

Sustainable Location, Connections to Community

The Treadmark building, developed by Trinity Financial and is located at 1971-1977 Dorchester Avenue in Dorchester, MA. The building incorporates multiple sustainability initiatives in its design, construction, and operation plan that meet and exceed the LEED for Homes Mid-Rise Gold level standard. LEED for Homes Mid-Rise version 2010 is a green building standard specifically designed for residential and multifamily construction that encourages decisions to improve environmental, health, energy, and durability outcomes for buildings, as well as occupants, owners and managers. Through the LEED for Homes Mid-Rise program, materials and design strategies that promote tenant well-being, system efficiency and design durability, and connections to the community are rewarded based on well-researched and documented best practices in building science.

The apartments and condominiums at Treadmark are ideally sited for tenants to have a reduced environmental impact. They are within easy walking distance (< 1/4 mile) of the Dorchester Park, the Woodrow Wilson Middle School, the Carney Hospital and many community services including child care, groceries, banks, restaurants, other services and retailers. The building is located within walking distance to the Ashmont MBTA station where subway and bus transportation readily available. Ashmont station acts as a transportation hub for the neighborhood, providing literally hundreds of rides/weekday to destinations all over greater Boston.

Water, Energy, Materials

The apartments and condominiums at Treadmark utilize water saving technology to reduce water waste and lower energy costs for heating water to the desired temperature. Careful thought was given to the design of the domestic hot water and waste water systems so that tenants could enjoy plentiful water resources while reducing the most significant environmental impacts. Irrigation of the landscaping is also designed to use water efficiently and only as needed to keep the native and drought resistant plants that were selected thriving. A WaterSense rain controller is installed that monitors the amount of rainfall in order to help time watering so that it is only provided when the ground is dry. With wise use of water where it is most needed and appreciated, the Treadmark building is helping us all protect the valueable water resources of the region.

To increase tenant comfort and apartment air quality while saving energy, each apartment is provided with fresh filtered air that is pre-tempered through highly efficient Energy Recovery Ventilation units (ERVs). MERV 8 filters protect the equipment and the air quality throughout the units by filtering out particulates, like dust. These filters shall be maintained regularly to keep the equipment working while effectively protecting the indoor air quality. This has been shown to provide tenant health benefits when compared to homes that do not include a direct supply of fresh filtered air. Coupled with the ERVs, efficient heating and cooling fan coils with heat-pumps keep the apartments at the tenant's desired temperature, while well-insulated walls and efficient windows help the interior spaces hold the heat (or cool) inside.

The materials for each building and apartment were carefully selected to avoid known harmful chemicals, and reduce tenant exposure to toxins. Paints, sealants and adhesives all have low or zero volatile organic compounds (VOCs). VOCs commonly found in typical building materials on other projects can off-gas over time, producing toxic smells and bad indoor air quality that can lead to health problems. By limiting VOCs in all building materials, including a requirement for No Added Urea Formaldehyde - a common adhesive in cabinets and composite wood products like plywood – the Trinity Treadmark building is keeping the health of the tenants at the forefront. Also, by avoiding the use of any tropical woods with in the building, the development encourages the responsible use of wood in products from temperate regional forests.