

93%

of existing building reused

86%

of project waste diverted from landfill

27%

regionally sourced materials



**Atria Senior Living  
Tamalpais Creek**

Novato, California

Completion: December 2010  
 Project Size: 81,952 sf - 117 units  
 Owner: Atria Senior Living Group  
 Architecture: GGLO  
 Interior Design: GGLO  
 Landscape Architecture: GGLO  
 Unit Contractor: Draeger Construction  
 Common Areas Constructor: Hearn Construction  
 Civil Engineer: KPFF  
 Structural Engineer: KPFF  
 Mechanical Engineer: Interface Engineering  
 Electrical Engineer: Interface Engineering

**LEED® Silver**



**New Construction & Major Renovations**  
 Certification awarded April 2011

<b>LEED® Points</b>	<b>33</b>
Sustainable Sites	05 of 14
Water Efficiency	03 of 05
Energy & Atmosphere	06 of 18
Materials & Resources	06 of 13
Indoor Environmental Quality	10 of 15
Innovation & Design	03 of 05



# SUSTAINABLE DESIGN CASE STUDY

## Atria Tamalpais Creek

LEED® CREDIT HIGHLIGHTS	
Sustainable Sites	
SS 4.1	Public transportation, bike storage and changing rooms provided, car-pooling encouraged for staff, visitors
4.2	
4.4	
SS 6.2	Vegetated swales & stormwater structure filter pollutants
SS 8	Light pollution reduction
Water Efficiency	
WE 1.1	57% reduction in water use by high efficiency drip irrigation
WE 3.1	30% water reduction with dual-flush toilets, low-flow showerheads and faucets
3.2	
Energy and Atmosphere	
EA 1	Targets 18% savings on utility costs compared to a conventionally designed building
EA 6	35% of electricity purchased from Green-e certified sources
Materials & Resources	
MR 1.1	93% building re-use (walls, floors, roof)
MR 2.1	86% of demolition and construction waste – over 576 tons – diverted from landfill
2.2	
MR 4.1	16% recycled content materials including structural steel, carpet and gypsum board
MR 5.1	27% of building materials harvested and manufactured locally, including plants, exterior precast and cultured stone, paint and gypsum board
5.2	
Indoor Environmental Quality	
EQ 3.1	Construction indoor air quality plan during resident-occupied renovation
EQ 4.1	Low VOC emitting adhesives, sealants, paints and carpets
4.2 4.3	
EQ 6.1	Resident/staff controllability of lighting and thermal comfort systems in units and multi-use spaces
6.2	
EQ 7.1	Energy efficiency upgrades improve thermal comfort
7.2	

### Background

Built in 1978, Atria Tamalpais Creek is a senior living community providing assisted living and memory care services. The scope of its major renovation, completed in 2010, includes revitalized gardens, updated common areas and remodeled apartments to better meet the needs of its community and attract new residents.

### Site Improvements

Atria Senior Living Tamalpais Creek provides alternatives to reduce pollution and land development impacts from automobile use:

- Proximity to transit gives employees, residents & visitors transportation options
- Bicycle storage is convenient for both visitors and employees while employee locker room and shower area encourage biking to work
- Exterior lighting strategically reduces light pollution
- Preservation of significant existing trees provides habitat

### Water & Energy Conservation

Taking cues from Tamalpais Creek running along the site, attention was given to the flow of water on site and the protection of this limited resource:

- Native and adaptive plant palette selected for drought tolerance and beauty. What little water is needed by these plants is provided through an efficient drip irrigation system which further reduces the use of potable water.
- New package heat pumps are energy efficient and more easily controllable with in-unit thermostats for resident comfort
- New windows are more energy efficient and provide daylighting, views and fresh air

### Better Materials & Indoor Environment



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

- Composite cork tile flooring in the Activity Room helps reduce the strain on natural resources because it is rapidly renewable, durable and contains pre-consumer recycled content
- Low emitting materials such as adhesives, paints and carpet used throughout the community improve indoor air quality

### Beyond the Building

- New and prospective residents receive a tour of the project highlighting sustainable design
- Atria provides recycling stations for use in the common spaces. The resident handbook provides additional detail to make recycling easy and convenient for residents, guests and staff.

