

24% projected utility cost savings

44% open space

72% reduction of potable water use for irrigation

Bridges@11th Seattle, Washington

Completion:	July 2015
Project size:	3 Buildings 188,114 sf 184 units
Owner:	Security Properties
Architecture:	GGLO
Landscape Architecture:	GGLO
Contractor:	Walsh Construction
Civil Engineer:	Coterra Engineering
Structural Engineer:	Swenson Say Faget
Interior Design:	Bumgardner
Commissioning:	Glumac
MEP Engineer:	Glumac



LEED® SILVER
for New Construction AGMBC
certification awarded Sept. 2015

LEED Points:	56
Sustainable Sites:	21 of 26
Water Efficiency:	5 of 10
Energy & Atmosphere:	10 of 35
Materials & Resources:	5 of 14
Indoor Environmental Quality:	7 of 15
Innovation in Design:	6 of 6
Regional Priority Credits:	2 of 4

LEED® CREDIT HIGHLIGHTS

LEED-NC v2009 Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC)

Sustainable Sites

SS 1&3*	Previously developed site
SS 2	Connectivity to community services
SS 4.1	Promotes alternative transportation: public bus access, bicycling storage and amenity for residents, staff and visitors, low-emitting vehicles priority parking
4.2*	
4.3	
SS 5.1	Native and adaptive vegetation (20%) contributes to open space (44%), habitat, and promotes biodiversity
5.2	
SS 7.1	Heat Island Effect reduced by below grade parking, vegetated & light colored roofs
7.2	

Water Efficiency

WE 1.1	72% designed potable water reduction for irrigation
WE 3	37% designed potable water reduction with low-flow faucets & showers, and high-efficiency toilets

Energy & Atmosphere

EA 1	24% potential utility cost savings compared to a conventionally designed building
EA 5	Energy measurement and verification through Energy Star Portfolio Manager

Materials & Resources

MR 2.1	85% of demolition and construction waste diverted from landfill
2.2	
MR 4.1	18% of building materials recycled content
MR 5.1	27% of building materials harvested and manufactured locally, including: cabinetry; wood framing of south & central buildings
5.2	

Indoor Environmental Quality

EQ 3.1	Increased indoor air quality measures during construction
EQ 4.1	Low-emitting adhesives, sealants, flooring systems and urea-formaldehyde free composite wood products
4.3	
4.4	
EQ 6.1	Controllability by residents, staff of lighting and thermal comfort systems
6.2	
EQ 8.2	Views (+90%) provided in regularly occupied spaces including: units, amenity spaces, and leasing office

Innovation & Design Process

ID	Exemplary Performance (SSc2, SSc4.1, SSc5.2)
ID	Design for Active Occupants
ID	Green Building Education

*Regional Priority Credit



Background

The Seattle Children's Hospital and University of Washington have partnered with Security Properties to offer priority workforce housing in the University District. The new community fulfills Seattle Children's obligation to replace housing demolished for its campus expansion and achieve goals that both institutions share - to provide quality housing for employees, support recruitment and retention, and contribute to a vital urban neighborhood.

Better Site Design

Bridges@11th was designed to create a model for workforce housing, one that relates to resident families of diverse sizes and types through a mix of apartment designs, community spaces and management approach tailored to meet the needs and culture of Children's Hospital, the University of Washington, and the greater community.

- **Design for Active Occupants:** This LEED Pilot Credit promotes health of building users through physical activity while reducing environmental impacts. Bridges@11th applied Active Design principles to make daily physical activity more accessible and inviting. Designed as a neighborhood within a neighborhood, three compact and freestanding buildings with permeable street-like connections between them and a rooftop trail that connects each building. These permeable spaces bring together the street frontage and a currently under utilized alley, making it more walkable and activity-friendly within the Urban Design of the campus site. Inviting stairs with windows, signage, and easily accessible near entries - in addition to a variety of amenity areas such as the Bike Club, rooftop garden, and open space totaling 44% of the site area - are individual Building Design features that support an active lifestyle. [Read the Active Design case study here.](#)
- **20% of the total site area is vegetated** with native, adaptive and drought tolerant plants which slows down and removes potential pollutants from storm water run-off, while increasing open space, habitat and promoting biodiversity
- **Bike Club:** Easily accessed from 11th Avenue, provides secure bike storage and Fix-It facilities, and visitor bicycle racks distributed throughout the site promote alternative transportation and reduce single occupant vehicle use. Shower/changing facility is also provided for staff.

Conserving Water & Energy

- Extensive native and adaptive vegetation used throughout promotes biodiversity, is drought tolerant, and with high efficiency irrigation reduces potable water use
- Low-flow faucets, shower, and high-efficiency toilets reduce water use
- Potential energy cost savings of approximately 24% (relative to a conventionally designed building) is anticipated due to:
 - Optimized building envelope
 - Energy recovery ventilators serving retail and amenity spaces (utilizing exhaust air energy to preheat outside air)
 - High-efficiency lighting packages and Energy Star appliances
 - Demand-based thermostats for larger units

