

MOSELEY ARCHITECTS' NEW HEADQUARTERS RICHMOND, VIRGINIA

From Brownfield
Site to Green
Teaching Tool

Size: 47,300 S.F.
Budget: \$9,500,000
Bid: \$9,566,581
Completed: 2008



Moseley Architects' new headquarters was a major renovation of a historic warehouse in Richmond's industrial district, transforming the existing building's interior into a more useful two level structure while retaining all of its exterior walls. The design of this project was approved by the Department of Historic Resources and the National Park Service.

In keeping with a firm-wide commitment to green building, this new office was also designed and constructed with an eye towards the same sustainability measures employed across the firm's many projects. LEED® Platinum certification was attained through the following strategies and technologies:

- hybrid company cars combined with preferred parking for fuel-efficient and carpool vehicles to lessen automobile traffic and pollution;
- stormwater management to protect water quality and reduce runoff leaving the site by 30 percent, including the use of rain gardens, pervious concrete, infiltration trenches, and vegetated roof;
- low flow and waterless plumbing fixtures to reduce water usage by over 36 percent;
- a building "dashboard" to track energy consumption patterns and ensure optimal performance;
- construction waste management plans throughout demolition and construction that diverted over 87 percent of waste from landfills;
- indoor air quality management plans and low-emitting materials to safeguard occupant health;
- rapidly renewable materials, such as sunflower board and bamboo, that reduce the strain on wood resources;
- additional windows and skylights to increase daylighting and provide occupants with views to the exterior; and
- environmentally-friendly housekeeping and pest-prevention programs.

