> Multi-Family

JOSEPH ARNOLD LOFTS BENEFIT FROM GREEN GLOBES®
THIRD PARTY ASSESSORS

The Schuster Group has long-valued environmentally responsible building and operations so it wasn’t surprising that the company incorporated many sustainable features into the 13-story mixed-use Joseph Arnold Lofts tower in Seattle. Knowing third-party certification shows buyers and tenants their buildings operate in a responsible manner, The Schuster Group made the Joseph Arnold Lofts the first Green Globes® Certified residential high-rise building in Seattle, earning three Green Globes.

Holly Gardner, Vice President at The Schuster Group, says her company was looking for a less burdensome certification system. “We designed with several certification systems in mind, and at the end of design development, we committed to Green Globes,” recalls Gardner. “It’s more efficient from a time and materials standpoint and you don’t need an outside person to manage it. It’s common sense at its best.”

The Joseph Arnold Lofts feature 132 residential units on 12 floors above 2,250 square feet of retail, bicycle parking, and 70 below-grade parking stalls including electric vehicle charging stations. Tenant amenities include a common area, fitness center, board room and a landscaped rooftop deck with a community garden.

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HOLLY GARDNER Vice President at the Schuster Group
GAME CHANGER

Gardner says that Green Globes’ practice of including an assessor who was readily available was incredibly helpful.

“I could speak with an actual person when I had questions. You can’t get that kind of responsiveness elsewhere. When a subcontractor asked if a certain material qualified, I was able to get the answer in real time. The assessor is a game changer,” Gardner asserts.

Gardner also appreciated that the assessor walked the project and made scoring judgments based on real-life applications and the intent of the strategies rather than reviewing pages of documentation.

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Gardner took the assessor’s report and suggestions for improvement to the team to examine costs, payback periods, and determine which items made sense to pursue post-design. They are using the final assessment as guidance for the Walton Lofts—the planned Joseph Arnold Lofts “brother” tower—and including the suggestions that can be incorporated up-front for a reasonable cost.

According to Gardner, Green Globes can also be a cost-efficient, easier certification system for those just entering the green building realm. “One of the biggest encumbrances to getting more professionals involved in greening their projects is that if it isn’t easy, it won’t become widespread. Having a knowledgeable assessor to turn to helps people who are learning because they don’t have to interpret every strategy themselves. Hopefully, that will help change the marketplace.”

THE JOSEPH ARNOLD LOFTS SCORED HIGH GREEN GLOBES POINTS FOR FEATURES SUCH AS:

- Electric submetering for all apartments.

- A variable-refrigerant-volume (VRF) system that is more efficient than an ASHRAE 90.1 minimally complaint air-cooled chiller.

- Water-saving calculations that demonstrate a water consumption target of less than 11,000 gallons/apartment/year through low-flow fixtures and Energy Star appliances.

- Durable, low-maintenance materials and life-cycle assessments performed for major building assemblies, cladding and windows.

- The use of environmentally preferable refrigerants, low-NOx condensing boilers, pest minimization practices and separate hazardous materials storage areas.

> 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 1000) 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.