

# Wills Wharf

Our Commitment to Sustainable Practices



WILLS WHARF

1207

Architect

HARBOR POINT

# Contents

This is Harbor Point	4
About Wills Wharf	5
What is LEED?	6
Sustainable Indoor Features	8
Daylight & Views	10
Waste Removal	12
Water Use Reduction	13
Energy Efficient Glazing	14
Green Roof	16
Transportation Access	20
Building Amenities	22





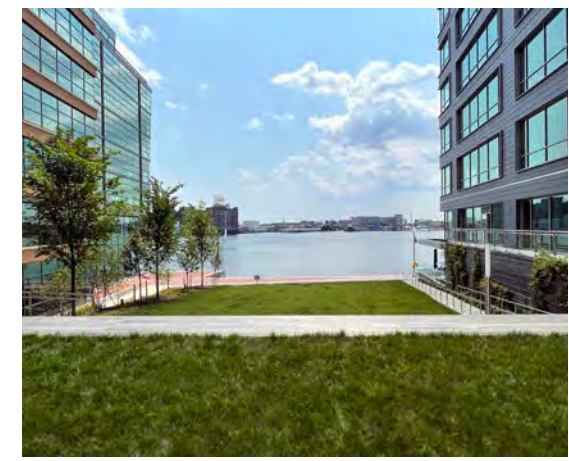
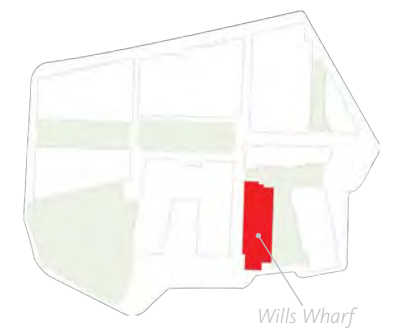
## This is Harbor Point

At the gateway to Baltimore's Inner Harbor sits Harbor Point, ideally positioned between the vibrant Harbor East and historic Fell's Point neighborhoods. A former industrial site that remained undeveloped and unused for years, Harbor Point is currently undergoing a transformation into Baltimore's next great waterfront neighborhood: a flourishing mixed-use community with an emphasis on innovation and sustainability.

Harbor Point will be Baltimore's first true "eco-district;" a concept that expands on the idea of making individual buildings environmentally friendly (based on the U.S. Building Council's LEED Program) by engineering these qualities into the entire neighborhood.

## About Wills Wharf

Standing at 12 stories, Wills Wharf is a mixed-use building offering more than 330,000 SF of premier office and hotel space, all while providing stunning waterfront views.



Wills Park



Cindy Lou's Fish House



Canopy by Hilton Baltimore | Harbor Point



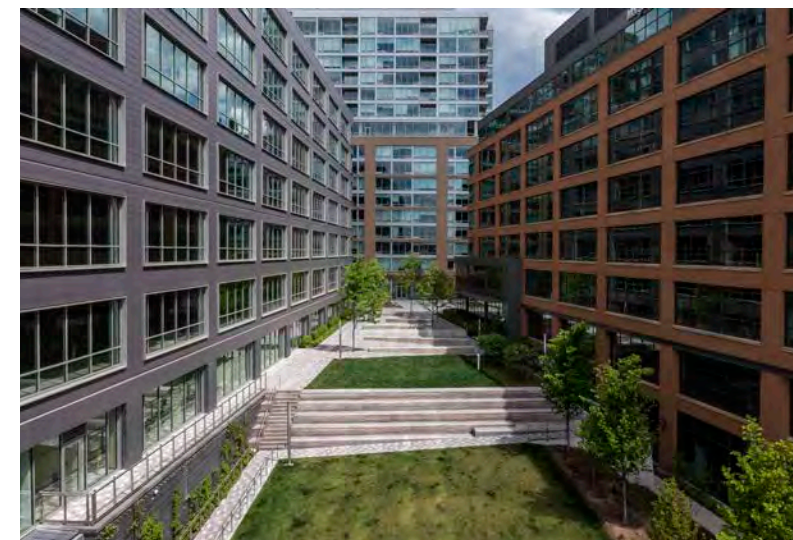
Waterfront Views

Wills Wharf & LEED



## What is LEED?

LEED (Leadership in Energy and Environmental Design) certification is an official recognition that a project complies with the requirements prescribed within the LEED rating systems as created and maintained by the U.S. Green Building Council (USGBC). Projects pursuing LEED certification earn points for green building strategies across several categories.



## Categories submitted for LEED certification:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation in Design
- Regional Priority Credits

# Sustainable Interior Features

Throughout the design, construction, and ongoing management of Wills Wharf, steps have been taken to utilize low emitting building materials, reducing the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

## Sustainable Cleaning Services

The cleaning services employed throughout the building meet or exceed the Green Seal Standard GS-42 requirements. Sustainability, safety, and efficiency are the main priorities of the measures implemented in this service.

## Adhesives and Sealants

All flooring and structural glazing adhesives and sealants used within the interior of Wills Wharf comply with the following requirements of Volatile Organic Compound (VOC) Limits:

- South Coast Air Quality Management District

## Flooring System

All interior flooring materials meet or exceed the criteria set by the various national organizations that manage air quality and emissions.

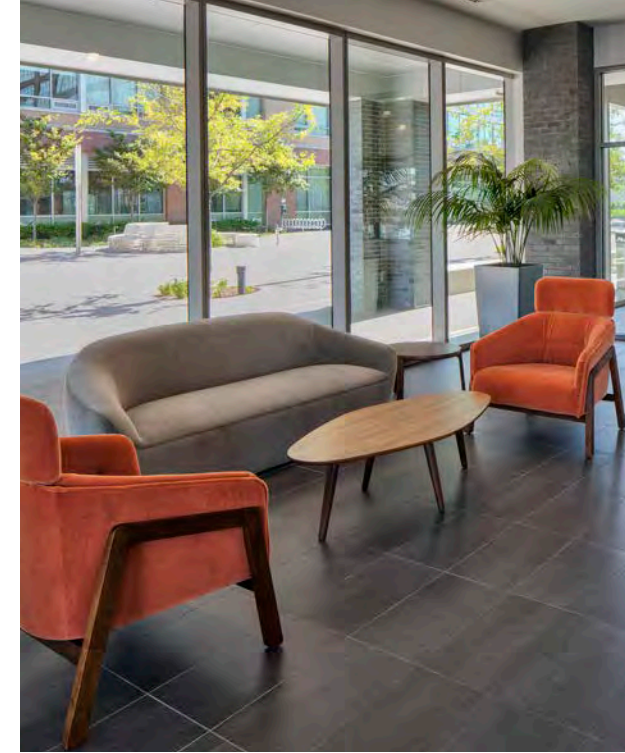
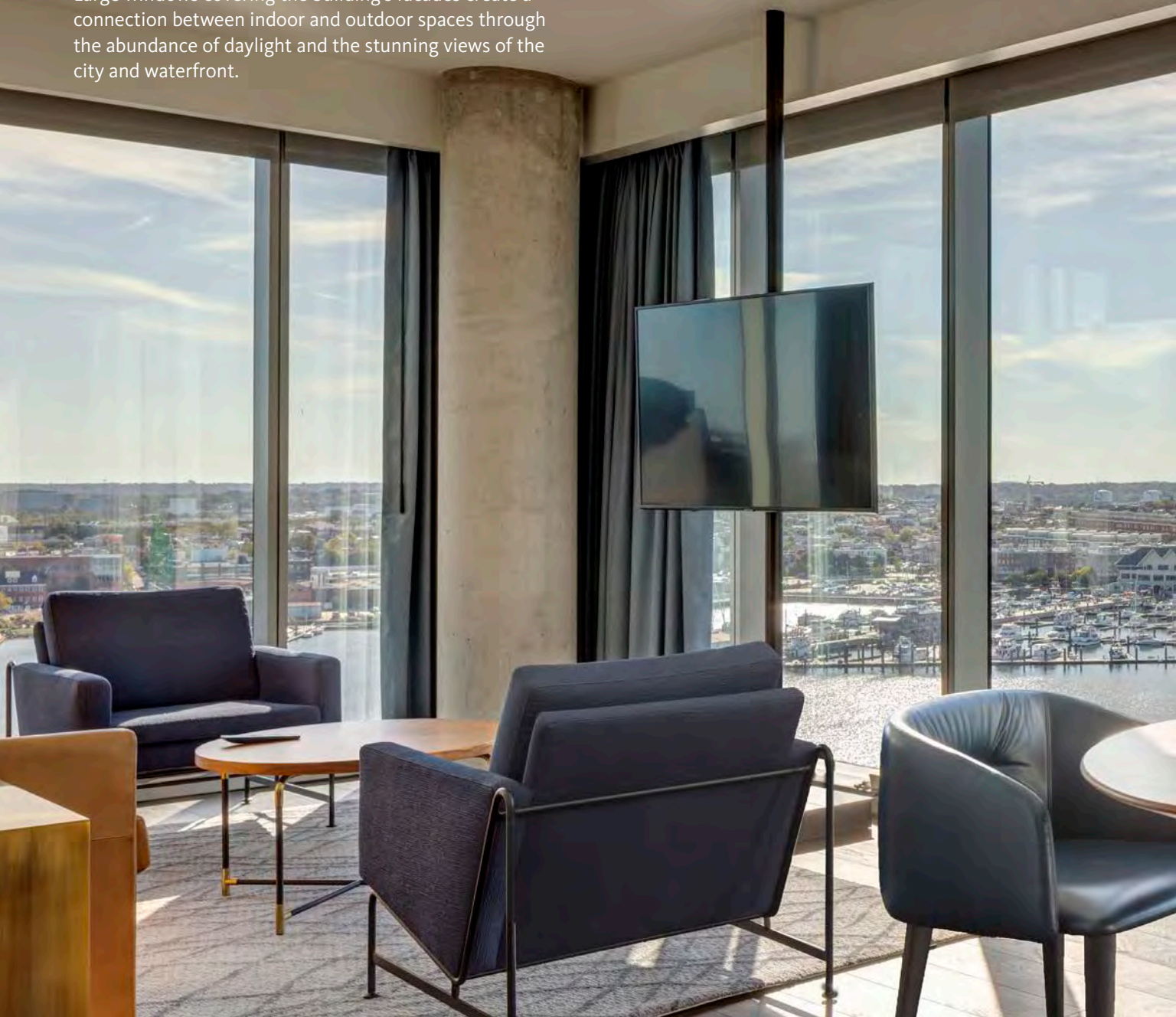
## Paints and Coatings

All paints and coatings applied to the interior building elements comply with the following requirements and do not exceed the VOC content limits established by:

- Green Seal Standard GS-11
- Green Seal Standard GS-03
- South Coast Air Quality Management District

# Daylight & Views

Large windows covering the building's facades create a connection between indoor and outdoor spaces through the abundance of daylight and the stunning views of the city and waterfront.



Occupied  
Natural Light

**75%**  
of occupants  
receive daylight

**76%**  
of the office spaces  
receive daylight

**99%**  
of office spaces  
have outside views



Occupied  
Artificial Light  
**24%**  
features artificial light  
in occupied areas

## Waste Removal

The waste removal program effectively disposes of various types of waste including recycling, cardboard, compost, and regular trash. The program streamlines the proper disposal of waste from the hotel and office spaces in the building. An additional program is in place that provides all tenants the option to engage in a campus-wide composting program.

## Water Use Reduction

By increasing the water efficiency within Wills Wharf, the building effectively reduces the burden on the municipal water supply and waste water systems. The project scope includes performance improvements for the entire building and the project has reduced potable water use by 36.48% by reducing flush/flow rates at water closets, urinals, lavatory faucets, showers, and kitchen sink faucet plumbing fixtures.



## Construction Waste Management

A construction waste management plan was developed and implemented to divert construction and demolition debris from disposal in landfills and incineration facilities. Recoverable resources were redirected back to the manufacturing process and reusable materials to appropriate sites. Under this plan, Wills Wharf was able to divert over 99% of the on-site generated construction waste from landfills.

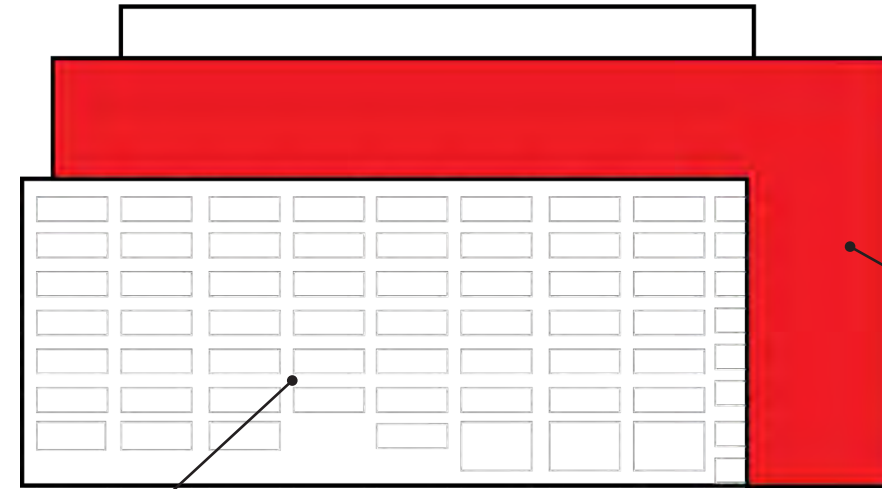
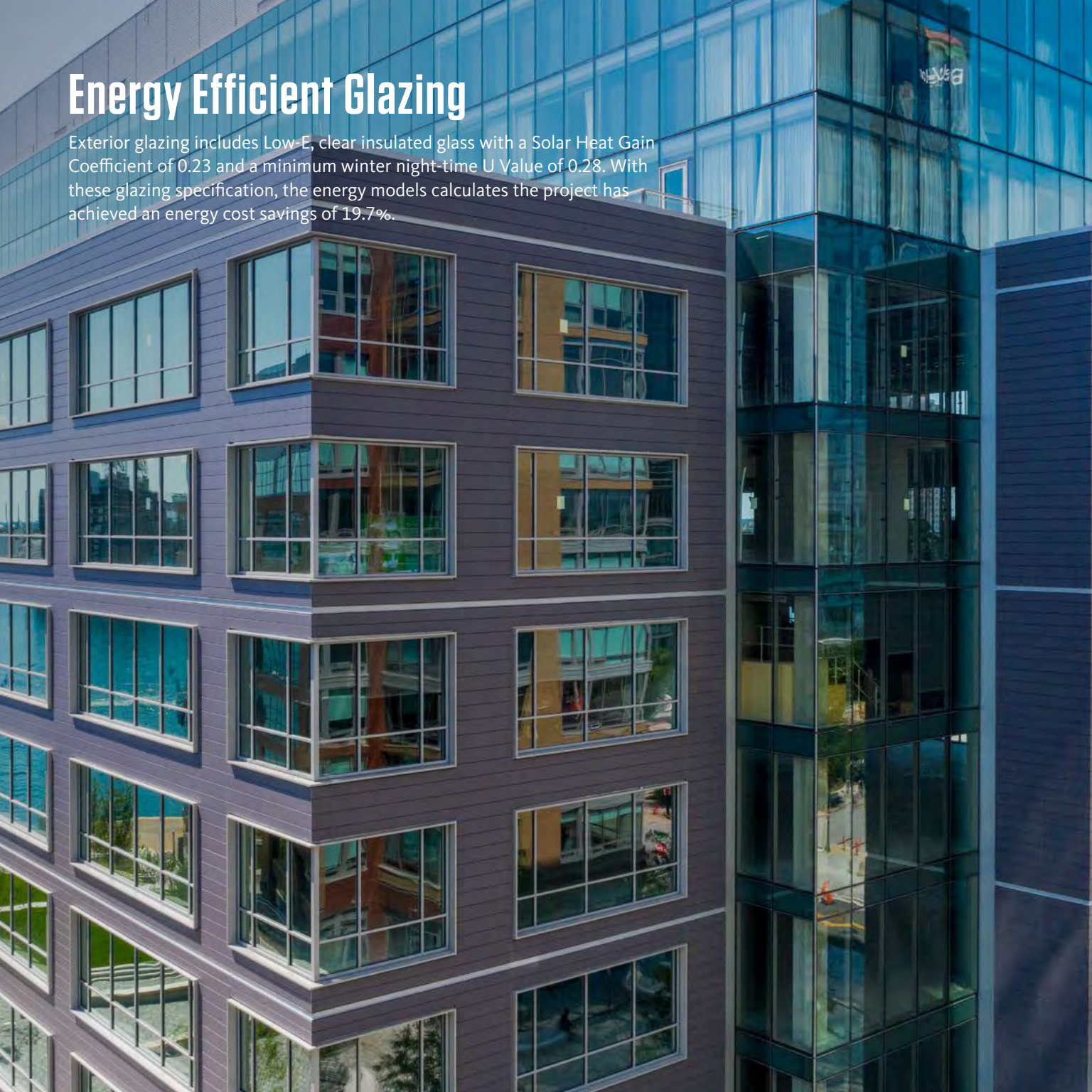


## Water Efficient Landscaping

A temporary irrigation system is in place for plant establishment and will be removed within 18 months of installation.

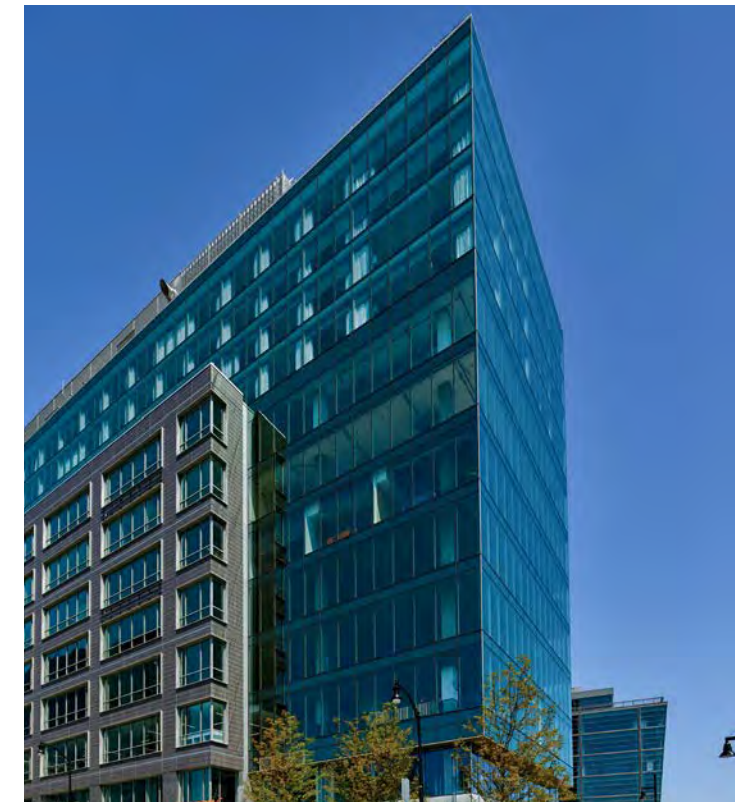
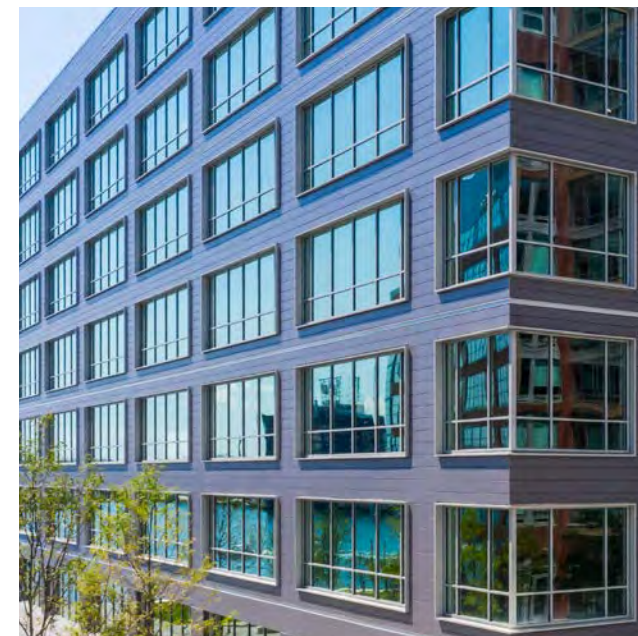
# Energy Efficient Glazing

Exterior glazing includes Low-E, clear insulated glass with a Solar Heat Gain Coefficient of 0.23 and a minimum winter night-time U Value of 0.28. With these glazing specification, the energy models calculates the project has achieved an energy cost savings of 19.7%.



**99.4%**  
of the glass facade  
features glazing or doors

**53%**  
of the primary facade  
features glazing or doors



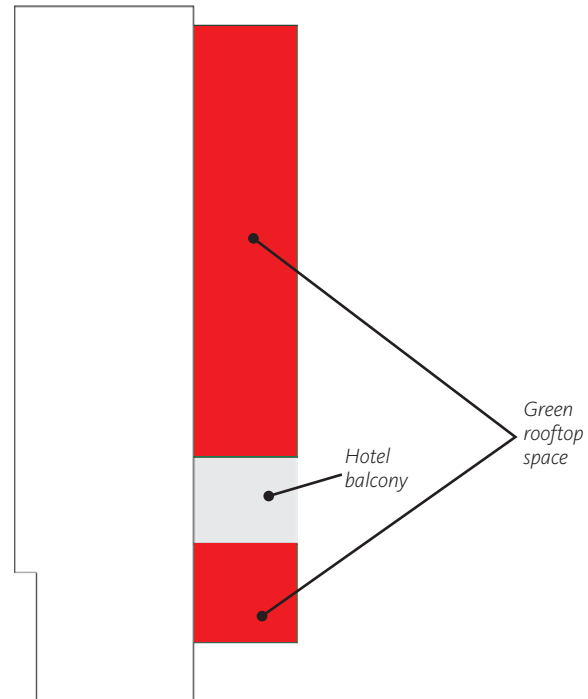
Wills Wharf & LEED



# Green Roof

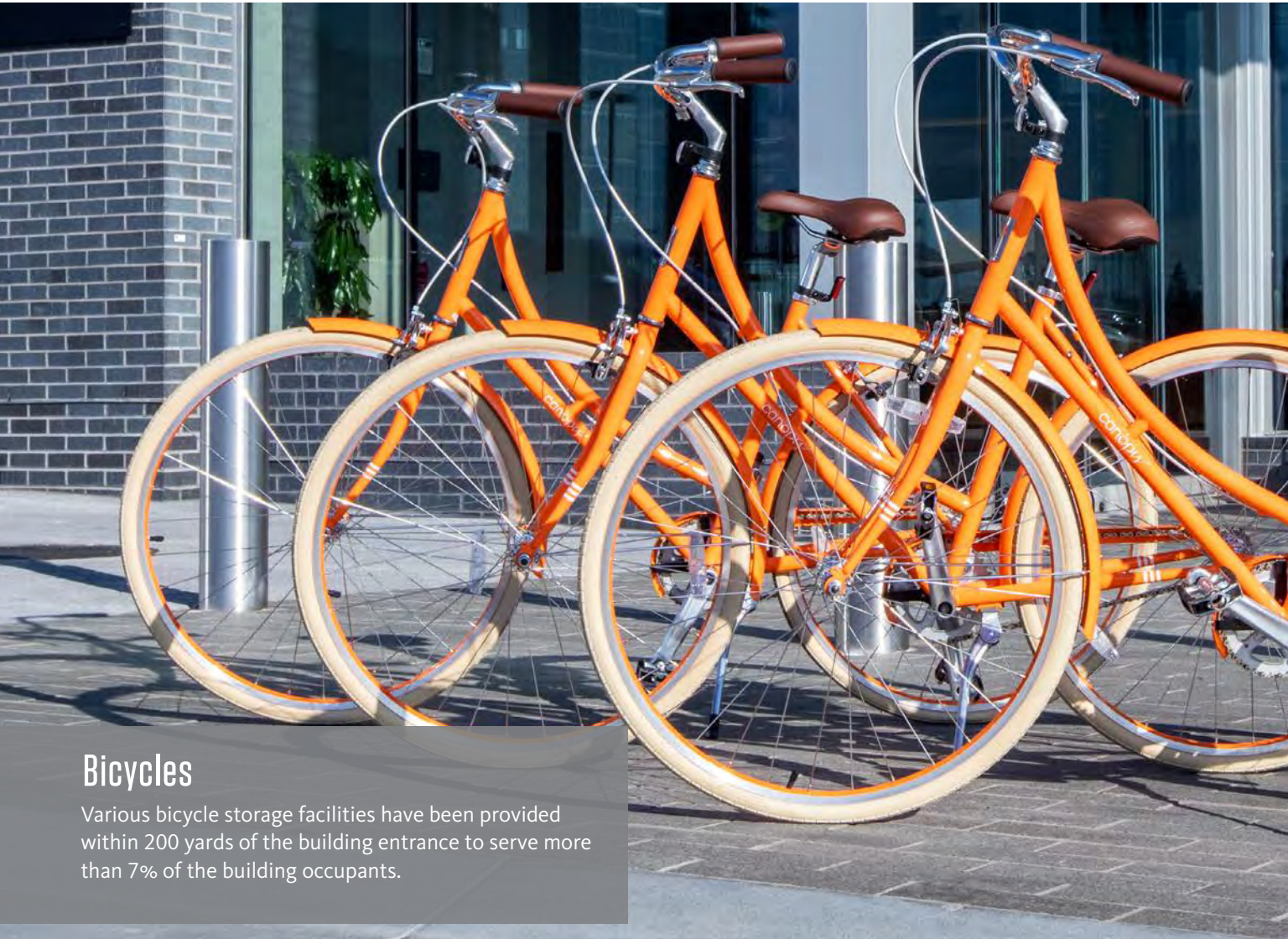
The green roof consists of several layers of materials placed over the roof membrane that promotes vegetation. The system starts with a protection sheet followed by a root barrier, drainage board, filter cloth, lightweight growing medium and finally the plants. Plantings consist of various native species that require minimal care and maintenance.

- Regulates building temperature
- Captures noise pollution
- Reduces building utilities
- Reduces stormwater runoff
- Beneficial to urban wildlife



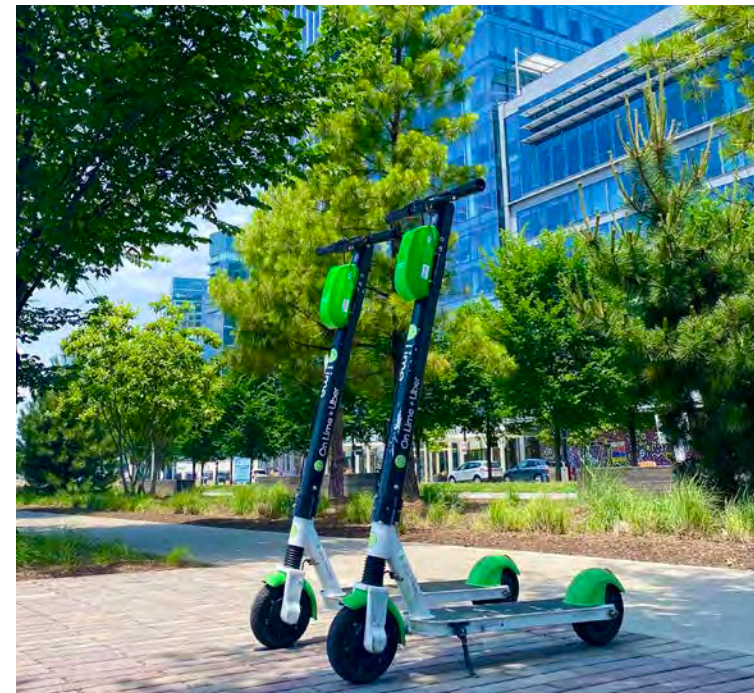
# Transportation Access

Taking advantage of its central location, Wills Wharf capitalizes on multiple alternative transportation methods and includes resources to encourage their use, reducing pollution and land development impacts caused by automobile use.



## Bicycles

Various bicycle storage facilities have been provided within 200 yards of the building entrance to serve more than 7% of the building occupants.



## Low-Emitting and Fuel Efficient Vehicles

Low-emitting and fuel-efficient vehicles are either classified as Zero Emission Vehicles or have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide. The Wills Wharf garage features two parking spaces equipped with electric vehicle charging stations.

# Transportation Access



## Public Transit

The Charm City Circulator (CCC), CityLink service, and the Water Taxi are all accessible within easy walking distance from the main building entrance.



## Walking Project Site

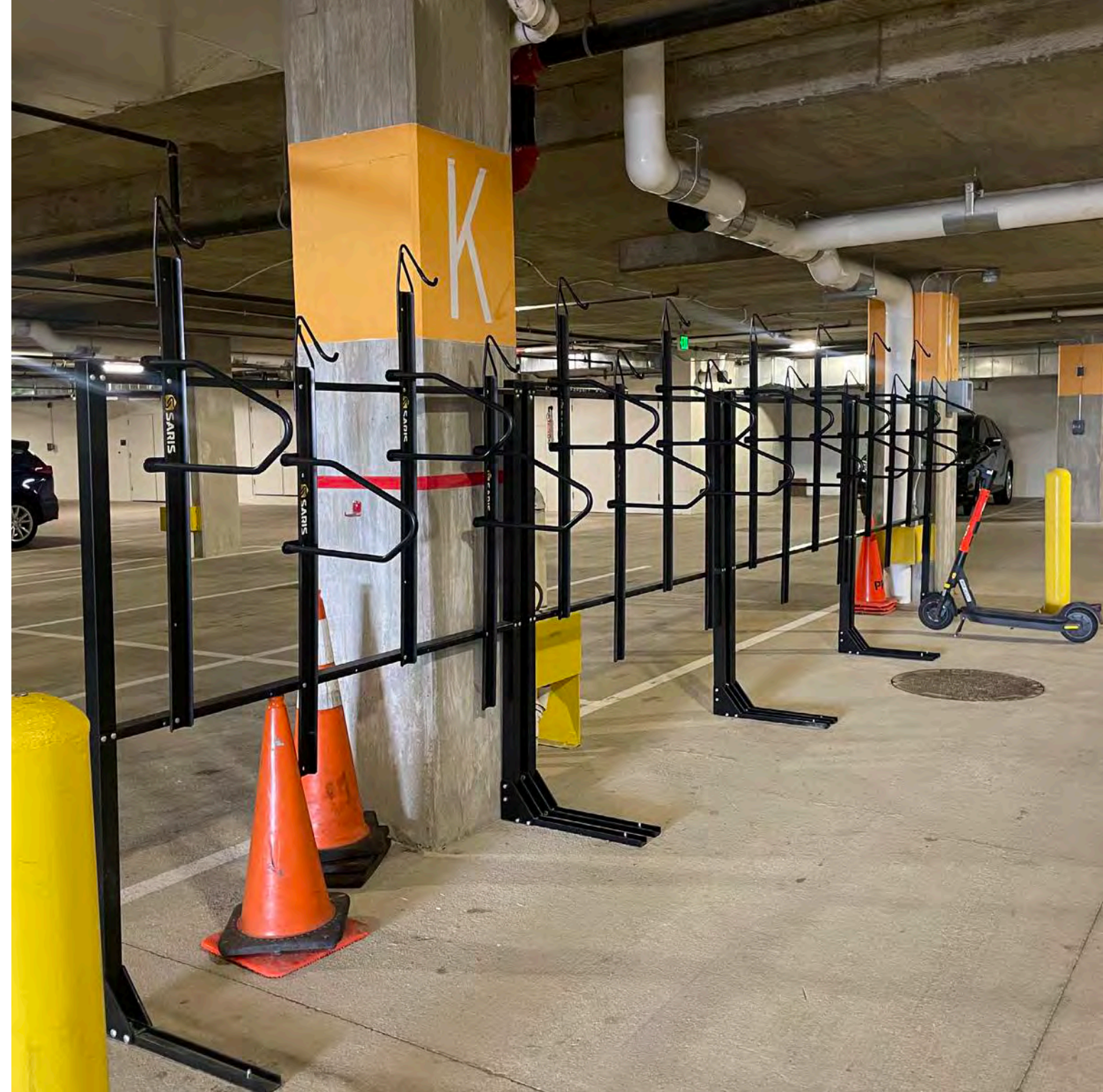
The design of the building promotes walking, biking and other non-motorized transportation on the project site and in the surrounding community to reduce vehicle distance traveled, increase public health, and enhance community participation.

# Building Amenities



## Ground Floor Amenities

- |          |                  |                |                           |
|----------|------------------|----------------|---------------------------|
| <b>1</b> | Recycling        | <b>5</b>       | Electronic Recycling      |
| <b>2</b> | Trash Receptacle | <b>6</b>       | Electric Vehicle Charging |
| <b>3</b> | Baler Machine    | <b>7&amp;8</b> | Bike Storage              |
| <b>4</b> | Composting Bins  | <b>9</b>       | Showers                   |



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### Contact Us

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