

Ravenswood Senior Living – Sustainable Features

January 28, 2016

Ravenswood Senior Living is a proposed adaptive re-use of the old Ravenswood Hospital Specialty Care Pavilion. The existing 9 story building is located at 4501 N. Winchester Ave. in Chicago, IL. The proposed project will have 74 dwelling units of affordable independent seniors apartments, a 120 unit supportive living facility for seniors, and some medical office space.

Regarding environmental sustainability, the proposed development will pursue LEED v4 for BD+C New Construction and Major Renovation Certification and will utilize numerous sustainable design strategies to reduce energy consumption, reduce environmental pollution, and increase indoor air quality. These features will combine to create an exceptional living environment for the residents.

A major component of this development's sustainability is the fact that an existing building will be preserved and re-purposed for the proposed use. By re-utilizing the existing concrete foundations, concrete structural frame, exterior masonry cladding and some major mechanical components, a tremendous amount of embodied energy is preserved within these components and less materials and resources will be used compared to building this project as new construction.

Other proposed sustainable design features:

- Employ a construction waste management program.
- Install an Energy Star-rated, high-reflectance roof membrane to reduce the urban heat island effect.
- Provide native plantings to minimize potable water usage for irrigation.
- Use site lighting that is high efficiency and reduces light pollution.
- Install new insulated, low-E glazed and argon-filled windows.
- Re-insulate the exterior building envelope at R-values in excess of applicable code requirements.
- Use enhanced air sealing techniques at entire building exterior envelope.
- Install Energy Star-rated appliances.
- Install Energy Star-rated light fixtures.
- Install all new plumbing fixtures that will have flow rates below code requirements.
- Install new high efficiency heating and cooling systems.
- Install new high efficiency hot water delivery systems.
- Exceed ASHRAE 90.1-2010 building energy performance requirements.
- Meet ASHRAE 62.2-2010 building ventilation requirements.
- Endeavor to use materials and products with a high recycled or re-constituted content.
- Use low/zero-VOC interior paints, adhesives and flooring, along with non-solvent based and formaldehyde-free materials throughout the building. The primary purpose of this is to provide enhanced indoor air quality for persons allergies, asthma and chemical sensitivities.