

Appendix 1.1.a

Evergreen Development Plan

Project Sponsor:

Mailing Address:

Phone: **Fax:** **Email**

Project Name:

Project Address:

Sustainable Development Project Manager:

Company Name:

Mailing Address:

Phone: **Fax:** **Email**

Project Team

Please provide contact information below:

	Firm	Primary Contact	Phone	Email
Architect				
Civil Engineer				
Mechanical Engineer				
Electrical Engineer				
Landscape Architect				
Contractor				
Consultants/Other				

Green development goals

Describe the project's overall green development goals as they relate to the following categories:

- Integrated Design Process
- Site Location and Neighborhood Fabric
- Site Improvements
- Water Conservation
- Energy Efficiency
- Materials Beneficial to the Environment
- Healthy Living Environment
- Operations and Management

For each goal, include the intended outcome from addressing the goal.

Integrated Design Process

This public/private partnership and the project's blend of commercial and residential uses creates several design challenges. The residential and commercial portions of the building will be owned separately and therefore have to be able to operate independently.

Extensive collaboration with the design team and the sustainable design consultant will occur throughout the design process to balance the requirements of this mix of uses with the pursuit of LEED Silver certification.

Site

Formerly a gas station with leaking underground tanks, this brownfield redevelopment site lies in a hub of activity with the Seattle Central Community College across the street, Cal Anderson park less than a block away, and the Egyptian theatre which is a host to the Seattle Film Festival. With so many amenities within less than a quarter mile and a major bus route to the downtown, the need for residents to own cars is drastically reduced.

Water Conservation

Landscape will consist of drought tolerant, native plantings with high efficiency drip irrigation. Water use reduction, through low flow fixtures and low flow toilets, is projected to be approximately 35%. The Laundry facilities are shared which has been shown to reduce water and energy use required for clothes washing. All appliances will be Energy Star rated to save both water and energy.

Energy Efficiency

Envelope improvements above the energy code and high efficiency lighting are expected to reduce energy needs by approximately 20%. A high efficiency elevator will serve the residential and is expected to reduce electricity demand by 75%. The building has large windows for daylight to reduce the need for electric lighting during the day. The roof is a light reflective color to improve comfort in the summer for the top floor units and reduce energy needed to cool the building.

Materials Beneficial to the Environment

Specified recycled content materials include gypsum wall board, insulation, carpet and pad, metal siding, and recycled glass backfill. Recycled glass will also be used as a decorative material in the landscape. Decorative recycled ceramic tile will be used at the entrance to the building and as accents along the street. Materials manufactured within 500 miles of the site are expected to be more than 50% of the cost of all materials, and half of those materials will also be harvested within 500 miles of the site. At least 75% of the construction and demolition waste will be recycled or salvaged with a goal of reaching 95% diversion from landfills.

Healthy Living Environment

The apartments are small but will have large operable windows. The living dining, kitchen areas are open and connected to get the daylight deep into the space. During construction, strict policies are in place to prevent water damage to materials which could cause mold growth. Construction dust will be carefully controlled, and all duct work protected from construction debris. There will also be a 2 week flush out period prior to occupancy. To protect the health of the tenants, low VOC paint, sealants, adhesives will be used throughout the project. Low emitting carpet will also be used. Walkoff mats at main entrances and separate ventilation for janitorial will help prevent pollutants from entering the indoor environment.

Operations and Management

Energy, lighting and domestic water systems will be commissioned to assure that all systems are functioning as intended. On-site staff will be thoroughly trained in their proper operation and maintenance. Materials have been selected for durability and low maintenance in addition to other sustainable attributes to minimize replacement. No smoking is permitted in the building to further reduce the need for re-painting or carpet replacement at unit turnover.

Process for selecting green building strategies:

Describe the process that was used to select the green building strategies, systems and materials that will be incorporated into the project.

The process began with an eco-charrette to establish the sustainable goals for the building. The eco-charrette identified numerous social, cultural, and sustainable measures and provided a basic prioritization of these in order of importance. Sufficient sustainable features were chosen to meet all of the mandatory criteria and accumulate more optional points than the 50 required. Strategies, systems and materials will be thoroughly explored at each project milestone to ensure that these selections continue to serve these goals.

- 1) Description of each of the mandatory and optional items to be included in the project;
- 2) Identification of members of the team responsible for implementing the green features; and
- 3) Description of how the green features will be included in the development process:

CTED has provided a checklist to facilitate response to this requirement. Please attach completed checklist to this document.

Has an eco-charrette already been held? Yes No

If no, proposed date of eco-charrette:

If yes, attached minutes, or other documentation that capture and summarize components of the integrated design process.