



# OUR FAVORITE COLOR: GREEN

(Understanding what LEED Certification really means)

Leadership in Energy  
and Environmental Design



Art in itself.

Contemporary Mount Vernon Apartments



*Pedal Power!*

## SUSTAINABILITY

### Smart Growth

The Fitzgerald is a great model of urban infill, where the impact on the environment is substantially reduced because the site was a previously developed piece of land. No trees were bulldozed to make way for the community.

### Transit Oriented

The Fitzgerald brings 275 homes to an urban neighborhood where residents can walk, bike or ride the rails (a Light Rail stop and Penn Station are nearby) to work, to school, or to play.

### Hybrid Accommodations

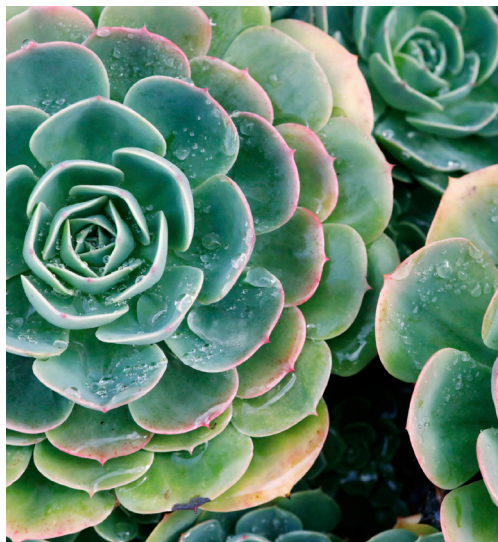
Preferred parking is set aside for hybrid vehicles, car-sharing, and of course there's plenty of bike storage!

### Reduced "Heat Island Effect"

Urban areas typically experience elevated temperatures because asphalt and other dark building materials attract and radiate heat. The Fitzgerald and its garage were designed and constructed to reduce this effect through the use of light-colored materials, a stacking parking structure, and reflective white roofs.

### Green Spaces

The Fitzgerald provides numerous vegetated open spaces through courtyards, large canopy trees, and a vegetated green roof over the glass lobby structure.



## WATER EFFICIENCY

### Landscaping

Native, well-adapted plants have been carefully selected to limit the need for irrigation and reduce potable water use.

### Plumbing Fixtures

The Fitzgerald features low-flow showerheads and faucets, dual-flush toilets, sink aerators and ENERGY STAR® washing machines and dishwashers.

### Water Conservation

These and other water-saving measures will help achieve an overall water savings of more than 40%, compared to other non-green communities.

### WHAT YOU CAN DO:

Conserve water! Take shorter showers and turn off the faucet while you shave and brush your teeth. Turning off the water while you brush your teeth conserves at least three gallons of water each time.



## ENERGY AND ATMOSPHERE

### General Efficiency

The Fitzgerald's energy systems are 14% more energy-efficient than the average non-LEED community.

### Low-E Windows

Windows are constructed of energy-efficient low-E glazed glass.

### Efficient Construction Materials

Walls are constructed of highly energy-efficient materials that minimize heating/cooling gain and loss.

### ENERGY STAR®

ENERGY STAR® rated appliances and light fixtures are installed throughout the apartments and the common areas.

### Renewable Energy Credits

The Fitzgerald has committed to purchasing 100% of its power through RECs, a program that works towards the reduction of greenhouse gases. This further lowers the community's carbon footprint.

### Construction Efficiency

During development, The Fitzgerald underwent extensive construction inspections, which ensured specified levels of efficiency in equipment and systems.

### Programmable Thermostats

Every apartment home is equipped with a programmable thermostat that can be programmed to automatically adjust temperature settings when residents are away or sleeping. When used properly, a programmable thermostat can save up to \$150/month in energy costs.



## MATERIALS AND RESOURCES

### *Construction Waste Management*

The Fitzgerald successfully diverted more than 90% of its construction waste to recycling facilities (vs. to landfills).

### *Recycling Accommodations*

Oversized recycling containers are easily accessible to residents and retail tenants. The hassle-free nature of our recycling program ensures maximum participation.

### *Recycled Content*

More than 20% of The Fitzgerald building was constructed with recycled materials.

### *Local Materials*

More than 25% of the construction materials used to build The Fitzgerald were sourced within 500 miles. Using local materials minimizes the energy required for transportation, and stimulates the local economy.



## INDOOR ENVIRONMENTAL QUALITY

### *Smoke-Free Community*

The Fitzgerald is a non-smoking area. Smoking is not permitted anywhere on the premises.

### *Construction Air Quality*

An indoor air quality management program was maintained throughout the entire construction process to ensure the building interiors (materials, ducts, vents, etc) provide for a high level of air quality for residents, guests and employees.

### *Low VOC Materials*

Low-toxic, low-emission paints, sealants, adhesives and carpet products are used throughout the apartments and the common areas.

### *Lighting Controls*

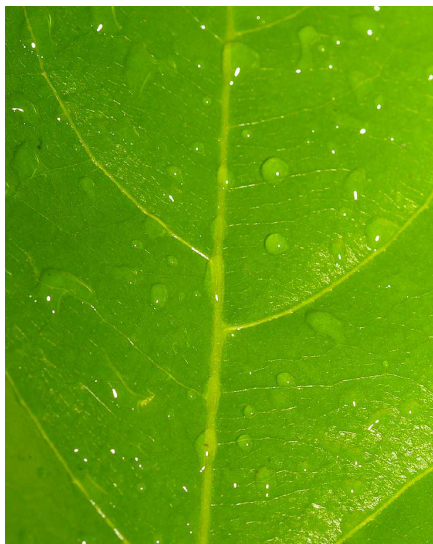
Lighting controls have been provided for 90% of the community for maximum resident control and comfort.

### *Thermal Comfort*

The Fitzgerald has been designed to meet specific requirements for energy-efficient thermal comfort. Regular surveys will be conducted to ensure that residents, guests and employees are comfortable.

### *Windows*

Operable windows are provided in all apartments for increased resident control of air quality and circulation. The windows were designed and placed in a way that will maximize views of the outdoor environment.



## GREEN CLEANING AND EDUCATION

### Green Housekeeping Program

The Fitzgerald has developed a green cleaning program for the maintenance of all building common areas. Residents and guests are also encouraged to use environmentally-friendly supplies.

### Green Education Program

An active instructional and educational program is available at The Fitzgerald, including signage that helps explain the community's sustainable features.

### WHAT YOU CAN DO:

Wash your laundry with cold water whenever possible. To save water, try to wash full loads, or if you must wash a partial load, reduce the water level appropriately. Washing full loads can save you more than 3,400 gallons of water each year.

# THE FITZGERALD

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