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CoStar Green Report: ka Retail Summit on LEED and Sustainability Issues

CASE STUDY: PROMENADE BOLINGBROOK

Also at the ka Retail Summit, ka presented a case study on Promenade Bolingbrook, an open-air lifestyle center in the Chicago area that opened April 2007 and achieved LEED Certification in January 2008. ka served as the executive architect the 738,700-square-foot project developed by Forest City Development, (a company that is committed to sustainable building practices and participates in the USGBC's LEED for Retail Pilot Programs). The firm provided details on the 26 points that the project earned to achieve certification, among them:

Sustainable Sites

- Density: The site is within ½ mile of a residential community and 10 basic services and site design included pedestrian walks and access.
- Preferred parking designated for low-emitting/fuel efficient vehicles for 5% of the parking provided.
- Parking Capacity: The parking provided is below the minimum zoning requirements by 134 spaces.
- Vegetated open space exceeds local zoning by 20%.
- Stormwater management plan incorporated that resulted in no net increase in rate or quantity.
- Guidelines for sustainability have been incorporated into the tenant handbook.

Energy & Atmosphere

- Provided refrigerants with low ozone depletion compounds.
- Forest City Development purchased two years of certified green power.

Materials & Resources

- Specified products (10% of material costs) with highly recycled content including steel, concrete, gypsum, asphalt, tile, wall covering, ceiling tile, etc. were used.
- Specified products harvested and manufactured within 500 miles of the site were employed.

Indoor Environmental Quality

- Installed permanent monitoring systems with feedback and both CO2 and outdoor air measuring devices.
- Developed and implemented IAQ (Indoor Air Quality) management plan that meets SMACNA, protects absorptive construction materials.
- All adhesives and sealants installed were low VOC.
- All paints and coatings installed were low VOC.
- All carpet systems met CRI Green Label Plus Requirements.
- Installed entry mats at major entrances, provided separate areas of chemical use, incorporated MERV-13 filters in ventilation systems of regularly occupied areas.

Innovation and Design Process

- Provided double flush toilets in Family Toilet Rooms, Management Offices and the Police Substation.
- Implemented Green Education opportunities through signage and case study on site.
- Implemented a green cleaning system.
- Doubled the amount of open space required.

<http://www.costar.com/News/Article.aspx?id=C98FBD409EFA3CFED3895A0728527D2C>