synchronicity

DESIGN

Stoughton Trailers Sustainability Initiatives

January 23rd, 2024

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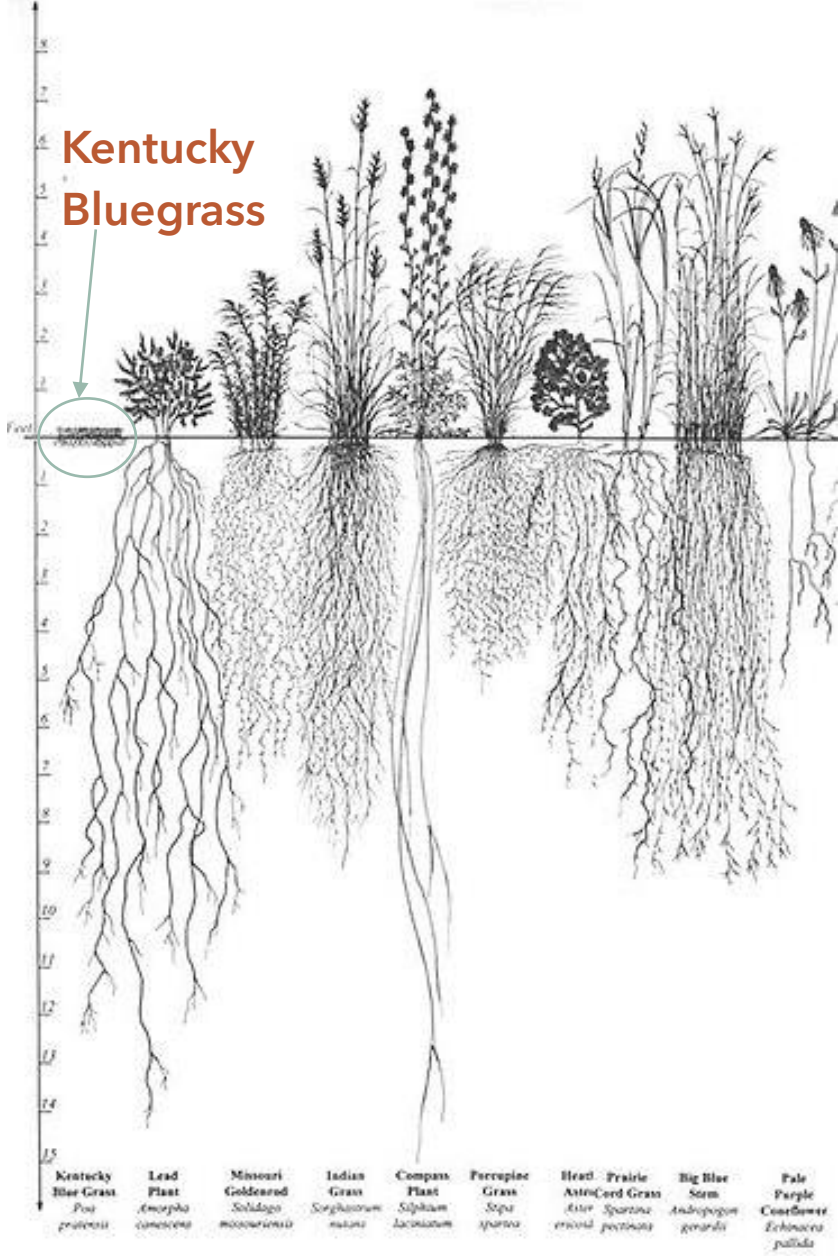
The Public Realm

- Doing the right thing for the greater good
- Indigenous "Town Green"
- Public investment – TIF
- A sense of place
- Third Place
- Walking Trails
- Where community happens

Restoring Harmony

- Long, patient process: Looking to the long term
- Indigenous prairie vegetation: Biomass
- Prairie burn to remove invasives and restore the land
- Rootedness



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The Greater Good:
Placemaking, the Ecology of the Land, our Neighborhood and our Community.

- Prairie Swale
- Stormwater management

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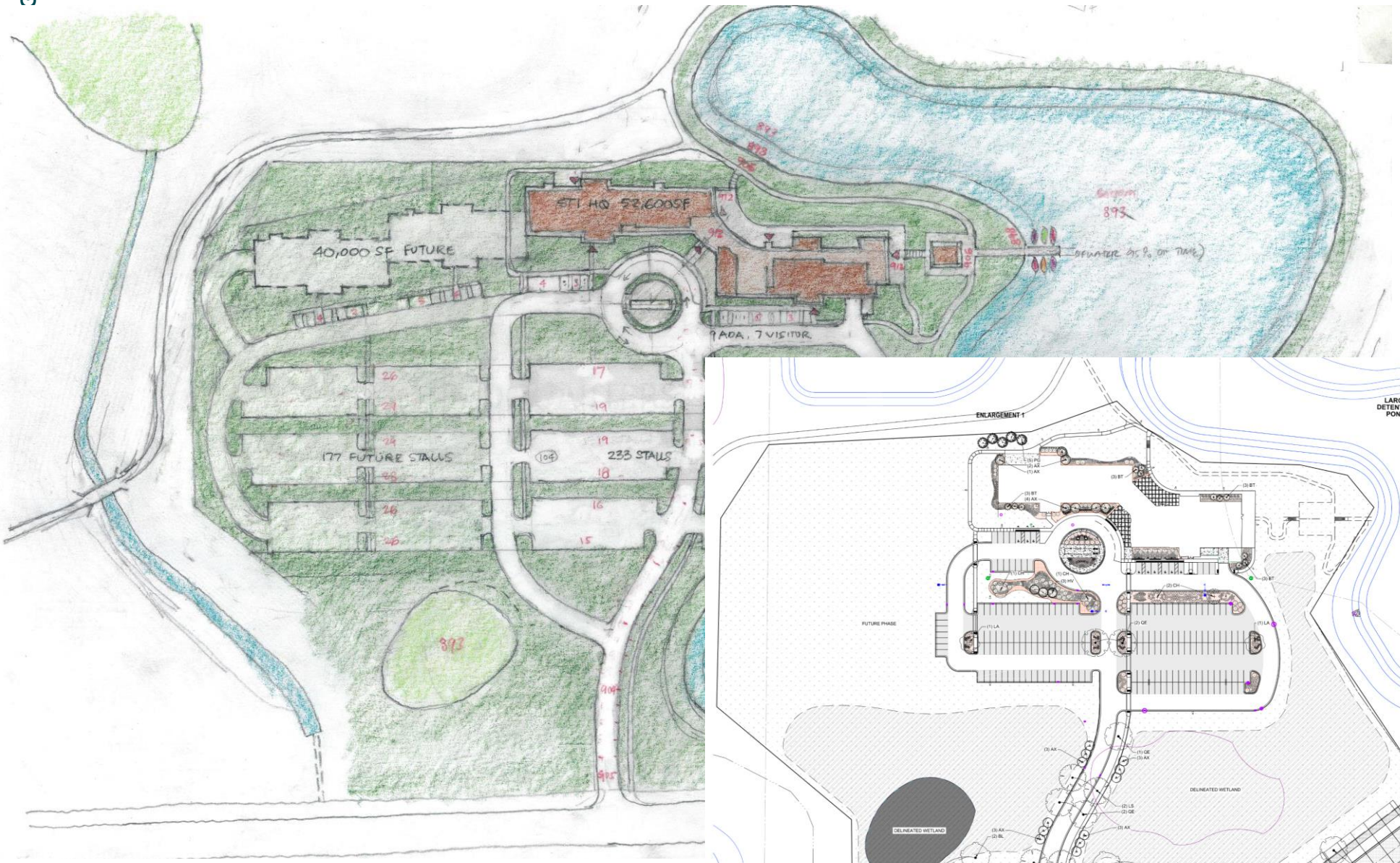
Sustainability Strategies – Site Design



- Indigenous prairie vegetation: Biomass
- On-site stormwater strategies and wetland preservation
- Easy access and proximity to bike paths and park
- Electric Vehicle parking ready– excess electrical capacity for 25 EV charging stations

Wholistic Sustainability

- Sustainable design synchronicity: The fundamental DNA of the entire design
- Seamless integration of site and building
- Massing & solar orientation
- Cool daylighting & improved access to views
- Thermal performance of building envelope
- Efficiency of HVAC system

Then

- Physical/Aesthetic
- Mass Production
- Cradle to Grave
- Prescriptive

Now

- Wholistic
- Craftsmanship
- Cradle to Cradle
- Evidence-Based

Building for the Long Term

- Durable materials
- Designing to defy obsolescence
- Flexible design to accommodate change of use
- Loose fit, long life
- Timeless architecture that stands the test of time
- Long term flourishing of the community

Daylighting + Solar Orientation

- Significantly thinner floor plate then typical commercial office buildings. Provides natural lighting in all spaces to reduce dependance on artificial lighting.

- Great care taken with respect to solar orientation and reducing heat gain.
- Large glass openings are orientated to the north.
- The large glass opening at the lobby is shaded by a large entry canopy sized using solar studies.

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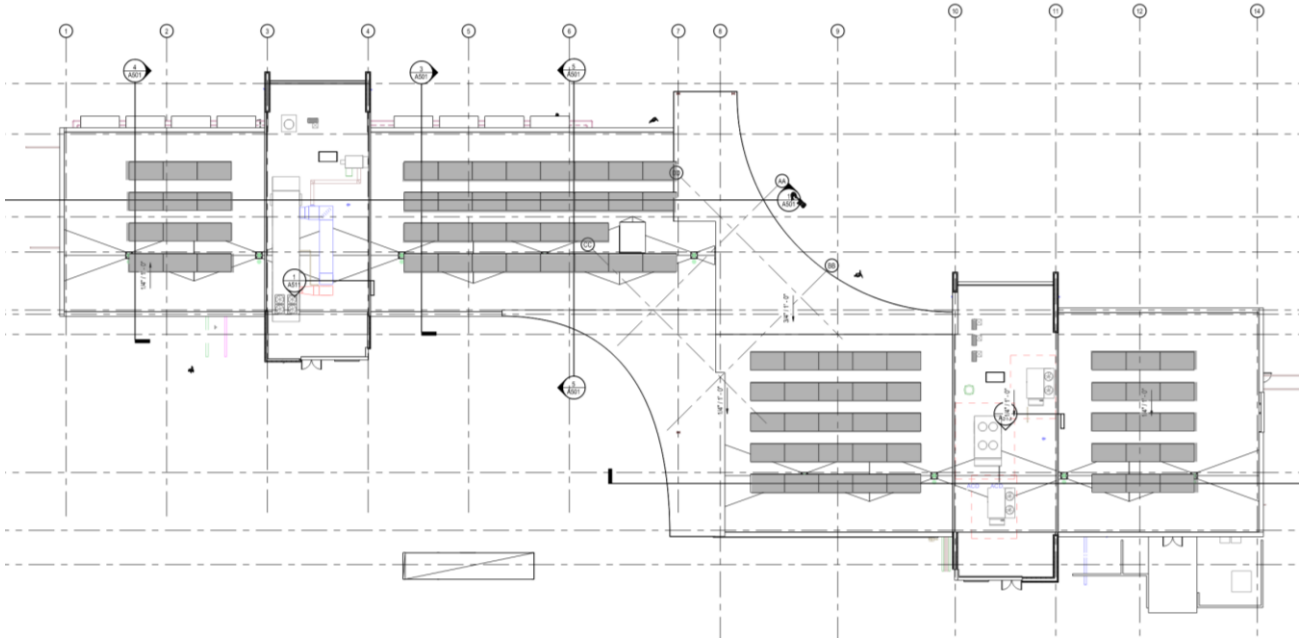
Ready for the Electric Future

- Structural systems have been upsized to carry the load of future photovoltaic (PV) panels across nearly entire roof (image right)
- Main electrical switchgear upsized to handle future PV.
- Interior space dedicated to housing future PV invertors.
- Electrical systems in place to support up to 25 electric vehicle charging stalls.

- Beyond electric: 10 dedicated ride-in/ride-out bike parking stalls inside the building with room for expansion.



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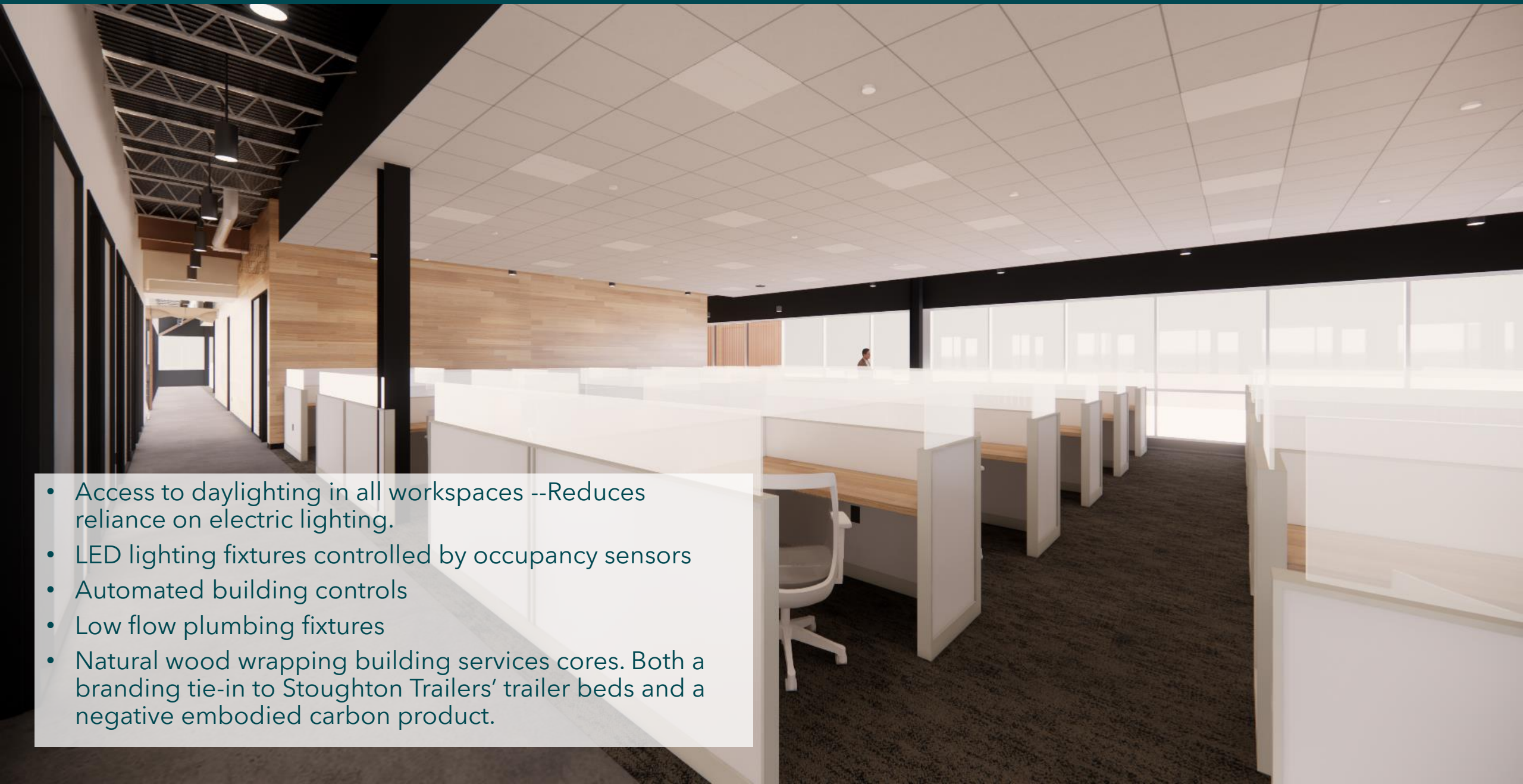
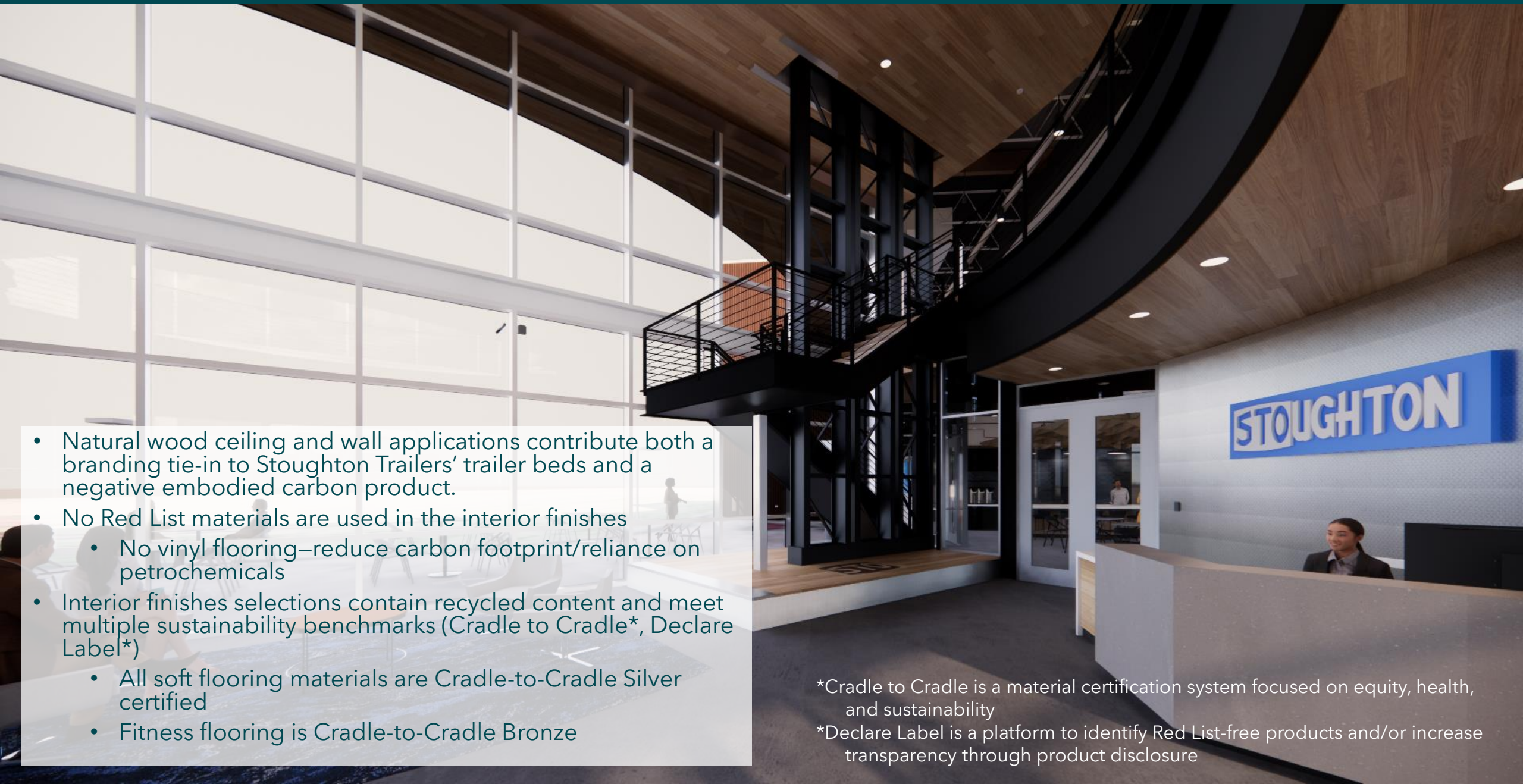
Sustainability Strategies – Building Design



- Access to daylighting in all workspaces --Reduces reliance on electric lighting.
- LED lighting fixtures controlled by occupancy sensors
- Automated building controls
- Low flow plumbing fixtures
- Natural wood wrapping building services cores. Both a branding tie-in to Stoughton Trailers' trailer beds and a negative embodied carbon product.

Sustainability Strategies – Material Selection



- Natural wood ceiling and wall applications contribute both a branding tie-in to Stoughton Trailers' trailer beds and a negative embodied carbon product.
- No Red List materials are used in the interior finishes
  - No vinyl flooring—reduce carbon footprint/reliance on petrochemicals
- Interior finishes selections contain recycled content and meet multiple sustainability benchmarks (Cradle to Cradle*, Declare Label*)
  - All soft flooring materials are Cradle-to-Cradle Silver certified
  - Fitness flooring is Cradle-to-Cradle Bronze

*Cradle to Cradle is a material certification system focused on equity, health, and sustainability

*Declare Label is a platform to identify Red List-free products and/or increase transparency through product disclosure

Thank You!

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