

A blurred background image showing a group of people walking in a hallway or public space. The image is out of focus, with warm, golden light filtering through the scene, creating a bokeh effect. The people are mostly seen from behind or in profile, moving away from the camera.

# Sustainable Design Action Plan

AIA 2030

SPRING 2019

HART HOWERTON

NEW YORK • SAN FRANCISCO

“We should focus on  
creating complete environments –  
designing places that celebrate  
‘a day in the life’ of a person there.”

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- Robert Lamb Hart, Chairman Emeritus

# Message from Leadership

## How will we change the world for the better by 2030?

Our leadership role as design professionals requires responsible stewardship of the natural and built environment. Our dedication to successful, sustainable development and redevelopment of real estate assets – from new cities, towns, neighborhoods and urban mixed-use districts, to hospitality settings, conservation lands and individual residences – has made positive contributions to some of the most sensitive natural settings and dynamic urban environments in the world.

Our team of planners, architects, landscape architects, and interior designers advocates for environmentally responsible solutions that result in **healthier built environments, the protection and enhancement of ecological systems, conservation of water, energy and resources, and improved experiences** for our clients, employees and the users of the places we create.

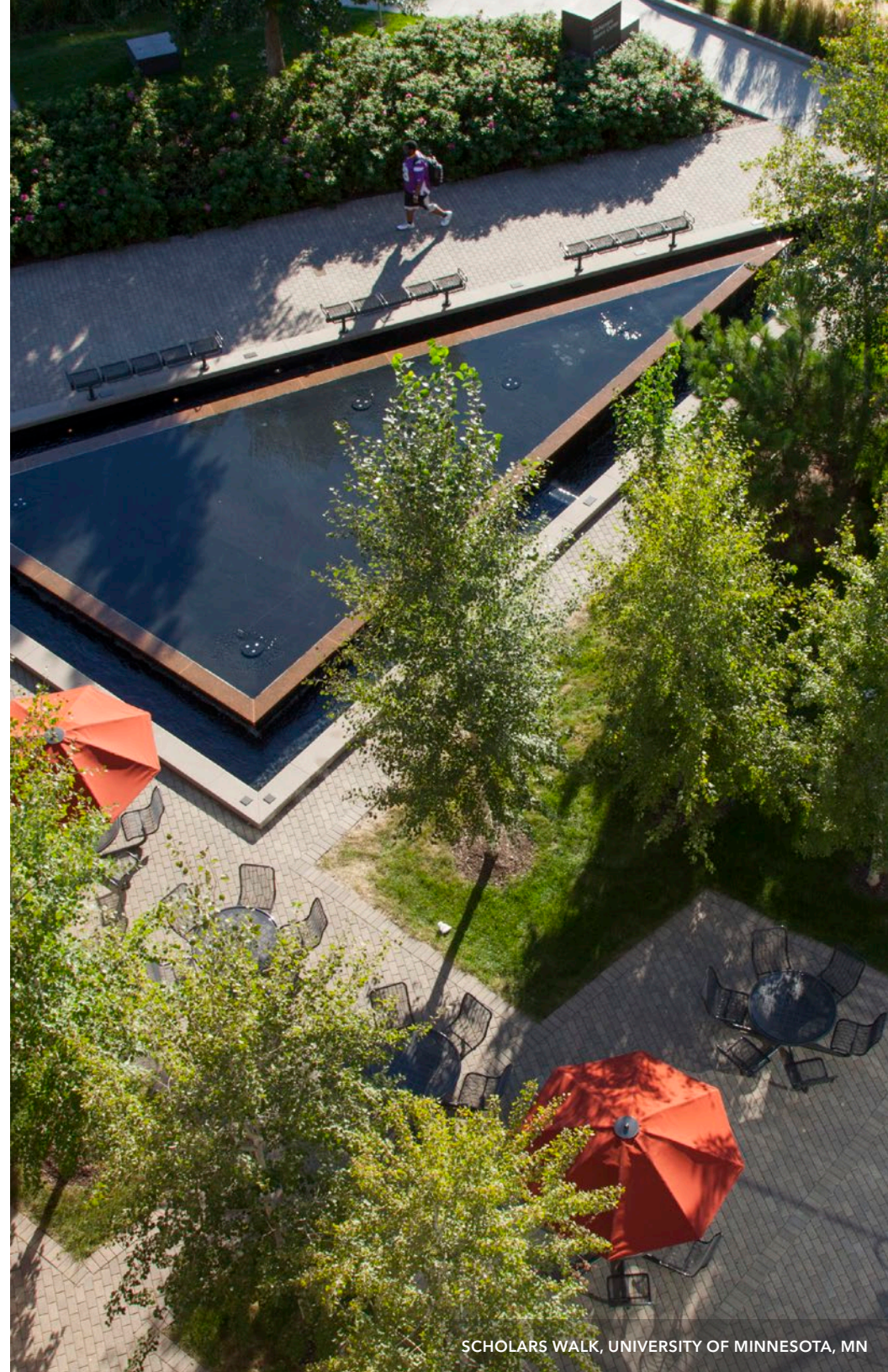
In this Sustainable Design Action Plan, we redouble our commitment to the curiosity and entrepreneurial spirit that has driven our innovative solutions for more than five decades. We outline ways to combat the effects of global climate change and transform our interdisciplinary design practice to meet our 2030 Challenge goals.



Dave P. Howerton, FASLA  
*Chairman*



A. James Tinson, AIA  
*Chief Executive Officer*



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# About Hart Howerton

## Our Firm

Hart Howerton is an integrated practice of planners, architects, landscape architects, and interior designers, headquartered in New York and San Francisco, with a network of regional offices throughout the United States. Our practice is **Designing Complete Environments™** – exceptional buildings, communities and places – in special situations, where a unique historic or natural environment, well established setting, or a competitive market requires an especially thoughtful and innovative solution.

## Our Approach

We work very closely and partner with our clients – becoming a part of their development team – to understand their vision, business objectives and market opportunities. We consider market, financial, political and historical conditions to guide a project's design. We combine the broad experience and technical depth of a large international firm with the direct, personal service of principals usually found only in smaller firms. We seek out the best local partners and experts to form teams that can effectively carry out a project vision. And, we stay with a project from concept to completion and beyond, while a new environment develops, take shape and matures.

## Our Philosophy

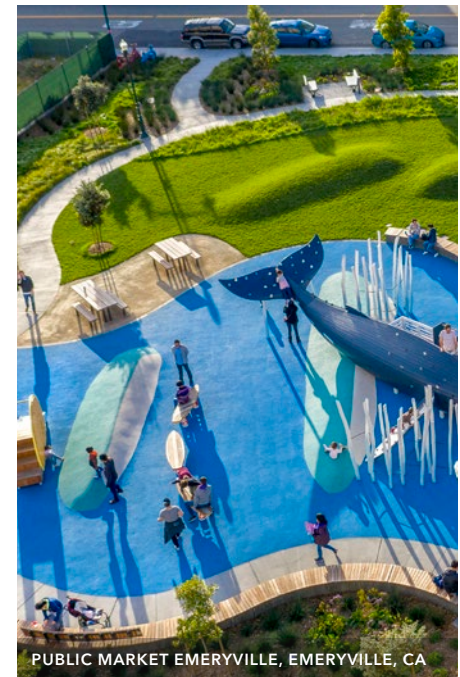
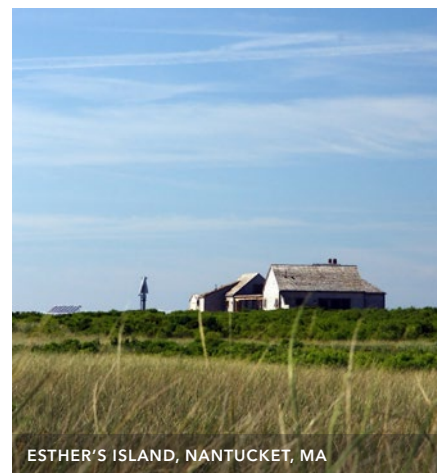
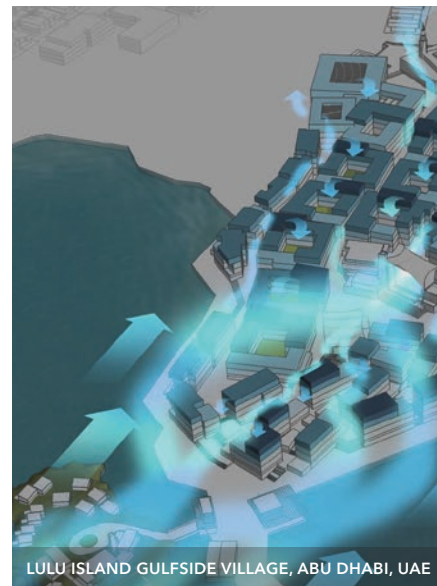
What distinguishes our firm from others in our field is a combination of the following:

- **Our outlook is long-term.** We help clients manage land as an asset that increases in value over many years.
- **Our solutions are market-driven.** We create lasting environments that have a competitive edge in the marketplace.
- **Our practice is interdisciplinary,** combining planning, architecture, landscape architecture and interior design into a single profession – designing complete environments.
- We have been among the leaders in **environmentally responsive development,** finding new ways to combine resource preservation with development.
- We have had the opportunity to plan many prominent **world-class places** that have become a significant legacy in their communities.

Our commitment to Designing Complete Environments helps clients realize long-term success in managing their land while making a meaningful contribution to our built environment. We like to look at new ways of doing things; that's what's fascinating to us – breaking new ground.

# Industry Leadership: Our Commitment to Sustainability

Hart Howerton is committed to proactive environmental leadership. Our sustainable policies guide the protection and enhancement of natural resources, the conservation of energy and resources associated with the construction of built environments, and the design and promotion of safe and healthful places to live. These policies improve the quality of experience in the places we create with our clients, our employees and the public.



# Industry Leadership: Our Commitment to Sustainability

## In our practice, we are committed to:

- Identifying and advocating **environmentally responsible approaches** in all of our work, and educating our clients about the environmental effects and resulting health outcomes of development.
- Investigating **emerging technologies** and sustainable practices and integrating those into our assignments as appropriate.
- Establishing **sustainable design standards** to ensure firm-wide implementation of a consistent quality of design, regardless of site location.
- Maintaining **procedures, tools and regular training** to ensure that all employees understand applicable environmental laws and regulations and are equipped to drive sustainable design and implementation strategies.

## As a firm, we design sustainable and complete environments by:

- Working as an interdisciplinary design practice. In our roles as planners, architects, landscape architects and interior designers, we consider each discipline's effect on the environment, routinely leading full teams of environmental and engineering consultants. As a team, we design and implement comprehensive, sustainable development strategies rooted in health and well-being – from the scale of an interior space to a community.
- Valuing the interdependent systems that sustain life: water, air, energy, light and vegetation. Our commitment to protecting these systems anchors our approach, from **holistic objectives to targeted solutions**.



# Leading by Design: Sustainability in the Workplace

We are committed to sustainable initiatives in our workplaces. We have adopted the San Francisco Green Building Code in our headquarters and regional offices. We maintain our commitment to this Code through audited, ISO-certified practices.

## In our workplace, we:

- **Operate responsibly**, without conditions that compromise health, safety, or the environment, promptly reporting all issues of health, safety and the environment in accordance with applicable governmental reporting requirements, evaluating the causes and implementing corrective actions.
- **Conserve natural resources** by:
  - Adopting pollution prevention practices.
  - Minimizing waste through regular reviews of our operations and technologies, recycling or reusing what we can and disposing of waste safely and responsibly.
  - Using energy responsibly throughout our business, giving preference to renewable over non-renewable energy when feasible.
- **Improve environmental knowledge** by participating in efforts aimed at understanding and protection, and freely sharing these resources with our clients, collaborators and employees.
- **Promptly correct any practice** or condition not in compliance with this policy.

## MEASURES WE HAVE TAKEN IN EACH OF OUR OFFICES TO SET THE COURSE FOR OPERATIONAL EXCELLENCE



Waste reduction measures to minimize our use of paper products.



Waste diversion measures to minimize landfill.



Electrical and heating energy conservation measures.



A workplace wellness program tailored to each of our offices.



An environmentally-preferable-purchasing program for office equipment and supplies.



Cleaning measures that minimize the use and presence of toxic materials in our office spaces and encourages water conservation.



An office transportation program that subsidizes employee use of mass transit and encourages bicycle use.



A business meeting and travel program that encourages virtual meetings and mandates that we purchase carbon offsets for all business travel.



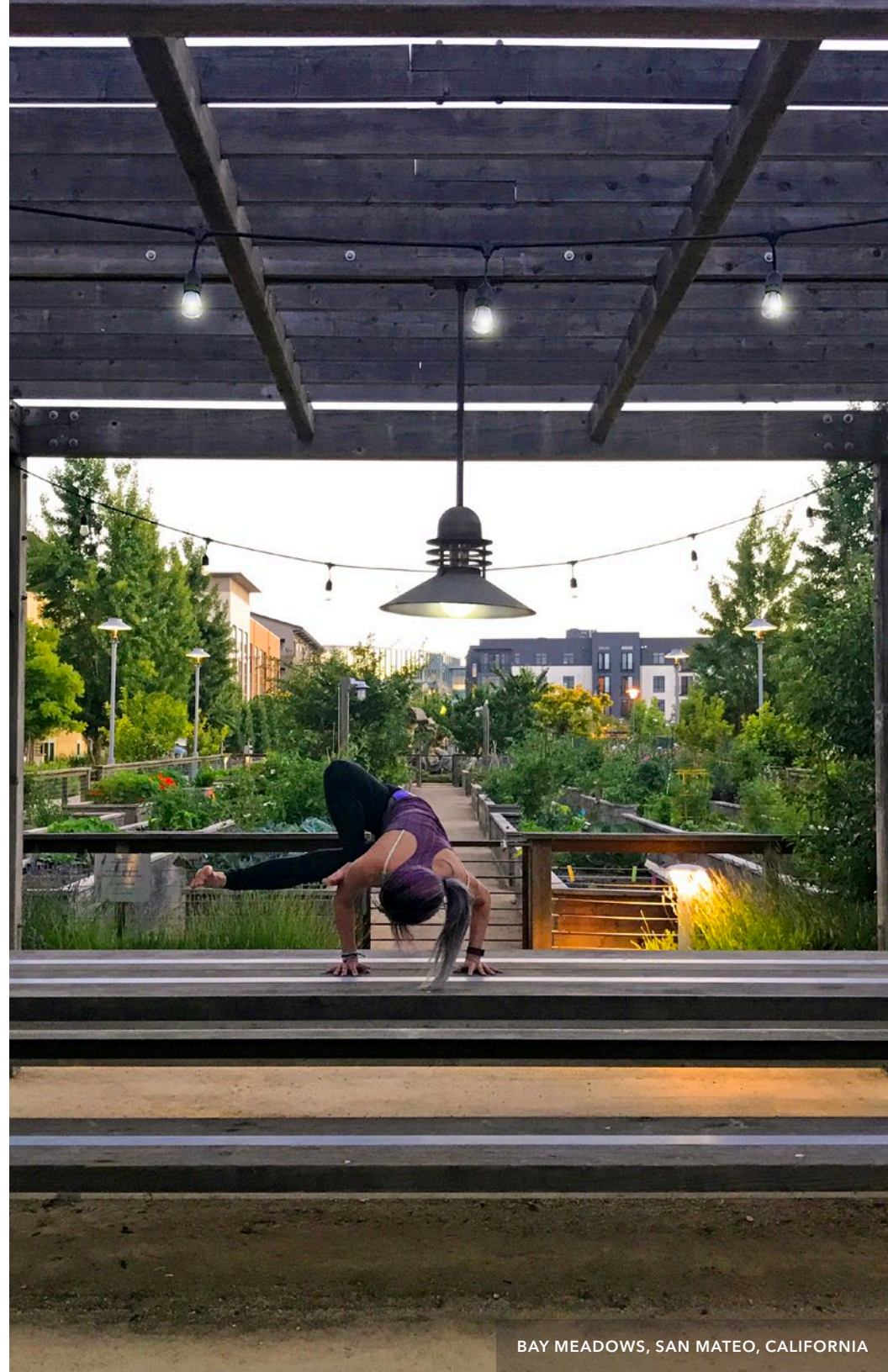
# Leading by Design: Designing for Healthy Living

Hart Howerton is a leader in our industry's discussion about design for Wellness and Healthy Living. Through a research partnership with the University of Virginia's Center for Design & Health, we established benchmark design principles that guide our work. Our objective is for the Healthy Living conversation to be as culturally productive and financially sustainable as possible.

In "rolling up our sleeves" with partners in academia and deeply engaging with this topic, we came to recognize certain realities:

- While a vast amount of research has been done, it has been done in isolation from the stakeholders, end users, tools and processes that lead from design inception to development and delivery of complete, healthy places.
- With ample data available, our research led us to the realization that we need to define this topic—and, with such a definition of Healthy Living, we can begin to measure it.
- Measurable benefits can then be tracked and success measured. At that moment Healthy Living will become a commercially viable approach to real estate development.

Through our work – the complete environments we design – we translate academic research in to criteria and metrics that measure more successful real estate development, as well as healthier and happier people. As part of this Sustainable Design Action Plan, we commit to advancing our research and maintaining our role as leadership in designing for Healthy Living.



# Healthy Living: A Hart Howerton Research Initiative

Hart Howerton's partnership with UVa confirmed the specific influence of physical space and place—from smart location and sustainable development to mixed uses and nature integration—on health and wellness outcomes. The result of our research was the publication at the end of 2014 of **Designing the Healthy Neighborhood**, the core component of our “Designing for Healthy Living” research collaboration. This work outlines nine basic tenets that are critical to designing neighborhoods and other ecosystems for healthy living.

These principles were determined based on UVa's extensive research review that confirmed the effectiveness of each design principle in facilitating healthier communities. Since the publication of our Healthy Living initiative, Hart Howerton has continued at the forefront of the wellness design conversation, advancing the national and global dialogue on these topics. The result of our input has been continuously growing interest from the architecture, medical and business fields about the best way to use health outcomes as an influencer in designing physical places.



DESIGNING THE HEALTHY NEIGHBORHOOD:  
DERIVING PRINCIPLES FROM THE EVIDENCE BASE



HART HOWERTON

As our influence in wellness design has increased, our network has also expanded to build relationships with key players such as Mayo Clinic and Delos, their WELL Living Lab, and many more. We're approaching the design of healthier places in an integrated, holistic way, engaging with thought leaders across diverse fields and backgrounds—from healthcare and finance to developers and policy makers. Our clients benefit from this extended brain trusts' knowledge about how design can produce improved long-term health and wellness results in our buildings, neighborhoods, and communities.

Our core business has always been—and remains—Designing Complete Environments™ with a focus on environmentally responsive development. Yet our participation on the front end of the Healthy Living initiative expanded our expertise in these areas to include the health and wellness outcomes of applying specific design ideas and principles to our buildings and spaces. The ideas behind Healthy Living have reverberated far beyond the architecture world. Figuring out the best way to craft health-promoting built environments is also of great interest to city planners, public health officials, healthcare providers, and other health advocates and community leaders.



Wellness-focused design has created a paradigm shift not only in how architects, landscape architects and planners design and execute buildings and communities, but also in influencing requirements for real estate development throughout the nation and internationally. An increasing number of environmental and social governance policies are emerging—particularly for portfolio investors who invest in buildings that not only incorporate green standards, but now increasingly apply wellness standards for the people who occupy the buildings.

To achieve these goals of Healthy Living, Hart Howerton continuously incorporates the following nine tenets into the way we think about and implement design solutions. These intuitive, research-verified principles guide us in our aim to improve health and wellness outcomes for residents, occupants, and visitors specifically by creating **opportunities for physical activity** at all ages and providing spaces for social interaction (both of which have proven linkages to better health outcomes).

## THE 9 TENETS OF HEALTHY LIVING

### Principle 1: Smart Location.

We strive to locate new development close to existing development or critical infrastructure—particularly public transit.

### Principle 2: Integrate Nature.

We prioritize conserving sensitive habitats and natural vistas within and around a community as well as integrating natural areas within the surrounding larger open space network.

### Principle 3: Mix Uses.

We care about providing a mixture of land uses—including residential, commercial, educational and institutional—within relatively compact communities.

### Principle 4: Mix It Up.

We create residential developments that include a variety of housing types and income levels, while encouraging attainable housing for community members of all backgrounds and ages, with an emphasis on the attitudes and aspirations of community members over their demographics.

### Principle 5: Circulation Alternatives.

We support “active transportation”—walking and biking for utilitarian purposes—by building walk-friendly and bike-friendly communities through pedestrian-oriented urban design and transportation networks that accommodate all types of traffic, not just cars.

### Principle 6: Pride of Place.

We provide a variety of public spaces, open spaces and linked gathering places in the land use mix—such as natural areas, parks, recreation centers and public plazas—that encourage community members to gather and return throughout the year.

### Principle 7: Provide Access to Healthy Foods.

We facilitate easy access to nutritious, high-quality foods by looking to establish nearby farms, offering healthy shopping options at farmers’ markets or corner stores, integrating community gardens, and other forms of urban architecture.

### Principle 8: Lifelong Learning.

We foster opportunities for intellectual growth and exchange for all ages by finding ways to allow access to educational facilities and programming within walking distance of residences.

### Principle 9: Sustainable Development.

We integrate sustainable development, including urban form, mix and location of uses, walking networks, sustainable infrastructure, social programs, and building technologies.

# Future Focused: Goals and Next Steps

In support of our commitment to AIA 2030, as a firm we will:

- Research and develop innovative design solutions and seek to integrate them in our work.
- Develop a “toolkit” of sustainable design strategies that can be integrated into different assignments.
- Develop a library of sustainable specifications that can be applied to our design work.
- Audit and archive metrics of our per-project success when implementing sustainable solutions.
- Actively keep up to date on sustainable design best practices and work to integrate those practices into our work.
- Cultivate relationships with consultants that have also adopted AIA 2030.
- Incentivize and create opportunities for professional development focused on sustainable design.

Progress towards each of these commitments will be monitored annually and reported to the firm’s Board of Directors. We will review and revise this Sustainable Design Action Plan every two years.



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