



WATERMARK LIC is on track for achieving LEED Silver Certification. LEED stands for Leadership in Energy and Environmental Design and is a rating system designed to encourage environmentally sustainable construction. A selection of Watermark LIC's sustainability features are outlined below. Learn more at usgbc.org.

SUSTAINABLE SITES: Reduces the demand for fossil fuels

SSc2 Development Density and Community Connectivity - Watermark LIC is located in a dense urban area with existing infrastructure.

- The project is located in Long Island City in Queens New York. Projects such as Watermark LIC that are built in dense urban areas are more likely to have pedestrian access to basic services, resulting in reduced demand for traditional automobile dependent-transportation. This reduces overall air pollution and greenhouse gas emissions.
- Projects located in areas with access to basic services and densely occupied such as LIC boost the local economy and create a more desirable work environment, increasing worker morale.
- Higher density communities such as LIC reduce urban sprawl and demand for automobile-based transportation as well as protecting greenfields and preserving habitats and natural resources.

SSc3 Brownfield Redevelopment - Watermark LIC is located on a site which required remediation and abatement

- Redeveloping brownfields reduces the need for developing greenfields, parkland, farmland or other sites which should be protected from development.

SSc4.1 Alternative Transportation—Public Transportation - Watermark LIC is located within close walking distance to many NYC MTA subway stations and NYC MTA bus stops. This reduces the demand for personal automobiles, thereby reducing greenhouse gas emissions and reducing air pollution.

SSc4.2 Alternative Transportation—Bicycle Use - increase alternative travel, specifically bicycle transportation. 90 bicycle parking spaces and one shower in the cellar are located in the building for building users. This shower is installed to encourage building staff to also commute by bicycle.



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SSc4.2 Alternative Transportation—Bicycle Use (continued) – Biking inherently is one of the most efficient means of transportation as it produces zero emissions, thereby reducing city emissions that contribute to smog and air pollution as well as environmental impacts from oil extraction and petroleum refining. Biking also reduces traffic congestion, noise pollution and requires less infrastructure from roadways and parking lots.

SSc4.3 Alternative Transportation—Low-Emitting & Fuel-Efficient Vehicles – decrease dependency on inefficient and high emitting vehicles.

Watermark LIC has two preferred parking spaces within its parking garage, to reduce building user dependence on inefficient and high emitting vehicles, and influence users to invest in efficient vehicles such that they are provided with priority parking spaces.

SSc7.1 Heat Island Effect - Non-Roof – decrease the project’s impact on the urban heat island effect caused by black roofs and roadways

- All parking is undercover, thereby decreasing the amount of exposed concrete/black top surfaces.
- High SRI roofing installed with an SRI of 86.

SSc7.2 Heat Island Effect - Roof – decrease the project’s impact on the urban heat island effect caused by black roofs and roadways

- High SRI roofing installed with an SRI of 86 over the parking garage roof
- High SRI roofing in main roof as well

WATER EFFICIENCY: Reduce the project’s usage of potable water use

WEp1 / WEc3 Water Use Reduction - Through the installation of water efficiency plumbing fixtures such as high efficiency toilets, low-flow showerheads and lavatory faucets, Watermark LIC was able to reduce its water usage by over 35% as compared to the US national standard from the EPA’s EPAct of 1992 which set water limits for all plumbing fixtures nation-wide.



ENERGY AND ATMOSPHERE : Reduce air pollution, the project's overconsumption of energy and reduce the building's impact on climate change

EAc1 / EAc3 - Fundamental & Enhanced Commissioning - Watermark LIC targeted Enhanced commissioning to ensure that all HVAC equipment and lighting equipment was installed properly and effectively. Enhanced commissioning ensures that coordination occurs between all parties, design and construction as well as operations and maintenance staff.

EAp2 / EAc1 - Minimum Energy Performance - Through the installation of efficient lighting design and HVAC equipment, Watermark LIC was able to achieve an energy cost savings of 20.35% as compared to the ASHRAE 90.1-2007 standard. This energy use reduction will ensure that the building's impact on climate change is reduced through increased efficiency and reduced carbon emissions.

EAp3 / EAc4 - Fundamental & Enhanced Refrigerant Management - Through the usage of R410a refrigerant, the Watermark LIC has reduced its ozone depletion potential, another significant environmental issue which has plagued the world for decades.

EAc6 - Green Power - Watermark LIC has purchased renewable energy credits to offset 35% of the building's anticipated energy production over the next two years. This equates to 1072MWh of electricity usage.

MATERIALS & RESOURCES: Reduce the building's impact on the natural environment

MRc2 Construction Waste Management - Watermark LIC is targeting a 75% diversion rate of all construction and demolition waste, products that otherwise would have been sent to the landfill.

MRc4 Recycled Content - Watermark LIC is targeting a 20% overall usage of materials containing pre- and post-consumer recycled content.

MRc5 Regional Material - Watermark LIC is targeting a 20% overall usage of regionally manufactured and extracted materials.



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INDOOR ENVIRONMENTAL QUALITY: Improve the health and quality of life for building users

IEQc3.1 Construction Indoor Air Quality Management: During Construction - Watermark LIC complied with all measures outlined by SMACNA's guidelines for occupied buildings under construction ensuring a clean project site for laborers and for future tenants.

IEQc4.1 - 4.4 Low-Emitting Material Suite - Watermark LIC installed only low- and no-VOC containing materials such as paints, primers, floor-coatings, duct sealants, caulks, floor adhesives among others. Low-emitting flooring materials such as ceramic and resilient tile were installed. Plywoods and MDFs free of urea formaldehyde - a known carcinogen - were installed ensuring no carcinogenic materials were used on site.

EAp3 / EAc4 - Fundamental & Enhanced Refrigerant Management - Through the usage of R410a refrigerant, the Watermark LIC has reduced its ozone depletion potential, another significant environmental issue which has plagued the world for decades.

IEQc6.1 and 6.2 Controllability of Systems Suite: Lighting & Thermal Comfort - All spaces were designed to ensure all users will be as comfortable as possible, ensuring that all spaces have individualized lighting and thermostatic controls.