

News

Galleria Manor - 2nd LEED Gold seniors community in Georgia Announcing Opening of Galleria Manor - 2nd LEED Gold seniors community in Georgia

Posted Date: 8/26/2011 11:30 AM

Grand Opening of Galleria Manor of Smyrna Affordable Housing for Seniors Built With Stimulus Money (2nd LEED Gold Certified seniors community built in the state of Georgia).

City of Smyrna Mayor Max Bacon and Smyrna City Council Ward 1 Representative Melleny Pritchett along with Mark du Mas of The Paces Foundation and others central to the project spoke today at the Grand opening and ribbon cutting event celebrating the new affordable apartment community for seniors, the Galleria Manor of Smyrna.

Stimulus money along with a grant from the Smyrna Housing Authority and loans, supported by the partnership of the City of Smyrna elected officials and staff with all project partners, not only created jobs and economic growth for the greater Atlanta community, but the project also provides local seniors with an affordable, beautiful place to live that is the 2nd Gold LEED certified seniors community built in the state of Georgia.

The Paces Foundation is a CHoDO 501(c)3 nonprofit organization that provides affordable housing and services for low-income neighbors. The housing for both seniors and families is built to green certification standards to ease utility and maintenance costs for residents and have a low impact on the environment. In 2010-11, the foundation contributed \$78 million to the economy via professional services and building trades. The Paces Foundation owns more than 2,000 units across the southeast with more than 20 properties in Georgia, Florida, South Carolina and Texas.

Green Facts about this project:

- Third LEED project Hardin Construction has done with Paces Foundation (Galleria Manor submitted for LEED Gold)
- Energy efficient mechanical, plumbing, and electrical systems
- More efficient framing system by utilizing two stud corners, ladder blocking and finger jointed (recycled) studs
- Drought resistant plants provided that require little maintenance/watering
- Fiber cement panel/brick exterior which requires little maintenance over the life of the property
- 75 percent of the construction debris was recycled and diverted away from landfills

This project has supported the local economy in the following ways:

- local subcontractors, vendors, suppliers 75 percent of the Work was awarded to local Metro Atlanta based companies (\$5.3M of \$7.1M)
- local materials brick, lumber, carpet flooring, etc. 80 percent of materials used on project came from

- local materials brick, lumber, carpet flooring, etc. 80 percent of materials used on project came from within 500 miles of project site (LEED Standard)

Speakers at he Grand Opening representing the various organizations involved in the project:

- Mark du Mas, President, The Paces Foundation
- Max Bacon, Mayor of Smyrna
- Melleny Pritchett, Smyrna City Council Representative for Ward 1
- LaTaunynia Campbell, LEED for Homes Program Manager, Southface
- Laurel Hart, Director of Affordable Housing, Georgia Department of Community Affairs
- James Norton IV, Senior Vice President, BB&T
- Steve Bachman, Senior Vice President, CAA Hardin Construction Company

Galleria Manor is located at 2731 Woodland Terrace. Smyrna, GA 30080.

Directions: From I-75 take I-285 West. Immediately follow signs for US-41/Cobb Pkwy/Dobbins Air Base. Turn right onto US-41 North/Cobb Pkwy SE. Immediately turn left onto Spring Rd SE. In less than 1/2 mile, turn right onto Woodland Terrace. Galleria Manor will be on the right at the end of this short street.