



Project History

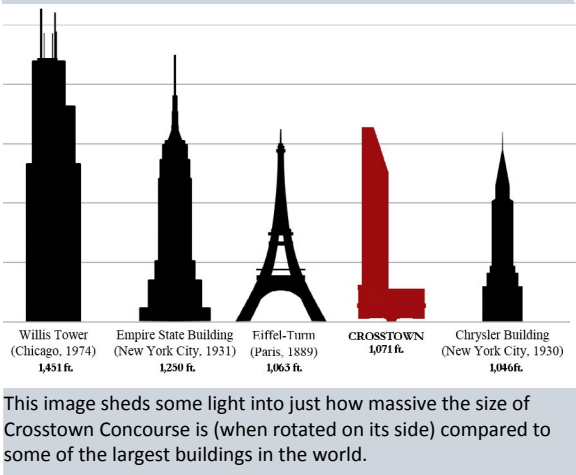
Once a vital distribution center for the Mid-South, the 1,500,000-square-foot historic Sears building (1927) has been dormant for over 20 years. A herculean revitalization effort has been completed thanks to an extraordinary collaboration of local institutions. The redevelopment transformed the 10-story building into a “vertical urban village” that integrates residential, commercial, retail, health and wellness, arts and culture, and education. The design weaves a purposeful collection of diverse tenants and varied uses into a precedent-setting mixed-use community that serves as an anchor and catalyst for further revitalization and economic development in the surrounding neighborhood. A major part of the project is based on the foundation of cultural and physical sustainability.

Project Goals and Sustainable Features

- > Provide a health & wellness, arts, and educational connection
- > New teaching kitchen
- > Enhance social inclusiveness
- > New elevator cabs, and controls to improve speed, efficiency, and response times
- > Improved ADA access at entrances
- > Enhanced landscape and site lighting
- > Responsible waste management practices
- > New white, high-albedo roof
- > 3,200 new windows throughout with thermally efficient glazing
- > Revitalize area with business activity
- > Enhance long-term asset value
- > Easily maintainable and secure facility
- > New LED lighting
- > Central to Memphis mass transit

Project Numbers

Site: 906,719 Gross Square Feet
Building Footprint: 192,723 Gross Square Feet
Building: 1,321,853 Gross Square Feet
10 stories above grade (14 including tower)
1 story below (includes Central Plant & Basement)
224 feet tall

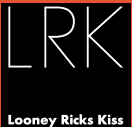


This image sheds some light into just how massive the size of Crosstown Concourse is (when rotated on its side) compared to some of the largest buildings in the world.

22	0	6	Sustainable Sites	Possible Points: 28
Y	?	N		
Y			Prereq 1 Construction Activity Pollution Prevention	
1			Credit 1 Site Selection	1
5			Credit 2 Development Density and Community Connectivity	5
1			Credit 3 Brownfield Redevelopment	1
6			Credit 4.1 Alternative Transportation—Public Transportation Access	6
		2	Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4 Alternative Transportation—Parking Capacity	2
		1	Credit 5.1 Site Development—Protect or Restore Habitat	1
1			Credit 5.2 Site Development—Maximize Open Space	1
		1	Credit 6.1 Stormwater Design—Quantity Control	1
		1	Credit 6.2 Stormwater Design—Quality Control	1
1			Credit 7.1 Heat Island Effect—Non-roof	1
1			Credit 7.2 Heat Island Effect—Roof	1
		1	Credit 8 Light Pollution Reduction	1
1			Credit 9 Tenant Design and Construction Guidelines	1
4	0	6	Water Efficiency	Possible Points: 10
Y	?	N		
			Prereq 1 Water Use Reduction—20% Reduction	
		4	Credit 1 Water Efficient Landscaping	2 to 4
		2	Credit 2 Innovative Wastewater Technologies	2
4			Credit 3 Water Use Reduction	2 to 4
25	0	12	Energy and Atmosphere	Possible Points: 37
Y	?	N		
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2 Minimum Energy Performance	
Y			Prereq 3 Fundamental Refrigerant Management	
15		6	Credit 1 Optimize Energy Performance	3 to 21
		4	Credit 2 On-Site Renewable Energy	4
		2	Credit 3 Enhanced Commissioning	2
2			Credit 4 Enhanced Refrigerant Management	2
3			Credit 5.1 Measurement and Verification—Base Building	3
3			Credit 5.2 Measurement and Verification—Tenant Submetering	3
2			Credit 6 Green Power	2
12	0	1	Materials and Resources	Possible Points: 13
Y	?	N		
Y			Prereq 1 Storage and Collection of Recyclables	
5			Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2 Construction Waste Management	1 to 2
		1	Credit 3 Materials Reuse	1
2			Credit 4 Recycled Content	1 to 2
2			Credit 5 Regional Materials	1 to 2
1			Credit 6 Certified Wood	1
8	0	4	Indoor Environmental Quality	Possible Points: 12
Y	?	N		
Y			Prereq 1 Minimum Indoor Air Quality Performance	
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	
1			Credit 1 Outdoor Air Delivery Monitoring	1
		1	Credit 2 Increased Ventilation	1
1			Credit 3 Construction Indoor Air Quality Management Plan—During Construction	1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5 Indoor Chemical and Pollutant Source Control	1
1			Credit 6 Controllability of Systems—Thermal Comfort	1
1			Credit 7 Thermal Comfort—Design	1
1			Credit 8.1 Daylight and Views—Daylight	1
1			Credit 8.2 Daylight and Views—Views	1
6	0	0	Innovation and Design Process	Possible Points: 6
Y	?	N		
1			Credit 1.1 Innovation in Design: Education Program	1
1			Credit 1.2 Innovation in Design: Exemplary MRc5: 30% Regional	1
1			Credit 1.3 Innovation in Design: Exemplary MRc4: 30% Recycled Content	1
1			Credit 1.4 Innovation in Design: IEQc4.6: Low-Emitting Ceilings & Walls	1
1			Credit 1.5 Innovation in Design: Historic Resource Preservation and Adaptive Use	1
1			Credit 2 LEED Accredited Professional	1
4	0	0	Regional Priority Credits	Possible Points: 4
Y	?	N		
1			Credit 1.1 Regional Priority: WEC3 40%	1
1			Credit 1.2 Regional Priority: SSC4.1	1
1			Credit 1.3 Regional Priority: EAc1 - 24%+ existing bldgs	1
1			Credit 1.4 Regional Priority: IEQc7	1
81	0	29	Total	Possible Points: 110



The U.S. Green Building Council (USGBC) is a non-profit organization committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings. USGBC works toward its mission of market transformation through, but not limited to, its LEED green building program, robust educational offerings, a nationwide network of chapters and affiliates, and advocacy in support of public policy that encourages and enables green buildings and communities. You can learn more at www.usgbc.org



Looney Ricks Kiss (LRK) designs public places and private spaces. Covering the broadest spectrum of building types and locations, the firm combines knowledge and talent in architectural, planning, environment and interior design with sound business practices, an understanding of the clients' expectations and an absolute commitment to “place making.” Whether designing a home, museum, ballpark, village center, neighborhood, or urban redevelopment, LRK's expertise is an architecture that engages people, nurtures community and enhances urban life.

CROSSTOWN CONCOURSE

1350 Concourse Ave.

Memphis, TN 38104



LEED Platinum



SUSTAINABILITY GUIDE



Sustainable Site Features

- > Close proximity (within ¼ mile) to multiple public bus routes
- > Close proximity (within ½ mile) to at least 20 basic services and restaurants
- > The existing site, defined as contaminated by the local government, has been remediated and rehabilitated to allow new development
- > 36% of the site includes vegetation and pedestrian oriented hardscape
- > 66% of the available parking on site is located under cover
- > 95% of the roof utilizes high-albedo materials, helping to reduce the heat island effect
- > As the region's only large scale, integrated use development, Crosstown Concourse is ideally positioned to positively affect the Memphis metro area's individual auto dependency. A combination of shared vehicles (zip cars), charging stations, dedicated low-emitting and fuel efficient vehicle parking spaces, dedicated carpool drop off lanes, and dedicated carpool parking spaces within the "vertical urban village" will provide the broadest, most sustainable access for residents, students, artists, employees, and visitors.



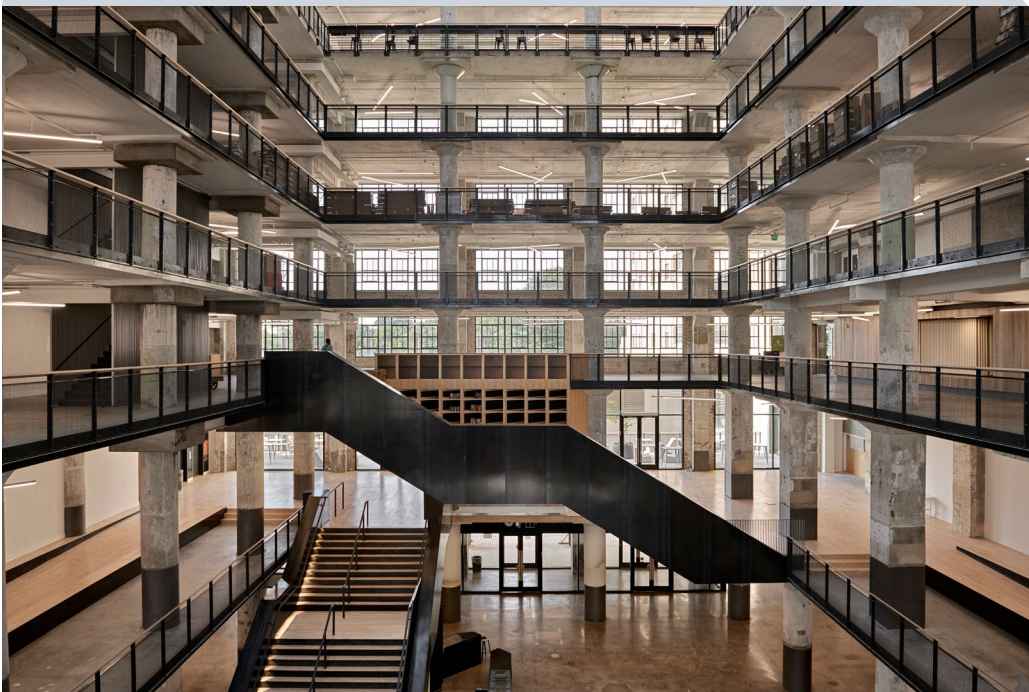
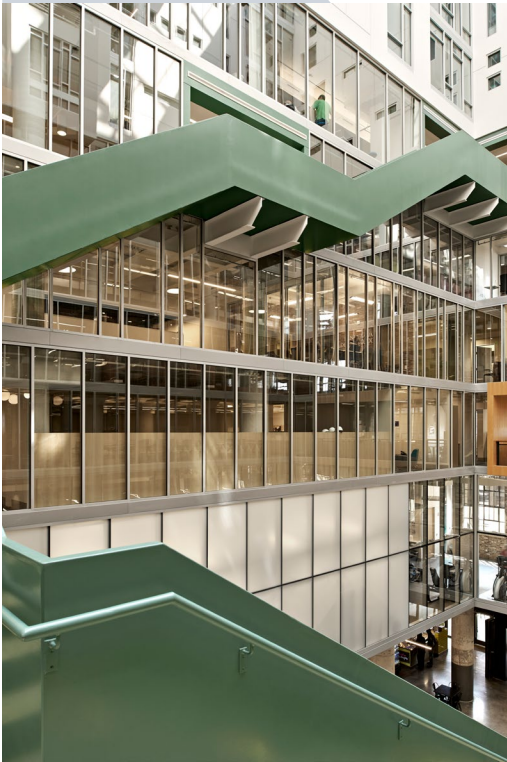
Water Efficiency

- > 40% Water Savings from a calculated baseline case (using 8,800 kilogallons/year vs. 14,750 kilogallons/year)
- > Public areas utilize flush valves at water closets that average 1.28 gallons/flush (reduced from 1.6 GPF) and flush valves at urinals that average 0.125 GPF (reduced from 1.0 GPF)



Energy & Atmosphere

- > Fundamental Commissioning of the Building Energy Systems
- > HVAC equipment does not contain any CFC-based refrigerants
- > A measurement and verification process has been established to ensure the long-term performance of the building's energy systems
- > Achievement of an energy cost savings of 32% which yields an actual dollar savings of \$650,000 per year. The project's estimated energy use per year is 59,000 MMBtu vs. a baseline case of 98,000 MMBtu
- > 50% of the building's electricity is offset by renewable sources (by providing 4,318,000 kWh of power from renewable sources, the project is helping to avoid 8,277,606 pounds of carbon dioxide emissions from entering the atmosphere) (1,000 kWh = 1,917 lbs of CO2)



Materials & Resources

- > Dedicated recycling areas for storage and collection of recyclables throughout the building
- > 93.5% of construction and demolition debris was diverted from disposal in landfills and incineration facilities
 - 26,213 tons of Masonry = 52,426,000 lbs
 - 5,093 tons of metal = 10,186,000 lbs
 - Total amount of material recycled: 32,300 tons = 64,600,000 lbs
- > 92.2% of the existing building and garage were reused
- > Construction materials:
 - 34% contain Recycled Content values
 - 57% were manufactured and extracted regionally
 - 78% of wood products are FSC certified (Forest Stewardship Council), promoting responsible forest management



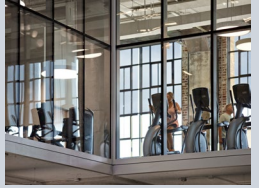
Indoor Environmental Quality

- > The ventilation systems have been designed to meet the requirements of ASHRAE Standard 62.1-2007 for Indoor Air Quality, contributing to the comfort and well-being of occupants
- > Smoking of any type is categorically prohibited at the entire Crosstown Concourse campus
- > A construction Indoor Air Quality Management Plan was enforced during construction, which addressed the protection of HVAC systems from potential contamination sources
- > High efficiency filters are provided on each of the mechanical systems to ensure high indoor air quality for the occupants during and after construction
- > Only Low-Emitting (non-toxic) materials were used in the project:
 - Adhesives and Sealants
 - Paints and Coatings
 - Flooring Systems
 - Composite Wood and Agrifiber products
 - Ceiling and Wall Systems
- > A thermal environment has been provided to meet the requirements of ASHRAE Standard 55-2004, which fosters healthy and productive occupants
- > Outdoor airflow measurement devices are installed to ensure supply airflow conditions do not vary from established comfort levels
- > A high level of thermal comfort system control is available to occupants and groups in multi-occupant spaces, which allows individuals to manage their own thermal comfort satisfaction



Innovation in Sustainable Design

- > Sustainability Educational Outreach Program, including a guided tour and project pamphlet
- > LEED Accredited Professional on design team.
- > Tenant Design & Construction Guidelines have been created to help encourage and guide tenant spaces toward including sustainable design and construction principles in their projects.
- > Exemplary performance in:
 - Historic Resource Preservation and Adaptive Use
 - Regional Materials (greater than 30% of materials were regionally harvested)
 - Recycled content (greater than 30% of materials contain recycled content values)



LEGEND

- Education
- Tenant
- Retail/Restaurant
- Health & Wellness
- Theater
- Gymnasium
- Common/Circulation/Service

