

24%

reduction in water use

90%

of project waste diverted from landfill

60%

reduction of potable water use for irrigation

Stone Way Apartments Seattle, Washington

Completion:	February 2007
Project size:	104,993 sf 70 units 7,287 retail sf
Owner:	Housing Resources Group
Architecture:	GGLO
Landscape Architecture:	GGLO
Interior Design:	GGLO
Contractor:	Walsh Construction
Civil Engineer:	KPFF
Structural:	Michael Nouwens Structural



LEED® SILVER

for New Construction

certification awarded Jan. 2010

LEED Points: 33

Sustainable Sites:	7 of 14
Water Efficiency:	2 of 5
Energy & Atmosphere:	6 of 17
Materials & Resources:	6 of 13
Indoor Environmental Quality:	7 of 15
Innovation in Design:	5 of 5

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 60%
- WE 3.1 High-efficiency toilets, low-flow showerheads and faucet aerators reduce water use by 24%

Energy & Atmosphere

- EA 1 Envelope improvements combined with high-efficiency lighting reduces energy costs by approximately 40%

Materials & Resources

- MR 2.1 90% of construction waste, 2,400 tons diverted from landfill
 - 2.2
- MR 4.1 10% recycled content materials which reduces demand on virgin material
 - 4.2
- MR 5.1 41% of building materials harvested, processed and manufactured locally
 - 5.2

Indoor Environmental Quality

- EQ 4.2 Low-emitting carpet and low VOC paint minimizes indoor pollutants and provide a healthy living environment.
 - 4.3
- EQ 5 Design to minimize pollutant cross-contamination of occupied areas
- EQ 6.1 Thermal, ventilation and lighting system control by individual occupants
 - 6.2
- EQ 8.1 Living, dining and kitchen areas are open to each other and provided with operable windows for daylight, views and fresh air
 - 8.2

Background

Stone Way Apartments occupies a half block on the corner of 45th Street and Stone Way. The block falls in a commercial zone located in the Wallingford neighborhood and is adjacent to single family homes. The building's 70 units serve low-income and very low-income families up to 30% of median income. Though the community supported a mix of commercial and residential uses, neighbors were concerned about the size and scale of the development.

Better Site Solutions

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

- A courtyard along the south face contains drought tolerant plants and a small garden space. Plantings along the edge preserve the privacy of single family neighbors without necessitating an unsightly wall.
- 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:

- A 5kW photovoltaic system installed on the rooftop offsets a portion of the building's energy use. The array is a demonstration project for the owner to view the viability of solar panels
- 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
- Stone Way Apartments 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 intent

Better Materials & Indoor Environment

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

- 10% of products, including masonry, concrete, metal doors, insulation, carpet & drywall, contained recycled content
- 41% of products, including masonry, concrete, cabinetry, insulation, drywall, paint & landscaping were manufactured locally which reduces transportation and supports the local economy
- Non-smoking building policy reduces maintenance and improves operations and tenant health

