

ICON in the Gulch Topped Off

The final concrete was formed in January for the roof of the highly anticipated ICON in the Gulch project in Nashville, Tennessee.

The 22-story, upscale mixed-use development, a mix of residential and street-level retail, is scheduled to be completed later this year. Bristol Development Group and Market Street Enterprises are the developers on the project.

In addition to ICON, ka is working alongside the same two developers on another project in Nashville's Gulch neighborhood, Velocity in the Gulch. Velocity, a five-story project, consisting of 264 condominiums and 21,000 square feet of retail space and is scheduled to be complete in 2009.



ICON in the Gulch



ICON in the Gulch
photo courtesy of Aerial Innovations of TN, Inc.

Services Provided: Architecture, Interior Architecture

Promenade Bolingbrook



Promenade Bolingbrook Attains LEED Certification



The Promenade Bolingbrook, which opened in April 2007, recently attained LEED Certification. With 24 points needed, The Forest City Development project received 26 of 27 possible points. Both Forest City and ka worked together on the submission for LEED certification.

The lifestyle center has over one million square feet of shopping, dining, offices and outdoor gathering places for the Village of Bolingbrook and surrounding Greater Chicago area.

The project focus was to create an environment incorporating elements associated with the midwestern prairie design philosophy. Buildings were treated as a backdrop for dramatically designed front- and back-lit graphics and decorative elements in conjunction with the tenants' storefront design. Organic palettes of tans and browns in brick, cultured stone and stucco were used. The style of all streetscape equipment including site lighting poles, directories, landscape planters, benches, fountains and fencing were carefully studied to provide a related palette of materials to better organize the experience for patrons.

Client: Forest City Development
Executive Architect: ka
Concept Building Designer: Redmond Schwartz Mark Design
Size: 738,700 GLA
Services Provided: Land & Site Planning, Architecture

Promenade Bolingbrook cont'd

Landscape materials were selected from material indigenous to the Chicago area and was pre-purchased in order to maximize the plant size prior to installation.

Although **ka** and its consultants were diligent in their pursuit of providing a sustainable project, it must be noted that one of the primary reasons for the success of the LEED Certification is Forest City Development's commitment to sustainable design principles.

ka has a strong commitment to the principles of sustainability: from the earliest site planning concepts to the use of energy efficient building systems and resource-appropriate materials, the firm explores basic design assumptions to find the most suitable solutions for every project type and budget. With eleven of its staff LEED accredited, **ka**'s focus on sustainable design principles has become a component of staff development through educational sessions, attendance at the Green Building Conference and LEED study groups.

Elements of sustainability implemented on the Bolingbrook project include:

- o Specified interior finishes and building materials with low emissions and high-recycled content,
- o Integrated sensor control of HVAC and lighting,
- o Incorporated indigenous, low maintenance plant material into the landscaping plan,
- o Used local, regional and rapidly renewable materials,
- o Built water use reduction by means of dual flush water closets and low flow lavatories,
- o Graycor Construction Company, the construction manager, incorporated recycled and regional materials as part of the contracting,
- o Graycor implemented a construction Indoor Air Quality Management Plan and a Construction Waste Management Plan,
- o Forest City Development, **ka** and Woolpert LLP, the civil engineer, prepared a site plan that incorporated alternate transportation methods, public transportation access, and low-emitting and fuel efficient vehicle parking areas.

Forest City Development also led efforts to develop methods of communicating the Green Building strategies and environmental impact process utilized on The Promenade development. This communication was completed through education and signage for the building occupants.

As the criteria for LEED certification has evolved over the years, many of **ka**'s clients have chosen to integrate elements of the certification process into their projects. In some markets, particularly corporate, LEED certification has become a consistent element of the program. With retail sustainability becoming more universally accepted, **ka** anticipates that our knowledge and early commitment to sustainable design will become an asset in the delivery of sustainable and energy efficient developments.



Promenade Bolingbrook cont'd

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