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A Cosmic Force

Some green buildings seek to have amenities that nurture the body and feed the soul. Such is the model for a 200,000-square-foot office building in Rockville, Md.

2000 Tower Oaks Boulevard, a co-development of the Tower Companies and Lerner Enterprises, is designed to achieve LEED Platinum certification from the U.S. Green Building Council. The building was designed using Maharishi Vedic Architecture, an ancient system that constructs a building in accordance with laws of nature. The Vedic system was reintroduced into the world by His Holiness Maharishi Mahesh Yogi. A few of the general principles about this architectural system incorporated into the design of 2000 Tower Oaks Boulevard are:



All photos courtesy of Ron Blunt.

Orientation – the building must be oriented perfectly to the cardinal directions, true north, south, east and west, with the entrance of the building in the auspiciously easterly direction facing the rays of the dawning sun.

Proportions – the building must be constructed according to precise mathematical formulas that create a perfect resonance between the components of the building and the sun, moon, planets and stars.

Center of silence – every building needs a center of silence or core called a *Brahmanstan*.

Vastu – the building needs to be placed symmetrically and harmoniously on its site within a defined terrace or *Vastu* with auspicious slope of the land and any nearby bodies of water in an auspicious direction.

Some examples of its state-of-the-art green building technology include:

- 28 percent increase in energy efficiency (LEED Scorecard)
- 48 percent reduction in water use
- 80 percent of all electric equipment is Energy-Star rated
- Four-stage air filtration system circulates 25 percent more outside air than required by code, replacing 100 percent of indoor air every 51 minutes
- use of non-toxic materials, recycled and recyclable material – 22 percent of all construction materials are regional and are extracted and manufactured within



a 500-mile radius of the building and 85 percent of construction waste is recycled

- over 17,000 drought resistant plantings cover the green roof with trees, ornamental grasses and bulbs in a park-like setting
- fitness center equipped with lockers, showers and yoga/Pilates rooms
- the kitchen features a fresh herb garden; dishes, glasses and floors of recycled glass, corn paper products, bamboo cabinetry; insulation made from blue jean scraps
- 60 percent recycled ceiling tiles throughout

In addition, The Tower Companies and Lerner Enterprises have purchased wind energy to meet 100 percent of the energy needs for 2000 Tower Oaks Boulevard. This significant green power purchase will prevent the emission of nearly 4.9 million pounds of CO₂ every year, the equivalent of removing 416 cars from the road annually. ■



FOR MORE INFORMATION
www.towercompanies.com
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