse prevents valuable resources from entering the waste stream and reduces the consumption of new construction materials. Equal consideration was given to the installation and disposal of new products:



- 81% of demolition and construction waste, over 1,800 tons, was diverted from the landfill
- 5% of building materials, including metal framing, insulation, drywall and carpet cushion, contained recycled content
- 62% of building materials, primarily steel products and concrete, were regionally manufactured which reduces negative impacts of transportation and stimulates the local economy
- Tall ceilings and large operable windows offer plentiful daylight and fresh air. They are complimented by open floors plans which use sliding doors and cluster rooms against interior walls to accentuate views
- Low emitting sealants, adhesives, paints, coatings & carpeting improve indoor air quality

