

1st

LEED Silver certified affordable housing project in Seattle

84%

of project waste diverted from landfill

70%

reduction of potable water for irrigation

Broadway Crossing Seattle, Washington

Completion:	March 2007
Project size:	74,184 sf 44 units 10,972 retail sf
Owner:	Capitol Hill Housing
Architecture:	GGLO
Landscape Architecture:	GGLO
Interior Design:	GGLO
Contractor:	RAFN
Energy Modeling:	McGowan Broz Engineers
Civil Engineer:	Bush Roed & Hitchings
Structural Engineer:	Coughlin Porter Lundeen



LEED® SILVER

for New Construction

certification awarded May 2008

LEED Points: **33**

Sustainable Sites:	7 of 14
Water Efficiency:	3 of 5
Energy & Atmosphere:	4 of 17
Materials & Resources:	5 of 13
Indoor Environmental Quality:	9 of 15
Innovation in Design:	5 of 5

GGLO

DESIGN

LEED® CREDIT HIGHLIGHTS

Sustainable Sites

- SS 2 Dense urban location close to community services
- SS 3 Remediated site
- SS 4.1 Alternative transportation options include: access to bus lines, secure bicycle storage, and charging stations for electric neighborhood vehicles
 - 4.2
 - 4.3
- SS 7.1 100% covered parking

Water Efficiency

- WE 1.1 Drought tolerant landscape utilizing high-efficiency drip irrigation reduce potable water use by over 70%
- WE 3.1 High efficiency toilets, low-flow showerheads and faucet aerators reduce water use by over 40%
 - 3.2

Energy & Atmosphere

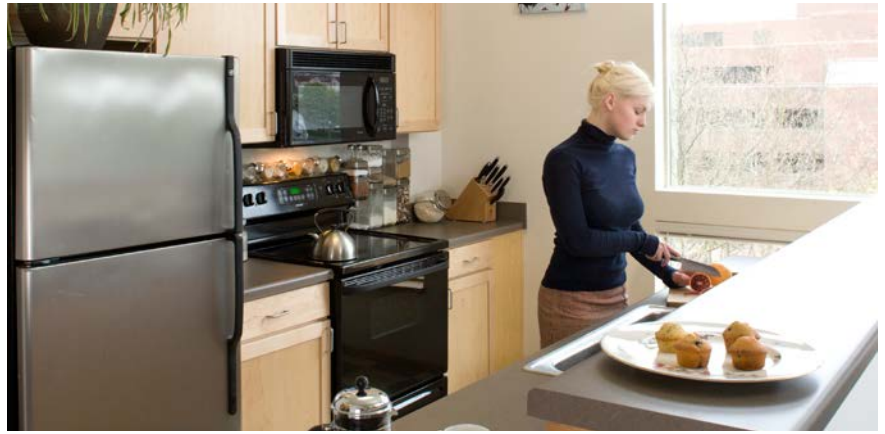
- EA 1 Envelope improvements combined with high-efficiency lighting reduces energy costs by approximately 20%
- EA 3 Extensive commissioning process verifying installation and operation of systems for optimized system performance

Materials & Resources

- MR 2.1 84% of construction waste, 185 tons, diverted from landfill
 - 2.2
- MR 4.1 High recycled content materials ranging from metal framing to flooring materials
- MR 5.1 21% of building materials harvested, processed and manufactured locally
 - 5.2

Indoor Environmental Quality

- EQ 3.1 Construction policies prevented water damage to materials which could cause mold growth and protected duct work from construction debris
- EQ 4.1 Low-emitting sealants, adhesives, carpet and low VOC paint improve indoor air quality
 - 4.2
 - 4.3



Background

This highly visible site is a gateway to both the busy commercial Broadway Street and the residential Capitol Hill neighborhood. The single purpose Walgreens drug store originally proposed for the site did not find favor with the community. In response, a partnership was formed between the commercial developer, S.E. Grainger, and a local non-profit affordable housing provider, Capitol Hill Housing to provide ground-level commercial, structured parking, and 44 units of low-income housing units in four residential stories above.

Better Site

Fulfilling the community's desire for a mixed use development contributed to the project's overall sustainability:

- Placing housing over commercial space, and cleaning up the previous gas station's contamination, provides a higher value to the use of the land
- With so many amenities in less than a quarter mile, the need for residents to own cars is drastically reduced.

Conserving Water & Energy

Reduced hot water heating, along with envelope improvements above energy code reduce energy use which reduce greenhouse gas emissions from power plants:

- Energy Star appliances, efficient windows, high-efficiency lighting in common areas, central boiler and thermostat upgrades contribute to energy savings.
- Shared laundry facilities reduce water and energy use.
- Low-flow plumbing fixtures, dishwashers and clothes washers conserve water.
- Broadway Crossing is a participant in GGLO's ongoing [Building Performance Evaluation](#) of multifamily projects in the Seattle area in order to assess building performance relative to design intention

Better Materials & Indoor Environment

A tenant manual and open house tours educate building users and the general public about sustainable features:

- 14% of products, including masonry, concrete, metal doors, insulation, carpet & drywall, contained recycled content which reduces demand on virgin materials
- 21% of products, including framing lumber, concrete, insulation, landscaping and paint, were manufactured, harvested and extracted locally which reduces transportation and supports the local economy
- Non-smoking building policy reduces maintenance and improves operations
- Living, dining, kitchen areas are open and connected to get the daylight and views deep into the space