



LEGACY *place*

SUSTAINABILITY INITIATIVES

A Legacy of Green

Preserving Dedham's Environment

Green building is not a contradiction in terms – at Legacy Place, it's a daily reality.

WS Development and architectural firm Prellwitz Chilinski Associates have worked with the Town of Dedham, state, and environmental agencies to create a project that minimizes impact on our precious resources and even resolves some long-standing environmental issues.

We've employed the latest construction techniques and technologies to ensure that Legacy Place will conserve water, energy, and land resources, benefiting Dedham now and for decades to come.





L.L.Bean

← P
Parking
Garage
General Parking



Water

Water is essential to life, but increasing demand and shrinking supply has put a strain on this precious resource. Legacy Place has a number of technologies in place to conserve water usage and improve surrounding waterways.

- Three underground water cisterns collect up to 280,000 gallons of rainwater from building rooftops and parking lots. The water will be used for landscape irrigation; no potable water from the Dedham-Westwood Water District will be required.
- Stormwater enters catch basins located throughout the property where it is treated by a water/oil separator that cleans the water prior to it re-entering the groundwater system.
- Water pollution loads have been significantly reduced using Stormwater Best Management Practices such as rain gardens and bioretention ponds. Rain gardens are planted depressions that allow rainwater runoff from impervious areas such as roofs, parking lots, and walkways, to soak into the ground, recharging aquifers and reducing erosion caused by heavy flows of stormwater. Bioretention ponds use vegetation, such as trees, shrubs, and grasses, to remove pollutants from stormwater runoff.
- Clogged culverts on Rustcraft Road were cleaned with the goal of eliminating flooding in the Eastern Avenue area.
- At Dedham Town Hall, WS Development installed sensor-activated faucets, waterless urinals, and dual-flush toilets, which can reduce water consumption by approximately 30%. Several stores at Legacy Place are also using these systems, saving thousands of gallons annually.

Energy

Faced with ever-increasing global demand and dwindling fossil fuel reserves, Legacy Place has responded with increased conservation efforts and a greater investment in renewable energy.

- Energy-saving lamps have been installed in the parking lots.
- White roofs reflect the sun and reduce the heat island effect, a phenomenon that occurs due to the high amount of pavement often found in urban areas. This effect can have negative impacts, especially in the summer, on Dedham's environment and quality of life. Diverting heat from buildings reduces energy use, which, in turn, decreases the amount of greenhouse gasses emitted into the air.
- Six bike racks located on site encourage people to use alternative forms of transportation.
- Direct access to mass transit reduces car usage and resulting greenhouse gas emissions.
- Courtesy guest transporter minimizes auto traffic within the center.





Environment

Legacy Place's development has also improved the surrounding region, making Dedham's ecosystem more sustainable than before.

- More than 2,000 new trees, plants, and bushes installed at Legacy Place constitute the second largest planting in Dedham's history.
- Smart growth planning was employed with new pedestrian access to 600 apartment units and surrounding neighborhoods as well as the nearby MBTA commuter rail station.
- Recycled materials, certified wood and low volatile organic compounds (VOC) materials were used for construction. These materials do not give off fumes as they dry, reducing potential health problems such as headaches, nausea and asthma attacks.
- The wildlife habitat was increased and the surrounding wetland areas improved, including the elimination of invasive plant species such as Japanese knotweed.
- Benefitting Dedham Little Leaguers, the Churchill Park baseball field and surrounding retaining wall were reconstructed, and the Fairbanks Park parking lot was enlarged and the surrounding area landscaped.
- A pedestrian path to nearby Wigwam Pond has been created, allowing public access to this natural resource for the first time in decades.

Our Stores

Legacy Place's stores and restaurants share WS Development's commitment to preserving the environment. Many have closely adhered to our established eco-friendly development guidelines. Whole Foods Market and L.L.Bean have gone the extra mile.



Whole Foods Market

- The first supermarket in Massachusetts to generate 90% of its power and 100% of its hot water on site via a clean fuel cell
- Utilization of state-of-the-art, energy-efficient lighting and sophisticated energy controls and monitoring systems
- Pursuing LEED rating of silver for a high performance, environmentally-friendly building
- 80-kW rooftop solar installation made up of 460 panels projected to produce approx. 100,000 kWh during the first year of operation



L.L.Bean

- Environmentally-friendly store design, built to U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) gold-level standards
- Most interior wood, steel and carpeting are made of recycled materials
- State of the art efficient heating, cooling and lighting systems

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