

Case Study

Stone Arch Apartments Build “Green”

More and more apartment developers are embracing the concept of building “green.” Steve Minn, a principal of Lupe Development Partners in Minneapolis, has integrated green building practices by incorporating common area laundry rooms into the new Stone Arch Apartment complex.

“We estimate that our buildings use about 70% less water than those buildings having in-unit laundry options,” shares Minn. The Stone Arch Apartments utilizes this water-saving effort as a marketing tool to prospective tenants concerned about conservation.

Minn also considered the convenience of facilities to residents when designing the apartments, as well as how to make common area laundry rooms more attractive. Working with a professional laundry route operator, Minn provided two laundry rooms per floor (totaling 15 laundry areas) with inviting work space, comfortable furniture and up-to-date equipment. With such an appealing design, these laundry rooms have definitely become an amenity for the Stone Arch Apartments. “Residents comment on how they can do their laundry more quickly in these attractive, easy-access facilities,” states Minn.

By including common area laundry rooms in the Stone Arch Apartments, Minn also qualified for a 20% discount on his sewer access charge from the Metropolitan Council Environmental Services, a regional waste treatment organization.

The Stone Arch Apartments are a good example of how multifamily developers can take advantage of green building credits by utilizing common area laundry rooms to save water and energy. Not only do common area laundry rooms help the environment, they also add a winning amenity for both property owners and residents.