

**79%** reduction of potable water for irrigation

**96%** of project waste diverted from landfill

**41%** of materials regionally manufactured

## George F. Russell Jr. Hall Seattle, Washington

Completion:	December 2009
Project size:	67,529 sf   30 units 39,000 office sf
Owner:	University Square, LLC
Developer:	UNICO Properties
Architecture:	GGLO
Landscape Architecture:	GGLO
Landscape Architecture (concept):	Jones+Jones
Contractor:	Turner Construction
Civil Engineer:	Coughlin Porter Lundeen
Structural:	Coughlin Porter Lundeen
Commissioning:	HDR
Mechanical Engineer: (Design-Build)	Hermanson



### LEED® GOLD

for Core and Shell  
certification awarded July 2010

LEED Points:	<b>36</b>
Sustainable Sites:	12 of 15
Water Efficiency:	3 of 5
Energy & Atmosphere:	4 of 14
Materials & Resources:	6 of 11
Indoor Environmental Quality:	6 of 12
Innovation in Design:	5 of 5

## LEED® CREDIT HIGHLIGHTS

### Sustainable Sites

SS 2	Dense urban location close to community services
SS 4.1	Local bus access, and fuel efficient vehicles encouraged while promoting bicycle and pedestrian activities
4.2	
4.3	
SS 5.1	Over 20% of site is restored habitat and over 30% of site is vegetated open space
5.2	
SS 7.1	Over 75% of roof area is vegetated or has high solar reflectance, mitigating heat-island effect
7.2	

### Water Efficiency

WE 1.1	79% reduction in water use utilizes high-efficiency drip irrigation
WE 3.1	Low-flow shower heads, dual-flush toilets and waterless urinals
3.2	

### Energy & Atmosphere

EA 1	Targets over 16% savings of utility costs compared to a conventionally designed building
EA 4	HVAC system contains no ozone depleting refrigerants

### Materials & Resources

MR 2.1	96% of construction waste diverted from landfill
2.2	
MR 4.1	Achieved a 32% recycled content materials ranging from metal framing to flooring materials
4.2	
MR 5.1	Over 41% of building materials were harvested and manufactured locally
5.2	

### Indoor Environmental Quality

EQ 4.1	Low VOC emitting adhesives, sealants, paints and carpet
4.2	
4.3	
EQ 8.1	Large floor-to-ceiling windows with operable units provide daylight, views and ventilation
8.2	

## Background

The new George F. Russell Jr. Hall combines below grade parking, street-level retail, three floors of office space & two floors of studio and one-bedroom apartments in a bustling area of the University District adjacent to the University of Washington campus. Previous site conditions consisted of a surface parking lot.

## Better Indoor Air Quality

- Low VOC carpet, adhesives, sealants and paints and Green Seal cleaning products keep dangerous chemicals out of the air tenants breathe
- A smoke-free building limits dangerous second-hand cigarette smoke

## Greater Natural and Efficient Light

- Efficient lighting is installed to consume less energy and last longer than standard lighting
- Large windows are energy-efficient and fill spaces with natural light enhancing health and productivity

## Transportation Choices

- Bicycle storage is available in the building
- Electric car charges can be accessed in the garage
- Vanpool parking and hybrid parking are also available in the garage
- Nearby access to numerous Metro bus routes makes it easy to commute or travel using public transportation

## Efficient Energy Use

- 35% of renewable energy was purchased to offset energy used in the building
- All apartments feature Energy Star appliances that cut utility costs and saves environmental resources

## Efficient Water Use

- The green roof absorbs storm water to water plantings and filter runoff which reduces pollution of Portage Bay
- Drought resistant plantings reduce the amount of potable water used for irrigation in the green spaces by 79%
- Waterless urinals, dual flush toilets and water-efficient shower heads were installed to reduce potable water use

## Responsible Use of Materials and Resources

- During construction, the team achieved a 96% percent diversion of the construction waste from landfills
- About 41% of the construction materials were produced locally, helping to sustain the local economy
- 32% of the construction materials were recycled

