

12TH and River Project – Mercy Housing Northwest Affordable Senior Housing – LEED & Beyond

The Project



The project consists of a new 53 unit affordable senior apartment development located at 12th Street and Grand Avenue in the heart of Boise, adjacent to the Pioneer corridor. Designed by the Architecture firm of Glancey Rockwell & Associates and constructed by Scott Hedrick Construction, the 60,270 square foot infill project utilizes high quality cost effective materials to achieve the Owners goal for low maintenance and long term durability. Amenities of the three story masonry structure include a large lobby and gathering/community space, enclosed and secured parking, private courtyard area and gazebo on the main floor, community rooms on each of the three residential floors, and program rooms suitable for wellness classes, crafts and presentations. All residential apartments comply with the principals of Universal Design.



The project is anticipated to be the highest scoring LEED for Homes multi-family project in the state of Idaho. Special sustainable features include a 52KW solar photovoltaic system, high efficiency VRF mechanical systems with energy recovery systems for both air and domestic water, low water use fixtures, rain water recovery for irrigation, advanced framing systems with super high efficiency insulation, triple glaze windows, construction waste management, and utilization of products with high recycled content and low or no VOC products.

The location is ideal for the senior tenants—being situated close to local amenities such as restaurants, shopping, medical facilities, parks and the greenbelt. An attractive and welcoming streetscape design connecting the building to the Pioneer Pathway enhances the environment for both the residents and the public.

The project was a collaborative effort between the owner, Intercommunity Mercy Housing, Boise City, CCDC, various funding agencies, and the design team led by Glancey Rockwell & Associates along with Cornerstone Design. Funding support was obtained through the Department of Housing & Urban Development, Idaho Housing & Finance Association, and various financial institutions through the use of an innovative tax credit program.

The project is a testament to Boise's innovative spirit and is a beacon of LEED design and community collaboration.

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Healthy Interior Considerations

An important aspect of this project involves going above and beyond the guidelines set by LEED in order to create a healthy home for residents and to do it in an environmentally friendly way. Indoor air quality is very important, especially in a building that is more airtight than typical. Therefore, materials that feature low concentrations of volatile organic compounds were preferred. The design team also looked for materials that were composed of recycled materials.



Low-Emitting Finishes

Creating a healthy interior was an important aspect of this project. Paints are low or no-VOC. The concrete is polished and stained with an eco-friendly product.¹ Adhesives and sealants used were also required to be low-emitting.

Certified Products

Sustainable properties of materials are verified by third parties in order to substantiate manufacturer claims. Different materials adhere to different standards. Hard surface materials, for instance, are evaluated by Floor Score, whereas carpet is evaluated by the CRI Green Label Plus program.

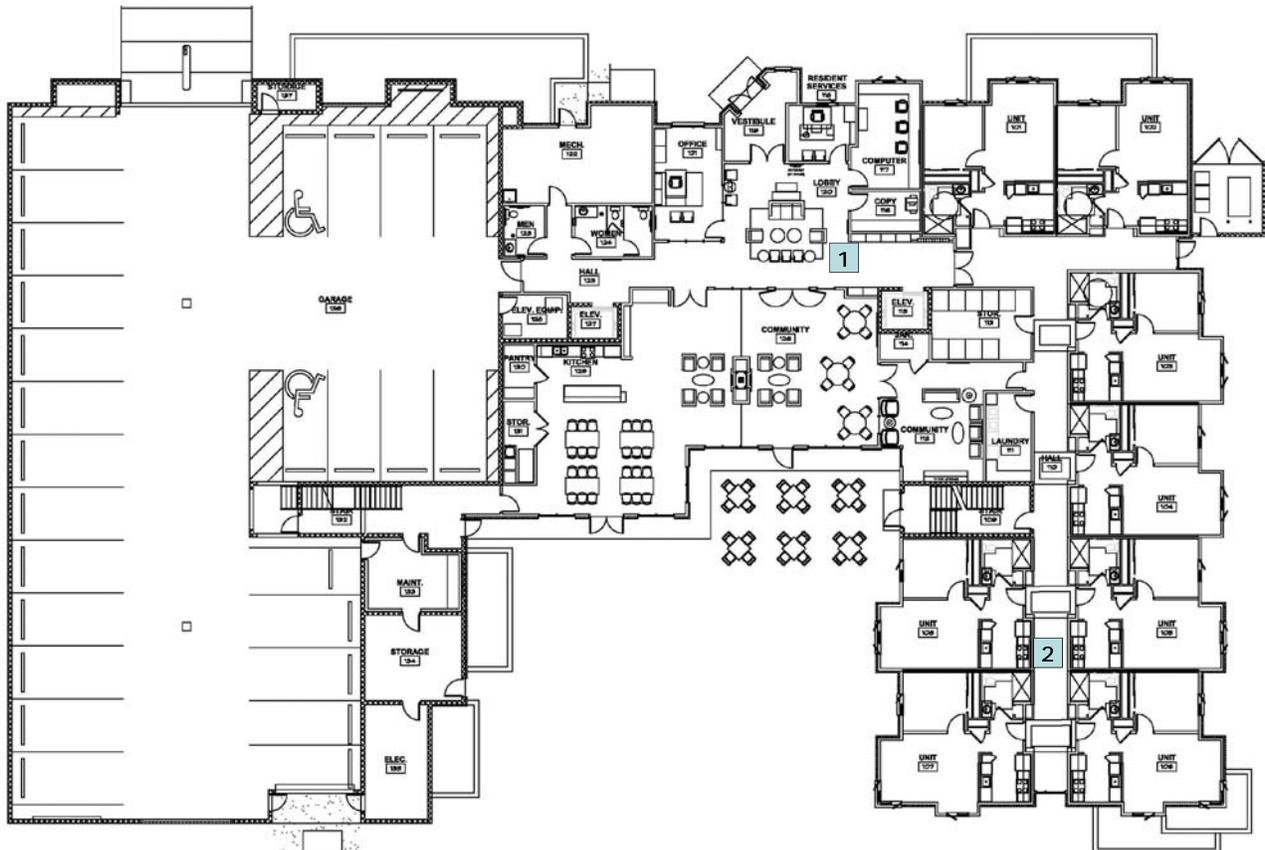
All of the appliances in the residential units are Energy Star rated. The laminates contain FSC Certified wood and are also Greenguard certified. In addition to being a natural material, the linoleum is Floor Score certified. The sheet vinyl also features a Floor Score certification. This ensures that the materials have met rigorous standards for indoor air quality emissions. The carpet is CRI Green Label Plus, certifying that it is a low-emitting material.²

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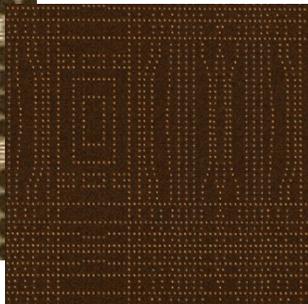
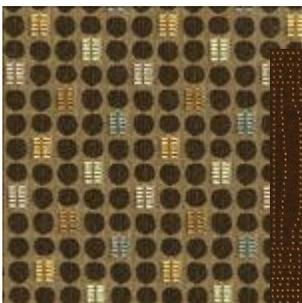
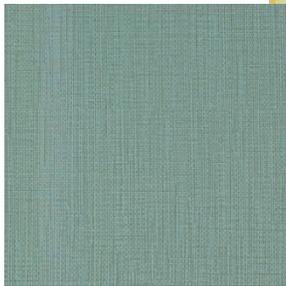
Furniture, Furnishings & Accessories

In order to enhance the attributes of their building and go beyond the requirements of LEED, the owner, Mercy Housing, decided to engage Cornerstone Design to specify and procure the furniture package. The designer's selections were made based on multiple factors. Most importantly, the products needed to meet the high performance requirements of this facility. This included both durability and cleanability. Higher durability itself is a green characteristic because it lengthens the time for refurbishment or replacement of articles and prevents waste.

Other factors that were high priority included low-emitting materials, preferring products from manufacturers with sustainable manufacturing processes, and selecting products with high recycled content.



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Sustainable Suppliers

One of the factors considered when the furniture was selected was the sustainability of the company producing the goods. One of the furniture suppliers does not use any toxic chemicals in the manufacturing of their products. Since 1994, this company has successfully used ONLY water-based and water-soluble wood stains, sealers, lacquers, glues and adhesives. 98% of all wood used in the making of their furniture is from certified forests backed by the FSC (The Forest Stewardship Council) and the SFI (Sustainable Forestry Initiative).

Another company utilizes their state of the art metal casting foundry to remove engine components from more than 50 million automobiles and recycle them to make table bases.

One of the manufacturers has decided to use Bioflex foam, made from soybeans, as their standard. They also use FSC-Certified wood for frames and water-based adhesives with low or no-VOC properties.

Recycled Materials

Many of the finishes in the space contain recycled materials. The paint, for example, uses a minimum of 50% post-consumer waste paint. It is completely remanufactured to have the same high quality properties of paint made with virgin materials.

Some of the fabrics used on the furniture contain recycled content. One of them is made from 65% post-consumer recycled polyester!

The art canvas from one of the suppliers is made from treeless cotton paper. There is also recycled content, and the paints are water-based.

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Cornerstone Design
healthy & high performance interiors™



Glancey ♦ Rockwell
& Associates
Architecture • Planning



Indoor Air Quality

Maintaining a healthy indoor environment was an important aspect of the selection process. Fabrics with Greenguard certification were preferred. The designers also sought out furniture that was manufactured and finished with low-emitting stains and adhesives.

Partners

The success of any project is dependent upon the team, and this project is no exception. Because the goals were clear, the team followed an integrated process, collaborated on solutions and worked together toward a common goal. Team members included the following:

- Eco Edge
- Cornerstone Design
- Scott Hedrick Construction, Inc.
- Glancey Rockwell Architects