



**The Lofts of Washington University
St. Louis, Missouri**

46% projected energy savings

25% of building's hot water provided by solar thermal panels

81% of waste diverted from landfill

LEED® Facts

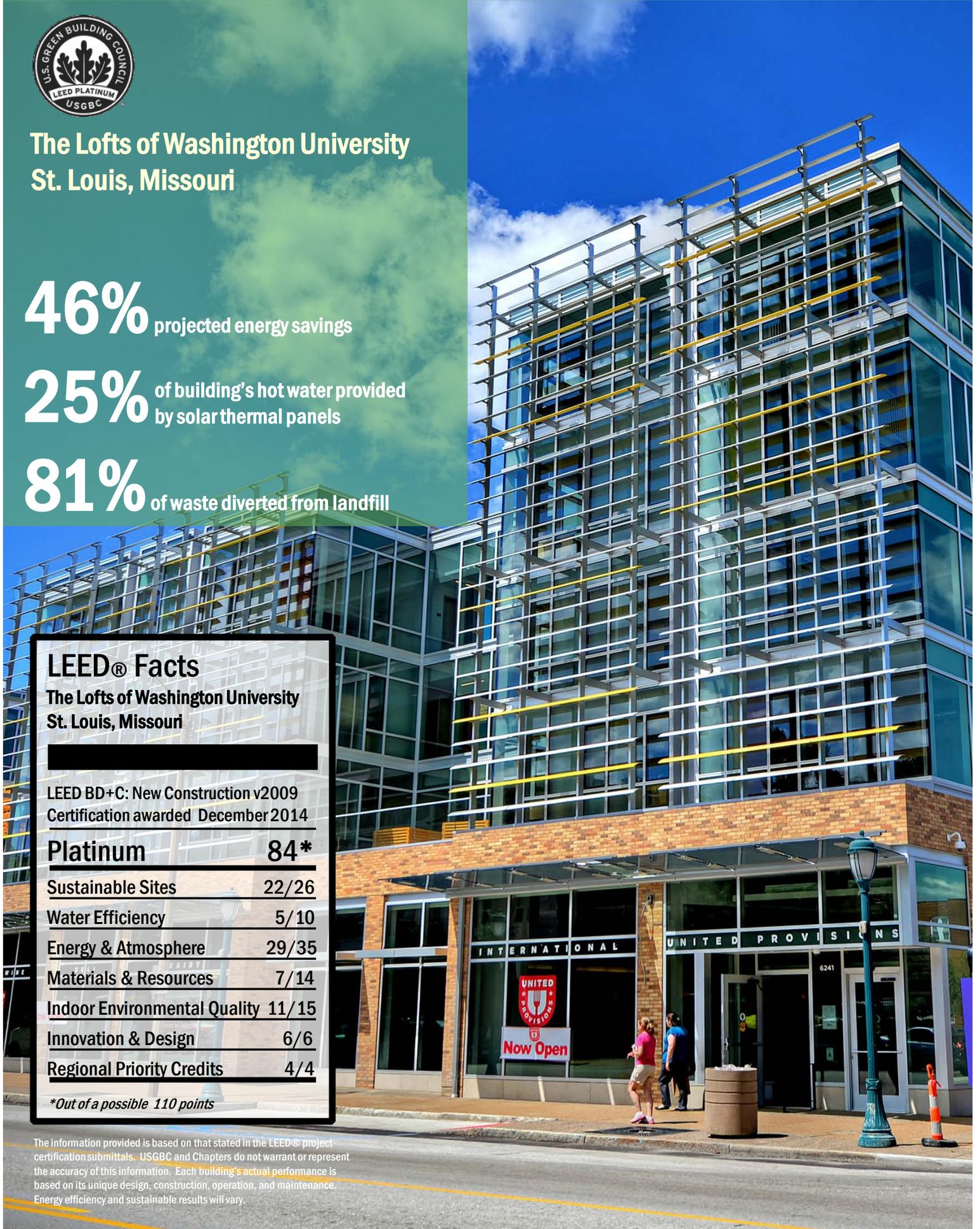
**The Lofts of Washington University
St. Louis, Missouri**

LEED BD+C: New Construction v2009
Certification awarded December 2014

Platinum	84*
Sustainable Sites	22/26
Water Efficiency	5/10
Energy & Atmosphere	29/35
Materials & Resources	7/14
Indoor Environmental Quality	11/15
Innovation & Design	6/6
Regional Priority Credits	4/4

**Out of a possible 110 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



LOFTS OF WASHINGTON UNIVERSITY

New “Quality of Life” Development is Washington University’s First LEED Platinum Project

PROJECT BACKGROUND

Lacking available space on campus for much-needed student housing, Washington University in St. Louis began investigating options to provide off-campus housing for its students. After nearly four years of planning, the Lofts of Washington University opened and is the university’s the most significant investment in off-campus housing to date. Encompassing four buildings on 4.4 acres, Phase 1 provides housing for 414 students, with potential expansion for a fifth building to increase the total student capacity to 600 and provide housing for 75 percent of undergraduates. The development reflects the trend for “quality of life” developments, providing apartment-style living with the security and supervision of university housing, all in a vibrant commercial district close to campus.

STRATEGIES AND RESULTS

Located just half a mile from the university’s main Danforth Campus, the development straddles the border between University City and the Parkview Gardens neighborhood, an historic district within the City of St. Louis. This required significant community planning and collaboration between the university, local officials, and neighborhood residents from planning through construction. In cooperation with all parties, the design team planned the 4.4 acre mixed-use development so that it would serve not only the students, but also provide greater security and amenities to the residents in the surrounding neighborhood. In addition to new housing, Phase 1 provides 22,000 square feet of ground-floor retail space, including a privately-operated 24-hour diner and a full-service grocery store, which are open to the community.

One of the top priorities of the project was to improve the connection between the existing commercial district and the surrounding residential neighborhood. A pedestrian mews stretches between the new buildings, providing a dedicated passageway from the urban district to the quieter residential neighborhood. To encourage students to use alternative modes of transportation and ease traffic flow, bicycle parking is provided for all residents. Additionally, the Lofts is situated near multiple bus routes that head directly to campus. With this level of planning, the Lofts achieved 5 of 5 points for Development Density and 6 of 6 for Alternative Transportation – Public Transportation Access in the Sustainable Sites category.

Open courtyards and green spaces were developed for use by students and neighborhood residents alike. Trees from the construction site were harvested and the reclaimed lumber was used to build a pergola. To reduce irrigation needs, the green spaces are equipped with water-efficient landscaping; a cobblestone gutter diverts stormwater from the walkway to its gardens to further cut irrigation needs. Additionally, large underground cisterns were installed to collect stormwater for use in irrigating the Lofts’ plantings.

Multiple energy-saving measures were also incorporated throughout the project. Aluminum louvers on the south-facing walls reduce solar heat gain to keep the apartments at a more comfortable temperature. Lights are connected to occupancy sensors, so the lights turn off when no one is home. The mechanical systems are equipped with card readers set to reduce energy usage when students leave the room. Additionally, the buildings are equipped with solar thermal panels, heating 25 percent of the buildings’ domestic hot water. As a result of these measures, the development is estimated to be 46 percent more efficient than standard construction.

ABOUT WASHINGTON UNIVERSITY

Washington University is a private research university whose mission is to discover and disseminate knowledge, and protect the freedom of inquiry through research, teaching and learning. The university has a history of responsibly investing resources to increase the efficiency of its operations and decrease its impact on the environment. In 2010, the university adopted a LEED Silver minimum standard for new construction and renovations. As of 2016, 22 campus buildings are LEED certified.

“The Lofts of Washington University is a model for triple bottom line sustainable development. The first floor retail activates the streetscape with new businesses, the transit-oriented design supports healthy and active lifestyles, and the sustainable design features significantly reduce the project’s environmental impact.”

Phil Valko, Assistant Vice Chancellor for Sustainability
Washington University in St. Louis



Owner and Master Developer: Washington University in St. Louis
Architect: William Rawn Associates
Associate Architect: Tao + Lee Associates, Inc.
Landscape Architects: Stephen Stimson Associates and DTLS Landscape Studio
Structural Engineers: LeMessurier Consultants, Inc. and KPFF Consulting Engineers
Civil Engineer: Cole Associates
MEFPF Engineer: Ross & Baruzzini, Inc.
Contractor: Paric Corporation
Parking Consultant: Walker Parking Consultants
Traffic Engineering: Crawford Bunte Brammeier

Photographs Courtesy of: Washington University Office of Public Affairs

About USGBC-Missouri Gateway Chapter

USGBC is the nation’s foremost coalition of leaders from across the building industry. Missouri Gateway Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work.



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