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## **John M. Corcoran's \$50 million Parkside Commons Apartments receive LEED Silver**

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According to John M. Corcoran and Co., Parkside Commons Apartments, a \$50 million development, has received Silver Leadership in Energy and Environmental Design (LEED) Certification under the New Construction version 2.2 rating system for its eco-friendly construction and maintenance practices. Parkside Commons is one of the first large-scale rental communities to receive this certification in all of New England from the United States Green Building Council (USGBC).

On July 6th the USGBC notified John M. Corcoran and Company, the Parkside Commons development company, that Parkside Commons had been awarded 32 points on the scale rating green buildings giving Parkside LEED certification. On November 21st, Parkside earned an additional 4 points thus elevating Parkside's LEED certification to a Silver level.

Assisting John M. Corcoran in designing and constructing Parkside Commons were the building's architectural firm Russell, Scott, Steedle, and Capone, the mechanical, electrical and plumbing engineers Wozny/Barbar and Associates, the civil engineer H.W. Moore and the general contractor Plumb House Inc. LEED certification was obtained with the assistance of AHA Engineers, a LEED consultant, and The Green Engineer that provided the energy model for the building.

John M. Corcoran partnered with IBUS Management and Development, Inc. to build Parkside Commons and manage it through Corcoran Management Co. The construction loan for the project was provided by Pacific Life.

In building Parkside Commons, John M. Corcoran used energy-efficient construction and eco-friendly materials to minimize utility costs, save natural resources and keep chemicals out of the environment. Appliances and lights are energy efficient. Building and cleaning materials along with low V.O.C. paints, adhesives and carpeting were carefully selected to minimize toxic resins released into the atmosphere. The entire property is 100% smoke-free both inside the apartments and anywhere on the grounds.

The site plan and architecture were carefully designed to provide daylight views to 90% of the residential spaces. Solar panels were installed on the roof to reduce the buildings' electric use. Drip irrigation was incorporated into the courtyards and landscaped exteriors to save on water usage. In addition, dual flush toilets, low flow devices and water filtration were incorporated into each apartment home. Recycling programs and green cleaning practices have also been designed with resident participation in mind.

John M. Corcoran conceived of green construction practices for this property long before the public became cognizant of eco-friendly practices. With this community, John M. Corcoran has provided today's earth-conscious renters with an option for green living just five minutes from Boston.

In September of 2008 Parkside Commons received a Community of Excellence Award from the

Rental Housing Association. In October of 2008 the Multi Family Executive recognized Parkside Commons with a national award for the Best Reuse of Land.

John M. Corcoran and Company specializes in the development and management of apartment communities and commercial properties delivering superior customer service and maintaining exceptional quality standards. Corcoran-managed properties are characterized by thoughtful planning, welcoming interiors and luxuriant landscaping.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540