

Sustainability

Overall Site Planning, Development and Management	Strategy/Goal	Hanover Wellesley
Reduce urban heat island effects	Use of light colored hardscape materials, light colored roofs, and installation of shade trees in development area. Minimize the removal of existing trees	Site: Low-impact Design Strategies, Reduce Heat Island Effect (Tree Save, Tree Cover) – See L1.01TM
Reduce outdoor water use	Study feasibility of irrigation wells and/or rainwater harvesting to separate irrigation systems from potable water supply. Use of drought resitant plantings and permeable pavers where possible	Irrigation: Private Irrigation Well (if possible), Drought Tolerant Plants & Minimal Lawn Area (see L6.01), Drip Irrigation in Landscape Beds with Timer and Rain Sensors
Stormwater Management - reduction and quality improvements	Introduce new Stormwater Management System on Phase I site to reduce peak rates of runoff and improve water quality	Operations: Stormwater Management Plan (see C-400), Emergency Action Plan for Extreme Weather
Enhancement of open space	Work with DCR for enhancement of public access to public open spaces	Off-Site Recreation: Applicant/Owner continues to work with DCR to expand connections to existing Charles River paths, Currently assessing locations within office park for Children’s Play Area, Pet Friendly Spaces (see L1.03)
Protection of floodplain	Provide compensatory storage as required, and additional storage if possible	Compensatory flood storage provided to address impacts - see Compensatory Storage Plan (see C-400)
Wetlands / natural resource protection	Reduce impervious surfaces and introduce modern stormwater management system to replace existing outdated system. No new disturbance to naturally vegetated areas. Water quality improvements resulting from stormwater management system	Site Protection: Building on Previously Developed Land (see EX-1), Modern stormwater management system in compliance with applicable stormwater standards will better manage runoff and improve surrounding water quality (see C-400)
Site energy saving	Install low energy site lighting with minimal lighting spill / dark sky fixtures	Site Lighting: Dark Sky Friendly Fixtures (see L3.01), LED Fixtures to minimize light trespass and glare
Reduction of individual vehicular access to site	Implement robust Transportation Demand Management (TDM) Program. Provide sheltered bicycle parking. Provide shuttle to public transit	Reduced Vehicle Access: Covered bicycle parking within residential building (see A-101), Expansion of use of existing park shuttle for access to public transportation, additional TDM measures per traffic analysis and development agreement.
Manage landscapes using natural materials and reduce use of chemicals for landscaping and maintenance	Use of native and adaptive plantings and natural fertilizers, if needed	Landscape Maintenance: Comprehensive O&M Plan to Address Landscape Maintenance
Individual Building Development		
Design and construction of buildings with reduced consumption of water and sewer services	Introduce low flow fixtures for Phase I	Water: Low Flow Water-Sense Labeled Plumbing Fixtures (forthcoming in Plumbing design drawings)
Minimize construction waste	Install high efficiency heating and cooling sytems. Use effcient lighting controls. Install high performance building envelope. Use on-demand hot water heaters in Phase 1 residential building	Energy: PV-Ready Garage Roof Design, Meets Stretch Code Requirements, EnergyStar Appliances & Exhaust Fans, Smart Lighting Controls, Units are Individually Metered, High-efficiency Water Meters, Grade I Insulation
Bicycle Facilities	Install electric vehicle charging stations for use by residence of the project	Transportation: Bike Storage & Repair Stations, EV Charging Stations and ZipCar Parking within Structured Parking (forthcoming in parking garage drawings)
Flood Prevention	FFE of structure more than 1' above flood elevation (exceeding code requirement)	Flood Prevention: Building designed to remain above existing as it changes throughout the site (see A-101) with compensatory flood storage provided to address impacts