

GREENCITY LOFTS

In the heart of Emeryville, a new development emphasizes community and sustainable design.



GreenCity Lofts, on the border of Emeryville and Oakland, exemplifies how green building principles can be effectively incorporated into a larger residential development. Designed by internationally renowned Swatt Architects, this urban infill project will offer a mix of 62 lofts, townhomes and single-level units. The first homes are expected to be completed by May 2005. The development's design center, model unit and sales office will be open on the day of the Green Home Tour.

The seed for GreenCity Lofts was planted in 2000, when Oakland Mayor Jerry Brown challenged developers to build projects that would revitalize city neighborhoods and set a new standard for sustainable development. Developer Martin Samuels stepped up to the plate, founding GreenCity Development Group and assembling a team of people with a shared commitment to building an exemplary, green urban infill project.

“This transit-oriented, urban infill project focuses on the economical use of recycled and sustainably harvested materials, energy efficiency, healthy interior environments and native landscaping.”

—Robert Swatt, architect

LOCATION & COMMUNITY

Easy access. Located within walking distance of Emeryville's retail and entertainment district, GreenCity Lofts takes advantage of existing city infrastructure and provides easy access to workplaces, local services and public transit. Urban infill developments like GreenCity Lofts help reduce sprawl, traffic and pollution.

Urban revitalization. The developer removed a rundown 80-year-old paint factory from the site, and recycled 95% of the demolition waste. Contaminated soil was excavated and hauled away, making room for an underground parking garage.

Engaging the community. Varied rooflines and open passageways for sunlight and breezes help create a village feel and connections to the neighborhood. Street-side balconies, porches, and stoops that open onto the street encourage residents to engage with the community. Topher Delaney, renowned for her work in creating healing gardens and community spaces, designed the urban village's landscaping.

GREEN at a GLANCE

ENERGY & SYSTEMS

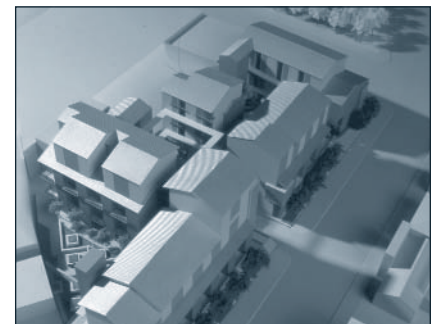
- Energy Star® Partner
- Hydronic radiant-floor heating
- Central boiler for energy efficiency and indoor air quality
- Fiberglass insulation with no added formaldehyde (Johns Manville)
- Designed for daylighting and cross-ventilation
- Energy Star® appliances wherever possible

MATERIALS & PRODUCTS

- Flyash in concrete
- Steel framing for durability and longevity
- Durable siding & roofing materials
- Wheatboard cabinets (Dow Woodstalk)
- Zero-VOC interior paint (ICI Lifemaster 2000)
- Solvent-free and HCFC-free foam sealants

OTHER GREEN FEATURES

- Underground garage includes spaces for 46 bicycles and charging stations for 3 electric vehicles
- Deconstructed existing buildings and recycled 95% of demolition waste
- Drought-tolerant plants in courtyard
- Courtyard landscaping emphasizes sanctuary and community (T. Delaney, Inc./SEAM Studio)



ENERGY EFFICIENCY

Daylighting and natural ventilation. Most of the homes have windows on two sides and nearly a third have windows on three sides, providing abundant daylight and cross ventilation.

Heating. Hydronic radiant-floor heating keeps the units comfortable when it's chilly outside. An energy-efficient central water heating system serves all the units.

Energy Star® Partner. Energy Star®, a program backed by the U.S. Department of Energy and Environmental Protection Agency, helps businesses and individuals protect the environment through improved energy efficiency. GreenCity Development Group is an Energy Star® Partner, and the units in GreenCity Lofts are in the process of being Energy Star® qualified. This means they will be independently verified to be at least 15% more energy efficient than California's stringent energy code requires.

EXPECTED COMPLETION:

Summer 2005

SIZE:

Approx. 75,000 SF (total); 62 units from approx. 500 SF to 2,000 SF

DEVELOPER:

GREENCITY DEVELOPMENT GROUP

ARCHITECT:

SWATT ARCHITECTS

GENERAL CONTRACTOR:

CANNON CONSTRUCTORS

INTERIOR FINISHES

Standard finishes. Zero-VOC interior paints will be used throughout the project. Cabinet boxes are made from Woodstalk, an engineered board made from wheat straw fiber, an annually renewable resource.

Design center choices. GreenCity Lofts has enlisted Green Fusion Design Center in San Anselmo to provide a variety of environmentally friendly and healthy options for interior finishes. For example, home buyers can choose from green flooring options including natural linoleum (Forbo), bamboo, FSC-certified hardwood (EcoTimber), wool carpet (Nature's Carpet), cork (NaturalCork), and recycled-content carpet or carpet tiles (Shaw).

“By understanding how the materials and design aspects affect you and the planet, GreenCity Lofts give you a greater sense of connection to the neighborhood and larger community.”

—Martin Samuels, developer

