

From early in the design process, the design team for Williams Apartments collaborated to find synergies among various strategies in order to work toward achieving sustainability goals. During the goal setting and EcoCharrette process, Plymouth identified specific sustainability goals for Williams Apartments:

- **Improve the Life of Our City/Community: Provide an Appropriate and Attractive Asset that Contributes to the Fabric of the Neighborhood**
- **Optimize the Cost Effectiveness of Materials and Durability over the Life of the Building**
- **Minimize Operations & Maintenance Responsibilities of Building Management (and Residents)**
- **Provide Optimal Conditions for Resident Health and Well Being (with no O&M expectations)**
- **Optimize Water and Energy Conservation**

#### **LEED for Homes Mid-Rise Pilot**

Williams Apartments is pursuing green building certification through the U.S. Green Building Council's LEED for Homes Mid-Rise Pilot program. This rating system is specific to multifamily buildings 4-7 stories and consists of prerequisites a project **must** earn and optional credits a project **can** pursue for various levels of certification, including Certified, Silver, Gold, and Platinum (the highest level). Points are awarded for documenting success related to: Innovation and Design, most notably Durability; Locations and Linkages – how well the project site is connected to community amenities, resources, and services; Sustainable Sites - how well the project protects the site and manages stormwater; Water Efficiency; Energy Efficiency; Materials and Resources; Indoor Environmental Quality – including air quality, comfort, and controllability; and Awareness and Education – how well the project plans to operate and maintain the building and educate the public about the social, environmental, and human health benefits of the building.

#### **Additional Notable Features and Benefits**

**Durability:** As a long-term provider of safe and healthy homes, Plymouth invests in durable design and products, including wall details to properly manage moisture and heat transfer; durable, water-resistant flooring in the entire building (no carpeting), and long-lasting products such as brick and metal siding.

**No carpeting** – this one strategy provides numerous benefits, including improved indoor air quality due to fewer toxins introduced and less “trapping” of dirt and particles that typically occurs with carpet. The easy-to-clean hard-surface flooring means fewer chemicals need to be used to maintain the flooring, and fewer resources are required at unit turnover.

**Excellent Access to Resources, Transit, and Services** – South Lake Union has a large and growing number of amenities, including parks, stores, and churches, and has outstanding access to public transit for rides in all directions within and outside of the city. 32 bus routes provide more than 500 rides/day within 0.5 mile of the new homes.

**Responsible use of valuable land** – Density is important in an urban environment to reduce the impacts of sprawl and decrease the need for carbon-based transportation. SMR specializes in designing very user-friendly efficient spaces – meaning fewer square feet and fewer materials are required to provide comfortable, safe, healthy homes for occupants. The high number of units on this quarter-of-an-acre site optimizes the use of urban land.

**Optimal Design & Maintenance of Landscaping** – Fazio & Associates have incorporated drought-tolerant plantings and **no turf** while still incorporating inspiring green spaces. This translates to less money required for irrigation and maintenance so funds can be spent on more critical uses directly related to resident services.