

CELEBRATION OF ELEVATION 314

ECO-LIVING IN AN AWARD-WINNING APARTMENT BUILDING IN TAKOMA, DC

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Building green can be a smart investment, says Russell Katz, the Yale-educated owner, developer and design architect of Elevation 314, an award-winning apartment building in Takoma, DC. This edifice with its hardwood floors, 10-foot-high ceilings, and courtyard garden is earth-friendly from the lobby to the laundry rooms.

"We built it for less than \$115 per square foot, that's less than most luxury buildings," says Katz, 36.

"We were trying to introduce as many green and sustainable features as we could, make it affordable, and provide good architecture," says Ron Schneck, 34, an associate at Hickok Warner Cole Architects, and the architect of record.

Consider some of the eco-friendly features of the 52-unit Elevation 314, which is across the street from the Takoma Metro station.



LEFT: Bamboo floors and ceiling fans are standard features in Elevation 314 apartments.

ABOVE CENTER: Apartment dwellers focus on a green roof over the garage and a bioretention garden in the courtyard.

ABOVE RIGHT: The building features retail on the first floor and residential units above.





■ BAMBOO FLOORS

Benefit: Sustainable plant that's fast-growing, harder than oak, and durable.

■ GREEN ROOF OVER GARAGE

Benefit: Rainwater is filtered for pollutants, then flows from the green roof into the bioretention garden.

■ BIORETENTION GARDEN

Benefit: Stores rainwater and prevents polluted runoff. Eliminates need for an engineered storm water management system. Provides green space for residents.

■ LOW ENERGY CEILING FANS

Benefit: Circulate fresh air, help save electricity on cooling, can be reversed with the flick of a switch to guide warm air downwards in the winter.

■ GAS STOVES

Benefit: More energy efficient than electric stoves.

■ LOWVOLATILE ORGANIC COMPOUNDS (VOC) PAINTS AND FINISHES

Benefit: Eliminate "off-gassing," that new smell that comes from freshly painted rooms, new carpets, and new furniture. Reduce indoor air pollutants.

■ GEOTHERMAL HEATING SYSTEM

Benefit: Utility bills average \$35 per month for each apartment. This closed loop system absorbs the temperature of the ground. Particularly efficient in the summer when the water returns from the wells, which are 400-500 feet below ground, at 60 degrees.

■ ELECTRIC "ECO-DISK" ELEVATOR

Benefit: Does not use hydraulic fluid, which would have to be dumped in a landfill. Uses very little electricity.

■ RECYCLED STEEL RAILINGS AND STRUCTURAL ELEMENTS

Benefit: No need to produce new steel.

■ LAUNDRY ROOMS ON EACH FLOOR

Benefit: By not providing individual washer/dryer sets in each unit, Katz could buy Speed Queen large industrial strength washers and dryers, which are top of the line energy efficient appliances. Plus occupants get to know their neighbors. **ws**