Waverly Gardens
Woodstock, MD
Waverly Gardens

Details of project
• 102 units of moderate income senior housing
• New construction
• Howard County, Maryland
• Completed May 2006

Summary
• Achieved long-term financial benefits through commitment to quality building.
• Created a cost effective and highly sustainable project with a dedicated design team.
• Saved time and money by making green choices.
Green Champions
Planning and Landscaping Density
Two different ideas for use of site

General shape of building

Orientation of building
Planning and Landscaping
Reduced Footprint
Planning and Landscaping
Stormwater Management
Energy Efficiency
Build tight
Energy Efficiency
High Efficiency Windows
Energy Efficiency
Solar Hot Water
Indoor Air Quality
Vent Right
Indoor Air Quality
Reduce Risk of Mold
Materials Selection
High Performing
Materials Selection
Durable
Waste Management
Pre-fabricated
Waste Management
Reuse
Economics Costs

- Constructed for a net value of $73/sq ft.
- State sets a construction limit for materials and labor at $85/sq ft for affordable housing projects.
- Estimate a 1 ½ -2% increase in overall costs.

(image of building in background)
Estimate a 35% decrease in operating costs by greening the project.
Aesthetics
Opportunities

- With Waverly Gardens, you saw how green building was consistent with the owner’s values of quality and durability.
- What are your organization’s goals and how are they better served by green?