

## 2009 Mayor's Environmental Excellence Awards

### **Tower LogoCase Study: The Tower Companies**

*Outstanding Achievement by a Construction/Development Company*

The Tower Companies, a 61-year, family-owned, award-winning real estate development firm, is the largest real estate development company wind power purchaser in the US, certified by the US Environmental Protection Agency as one of 13 carbon neutral companies in the country; developed, Blair Towns, the first LEED certified apartments in the US.

Among their numerous awards are: 2008 US Green Building Council of the National Capital Area, Member Firm of the Year, 2008 Washington Business Journal Green Company of the Year, 2008 Washingtonian Magazine Corporate Green Leader of the Year, 2008 Multi-Housing News Corporate Green Awards for Green Initiatives, 2007 DC Chamber of Commerce Corporation of the Year and 2006 Leadership Award for Green Power Purchasing, from the US Environmental Protection Agency, and US Department of Energy, alongside other national leaders Toyota Motorcars, Whole Foods, and Johnson & Johnson.

#### Case Study 1 - The Millennium Building

1909 K Street, NW, Washington, DC – 240,000 SF

US Green Building Council LEED™ EB (Existing Building) Certified

US EPA Energy Star Rated

In 1997, Tower added an additional 85,000 square feet to the existing 155,000 square feet without increasing the energy consumption of the building, using the latest environmental technology available at that time; air filtration system removes 85% of airborne toxins, non-toxic building materials, low-E glass. The building is Energy Star rated placing it in the top 25% most energy efficient buildings in the country, six years before the USGBC introduced their pilot for LEED guidelines. Building features a full-service on-onsite concierge, rooftop deck and garden, and Teatro Goldoni.

#### Case Study 2 – Big Business Luxury Features for Smaller Firms

1050 K Street, NW, Washington, DC - 136,000 SF

US Green Building Council LEED™ Gold Certified

US EPA Designed to be Energy Star Rated

A co-development of The Tower Companies and The Lenkin Company, it is an 11-story, jewel-box office building incorporating the natural elements of air, water, earth and light, featuring the latest green technology, efficient water use, fresh indoor air, 100% wind power, maximized use of daylight, reduces tenants' carbon footprint, 26% more energy-efficient than ASHRAE 90.1 standards, saves 2 million gallons of water yearly, removes 85% of airborne pollutants, replaces 100% of the air every 55 minutes, recaptures run-off and groundwater for use on roof garden. Hi-tech glass system assures thermal comfort; over 60% materials sourced locally. Features sky garden, fitness center and private art galleries.

Images



*Newly installed green roof; close-up of plants*



*Bio-retention garden flows into the lobby ; use of natural light*

Case Study 3 –Existing Building Renovations for LEED Tenant Build-Outs  
1828 L Street, NW, Washington, DC – 300,107 SF

This 100% wind powered office building is home to two LEED Silver-certified companies; Delucchi+, a woman-owned advertising small business, and Council for Responsible Nutrition, which is scheduled to receive a Building of America Award. Tower retrofitted, renovated and installed energy-efficient systems to enable tenants to qualify for LEED build-outs.

Additional Tower DC wind-powered buildings: 1707 L Street and Washington Square. Tower recently delivered 2000 Tower Oaks Boulevard, which combines the US Green Building Council's (USGBC) LEED Platinum criteria with the world's largest application of Fortune-Creating(sm)/Vedic architecture and making it the healthiest building ever built.



## Tower Team

(Left to right)

The Tower Companies partner, Gary Abramson, Deluchhi+ executive, John Piedrahita, 1050 K Street architect and Hickok Cole principal, Yolanda Cole, The Oliver Group Inc. CEO, Elizabeth Oliver-Farrow, Tower partner, Jeffrey S. Abramson, Tower principal, Marnie Abramson, and George S. Hawkins, Esq., Director of the District Department of the Environment with Mayor Adrian Fenty.