



International Fund for Animal Welfare World Headquarters

Yarmouthport, MA

PROJECT HIGHLIGHTS:

- Rain gardens designed to absorb runoff from parking lot
- Native vegetation to allow irrigation free maintenance
- Headquarters site that provides habitat for local wildlife and embodies core client mission

SERVICES PROVIDED:

- Site investigation
- Detention pond, wetland, and vegetated swale design
- Construction documents, specifications, and cost estimates

Project Completion: 2008

Reference:
Stephen Stimson & Assoc.
Falmouth, MA

The Challenge - The architectural and landscape architectural team selected to design the LEED Gold Certified World Headquarters for the International Fund for Animal Welfare (IFAW) in Yarmouthport, MA sought practical technical support to provide expert input to the development of sustainable site design. Given the mission of the IFAW “to provide a better world for animals and people,” the challenge was to incorporate effective habitat features into a beautiful, usable, and maintainable built facility. IFAW headquarters was constructed on a former brownfield site inside the Old King’s Highway historic district, atop a protected aquifer, within the tightly regulated and tourist trafficked region of Cape Cod. The headquarters was planned with the intent to house the offices of this unique organization and, in line with IFAW’s values, to incorporate water conservation, habitat restoration, and energy efficiency into the workplace. Bioengineering Group (BioGroup) was hired as the sustainable design consultant to provide their extensive experience with integrating science, design, and construction to fulfill these ambitious objectives.



*IFAW World Headquarters
Courtesy J. K. Scanlan*

The Interdisciplinary Approach - BioGroup drew upon geotechnical and hydrological analyses in coordinated with the landscape architecture team for drainage design in order to develop a system for capturing and processing stormwater runoff using green infrastructure. Key design elements including grading, planting, and stormwater swale and wetland design. BioGroup staff contributed to the preparation of construction documents and specifications and developed cost estimates for all materials and labor as identified. Plans called to completely rehabilitate the landscape, meshing seamlessly with the surrounding environment and establishing an oasis of productive and eye-appealing habitat zones. Bioswales, rain gardens, and a wastewater septic system would filter stormwater and provide irrigation to the grounds. The parking lot was designed to be constructed out of white crushed stones rolled in asphalt, which integrated with the stormwater system and reduced heat-island effects with reflectivity.

The Sustainable Result - The IFAW headquarters epitomizes success in using facility design and construction funds and actions to conduct ecological restoration and sustainable development, not only minimizing the negative impact of the built environment, but demonstrating the organization’s environmental priorities through site repair and stewardship. The site is enjoyed by many forms of wildlife, as well as staff who work there, and serves as an inspiring and appealing example to other visitors. In commendation for its exceptional level of sustainable design achievement, the project was the recipient of the 2009 Top Ten Green Projects Award from the American Institute of Architects Committee on the Environment.