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THE RESIDENCES AT 11W

Mindful Design.

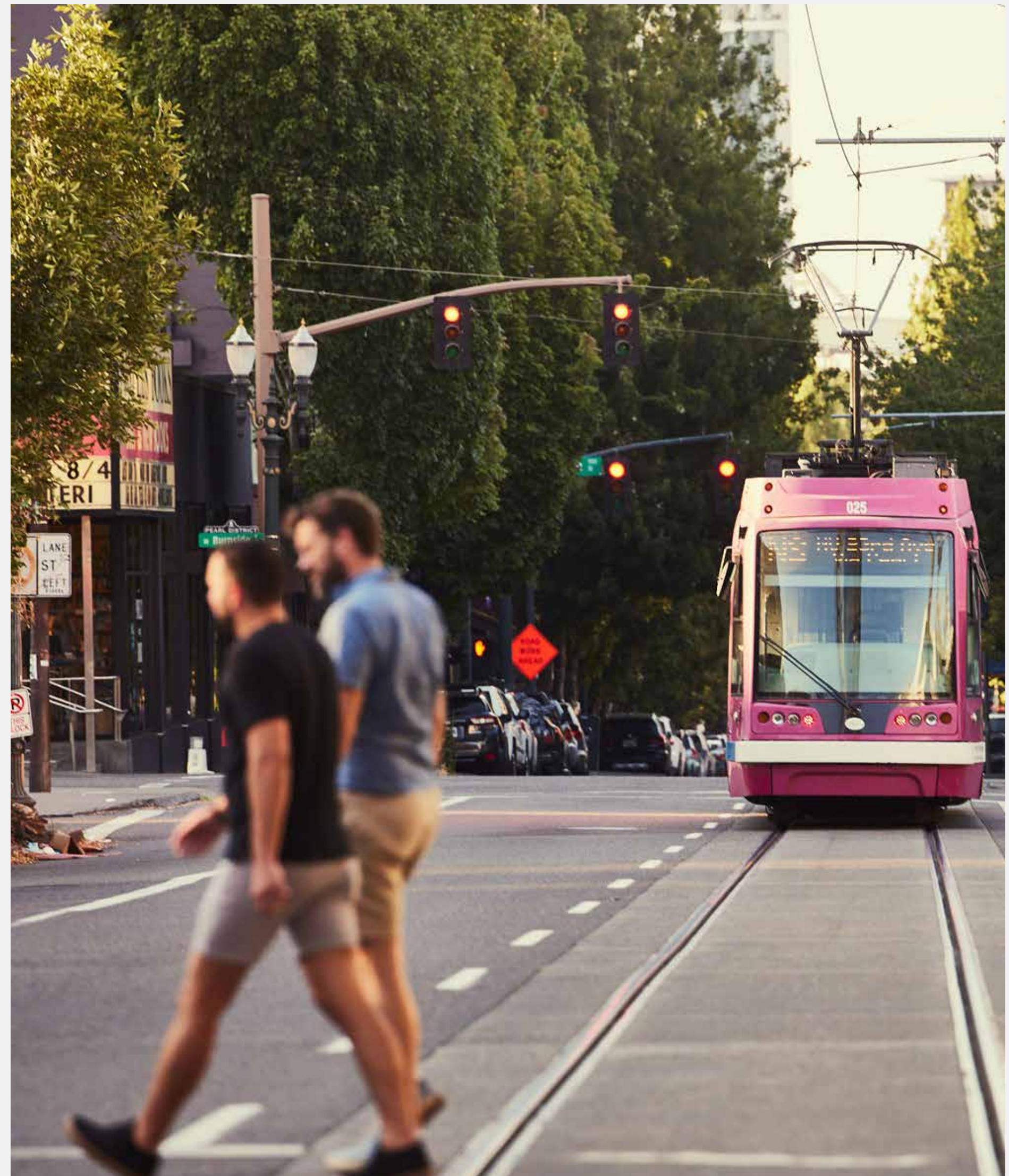
For People and Planet.

SUSTAINABILITY FEATURES & BENEFITS

The 11W project prioritized sustainability throughout the design process to provide a healthier, more resilient, energy efficient, and lower carbon building for its occupants. The project utilized the LEED for Homes Midrise Rating System to ensure sustainability goals were integrated throughout many aspects of the project. The project achieved this 3rd party rating system's highest designation of Platinum Certification, and the following is a summary of 11W's main sustainability features.



Certified LEED Platinum



LEED Platinum Certification Highlights

SITE DEVELOPMENT

- 11W qualifies as a dense urban infill development (455.1 units/acre). Densification of urban centers has a rippling impact on sustainability in terms of transportation and infrastructure efficiency
- 11W is located within an “outstanding” amount of community resources with exemplary performance as per the LEED for Homes rating system (>28 community services within ½ mile walking radius)
- 11W’s 375 bicycle parking spaces well exceed the LEED minimum requirements, and they are both covered and secured
- 11W contains 10 EV parking spaces, with an additional 6 able to be converted to EV spaces in the future

WATER EFFICIENCY

- High efficiency irrigation system – drip irrigation, separate zones, moisture/rain sensors, pressure-regulating devices, timer-controller for each zone, 3rd party inspected, high-efficiency nozzles with distribution uniformity of at least .70. All of these strategies create an efficient irrigation design that helps reduce potable water usage for things like landscaping
- Water fixture efficiency without sacrificing water pressure – toilet flow rate < 1.1 gpf, showers <1.75 gpm per stall, water efficient clothes washers with mean energy factor (MEF) > 2 and water factor (WF) < 5.5, Energy Star-rated dishwashers that use <6 gallons per cycle. This approach translates to lower water bills and reduces demand on potable water resources
- Stormwater planters manage and treat a .75 inch rainfall event (90% of the average annual rainfall), helping to preserve the ecological health of our region’s water systems

HIGH PERFORMANCE MECHANICAL SYSTEMS

- For residences, each floor has a high performance variable refrigerant flow (VRF) heat pump system that is roughly 3x more efficient in heating than a gas or electric furnace. This system provides excellent comfort, lower energy bills, and a smaller operational carbon footprint

HIGH PERFORMANCE ENVELOPE

- 11W optimized the size of window openings (64% overall window-to-wall area ratio) and aluminum curtainwall metal panel profiles to provide great daylighting, high quality views, and thermal comfort with orientation-specific external shading and high performance glass

ENERGY EFFICIENCY AND CARBON REDUCTIONS

- For the building as a whole, energy efficiency measures account for a 28% energy cost reduction compared to an ASHRAE 90.1 2007 energy code baseline (the code baseline year used for LEED for Homes)
- The level of energy efficiency, combined with an all electric approach to heating and cooling systems, translates to a 39% reduction in operational carbon emissions (~750 metric tons of CO2e per year)
- The concrete in the building has 9.4% less embodied carbon than the regional baseline

HEALTH AND WELLNESS

- Paints, adhesives, and sealants comply with volatile organic compound (VOC) content limits as per the California Department of Public Health Standard Method V1.1-2010, CA Section 01350
- The mechanical system employs MERV 13 filters, which achieves the highest “Best Filtration” category according to the LEED for Homes Multifamily Midrise 2010 standard
- The residential units employ >90% hard surfaces, which avoid dust collection and other indoor air quality issues associated with carpet



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