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## **Maverick Landing**

Maverick Landing was designed and Phases one and two constructed with the users' needs in mind and in an effort to make green building affordable. As a way of connecting the users to their new home, an information center has been installed, enabling visitors to learn about solar and green aspects of the building. The development strives to improve the health of residents — many of whom have asthma — through improved indoor air quality. Users and tenants needs are considered in the maximization of visual and physical connections to the waterfront, the creation of a network of open spaces and the reconnection of the block to

The 426-unit (260 units in phases 1 and 2) development offers both affordable and mixed-income housing to a community that has expressed a need for both public housing and for market-rate housing that ingratiate middle-class families, drawing them to the area and contributing to the local economy. Tenants benefit from the access to recreational space, water views, and healthy, sustainable living environments. Roads, sidewalks and green space separate the neighborhood arrangement of mid-rise residential buildings. The photovoltaic rooftop panels give the building a saw-tooth roofline that integrates well into the fabric of the industrial East Boston neighborhood.

Maverick Landing is a residential cornerstone of a revitalized East Boston community. The saw-tooth roofline created by the photovoltaic panels enhances the aesthetic identity of the development, mimics the clerestory roof forms of nearby maritime industrial structures, and provides residents with a sense of unity and comfort within the neighborhood. A major feature of the project is the reconnection of streets that were cut off in 1941 to make room for the preexisting “superblock” development. Maverick Landing serves as a model to surrounding communities by being one of Massachusetts' first green technology, multi-family housing developments.

Maverick Landing meets the Healthy Homes criteria in the selection of floor and wall finishes. Midrise A is currently undergoing LEED certification. The project utilizes a photovoltaic array (112 modules), a cogeneration system to produce both hot water and power common area electric loads, an absorption chiller/boiler that acts as both the primary heating and cooling sources for the building, and Energy Star rated lighting and appliances. The angled PV panels are part of a 37kW electric generation system designed to produce all the power necessary to light the building's common areas, run its elevators and act as a back-up for domestic hot water heating.

Maverick Landing is a recipient of a Massachusetts Technology Collaborative grant for renewable energy and the HUD's HOPE VI grant to improve public housing and reduce concentrations of poverty by encouraging a mix of incomes. Maverick Landing also uses Energy Star rated lighting and appliances. The project seeks to reduce energy consumption and operational costs, maximize the use of sustainable materials and improve the health of residents—many whom have asthma. The Boston Housing Authority expects to save \$100,000 a year in energy costs through the use of solar panels, on-site power generation,

fiberglass windows and energy-saving lighting and motors. ICON incorporated into Maverick's design both LEED scoring criteria and guideline recommendations and feedback from the BHA's Healthy

In terms of ventilation, contractor quality assurance and testing was specified to ensure required containment. Maintenance costs for the PV panels are expected to be minimal. The building maintenance staff will check to see that the panels are not collecting excessive dust or droppings but, in general, normal rainfall will keep the PV panels clean enough to prevent output reduction. The inverters, with a five-year guarantee, have been purchased with displays so that proper system operation can be easily checked. The Data Acquisition System will be monitored monthly.

- Quality assurance and commissioning for Phases one and two of Maverick Landing provided ongoing operational benefits including optimization of energy use, improved documentation and more thorough training of building staff. Ultimately, quality assurance is a part of the sustainable design approach in aiding in the construction of a building that possesses the lowest life-cycle cost of ownership.
- The cogeneration system was chosen by the BHA. Ultimately, producing two-types of usable energy from one source is highly efficient.

**Pictures and text courtesy of the Boston Housing Authority (BHA)**