



## 1047 Commonwealth Avenue Boston, Massachusetts

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### Background

The 1047 Commonwealth Avenue received energy efficiency incentives from the Sponsors of Mass Save®. Located in the Packard’s Corner neighborhood of Boston, the property includes commercial space and apartments tailored to the college market near Boston University. The six-story complex houses up to 180 tenants in studios and one-bedroom micro suites ranging in size from 300 to 400 square feet. A 6,200-square-foot coffee shop occupies part of the ground level. Other amenities include a fitness room and lounge on the first floor, as well as a small roof deck.

The developers had sustainability in mind when they chose to build Boston’s first micro suites. Already a trend in the Pacific Northwest, micro suites allow great use of space as well as comfortable housing for those who live a minimalist lifestyle. The units, while cozy, offer all the necessities, including efficient appliances as well as a stacked washer and dryer. With its great location, access to public transportation just outside the building, and wide range of retail options, many cars are kept off the road, helping drive the goal of sustainability and energy efficiency.

Several energy-saving technologies and mechanical systems were implemented in the building to boost a low-carbon footprint, including water source heat pumps and an efficient, whole-building central boiler system. Energy recovery ventilation for the units and corridors is captured via an independent rooftop unit. In addition, the building enclosure was updated from the former brick and concrete masonry to an insulated building with new stories added to maximize space.

The apartments were designed by Neshamkin French Architect, Inc., in association with French 2D Architects. The Michaels Organization developed this innovative



project and utilized the Metric Corporation to bring the building to life in the vibrant area by the university. The structure was rebuilt with resiliency in mind. A mechanical room of efficient systems is located on the upper floors, preventing the potential for water or flood damage. The building leaves a minimal footprint because of the measures implemented in this low-impact, efficient, and overall green building.

<b>Number of units</b>	180
<b>Heating fuel</b>	Gas
<b>Domestic hot water fuel</b>	Gas
<b>Annual electric savings</b>	39,218 kWh
<b>Annual natural gas savings</b>	3,681 therms
<b>Annual H<sub>2</sub>O savings</b>	79,699 gallons
<b>Annual CO<sub>2</sub> savings</b>	113,588 pounds
<b>Cars off the road</b>	9
<b>CO<sub>2</sub> sequestered</b>	Equivalent to planting 8,738 trees

## Development Team

- **Design Group:** Neshamkin French Architect, Inc., in association with French 2D Architects
- **Developer:** The Michaels Organization and the Metric Corporation

## Equipment

- Lochinvar SBN1500 condensing boilers at 96% efficiency
- Johnston Controls vertical stacked heat pump cabinets with ECM motors
- Baltimore Aircoil Company FXV cooling tower
- Yaskawa variable frequency drives

## Green Features

- Rehabilitated insulated enclosure
  - R15 and R21 continuous insulation for concrete masonry unit, steel, and wood-framed walls
  - R25 continuous roof insulation
  - Average U-value of 0.28 solar seal glazing
- High-efficiency common area lighting as well as natural daylight from windows
- Insulated domestic hot water piping
- Variable frequency drives and ECM motors for mechanical systems
- Central systems located on the roof
- Water source heat pump: Average 4.56 coefficient of performance and average 13.74 energy efficiency ratio
- Energy recovery ventilation system: 72% sensible, 64% latent

### Have a question? We're here to help:

1-866-527-SAVE (7283) • [multifhr@icf.com](mailto:multifhr@icf.com) • [MassSave.com/Multi-Family-New-Construction](http://MassSave.com/Multi-Family-New-Construction)

### About Mass Save:

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As one, we form Mass Save<sup>®</sup>, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy-efficient future.

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