



CELEBRATING
55 YEARS

nerej

CBT Architects wins 2013 Sustainable Design Award for Atlantic Wharf

September 26, 2013 - Green Buildings

The Boston Society of Architects (BSA) has selected Atlantic Wharf, designed by CBT Architects, Inc., for recognition in the 2013 Sustainable Design Awards. Atlantic Wharf, completed in 2011, is Boston's first sustainable high-rise and a successful mixed-use development, consisting of office, retail and residential spaces. The Sustainable Awards Program honors work that contributes, by its design, to the creation of a sustainable world, and is open to any design professional practicing anywhere in the world. CBT Architects collaborated with Boston Properties on the \$550 million project, which includes 86 residential units, ground-level retail and public event space, and over 30 floors of office space.

As a LEED Platinum certified project, Atlantic Wharf represents a great achievement in Boston's sustainable commercial real estate industry. The development has a unique rainwater harvesting system designed to use 69% less domestic water in the office tower compared to a typical downtown tower. Most notably, the tower is also designed to use 42% less energy than comparable New England office buildings and 33% less energy than comparable Boston office towers. The tower reduces the demand of municipal water systems by storing run-off water from the roof in a 40,000-gallon basement level retention tank. The stored water is then reused in HVAC process water, which reduces the amount of water used by 15% in contrast to a comparable building.

Atlantic Wharf's mixed-use capabilities have invigorated the neighborhood by allowing both residents and locals to take advantage of the ample new amenities and public space offered by Atlantic Wharf. Additionally, the project's design pays homage to the historic maritime characteristics of the area. CBT architects worked to integrate the three buildings on site into the new Atlantic Wharf tower. The Russian Building (1899) was fully restored and the Graphic Arts (1897) and Tufts (1897) Building facades were preserved and integrated into the new architecture and structure. The structural frame of the tower supports a sail-like glass box that rises over the water and the new Rose Kennedy Greenway and the northwest corner of the building is anchored with a glass shaft representative of a mast, giving a modern nautical appearance to the tower.

"We are honored to be recognized by the BSA for the Sustainable Awards Program," said Phil Casey, associate principal at CBT Architects, and senior project manager. "The location's proximity to the harbor augmented our desire to create a highly sustainable building that would improve the character of the neighborhood. With this in mind, we approached this project with the goal of sustainability as well as recalling the nautical history of the area."

The three award levels offered by the BSA for Sustainable Design Projects are Honor Level, Award Level and Citation Level. The level of award that Atlantic Wharf has received is undisclosed and will be announced at the BSA's Annual Award Gala on January 30, 2014 at the InterContinental Hotel in Boston. Project submissions are judged by a jury on their design excellence as demonstrated by

contributions to an aesthetic compatible with sustainability, contributions to environmental balance, energy-efficiency, appropriate land use, minimal ecological impact, and reuse of existing buildings or facilities.

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