

**93%** of existing building reused

**86%** of project waste diverted from landfill

**27%** regionally sourced material

## 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 Contractor:	Hearn Construction
Civil Engineer:	KPFF
Structural Engineer:	KPFF
Mechanical Engineer:	Interface Engineering
Electrical Engineer:	Interface Engineering



### LEED® SILVER

for New Construction  
& Major Renovations

certification awarded April 2011

**LEED Points: 33**

Sustainable Sites:	5 of 14
Water Efficiency:	3 of 5
Energy & Atmosphere:	6 of 17
Materials & Resources:	6 of 13
Indoor Environmental Quality:	10 of 15
Innovation in Design:	3 of 5



## LEED® CREDIT HIGHLIGHTS

### Sustainable Sites

- SS 4.1 Public transportation, bike storage and changing rooms provided, carpooling encouraged for staff, visitors
- 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

### Energy & 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
- 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

### 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
- EQ 6.1 Resident/staff controllability of lighting and thermal comfort systems in units and multi-use spaces
- EQ 7.1 Energy efficiency upgrades improve thermal comfort

## 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 and 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.