



# SAVIER STREET FLATS

PORTLAND, OREGON

**98** Street Smart Walkscore + Walker's Paradise

**89%** Reduction in construction waste

**27%** Projected reduction in energy costs

## LEED® Facts

The Savier Street Flats  
Portland, OR



LEED for Homes  
Certification Awarded August 23, 2013

**Platinum** **90**

Sustainable Sites 18/22

Water Efficiency 10/15

Energy & Atmosphere 21/38

Materials & Resources 11/16

Indoor Environmental  
Quality 10/21

Locations & Linkages 10/10

Awareness & Education 1/3

Innovation & Design 9/11

\*With a Home Size Adjustment of -10

## THE SAVIER STREET FLATS

### Apartments that do as much for you as they do for the environment

This LEED for Homes Platinum building gives NW Portland a sustainable, small-town feel

#### PROJECT BACKGROUND

Portland's hip 23rd Avenue is witnessing a huge change as the popular shopping destination becomes speckled with a flurry of new, green multifamily buildings. The latest installment of the movement, Savier Street Flats, is no exception. This LEED for Homes Platinum project epitomizes the Portland spirit with its green features and cozy atmosphere, and its location gives its tenants walking access to a friendly neighborhood blossoming with local shops and amenities.

#### STRATEGIES AND RESULTS

NW 23rd Avenue is a social hub for Portlanders, and provides its visitors with a wealth of classy boutiques, coffee and desert shops, and restaurants. Access to the street car and bus network encourage and facilitate alternative transportation use, and the nearby Wallace Park provides its visitors with open space for children to play, dogs to exercise, and adults to socialize. It's no wonder that the prime location of the Savier Street Flats gave it a perfect score in the Location and Linkages category of LEED for Homes.

Efficiency is the name of the game in the Savier Street Flats. The project achieved a HERS score of 57. This is a projected 27% reduction in energy costs, and reflects the superior design and construction practices crafted to insulate, air-seal and install more efficient mechanical and electrical equipment. Water usage was minimized through its high-efficiency fixtures and irrigation system. All toilets, showers, and faucets are low-flow, and irrigation for landscaping was reduced by 74%. As for all LEED for Homes certified projects, the Savier Street Flats meets ENERGY STAR for Homes criteria.

In addition to energy and water efficiency, material selection was prioritized. The lack of tropical wood and 100% local framing minimizes the project's carbon footprint and strengthens the local economy. The use of high-albedo concrete reduces the site's heat island effect and creates a cooler, fresher environment for its tenants. Moreover, to maximize residents' control of heating and cooling comfort, packaged terminal heat pumps were installed in all 179 units.

#### ABOUT MILL CREEK RESIDENTIAL TRUST

Mill Creek Residential develops, acquires and operates high-quality apartment communities in desirable locations coast-to-coast. While they are a national company, they immerse themselves in their chosen markets – living and working in the communities where they operate. They combine their deep understanding of each market with 30+ years of expertise and a fresh innovative approach to the apartment industry, to build relationships and places in which people thrive – creating real and enduring value for their residents, investors and associates.

#### ABOUT SERA ARCHITECTS

SERA's commitment to sustainability begins with the way they run their business. They believe that a fully sustainable workplace is the logical first step towards practicing sustainability in their projects and helps nurture a culture of sustainability. By "walking the talk" they continue to discover new ways to work, interact, and create more sustainable physical environments.



"LEED for Homes is a sensible and streamlined approach to certifying the sustainable design and construction of multifamily properties."

-Matthew Dalla Corte,  
Development Associate



**Location:** Portland, OR

**Certification:** Platinum

**Size:** 179 units

**Builder:** Mill Creek Residential Trust

**LEED for Homes Consultant:** Earth Advantage

**Architects:** SERA Architects

**Engineers:** MGH Associates, KGA Inc.

**HVAC:** American Heating

**Photos courtesy of Earth Advantage**

#### ABOUT EARTH ADVANTAGE

Earth Advantage provides verification and certification services. As a LEED for Homes Provider, they possess experience and expertise to assist project teams in the design, construction and delivery of high performance, sustainable homes.



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