Young Burlington Apartments

820 S. Burlington
Los Angeles, CA. 90057

Women Organizing Resources, Knowledge and Services (WORKS) has recently opened Young Burlington Apartments, a 21 unit multifamily development for homeless youth, ages 18-24, located just west of downtown Los Angeles. This development incorporates many environmental and energy saving features and WORKS is in the process of seeking Gold certification through the Leadership in Energy & Environmental Design (LEED®) for Homes™ Program.

A LEED-certified home is designed and constructed in accordance with the rigorous guidelines of the LEED for Homes green building certification program. LEED for Homes is a consensus-developed, third party-verified, voluntary rating system which promotes the design and construction of high-performance green homes. Some of the environmental and energy efficient features of Young Burlington Apartments include:

- R-19 insulation was installed in the walls, and R-30 insulation was installed in the roof to keep the units warmer in winter and cooler in summer.
- All windows and French doors are double-glazed with Low E glass to keep units warmer in winter and cooler in summer. All doors are weather-stripped to prevent unwanted infiltration of outside air.
- All living rooms and bedrooms have ceiling fans to reduce the need for air conditioning.
- All units have cross ventilation to increase fresh air transfer when windows are open, and to reduce the need for air conditioning.

- Bathroom exhaust fans and kitchen hoods are vented to the outside to reduce the buildup of moisture in these areas.
- All light fixtures have fluorescent lamps to reduce electricity use.
- All toilets, faucets, and shower heads are low-flow to reduce water use.
- All refrigerators are Energy Star rated to reduce electricity use.
- Laundry room washers and dryers are Energy Star rated and use both less electricity and less water than standard models.
- Air-conditioning condensers are Energy Star rated and use the refrigerant Puron which minimizes contributions to ozone depletion and global warming.
- Heating/air conditioning units have MERV 11 filters which improve air quality in the units.
- Wood used for the framing of the building was supplied from the United States and Canada. No tropical wood was used.
- The building stucco is made from 25% Post-Consumer (PC) recycled materials and comes from Riverside, California which is within 500 miles of the site. The aggregate used in the concrete and the drywall also comes from sources within 500 miles of the site, reducing the energy used to transport them.
- The carpets and carpet pads are both rated Green Label Plus which indicates that they have low chemical emissions.
- All paints used in the project are Low-VOC (Volatile Organic Compounds).
- The fiberglass insulation uses 25% PC recycled materials and does not contain VOCs.
- During the construction of the building, 85.79% of the waste generated was diverted from land fills and recycled.
- The building has a "cool roof" and the building exterior is a light-colored stucco which reduces the amount of heat from the sun that is absorbed by the building. Also, all of the concrete courtyard, sidewalks, and driveway are of light-colored concrete reducing the "heat island effect" that would contribute to temperature increases adjacent to the building.
- The project is landscaped with either drought-tolerant/California native plants or with edible plants. The drought-tolerant plants use less water and require less maintenance than a conventional lawn with shrubs. The edible plants will provide food for the residents and will also be used to teach the residents about growing their own food. No turf grass or invasive plants were installed. The site was designed and planted to prevent soil erosion.
- The irrigation system is designed to use as little water as possible. There is an irrigation controller that has different zones for plants that have different water needs. It is tied to a weather station that modifies the watering schedule based on whether the weather is cool or hot, wet or dry. Most of the planting beds are irrigated with drip irrigation tubes reducing the overspray and overwatering common with sprinklers.
- The building has a series of filtering planters that filter rain water before it is discharged into the city storm drain system reducing the toxic materials that eventually flow into the ocean.

LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health. Strategies may includesustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. For more information on the LEED® for Homes™ Program please visit the U.S. Green Building Council's at www.usgbc.org

For more information about WORKS and Young Burlington Apartments, please call 323-341-7028.