

91% of existing building reused

81% of project waste diverted from landfill

62% of materials regionally manufactured

The Cobb Seattle, Washington

Completion:	June 2006
Project size:	120,320 sf 91 units
Owner:	Unico Properties
Architecture:	GGLO
Landscape Architecture:	GGLO
Interior Design:	GGLO
Contractor:	Lease Crutcher Lewis
Electrical: (Design-Build)	EHS Electrical
Mechanical: (Design-Build)	MacDonald Miller
Civil Engineer:	Magnusson Klemencic Assoc.
Commissioning:	Welsh Commissioning Group



LEED® SILVER

for New Construction
& Major Renovations

certification awarded Jan. 2009

LEED Points: **33**

Sustainable Sites:	10 of 14
Water Efficiency:	3 of 5
Energy & Atmosphere:	2 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 1 Urban infill development
- SS 2 Dense urban location close to community services
- SS 4.1 Car sharing, electric vehicle charging, transit tunnel proximity and secure bicycle storage
- 4.2
- 4.3
- 4.4
- SS 5.1 Garden converted roof spaces provide vegetated habitat
- 5.2

Water Efficiency

- WE 1.1 Drought tolerant plants and high-efficiency drip irrigation reduce potable water used for irrigation
- WE 3.1 Dual flush toilets & low-flow fixtures reduce water use by 30% while Energy Star dishwashers and clothes washers provide processed water reduction
- 3.2

Energy & Atmosphere

- EA 3 Extensive commissioning process verifying installation and operation of systems for maximum efficiency
- EA 4 HVAC system contains no ozone depleting refrigerants

Materials & Resources

- MR 1.1 91% of existing building shell has been reused preserving virgin materials & a cultural treasure
- MR 2.1 81% of construction waste diverted from landfill
- 2.2
- MR 4.1 Recycled content materials range from metal framing to flooring materials
- MR 5.1 A high level of building materials were harvested and manufactured locally
- 5.2

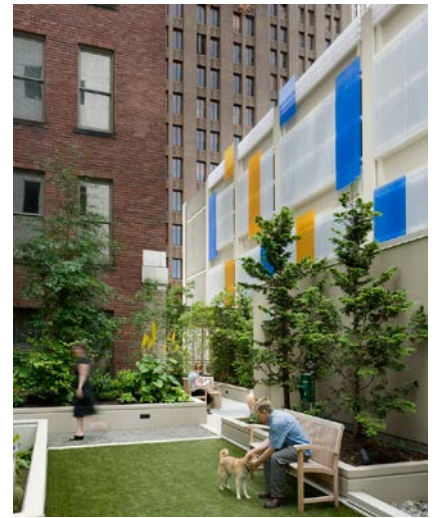
Indoor Environmental Quality

- EQ 4.1 Low VOC emitting adhesives, sealants, paints and carpets
- 4.2
- 4.3
- EQ 5.1 Indoor measures provided to minimize occupant exposure to potentially hazardous particulates and pollutants
- EQ 8.1 Large operable windows provide daylight, expanded views and ventilation
- 8.2

Background

Built in 1910, the 11-story Cobb Building made history as one of the first commercial buildings in the United States to exclusively offer medical and dental offices. Nearly 100 years later, The Cobb leads the market again by joining a select group of historic renovations awarded LEED certification.

The timeless appeal of the building's Beaux Arts character with its narrow floor plate, tall ceilings, and abundant operable windows was well suited to the conversion to a 91 unit mix of studio, one-and-two bedroom apartments.



Better Site

- Location in Seattle's core reduces strain on habitat and preserves natural resources while being close to work and recreation
- Transportation choices promote alternatives to single occupant vehicles
- 22% of the site area converted rooftops to vegetation to exceed open space requirements, provide habitat and respite for residents and their pets in the heart of Seattle

Conserving Water & Energy

- Low-flow showerheads, faucets, dual flush toilets and high-efficiency appliances
- Hybrid heat pump system heats and cools units. Heat rejected during the cooling mode preheats domestic hot water system to save about 5% a year over typical water source heat pump
- Connected to Seattle Steam Company's district heating utility, central boiler heats domestic hot water
- The Cobb 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

Building reuse prevents valuable resources from entering the waste stream and reduces the consumption of new construction materials. Equal consideration was given to the installation and disposal of new products:

- 81% of demolition and construction waste, over 1,800 tons, was diverted from the landfill
- 5% of building materials, including metal framing, insulation, drywall and carpet cushion, contained recycled content
- 62% of building materials, primarily steel products and concrete, were regionally manufactured which reduces negative impacts of transportation and stimulates the local economy
- Tall ceilings and large operable windows offer plentiful daylight and fresh air. They are complimented by open floors plans which use sliding doors and cluster rooms against interior walls to accentuate views
- Low-emitting sealants, adhesives, paints, coatings & carpeting improve indoor air quality

