

## Ivy Quad = Green Living

“From the footsteps of Notre Dame ... to the echoes calling her name,” Ivy Quad condominiums will be an exquisite addition to South Bend and the Notre Dame community. Currently under construction, Ivy Quad is across Twyckenham Drive from the University of Notre Dame. These condos are very eco-friendly, and the developer is pursuing LEED (Leadership in Energy and Environmental Design) certification.

About one year ago, David Matthews and Jim and Julie Schwartz, all from Ivy Quad Development, brought their idea about the condos to Phase Two Architects. Shawn O’Brien, of Phase Two, who designed the condos, said there were a few different factors when striving to appeal to customers and staying environmentally friendly; they are focusing on energy and efficiency.

The greening of these new condos is achieved through use of insulation, selection of recyclable building materials and reuse of an existing site.

“These are intelligent decisions that are better for the environment and better for the owner,” said O’Brien. These factors will hopefully get Ivy Quad LEED certification upon the completion of the site, making it South Bend’s first multifamily green development.

For starters, the insulation used in Ivy Quad is a higher R value than is required by the state of Indiana, making the homes more efficient at resisting the loss of heat.

The building process, itself, is green-focused. “Waste coming from the site is all sorted and recycled instead of throwing it away in a landfill,” said Matthews. This is easy on the environment, but does not save work. The site now has four Dumpsters instead of just one, and it takes more time to sort. According to Tom Evans, the project manager for Ivy Quad, it is 10 percent more expensive to have four Dumpsters.

Some of the products used are harvested, processed and manufactured within 500 miles

of the building site. “This cuts down on the shipping required for both the raw materials and the final product, something which reduces fuel consumption and greenhouse gas emissions,” said O’Brien.

Evans said the selection of products was then limited because of the small radius in which to find them, which also is more expensive.

The developers also chose a prime location that is within walking distance of grocery stores, restaurants, bakeries, bars and Notre Dame. This will allow people to walk or ride a bicycle instead of driving an automobile. “It’s

just the right thing to do,” said Matthews. “It is a good example for the community.”

The density of the site also is an environmental consideration. More people in a smaller space mean a smaller environmental impact, according to O’Brien. One clever way of maintaining density is an alternative to a retention pond, which would normally take up

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a large amount of space in such a community. Matthews chose, instead, to bury 900 feet of steel tubing underneath the quad, which leaves more room above ground. The tubing provides a catch basin and returns water back to the aquifer.

Meanwhile, don't let this notion of density fool you. Condos range in size from 1,400 to 5,500 square feet. The genius is in the design details.

There will be 10 buildings of stacked units, which is one unit built on top on another unit, each with its own garage. The exterior design includes elements of "collegiate gothic" which is the style found on many of the buildings at Notre Dame. "The exteriors are intended to help evoke the image and feel of the Notre Dame campus," said O'Brien.

These 10 buildings will be centered around a quad that is elevated from the parking lot. Garages will open at the lower level, and front doors will open to the quad. The quad is the central area in the condos, giving the owners a large space for entertaining their guests and enjoying the company of the other owners of Ivy Quad.

Such refined attention to detail is also part of what you don't see — air quality. Paints are non-VOC, there will be hardwood floors as opposed to carpets to lessen the danger of formaldehyde — and even glues common to building were selected with concern for better air. Additionally, the design allows fresh air in, and stale air to be vented out.

The first building is slated to be finished in late spring, with the other buildings taking

about six to eight months each. "The entire site will take from two to five years; we build them as we sell them," said Matthews. The units in Ivy Quad range in cost from \$215,000 to \$1 million.

According to Matthews, local home and business owners showed enthusiasm for Ivy Quad because they believe it will enhance the neighborhood. Notre Dame's campus surrounds the site, so the university was naturally interested.

"The university is without a doubt a major player in South Bend," said O'Brien. So, Notre Dame wants Ivy Quad to reflect upon the university in a positive way.

Ivy Quad would be ideal for parents of students, alumni, Irish sports fans, and anyone wishing to live green, in elegance. **IN**

