

GREEN BUILDING AND LEED

Eastern Village Cohousing Condominium
Silver Spring, Maryland

Jorge Medrano

*Sustainable Design
Fall 06*

Eastern Village Cohousing Condominium Silver Spring, Maryland

Is a warm and friendly community. It is highly participatory, collaborative and eco-friendly. Each of the 56 condominium units comes with all the features you would expect in a condo. Plus the community has a large community dining hall for shared meals, community living room, kids playroom, game room, yoga room, library, workshop, hot tub, green roof & much more.



Dan Cunningham

Eastern Village Cohousing Condominium

Silver Spring, Maryland

Factsheet

Location: Silver Spring, MD

Building type(s): Multi-unit residential, Assembly

Renovation of a 1957 building

92,600 sq. feet (8,600 sq. meters)

Project scope: 85% of a building

Urban setting

Completed November 2004

Rating: U.S. Green Building Council LEED-NC, v2--
Level: Silver (34 points)

Eastern Village Cohousing Condominium Silver Spring, Maryland

Cohousing
Is a small-scale
neighborhood providing
balance between personal
privacy and community
living, where the neighbors
share community activities,
decision-making, work, and
play. Cohousing provides
personal privacy combined
with the benefits of living in a
community where people
know and interact with their
neighbors.



Eastern Village Cohousing Condominium Silver Spring, Maryland

Environmental features

The EVC building is an adaptive reuse of an abandoned office building originally constructed in the 1950s. The structure's courtyard had been a parking lot but is now a green space that includes benches, sculpture, a patio, and a children's play area. EVC incorporates such features as ground-source heating and cooling, low-emitting finishes, some rapidly renewable materials, and a green roof.

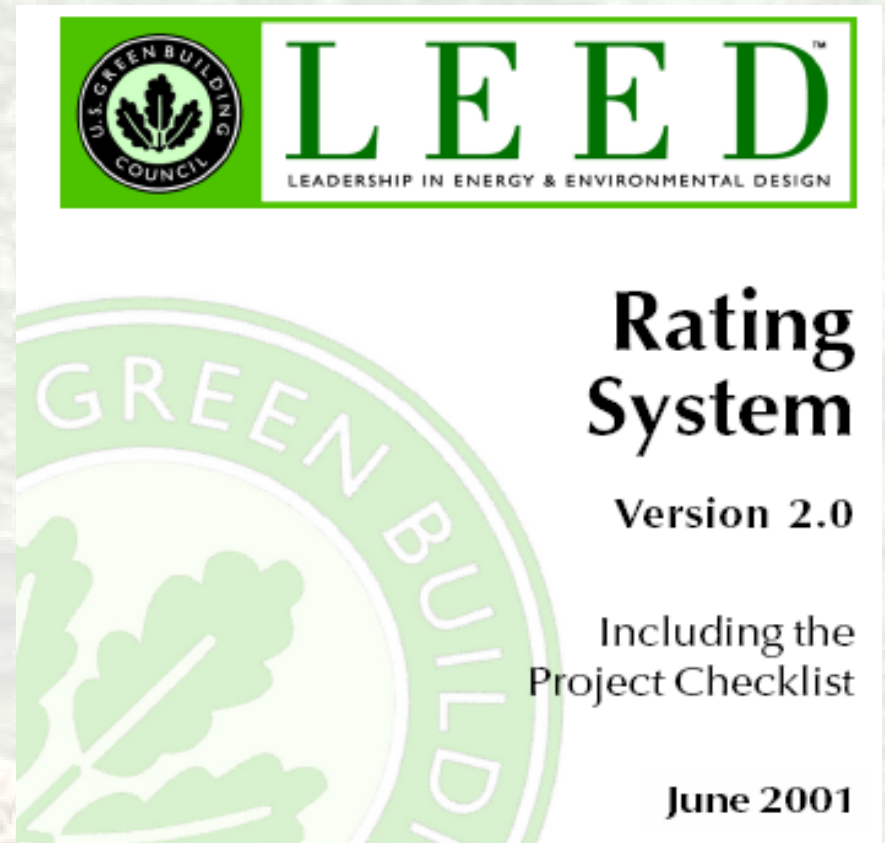


Dan Cunningham

Eastern Village Cohousing Condominium Silver Spring, Maryland

The LEED process

The U.S. Green Building Council's LEED® Rating System provided the primary framework for the design team to explore green building strategies best suited for the project. The U.S. Green Building Council awarded ECV LEED Silver certification in September 2005, making it the first LEED-certified cohousing structure.



Eastern Village Cohousing Condominium Silver Spring, Maryland

LEED-NC evaluation aspects:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation in Design Process

Innovation in Design *up to 5 additional points*

Goals

- Recognize exceptional performance in any achieved LEED-NC credit
- Recognize innovation in green building categories not specifically addressed by LEED-NC credits

outdoor environment

Eastern Village Cohousing Condominium Silver Spring, Maryland

LEED-NC CERTIFICATION LEVELS

Points	Levels
26 - 32	Certified
33 - 38	Silver
39 - 51	Gold
52 - 69	Platinum

Eastern Village Cohousing Condominium Silver Spring, Maryland

EVC is a LEED Silver building. From a maximum of 69 points, EVC obtained 34. Those points were distributed as:

- Sustainable Sites, 8 of 14
- Water Efficiency, 3 of 5
- Energy and Atmosphere, 10 of 17
- Materials and Resources, 5 of 13
- Indoor Environmental Quality, 4 of 15
- Innovation in Design, 4 of 5



LEED-NC

Build green. Everyone profits.

Eastern Village Cohousing Condominium Silver Spring, Maryland

Conclusion

To get a higher LEED certification is really difficult and requires much more investment. That is the reason why only big corporations and buildings have them.

EVC community can consider themselves as pioneers, since this is the first LEED-certified cohousing structure and is setting up a standard for new cohousing projects.



Eastern Village Cohousing Condominium Silver Spring, Maryland

References

- U.S. Green Building Council. LEED certified project case study.
<http://leedcasestudies.usgbc.org/overview.cfm?ProjectID=404>
- Canadian Cohousing Network
<http://www.cohousing.ca/whatis.htm>
- A Comparative Analysis of Green Buildings in the Boston area, Environmental Management 1
http://courses.dce.harvard.edu/~environment/em1_01_12_05/leed-presentation/index.html
- U.S. Department of Energy. Energy efficiency and Renewable energy.
<http://www.eere.energy.gov/buildings/database/energy.cfm?ProjectID=404>
- Eastern Village Cohousing
<http://www.easternvillage.org/index.html>
- LEED Rating system ver. 2.0 June 2001