

## LEED for Homes Features and Benefits

# *Anchor Place Apartments*

2000 River Avenue, Long Beach, California 90810

---

### **The Project**

Anchor Place Apartments represents the 5th phase of development at Century Villages at Cabrillo in West Long Beach, a 27 acre supportive housing community built upon a former Navy housing site tied to the Long Beach Shipyards. CVC is committed to providing dignified, service-enriched, and sustainable housing opportunities to individuals, families, and households in need. Anchor Place consists of 120 apartment homes in a five story, Type V building constructed over a Type I podium garage. 75 homes are specifically set aside for veterans experiencing homelessness while 18 are set aside for families experiencing homelessness. The remaining 26 affordable homes are set aside for low income families and households in need. As noted above, the development is situated within the larger 27 acre Villages at Cabrillo community which features numerous amenity spaces such as walking paths, a grand lawn, a social hall, computer labs, a convenience store, volleyball court, basketball court, and community gardens amongst others.



### **LEED for Homes**

The vision of the U.S. Green Building Council (USGBC) is that buildings and communities will regenerate and sustain the health and vitality of all life within a generation. The USGBC's mission is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life. Through our community network, continuous collaboration with industry experts, market research publications and LEED professional credentials, USGBC's global staff is working every day to help advance spaces that are brighter and healthier for us to live, work and play in. The USGBC has developed LEED, or Leadership in Energy and Environmental Design, as a green certification program for building design, construction, operations and maintenance. LEED for Homes is the certification system for new residential projects. Anchor Place Apartments is expected to receive a LEED Platinum certification, the highest level available. For more information on USGBC, the LEED rating system, and the LEED for Homes program, visit [www.usgbc.org](http://www.usgbc.org)

## Sustainable Features at Anchor Place

### Common Areas

Anchor Place features multiple outdoor courtyards, both at the ground level and raised podium level, in addition to a robust community garden for residents. The landscaping at the Anchor Place is drought-tolerant and native-inspired and is equipped with smart irrigation technology (drip system) to help conserve water. Anchor Place includes multiple indoor amenity spaces including a community kitchen and multiple laundry rooms that features high-efficiency appliances to conserve water and energy. The community garden is not only intended to provide therapeutic benefit but also intended to raise awareness of nutrition and healthy, active lifestyles.



### Bicycle Storage

Anchor Place includes an indoor bicycle storage room with secured spaces for 43 bicycles. This amenity is intended to promote alternatives to transportation modes that increase greenhouse gas emissions.

### Construction Materials and Specifications

CVC utilized highly durable construction materials with reduced footprints on both the environment and human health. These include low VOC finishes, natural flooring, and recycled content flooring. Through use of light colored roofing and hardscape materials, we are able to achieve reduced heat island effects. We've also ensured for conservation of interior water through high efficiency fixtures and fittings. Bathroom exhaust fans are EnergyStar and are continuously operating in order to improve ventilation and reduce humidity. All units are smoke-free spaces and we have incorporated high efficiency HVAC filters to improve indoor air quality. Indoor air is filtered twice; at both intake and upon recirculation, further improving air quality. All residential units, and common areas, are equipped with Energy Star appliances. Finally, 85% of construction waste was diverted for recycling.

### Stormwater management

Stormwater generated on the Anchor Place site is being managed in accordance with a regional and local stormwater management plan intended to maximum on site retention and minimize downstream flows.

### Solar Hot Water System

The hot water heating system for Anchor Place is a solar thermal system. This system heats water by absorbing solar power through solar collectors. In turn, heated water is then stored in a boiler for distribution throughout the building. These solar collectors and storage tanks are located on the roof of the building to ensure maximum exposure to the sun

### Public Transportation

The development of Anchor Place has resulted in the relocation of the Long Beach Transit bus stop to an on site location that is adjacent to the building. The proximate location of the bus stop is intended to promote public transportation and reduce greenhouse gas emissions.

### Energy Performance

Anchor Place is expected to exceed the requirements of Title 24 by 15.8% through a combination of mechanisms including windows, lighting, and HVAC systems.

### Overall Building Performance

Anchor Place Apartments is projected to achieve LEED Platinum Certification.

