

November 30, 2017

Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton Center, MA 02459

Re:

Project Name: Langley Terrace

Subject: **Sustainable Strategy**

Dear Committee Members:

After consideration of numerous options presented by the design team, and with feedback from the Director of Sustainability, the Planning & Development Department and City Councilors, the Owner/Developer Miccozzi Management has agreed to the following sustainable strategy for the Langley Terrace project in Newton, MA.

Perkins Eastman
Architects DPC

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I. Committed Sustainable Strategies:

A. Site

1. Early engagement of a Licensed Site Professional (LSP) for optimal building siting and landscaping
2. Intensive (deep) landscaped green-roof above exposed underground garage for rainwater capture
3. Drought tolerant landscape
4. Compact footprint to reduce impervious area of site
5. Pervious paving to allow direct absorption of storm-water
6. Shaded Courtyard provides enhanced outdoor spaces and reduces heat-island effect (improves occupant health & well-being)
7. Electric Vehicle (EV) charging stations (2/16 = 12.5%)

B. Energy Conservation

1. Engage Mechanical, Electrical and Plumbing (MEP) engineer with prior experience in sustainable projects that achieved LEED Silver ratings at a minimum
2. High performance building envelope with continuous exterior insulation to minimize thermal bridging resulting in reduced heating and cooling loads and hence energy consumption
3. Energy/Envelope modelling during design phase to verify that building envelope as designed and specified will achieve energy performance goals set with Owner and MEP Engineer through an integrative process as defined by LEED v4
4. Separation of individual dwelling units using double-stud insulated walls with continuous air seal to isolate apartments thermally and acoustically
5. Air/Vapor/Water barrier inspections & testing of exterior enclosure assemblies, including “smoke tests” to identify leaks

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Guayaquil
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Mumbai
New York
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Stamford
Toronto
Washington DC

6. Separate mechanical systems and controls for each unit, sized to meet heating and cooling loads and to ensure comfort
7. Fundamental commissioning as defined by LEED v4 to ensure that all mechanical systems are performing according to design specifications
8. Fitness stair reduces elevator traffic (energy savings and occupant health & well-being)
9. Low albedo roof (white or light gray) to reduce heat-island effect in the environment and heat gain in the building
10. LED lighting

II. Commitment to Analyze – Feasibility & Return-on-investment (ROI):

1. Materials
 - i. Recycled and recyclable materials to reduce impact of raw material extraction and reduce waste to landfills.
 - ii. Low Volatile Organic Compounds (VOC) materials with no added urea formaldehyde to minimize off-gassing for occupant health.
 - iii. Low maintenance materials (brick and zinc exterior cladding) to increase longevity which results in less material consumption and maintenance
2. Storm-water capture & retention for entire new building footprint rather than required delta new vs existing
3. Bio-swales and rain-gardens for storm-water retention and filtration versus underground retention tanks
4. Blue roof system (on-roof “pond” storm-water retention) vs green roof system
5. Green roof system vs solar panels
6. Solar for common areas vs solar ready for entire building for PPA
7. All-electric mechanical systems vs fossil fueled systems
8. Enhanced commissioning as defined by LEED v4
9. LEED for Homes v4 Silver Certification
10. Solar shading on windows in common areas and stair

Sincerely,



John R.A. Pears, RIBA
Managing Principal & Board Director

Distribution:

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