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The Trustees of Reservations Discover Secret of Successful Green Architecture

"You can't do Green alone"

Eric Kluz, HKT Architects Michael Wasser, Hines Wasser & Associates



Leominster, MA - "Lessons Learned" is an essential part of any architectural project. For F. Sydney Smithers, chair of the board of The Trustees of Reservations, the prestigious Massachusetts land conservation nonprofit, it's easy, "You can't do Green alone." The Trustees' recognition of that fact is now on display with its newly opened Doyle Conservation Center in Leominster, MA, a Green regional headquarters. The Center came about from the collaborative leadership of an anonymous donor who challenged the institution to think about a building with statewide significance, a client needing an easily accessible and suitable working environment, and designers with reputations for mission-driven Green design - HKT Architects - and ecological designs for native managed landscapes - Hines Wasser & Associates.

The Trustees of Reservations' Regional Director Dick O'Brien couldn't agree more with Smithers, "The Center was a great collaboration among donor, client and designers – you can't point to any one thing and say it was the result of just one person – it was the team." That team also included Arup, the international engineering firm and sustainable buildings pioneers, and Mass Technology Collaborative, the state's development agency for renewable energy, which provided \$340,000 in Green funding.

Walking the walk was critical for The Trustees. According to Andrew Kendall, executive director, "We could not be more proud of the new Doyle Conservation Center. Because this building will be used both as an office for The Trustees as well as a resource for conservationists around the state, it was imperative we lead by example and build in an environmentally responsible manner." Kendall is hopeful for recognition of The Trustees' efforts – the building was registered for gold certification with the U.S. Green Building Council through its LEED (Leadership in Energy and Environmental Design) program.

Mitch Adams, executive director of the Mass Technology Collaborative, views the Center as a place where the public can "kick the tires" of Green design. "The Doyle Conservation Center is an outstanding example of renewable energy, high performance building design, and energy efficiency working hand in hand to produce a cleaner, better, less expensive, healthier and more productive working environment. It's a shining example of Green design and construction that can serve as a model for other projects."

And, it's an example of the affordability of Green architecture, another plus for a nonprofit. According to HKT Architects principal Eric Kluz, "Green is now more affordable. People were initially reluctant to pursue Green design due to the initial capital outlay and the lack of sufficient data to prove positive return on investment. Now, however, R&D has produced more affordable systems and an abundance of historical information on cost savings."

Finally, it's a beautifully designed building. Again, Dick O'Brien: "The upper floor vaulted ceiling gives you an emotion you can't quantify. The combination of architectural form, color, light and shading all works together to

produce a wonderful environment. It's a wonderful space that has a warmth to it that's instantly compelling. The color of the wood and walls is very inviting. And, the landscape design will both accentuate the best qualities of the building and also blend the building into its landscape – a sign of good design architecturally and horticulturally.”

The \$5 million Doyle Conservation Center is the largest capital project The Trustees of Reservations has undertaken in its 113-year history. Constructed with mostly recycled and renewable products, the 18,000 square-foot building was designed to be resource efficient. Roof-mounted photovoltaic panels provide 25% of the building's electricity, and two 1,500 foot geothermal wells provide heating and cooling without the use of on-site fossil fuels. Indoor air quality is assured with an intelligent ventilation system and operable windows. Water is conserved by eliminating the need for landscape irrigation and the use of composting toilets, which use 80% less water than conventional toilets. According to Chris Schaffner of Arup, “Overall, including the PV system, the building shows an annual energy savings of 61.2% which amounts to an annual savings of approximately \$6,000/yr.”

The Center will host the Putnam Conservation Institute, a year-old initiative by The Trustees with the goal of increasing the capacity of the conservation community to better protect, care for and interpret the natural and cultural resources of Massachusetts. The Institute will provide training in land conservation, watershed protection, land use planning, historic preservation, and nonprofit management. And, the Center will be home to employees working in the areas of land conservation, ecology, resource protection and planning, environmental education, and mapping.

Since 1891, The Trustees of Reservations has been saving the Massachusetts landscape for people to enjoy. From the mountains of the Berkshires to the beaches of Cape Cod and the Islands, The Trustees protects 53,000 acres and directly cares for 23,612 acres on 94 reservations that are open to the public. The nonprofit organization is supported by more than 40,000 members.

For tours, contact Dick O'Brien at 978-840-4446

For additional information: visit www.thetrustees.org

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Green Building Council Master Speakers

A new Master Speaker track has been added to the U.S. Green Building Council's 2004 Greenbuild Educational Sessions featuring some of the industry's most studied and prolific speakers.

Guy Battle, director, Building Services and Environmental Engineer, is a founding partner of Battle McCarthy Consulting Engineers.

Bob Berkebile, FAIA, principal, BNIM Architects, is a leading authority in the field of sustainable design and is the founding chairman of the AIA's National Committee on the Environment.

Nancy E. Clanton, PE, LC, IALD, is founder and President of Clanton & Associates, a lighting design firm specializing in sustainable design.

Carol L. Franklin, RLA, FASLA, founding Principal, Andropogon Associates, Ltd., is nationally recognized as a pioneer in the field of sustainable design.

Dr. Richard Jackson, MD, MPH. State Public Health Officer, and currently a scientist, with the California Department of Health, was selected to be Director of the CDC's National Center for Environmental Health (NCEH) in 1994.

Jonathan F.P. Rose, President, Jonathan Rose Companies LLC, a network of community and land use planning and development firms that collaborate with cities, towns and not-for-profits to plan and develop environmentally responsible projects.

The U.S. Green Building Council is the nation's leading coalition of corporations, builders, universities, government agencies, and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work.

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