

## Eckington Yards Sustainable Approaches

### LEED

The Eckington Yards project has been registered as two distinct LEED® v 2009 New Construction (NC) projects with USGBC. Fifty points are required for the targeted Silver certification level; the team will pursue additional points to demonstrate a commitment to delivering a high-performance mixed-use project. Credits are identified as achievable based on design feasibility and potential environmental benefits. Sustainable strategies being implemented include:

- Significantly reducing or eliminating storm water runoff / pollution
- Providing numerous bike storage spaces
- Reducing heat island effect by employing emissive/reflective materials for hardscape and vegetated roof.
- Reducing potable water usage through irrigation design, use of water conserving fixtures, and reuse of rainwater for cooling tower make-up is proposed.
- Reducing energy consumption by adopting high efficiency HVAC systems
- Reducing impact of transportation and extraction of virgin material by the use of regional materials and those with significant recycled content.
- Improving productivity and occupant health by access to daylight and views
- Meeting ASHRAE 55 standards to ensure thermal comfort and providing thermal controls to ensure accommodation of the individual preferences of its occupants.
- Installing low-emitting paints, adhesives, sealants and flooring systems.
- Installing permanent monitoring systems to ensure adequate ventilation.

### OTHER STRATEGIES

In keeping with The Applicant's vision that the projects address environmental issues "beyond" LEED, the Design Team is exploring several aspects of sustainable strategies. The goal is to go beyond obtaining a LEED plaque; it is to create buildings and spaces that support and nurture both inhabitants and neighbors. Several strategies, including Smart Growth and Biophilic Design, are under consideration to take advantage of the locale and enhance the project environment in keeping with The Applicant's goals.

Smart Growth will be achieved through the project's location, which is in line with urban planning and transportation goals of concentrating growth in walkable, bike-friendly and transit-oriented areas. Eckington Yards will also provide a unique sense of community and place and the innovative retail will enhance cultural resources.

The Eckington Yards project affords an opportunity to incorporate elements of Biophilic Design in an urban context by creating strong connections between nature and man-made environments.

- Numerous windows affording natural daylight to the interior of the buildings.
- Multiple-sensory stimulation will be experienced through the project's design scheme, where a variety of materials, as well as textures and patterns, will provide a more immersive experience.
- Providing information-rich views imparting a sense of openness (the pattern of "prospect") while imparting a sense of safety and control is fulfilled by the projects' orientation and provision of roof terraces with outdoor vistas from an elevated, safe place.
- Human preference for "refuge" is addressed in the partially enclosed space between the building

components, where visual access into the refuge space from the street is limited, where the space can provide a sense of shelter with the ability to view surroundings and landscaping.

- An exhilarating space arousing attention and curiosity while the user is protected (called “risk/peril” pattern) is afforded by the bridges between the buildings.

Other strategies include:

- Shared parking between developments to reduce overall parking, construction materials, and excavation.
- Shared loading to reduce space, curb cuts, inefficiency.
- Building design that respects and acknowledges daylight impacts for neighbors.