

## Facts

### Description:

Urban infill mixed-use development

### Project Owner:

Duball LLC

### Architect:

Rounds VanDuzer Architects

### Completion Date:

2014

### Objective:

LEED Silver

## Results

LEED Gold for the residential space and LEED Commercial Interiors Retail Gold for the Safeway store

## PETWORTH SAFEWAY & RESIDENCE, WASHINGTON, DC – LEED GOLD



*Photo courtesy of Torti Gallas and Partners, Inc.*

Paladino worked directly with the project developer, Duball Petworth, LLC as they redeveloped a 60-year old Safeway store located at 3830 Georgia Avenue in Washington, DC. The property is situated on 1.56 acres, one-block from the Georgia Avenue-Petworth metro station and was revitalized to include the modern 62,400 square foot, ground floor Safeway store situated under a five story, 285,000 square foot residential building containing approximately 220 apartment units, a fitness center, social room and 215 below-grade parking spaces. Paladino handled the LEED consulting, commissioning, and energy modeling for the project.

## Results

Though targeting LEED Silver, the project team achieved LEED Gold for the residential space and LEED Commercial Interiors Retail Gold for the Safeway store. Sustainable highlights of the project include water savings, reduced lighting power density, and support of sustainable transportation methods like biking and public transportation access. The team tackled challenges related to

## About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit [www.paladinoandco.com](http://www.paladinoandco.com).



*Paladino's abundance framework  
(people, planet, prosperity)*

meeting ENERGY STAR for all equipment due to the number of appliances in the store.

The project demonstrates the consideration of community needs during development. Its proximity to public transportation and residential living provides the region with a new hub of connectivity while simultaneously boosting economic growth to the area.

The Paladino team also assisted the project with necessary DCRA permitting associated with the city sustainability requirements. To achieve LEED certification, the facility needed to meet 18% energy cost savings. The project ended up at 20% energy cost savings compared to ASHRAE 90.1-2007.