

Project Highlight

WBC Members Clark Construction Group, LLC and Boston Properties were awarded LEED Gold Level Certification for the recently completed office building at 2200 Pennsylvania Avenue. The 440,000 square foot office building is part of a mixed use project that includes a 1000-space below grade garage, a 335-unit residential complex and 70,000 square feet of retail (including notable “green” retailers such as Whole Foods and sweetgreen). The office and residential towers surround a central 26,000 square foot landscaped courtyard with fountain, which covers a completely below-grade loading dock of the same size, ensuring that all streets and sidewalks surrounding the block are free of building service functions.

In addition to the extensive courtyard, the project also includes green roofs on both towers, extensive landscaping on the residential pool deck and multiple rows of street trees where the buildings have been set back from the property line to create an urban plaza. The courtyard landscaping is irrigated with condensate water from the cooling towers collected in a cistern inside the garage. The building achieved over 35% savings in energy performance and over 40% savings in water efficiency. Despite the large floor plates, the internal courtyard helped the project avoid “dead” spaces and allowed the curved glass walls to provide daylight and views to over 90% of the interior spaces.

Excavation for the project began in 2008 with the office building delivering in early 2011 and all project phases completing this past summer. The design team for the project includes Pelli Clarke Pelli Architects, Hickok Cole Architects, Thornton Tomasetti structural engineers and TOLK, Inc. Clark Concrete and Miller & Long both provided concrete work on the site. Mechanical subcontracting was by JCM Associates, Inc. and the electrical subcontractor was Dynalectric.

Sustainability Doesn't Stop with Substantial Completion

With temperatures in the DC region topping 100-degrees in July and the local

power grid taxed in order to meet the demand of cooling the region's buildings, we're reminded that sustainability doesn't end with getting your Certification Plaque from USGBC. In fact, with USGBC putting more emphasis on measurements of actual building performance and with the District laws now requiring energy reporting for public and private owners, keeping your building energy efficient is becoming more important than ever. As a building's energy performance becomes quantified (and public), the better performing buildings are likely to become more attractive as lower energy costs flow directly to tenants.

So what are local landlords doing to make their properties more competitive? One prominent local landlord noted that while only a few years ago it was primarily the owners who were behind the drive towards sustainable development, now a good number of tenants are approaching them with ideas to save energy and money. “The discussion has changed from, ‘this is what you need to do as a tenant in our building’ to a more collaborative, organic dialogue where tenants are initiating the conversation and we explore the feasibility of these ideas together.” The landlord has engaged tenant representatives in many of their buildings through lunch meetings, interviews and surveys in order to craft a better environmental experience, which may not always align with the original plans of the design architects and engineers.

Ideas that have come from these dialogues range from significant (and sometimes costly) renovations to simple, no cost changes that encourage everyone to save energy. Some of the most basic ideas include:

- Changing light switches to motion sensors in file rooms and other areas that are not regularly occupied.
- Identify offices with space heaters and rebalance air as feasible to shift cooling away from those who do not want it.
- Identify offices with incandescent table or desk lamps and encourage those tenants to switch to compact fluorescent bulbs.
- Notify tenants via email on energy code red days and remind them to turn off unnecessary lights and computers.
- Reduce HVAC hours on Saturdays from the



2200 Pennsylvania Avenue,
Washington, D.C.

8 hours that are provided in the lease to the actual hours that people are working in the building, with additional hours provided as needed.

- Change out specialty lamps, like MR-16's, to LED substitutes.
- Provide battery recycling programs for tenants.
- Install readers in stairwells and refresh finishes (including signage that tells tenants how many calories are burned per flight of stairs) to encourage use of stairs over elevators. This led not only to reduced elevator calls, but also to healthier tenants.
- Hold recycling competitions amongst tenants.

Not every idea has to be groundbreaking to save energy. Through simple measures like the ones above, tenants and landlords throughout the region are working together, making steady improvements in building performance—improvements that add up to significant savings. **B**

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