



PROJECT WIDE

Building a city that is sustainable socially, economically and environmentally is a difficult task anywhere in the world. London & Regional Panama is working with the Clinton Climate Initiative (CCI) with a joint goal of making Panama Pacifico a carbon negative or climate positive project. To assist the project in reaching this goal, CCI offers access to best practices worldwide on sustainable development strategies, while also working with the Panamanian Government to foster sustainable development from their perspective. CCI works with LRP to connect them with developers and city managers around the world to share best practices and experiences. Current projects between the two entities include: a sustainable street light code, Transportation Demand Management plans, an onsite recycling program and sustainable office building development.

As Panama Pacifico is a sizable development, LRP is approaching sustainability from various perspectives including cultural (pedestrian oriented site design for a walk-able environment, activated street fronts), regional (transportation demand management, jobs-housing balance), local (surface storm water treatment, recycling programs, waste management) and on the site/building level (preserve existing topography and vegetation, cross ventilation, insulation, local materials, low VOC paints, high efficiency air, low water use fixtures).

Details of the steps that have been taken to date to ensure that Panama Pacifico is an environmentally sustainable development follow in the next few paragraphs.

MASTER PLANNING

Sustainability is intrinsic to Panama Pacifico's master plan. The mixture of land uses allows a person to live, work and play all in the same area, thus reducing the need to travel.

In the Town Center, there are green corridors running north to south and east to west which not only allow for a shaded walk or bike ride through the entire urban district, but also function as water conveyance systems that clean the water naturally.

From any location in the Town Center, one is never more than a five minute walk to a park or plaza, which helps promote a healthy outdoor lifestyle. This high-density, mixed-use center of the community will also activate area streets, plazas, and retail locations by making the walking experience more safe and enjoyable with the design of wide sidewalks, ample lighting and security into the community.

COMMERCIAL BUILDING

LRP has already implemented sustainable methods and technology in the new International Business Park (IBP). The IBP was formerly an equestrian training area and baseball fields, so this area required little changes to the land itself in order to construct the new commercial park.



PANAMA PACIFICO'S SUSTAINABLE INITIATIVES

THE FIRST TWO CLASS-A OFFICE BUILDINGS INCLUDE THE FOLLOWING SUSTAINABLE FEATURES:

1. Tinted and double-paned windows.
2. Intelligent energy management systems.
3. Water efficient plumbing fixtures.
4. Water efficient faucets which are activated by an electrical sensor.
5. 2" Rigid polyisocyanurate insulation boards on the rooftops.
6. Water protection TPO membranes on the rooftops.
TPO membranes use pre-consumer recycled contents and are themselves a recyclable product.
7. The HVAC system uses cooling towers which incorporates the use of water in the process of cooling the interior spaces.
8. Street lights in the parking areas are LED lights, proven to be 40% - 60% more energy efficient than high pressure sodium lights. The IBP is the first major development in Panama using LED lights.

RESIDENTIAL BUILDING

The designs of both Soleo (a mixed-use building with 76 residential units and 1300 m² of retail) and Nativia (a 126-unit housing and duplex development) reflect the commitment by London & Regional Panama to sustainable development.

As described earlier, Soleo's design as a mixed-use building with street-front retail space places it in a category all its own. The building is being built to minimize sun exposure in the residential spaces, and louvers are utilized throughout the exterior of the building facia to allow the natural breeze to move through the entire building, thus reducing the need for air-conditioning. The heart of Soleo will be a lush green garden with many benefits to the environment

and its occupants, such as reduced heat island effect, a tranquil space in the center of the building and a water filtration system designed to mimic nature. Other sustainable features in the building include low-flow faucets and low water use toilets.

The site for the new Native neighborhood adheres to

the progressive style of land development known as New Urbanism. In reality, New Urbanism is a bit of a misnomer, because this type of development strategies was used before cars were society's primary means of transportation. In Nativia, the distance between adjacent homes, and between each residence and the street is less than you would see in a typical residential development. This extra space was instead invested in active neighborhood parks as part of the community. Neighborhood parks bring residents closer together through shared space, which statistically has been shown to reduce crime and lessen a home owner's maintenance burden for a large lot. In Nativia, as well, the homes are situated on their lots to minimize sun exposure, and shade awnings are extended to provide shade, thus keeping the home cooler.

THE GREEN UPGRADE

An exciting project that LRP is launching currently is the option for new home buyers to purchase the Panama Pacifico Green Upgrade for their new Nativia homes. Home owners have the option to pay a 10-15% premium for their homes in exchange for a Panama Pacifico Green Upgrade design package. The upgrade option is similar to a LEED, Green Leaf or Energy Star certification in terms of results but is custom designed for Panama Pacifico's tropical location and climate.

The Green Upgrade Option Includes Aspects, Such As:

1. Safer roof insulation to maintain lower home temperatures.
2. High performance double-paned windows to reduce heat gain and provide a quieter interior environment.
3. High-efficiency air conditioning systems with distribution that use less energy and perform better than standard units.

For more information about LRP's ongoing sustainability initiatives, please call the corporate office in Panama at the phone number below.

