



PROJECT PROFILE: Avenir Apartments Heightens its Leadership Position with Green Globes®

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ANNE WHITE
Development Executive
Assistant at Wangard Partners

PROJECT RATING:

Step onto the rooftop terrace at Avenir Apartments in Milwaukee, Wis. and the views include the tranquility of the Milwaukee River, the stunning downtown skyline, the activity of an adjacent urban revitalization project, and an environmentally friendly green roof garden just a few feet away. For Wangard Partners, Inc., Avenir's developer and manager, the green roof is just one of many features that uphold its commitment to environmental stewardship and social responsibility.

"We are a sustainability pioneer and leader in Milwaukee, and we were so pleased that our existing building project scored at the top of the Three Green Globes rating scale," says Anne White, development executive assistant at Wangard Partners. "Now, our Green Globes EB certification is helping us refinance the project through HUD (the U.S. Department of Housing and Urban Development)."

White has a long history helping buildings receive third-party sustainability certifications nationwide, and she found the Green Globes process to be comprehensive and quick. "I really enjoyed learning the ins and outs of the rating system and what it was like to work with the Assessor," White says. "Also, Green Globes requires about two weeks' effort, versus a six- or eight-month process. When you are under a timeframe to refinance, that makes a world of difference."



Avenir was built in 2015 and the mixed-use project contains 104 residential units above ground-floor retail and underground parking. Below its green roof, Avenir houses multiple environmentally friendly attributes:

- An underground stormwater cistern that holds rainwater and stormwater runoff.
- Close proximity to necessary services like medical needs, restaurants and shopping with alternate transportation and zip cars to attain a walk score of 93.
- Very little landscaping to conserve water.
- A sustainability policy with nine different goals to increase efficiency and productivity.
- Data from twelve months of electric and natural gas use tracked as an aggregate sum by the local utility provider for the retail, residential and common areas.



Establishing the Standard

To receive their Three Green Globes award, White completed an online questionnaire and uploaded Avenir’s information for the Assessor to review. “We have open and transparent operations at Wangard and I submitted every measure we implemented,” White recalls. “Because of the way Green Globes operates, we were able to do the work internally to describe our systems and procedures and complete the calculations on actual building performance.”

Then, White and Avenir’s Director of Maintenance Operations went on the walkthrough with the Green Globes Assessor, so he could obtain answers to outstanding questions and personally verify every item was in place. “Our Assessor was great,” White says. “He was very knowledgeable and easy to work with.”

As part of receiving its award, the Assessor sent the team a final report that included recommendations. “It was a good evaluation of the property that brought to light improvements we can include in our new multifamily developments, such as specifying bathroom fixtures that 1.28 gallon flush and including another chase in the building for recycling so tenants don’t have to carry recycling down to the garage,” White explains.

On a regular basis, Avenir’s staff communicates with residents about energy conservation, recycling, waste reduction, and the disposal of hazardous chemicals to keep the property operating in a sustainable manner.

“People are looking for green developments these days - it’s the industry standard now,” White notes. “They want to live in places that are efficient, have a low impact on the environment, are safe and healthy, and the Avenir offers them all these features.”

GREEN GLOBES RATINGS:

Once an assessment is verified by a third party, properties achieving a score of 35% or more receive a Green Globes rating based on the percentage of total points (up to 1,000) achieved.

85-100% FOUR GREEN GLOBES



Demonstrates national leadership and excellence in the practice of water, energy and environmental efficiency to reduce environmental impacts.

70-84% THREE GREEN GLOBES



Demonstrates leadership in applying the best practices regarding energy, water, and environmental efficiency.

55-69% TWO GREEN GLOBES



Demonstrates excellent progress in achieving reduction of environmental impacts and use of environmental efficiency practices.

35-54% ONE GREEN GLOBE



Demonstrates a commitment to environmental efficiency practices