

Tower Oaks Boulevard Goes for Platinum

Overview/Purpose: The Tower Companies, a family owned Washington based real estate firm, has developed 4.5 million sq. feet of office space and apartments. Of this real estate, 1.3 million sq. feet are LEED certified projects, making the company the largest developer of LEED properties in the Washington Metro area. To add to this impressive portfolio, the Tower Companies' 2000 Tower Oaks Blvd sought Vedic and LEED Platinum certification.



2000 Tower Oak Boulevard

Challenge: If Tower Companies used the right design strategies 2000 Tower Oaks Boulevard would be the first building in the country to receive this impressive recognition. Already Tower Companies were powered by 100 percent wind energy and were carbon neutral. These efforts won the company the EPA's *Green Power Partner* Award in 2003 and 2006. The baseline for this project was high.



Solution: The Tower Companies installing efficient utilities, reducing water use by 41 percent and energy use by 28 percent. Also, in order to rid the building of airborne pollutants, they installed a circulation system that changes 100 percent of the air out of the building every 55 minutes. The Tower Companies installed state of the art fitness equipment to support the

theme of healthy living promoted by their efficiency efforts and air quality projects. The company's 1050 K is LEED Gold with the latest techniques in green design, including a rooftop garden and state of art storm water capture system that reuses rain water to water the roof and planters at ground level.

Results:

- 2000 Tower Oaks Boulevard
- First LEED Platinum commercial office building in the region
- First and largest Vedic commercial office building in the World
- Proclamation from the State of Maryland as "Healthiest Building in Maryland"
- Recipient of EPA's Green Power Partner Award
- 100% of the building's energy is sourced from wind RECs
- Reduced water use by 41% and energy use by 28% Achieved LEED Platinum certification

"2000 Tower Oaks Boulevard is the Region's first LEED Platinum certified and World's largest Vedic commercial office building; proclaimed by Maryland Comptroller Peter Franchot as Maryland's Greenest Office Building on August 10, 2009"-The Tower Company