

181 COLERIDGE AVE RESIDENCES

181 Coleridge Ave, East Boston

RESILIENCY
SLR, Resiliency Infrastructure

SUSTAINABILITY
Green Building

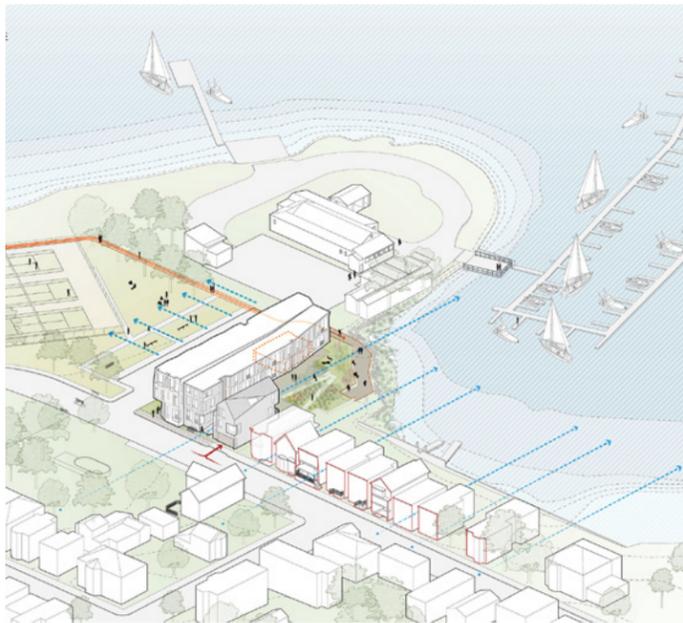
Team:
Developer: Rock Development
Architects: Touloukian Touloukian Inc.
Landscape Architect: Halvorson Design
Structural Engineer: Studio NYL
Civil Engineer: Highpoint Engineering

Status: Design Phase



181 Coleridge Aerial View





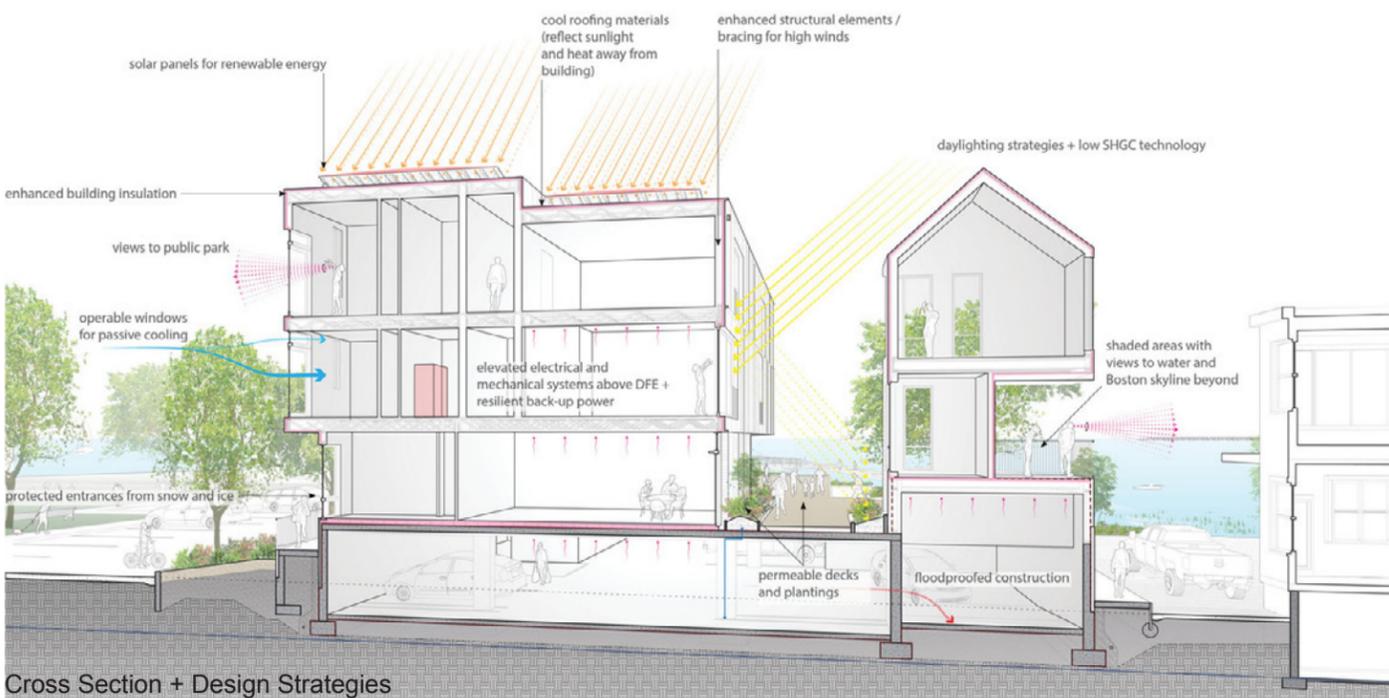
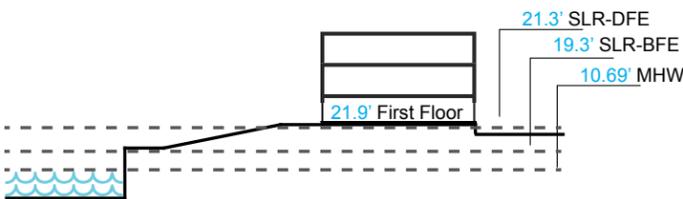
Aerial Diagram

Sea Level Rise

Located in East Boston, the proposed 19 unit residential development focuses on how resiliency planning and Chapter 91 Facilities of Public Accommodation can benefit a growing neighborhood. The development features a central raised courtyard with building access points above the projected Sea Level Rise - Design Flood Elevation and a dry flood proofed underground parking garage. The edge of the site gently slopes down towards the water with accessible pathways leading to a harbor side walkway, an "urban beach", and public kayak launch. Native plantings and rain gardens help to reduce water use and allow for more natural stormwater management and infiltration.

Green Building

LEED v4 Homes Multifamily Lowrise Platinum certification
 Point: 84
 Utilizing the LEED for Homes holistic approach to sustainability the project has focused on reduced Energy & Atmosphere impacts earning 31 of 37 points and Indoor Environmen-



Cross Section + Design Strategies



View from Water

tal Quality earning all 16 points. In 2018 the project was recognized by the USGBC Massachusetts as Resiliency Market Leader.

Carbon Reduction

The low energy building design includes increased roof and wall insulation (R-60 and 2 x 6 walls with R-18 / R-10 c.i.), better windows (U-0.20), and an airtight envelope (1.0 ACH50 / 0.067 ACH natural). Combined with efficient all electric heating, cooling, and hot water systems, the building has a modeled EUI of 17.4. With the addition of a 84 kW rooftop solar PV array the building can achieve zero energy performance.



Mean High Water - 10.69' (BCB)



FEMA AE - 16.46' (BCB)



Design Flood Elevation - 21.3' (BCB)



Street Approach



View to Harborwalk