

93% of existing building reused

97% of project waste diverted from landfill

34% regionally sourced material

ATRIA VALLEY VIEW

Atria Senior Living Valley View Walnut Creek, California

Completion:	December 2011
Project size:	98,814 sf 125 units
Owner:	Atria Senior Living Group
Architecture:	GGLO
Interior Design:	GGLO
Landscape Architecture:	GGLO
Contractor:	Draeger 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 2012

LEED Points: **35**

Sustainable Sites:	7 of 14
Water Efficiency:	1 of 5
Energy & Atmosphere:	7 of 17
Materials & Resources:	7 of 13
Indoor Environmental Quality:	9 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

Energy & Atmosphere

- EA 1 Targets 23% savings on utility costs compared to a conventionally designed building
- EA 6 70% of electricity purchased from Green-e certified sources

Materials & Resources

- MR 1.1 93% building re-use (walls, floors, roof)
- MR 2.1 97% of demolition and construction waste – over 2.2 1,100 tons – diverted from landfill
- MR 4.1 4.2 20% recycled content materials including fiberglass windows, metal deck railing, and cabinetry
- MR 5.1 5.2 34% of building materials harvested and manufactured locally, including plants, lumber, and fiber-cement siding

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 7.1 7.2 Energy efficiency upgrades improve thermal comfort



AFTER | Atria Valley View Entry

Background

Built in 1975, Atria Valley View is a senior living community providing independent and assisted living.

Site Improvements

The scope of its major renovation includes:

- Site improvements with revitalized gardens
- Energy upgrades for heating and cooling with more easily controllable unit thermostats and new energy efficient windows
- Plumbing upgrades to conserve potable water and provide additional energy savings
- Updated common areas and remodeled apartments to better meet the needs of its community and attract new residents

Better Design & Materials

The most visible sustainable strategy was the renovation of an existing building. 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 with the following attributes: recycled content; regionally produced; and low-emitting to improve indoor air quality.



AFTER | Atria Valley View Outdoor Amenity