

16

Lowrise homes LEED for Homes Gold

54

Midrise homes LEED-NC Silver

24%

projected utility cost savings for midrise home

THA Bay Terrace Phase 1 Housing Tacoma, Washington

Completion:	June 2014
Project size:	174,306 sf 70 units
Owner:	Tacoma Housing Authority
Architecture:	GGLO
Interior Design:	GGLO
Landscape Architecture:	GGLO
Contractor:	Absher Construction
Civil Engineer:	KPFF
Structural Engineer:	PCS
Commissioning:	Glumac
MEP Engineer:	Glumac

Lowrise Housing
LEED® GOLD



Homes
certification awarded
August 2014

Midrise Housing
LEED® SILVER



New Construction
certification awarded
October 2014

GGLO

DESIGN





THA Bay Terrace Phase I & II site plan

Background

The new Bay Terrace development owned and operated by Tacoma Housing Authority (THA) replaces an existing, severely distressed residential property. The first phase of the complex is a mix of six residential apartment buildings and a community center. The Bay Terrace development is pursued individual LEED certifications for each of the project types within the 2500 block of Court G in Tacoma's Hilltop Community:

- Bay Terrace Community & Education Center achieved LEED Gold certification in July 2014.
- Phase I Housing includes a mid-rise building with 54 units, and five low-rise buildings that consist of 16 townhome & flat units. The mid-rise building is certified LEED Silver for New Construction while the low-rise Bay Terrace townhomes & flats were awarded LEED® Gold certification through the U.S. Green Building Council's LEED for Homes Rating System in 2014.

Better Site Design

- Extensive native and adaptive vegetation used throughout promote biodiversity within the open space
- Pedestrian friendly walkways and neighborhood location promote community connectivity and use of alternative transportation

Conserving Water

- Drought tolerant vegetation and high-efficiency irrigation reduce potable water use for irrigation
- Low-flow faucets, showers, and high-efficiency toilets reduce potable water demand

Conserving Energy

- Energy cost savings of approximately 24% is anticipated relative to a conventionally designed mid-rise building
- Throughout the project, energy efficient lighting & controls reduce electricity usage while potentially lowering energy bills and negative environmental impacts

Better Materials & Indoor Environment

- Low-emitting paints, sealants, carpeting, and cabinetry (urea-formaldehyde free composite wood) contribute to the health of the indoor air quality
- Use of linoleum, a natural rapidly renewable material, reduces the use of finite raw materials and is a healthier flooring choice to reduce children's exposure to phthalates

