

30% reduction in water use

92% of project waste diverted from landfill

24% of materials regionally manufactured

Hjärta Seattle, Washington

Completion:	April 2008
Project size:	169,069 sf 79 units 5,000 retail sf
Owner:	Pryde + Johnson
Architecture:	GGLO
Landscape Architecture:	GGLO
Contractor:	Pryde + Johnson
Civil Engineer:	DCI Engineers
Structural Engineer:	DCI Engineers
Commissioning:	CHDS Commissioning
Energy Modeling:	Ecotope



LEED® SILVER

for New Construction
certification awarded April 2010

LEED Points: **33**

Sustainable Sites:	8 of 14
Water Efficiency:	3 of 5
Energy & Atmosphere:	3 of 17
Materials & Resources:	6 of 13
Indoor Environmental Quality:	8 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 4.1 Local bus access, priority parking for fuel efficient vehicles, secure bicycle parking
- 4.2
- 4.3
- SS 5.1 Over 20% of site is planted with native / adaptive vegetation
- SS 7.1 100% covered parking

Water Efficiency

- WE 1.1 50% reduction in water use utilizes high-efficiency drip irrigation
- WE 3.1 30% water reduction, low-flow showerheads, faucets & dual-flush toilets
- 3.2

Energy & Atmosphere

- EA 1 Designed for over 15% savings of utility costs compared to a conventionally designed building
- EA 3 Enhanced commissioning of HVAC systems
- EA 4 HVAC system contains no ozone depleting refrigerants

Materials & Resources

- MR 2.1 92% of demolition and construction waste, over 2,800 tons, was diverted from the landfill
- 2.2
- MR 4.1 15% of materials, from metal framing to concrete, wood doors, and millwork contain recycled content
- 4.2
- MR 5.1 Over 24% of building materials manufactured locally with over half of these harvested locally
- 5.2

Indoor Environmental Quality

- EQ 4.1 Low VOC emitting adhesives, sealants, paints and carpets
- 4.2
- 4.3
- EQ 6.1 Personal control of lighting and HVAC systems provide greater comfort
- 6.2
- EQ 8.1 Daylight fills 76% of interior spaces, 100% of regularly occupied interior spaces have views to exterior
- 8.2



Better Site Solutions

Located in the heart of Seattle's Ballard Neighborhood, the project takes advantage of urban amenities which contribute significantly to the project's sustainable goals:

- Multiple transportation options help residents reduce their carbon footprint while promoting bicycle and pedestrian activities.
- Vegetated roofs make up 20% of the site area and include P-Patches for residents.

Conserving Water

Design to conserve potable water inside and out:

- Dwelling units are individually metered to encourage conservation
- Drought tolerant landscaping requires 50% less potable water for irrigation
- Low-flow plumbing fixtures reduce water consumption by 30%

Conserving Energy

Key energy efficiency features of the building include:

- Reduced domestic hot water demand - Less hot water flowing out of low-flow showerheads & faucets results in less energy used to heat water
- Efficient lighting for parking, residences and common areas
- Low conductivity fiberglass windows; Energy Star appliances; high-efficiency central hot water heaters; high-efficiency HVAC units
- Tight construction methods to prevent air leakage
- Exterior insulation beyond conventional construction

Better Materials & Indoor Environment

Materials were selected for their durability, promotion of healthy indoor air quality, recycled content, and location of manufacturing and harvesting. Attention was given to the installation and disposal of the products:

- Over 24% of building materials, including durable concrete & masonry, were regionally manufactured, reducing negative impacts of transportation while stimulating the local economy
- Large fiberglass windows with operable units provide daylight, views, ventilation, and a quiet interior
- Construction practices protect the health of the workers as well as the end users
- Low emitting sealants, adhesives, paints, coatings and carpeting improve indoor air quality
- Lighting and HVAC systems provide individual controllability and fresh air for more user comfort