

# Beauty in Building

<b>BEAUTY ATTRIBUTES: built environment qualities that make us feel fully alive</b>										
LOCAL: Never twice the same: takes its shape from the particular place in which it occurs; the transitory forces of nature in that particular place, are reconciled within it.						CONNECTIVITY: A true relationship, free from inner contradictions, between ourselves and our surroundings.				
<b>DETERMINANTS: an element that determines the nature of something or fixes an outcome</b>										
<b>1:</b> Optimize passive strategies to daylight interior spaces.	<b>2:</b> Optimize passive strategies for heating interior spaces.	<b>3:</b> Optimize passive strategies for cooling interior spaces.	<b>4:</b> Optimize building figure strategies for stormwater management.	<b>5:</b> Localized geographical fit.	<b>6:</b> Locally durable material.	<b>7:</b> Building controllability: seasonal adjusting; day-night adjusting.	<b>8:</b> Optimize passive strategies for indoor-outdoor transitions.	<b>9:</b> Self-maintaining: cycles of restoration or evolution.	<b>10:</b> No waste: everything that comes into the building goes out in a useful condition.	
<b>PROJECT</b>	fill if included									
	List building strategies used	building strategy A		building strategy A	building strategy B	building strategy A building strategy B		building strategy A	building strategy A	building strategy B building strategy B
	FILTERS: strategies must meet these 2 conditions to be	Strategy must be experienced by a physical engagement or in a sensory accessible manner (by sight, touch, smell and/or sound)								
	List building strategies that meet filter criteria	DENSITY: Many building patterns overlap in the same physical space, without inner contradictions, the building is very dense, it has many meanings captured in a small space, through this density it becomes profound. strategy must be part of a system: mult use, multi function								
		building strategy A		building strategy A	building strategy B	building strategy A building strategy B		building strategy A	building strategy A	building strategy B building strategy B

The building strategies that remain after the filter has been applied are then measured for their impact by the applicable metrics, there are currently 22 metrics being developed, below is an example of the metric process where related determinants are highlighted and trigger a performance measure of net zero or regenerative depending on which level of the metric that strategy meets. In an analysis of 20 case studies, it was shown that high performing buildings that have won design awards are 84% more likely to include building strategies that meet the determinants while high performing buildings that have not won design awards use building strategies that meet the determinants only 47% of the time. We are currently processing a pool of 30 LEED Platinum, AIA COTE, and Certified Living Buildings through the process and measuring them relative to the 22 metrics. Once the analysis of that process is complete, we will present our findings to key stake holders in our high performing building community here in Colorado.

USE METRICS TO DETERMINE PERFORMANCE IMPACT OF BUILDING STRATEGIES																			
METRICS		Related Determinants	building strategy A 1,3,5,7,8		building strategy B 4,5,9,10		building strategy		building strategy		building strategy		building strategy		building strategy		building strategy		
			Building Impact		Building Impact		Building Impact		Building Impact		Building Impact		Building Impact		Building Impact		Building Impact		
			NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		NET ZERO (0); REGENERATIVE (+)		
1	Building Thermal Load		0	+	0	+	0	+	0	+	0	+	0	+	0	+	0	+	
	The efforts to improve the reduction of thermal gains and losses due insolation and interior-exterior temperature gradients, and thermal load control as a means of reducing energy consumed by cooling and heating.																		
	CONVENTIONAL	(0)		(+)															
	Requires a mechanical system	Requires a reduced mechanical system	Mechanical system is optional but not required																