

Green space is gold standard for Hub's residential projects



Buyers and renters are becoming more sophisticated and demanding every year, so developers are always trying to stay ahead of the curve.

Amenities such as function rooms, media centers, gyms and libraries with fireplaces are common, if not almost standard, in new residential developments today. But the gold standard is well-designed outdoor space that residents can actually use.

One project that got it right is the Clarendon, a 33-story luxury tower in Boston's Back Bay.

"The Clarendon offers residents a rare find in the city: an elegant rooftop terrace," said Barbara Cusack, sales director at the Clarendon. "The landscape design incorporates green features and is perfect for lounging, barbecuing and entertaining."

Of course, that doesn't

come cheaply with Clarendon condo prices ranging from \$695,000 to \$6.8 million.

"Sustainable plantings that provide visual interest and change throughout the seasons were critical to the design, not only to provide visual pleasure when on the terrace, but also to appeal to the 27 floors that look down onto the deck any time of the year," said Michael D'Angelo, landscape designer for Copley Wolff Design Group. Because Copley Wolff used sustainable plantings that require no irrigation, the Clarendon achieved LEED Silver certification from the U.S. Green Building Council.

Situated where South Boston meets the South End (or at least the Southeast Expressway), the Macallen Building has a 20,000-square-foot terrace that offers residents gas grills and dining tables, free Wi-Fi and a heated lap pool with views of the Boston skyline.

The Macallen's design incorporates two separate green roof areas, an upper



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GARDEN: The rooftop terrace of the Clarendon luxury condo complex in Back Bay features sustainable plantings that require no irrigation.

sloping roof with growing sedums as well as the terrace. The sloped green roof controls storm water drainage, filters pollutants and carbon dioxide out of the air and reduces heating and cooling loads. A cistern in the build-

ing's garage captures run-off from all planted roofs and houses collected storm water to meet irrigation needs for the residential landscape.

The Macallen won LEED Gold certification in 2008 and the terrace garden along



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GROWING: Rainwater flows down the sloped 'green' roof of the Macallen Building, above, into a cistern and is later used to irrigate the condo complex's landscaped areas, below, with 'no mow' grass.



with the building's sloping green roof were integral to the building's rating.

"Our firm was an active collaborator in a process in which building and landscape were inextricably linked, mutually reliant upon and supportive to each other," said Michael Blier, principal at Landworks Studio, Inc. who designed the space.

Prices for available Macallen condos range from \$450,000 to \$1.2 million.

The nautically themed Jefferson at Admiral's Hill on the Chelsea waterfront is a 160-unit luxury rental community with a landscaped courtyard that sits two stories over an underground parking garage.

The courtyard uses green roof technology to support outdoor gathering spaces, which include up lit columnar trees, native seaside shrubs and perennials, a reflecting pool where

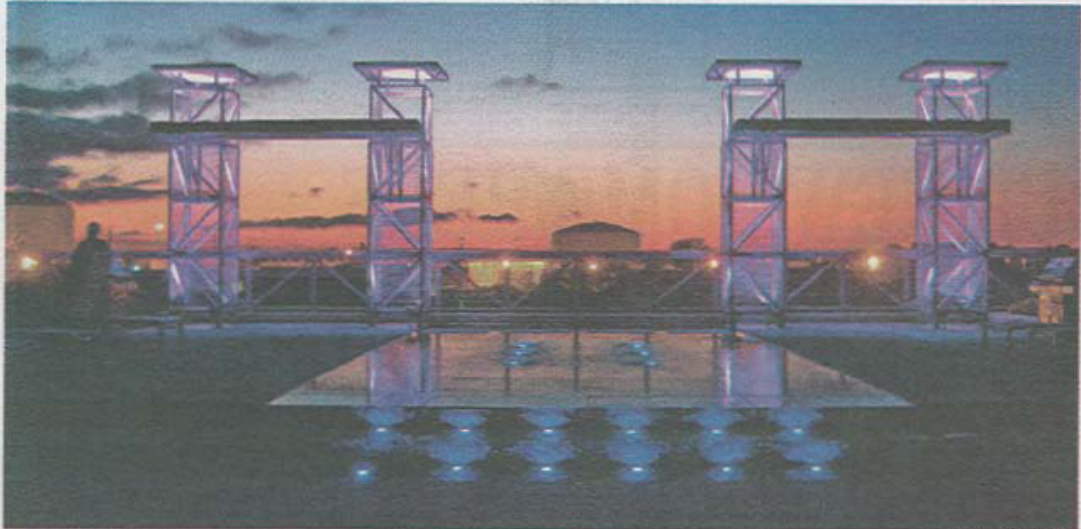
residents can cool off, and a picnic area with outdoor seating.

"Close attention was given to maximizing visual and physical access to the industrial waterfront, and carrying the nautical theme of the development into the landscape design," said Christopher Scheufler, a landscape designer at Copley Wolff who worked on the project. "This effort can be seen in the project's details, which include a reflecting flat water feature, LED-lit industrial steel columns, billowing sailcloth windbreaks and native beach grass plantings."

Available units rent for \$1,700 to \$3,000 per month.

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PHOTO



COOL: Jefferson at Admiral's Hill, a luxury rental building in Chelsea, features 'green' roof technology for outdoor gathering spaces, which include lit-up 'trees,' native shrubs and a reflecting pool. COURTESY PHOTO