

RESIDENTIAL

144 Addison Street

144 Addison Street, East Boston

RESILIENCY
SLR, Resilient Infrastructure

SUSTAINABILITY
Green Building

Team:
Developer: Gate Residential and Bulgroup Properties
Architects: Arrowstreet
Landscape Architects: Copley Wolff Design Group
Status: Design Phase





Sea Level Rise

While not a coastal property, the project design employs multiple strategies to in response to potential climatic changes impacts including sea level rise and meets or exceeds the City of Boston's Climate Resiliency Guidance. The building is elevated above the existing site topography which is low and susceptible to flooding. The first floor and all critical building systems elevation are at +21.5' BCB, is above the Sea Level Rise - Design Flood Elevation and all important building infrastructure will be located above the 100-year flood level as represented on the FEMA Flood Insurance Rate Maps in order to prevent a loss of service in the event of coastal storm.

Resilient Infrastructure

The garage level and other ground-floor uses will be flood-resilient to minimize risk of property damage from coastal storms, and building systems will be designed to be resilient to loss of power and extreme heat conditions.



Green Building

LEED v4 Homes Multifamily Midrise Gold certification
Point: 68

Starting with excellent Location & Transportation and Sustainable Site strategies the project earns 14 of 15 points and all 7 points in each LEED category. Excellent Water Efficiency strategies will earn all 10 points in that category.

Carbon Reduction

Low energy building strategies include increased roof insulation (R-45), better performing windows (U-0.262), and reduced window to wall ratio (23.8% window). An 18,000 SF / 150kW rooftop solar PV system further reduces building GHG emissions and increases resiliency options during electrical service interruptions..

