

Green Buildings - Multifamily Jonathan Woodner Apartments Washington, DC

Program

Not Applicable

Scope of Services

Sustainability consulting to identify green alternatives to existing building management practices

Level of Involvement

Prime Consultant

Facility Size

750,000 sq.ft.
40,000 sq.ft. Commercial

Facility Type

Mixed Use

Project Results

- Green Cleaning Policy & Procedures
- Hardscape Maintenance
- Heat Island Control
- Integrated Pest Management
- Light Pollution Reduction
- Protect and Restore Open Space
- Reduce Mercury in Lamps
- Sustainable Purchasing
- Waste Management

Jonathan Woodner Apartments is a 1,080 unit apartment building located at 3636 16th Street, NW, in Washington, DC. This multi-floor project also includes 40,000 square feet of commercial space, indoor/outdoor parking, and an outdoor pool and fitness center. EME Group provided assistance with green and sustainable improvements to the buildings and on the site that do not directly relate to energy or water savings. Under the sustainability consulting contract, EME Group reviewed the project and provided a report that suggested measures that will improve the project's environmental footprint.

Of the many issues, listed in "Project Results" above, the integrated approach to controlling the heat island effect on the roof and the ground provided added benefits of providing a pedestrian green space on the roof, improving the views of apartments facing the low entrance roof, providing shaded open spaces on the grounds and lessening the storm water run-off.



Woodner Apartments

Another suggested improvement that resulted in multiple benefits was the replacement of the high-power lights on the roof with lower power lights mounted lower to the ground; this has the potential not only to reduce the light pollution into the night sky and at the neighbors, but also to reduce the glare to pedestrians and into apartments, and reduce the energy usage.

An interesting discovery, during the study, was that a former tenant had taken upon herself to plant native groundcovers near her ground-floor apartment to improve her view. This successful groundcover example helped reinforce EME Group's native vegetation suggestion to reduce maintenance and improve the open spaces.