

41% reduction in water use

98% of project waste diverted from landfill

37% regionally sourced material

AVA Queen Anne Seattle, Washington

Completion:	December 2011
Project size:	166,712 sf 204 units
Owner:	AvalonBay Communities
Architecture:	GGLO
Landscape Architecture:	GGLO
Contractor:	AvalonBay
Civil Engineer:	KPFF
Structural:	KPFF
Interior Design:	Two9Design
Mechanical Engineer:	Pressler Engineering
Electrical Engineer:	Pressler Engineering



LEED® SILVER

for New Construction
& Major Renovations

certification awarded Oct. 2012

LEED Points: 33

Sustainable Sites:	12 of 14
Water Efficiency:	4 of 5
Energy & Atmosphere:	0 of 17
Materials & Resources:	6 of 13
Indoor Environmental Quality:	7 of 15
Innovation in Design:	4 of 5

LEED® CREDIT HIGHLIGHTS

Sustainable Sites

- SS 4.1 4.2 4.4 Public transportation, bike storage and changing rooms provided, carpooling encouraged for staff, visitors
- SS 5.2 Maximizes vegetated open space
- SS 6.2 Stormwater treatment structure filter pollutants

Water Efficiency

- WE 1.1 more than 50% reduction in water use by high-efficiency drip irrigation
- WE 3.1 3.2 more than 40% reduction in water usage

Materials & Resources

- MR 2.1 2.2 98% of demolition and construction waste - over 675 tons - diverted from landfill
- MR 4.1 4.2 27% recycled content materials including structural steel, carpet and gypsum board
- MR 5.1 5.2 37% of building materials harvested and manufactured locally, including plants, exterior precast and cultured stone, paint and gypsum board

Indoor Environmental Quality

- EQ 3.1 Construction indoor air quality plan during resident-occupied renovation
- EQ 4.1 4.2 4.3 Low VOC emitting adhesives, sealants, paints and carpets
- EQ 6.1 6.2 Resident/staff controllability of lighting and thermal comfort systems in units and multi-use spaces
- EQ 8.1 More than 94% of all regularly occupied spaces are provided direct line of sight views

Background

AVA Queen Anne is an innovative multi-family project in a dense, urban neighborhood in Seattle with flats and live/ work units and neighborhood commercial spaces at the ground floor. The project concept of "erosion" responds to the dynamic site context and environment.



Avalon Queen Anne is one of the first projects to be subject to the City of Seattle "Green Factor" and features extensive green roofs, planted areas, landscaped streetscapes, porous paving, and rainwater harvesting for landscape irrigation.

