



Sustainability Newsletter

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Memphis Neighborhood Attains LEED Designation

University Place Apartments, located at 1045 E.H. Crump Blvd., received certification from the U.S. Green Building Council as a LEED for Neighborhood Development (LEED-ND) project. This designation is difficult to achieve and is the first LEED-ND in Tennessee. Working closely with Memphis Housing Authority (MHA), the project is a joint venture between McCormack Baron Salazar, Inc. (MBS) and Community Capital. MBS is the nation's leading for-profit developer of economically integrated urban neighborhoods. Community Capital is a leader in the area of affordable housing financing and consulting in the City of Memphis. McCormack Baron Salazar is the only developer in the world to complete two such projects.



mixed-income, urban development on 30 acres of the former Lamar Terrace Public Housing site. Bill Carson, VP & Director of Sustainability at McCormack Baron Salazar said, "The end result and neighborhood transformation have been nothing short of extraordinary." The President of the U.S. Green Building Council, Rick Fedrizzi, noted: "Its latest LEED for Neighborhood Development project, University Place, is ushering in a new era of mixed-income sustainable development throughout the U.S."

The development scored high for "Smart Location & Linkages" and "Neighborhood Pattern & Design" for its easy access to the bus lines and other community amenities. The buildings themselves received a LEED Silver designation because of its "Green Construction & Technology." Currently the neighborhood is 99% occupied.

The LEED-ND is a third-party designation showcasing developments that hold to the principles of smart growth and sustainable construction. University Place is a 405 unit,

MATA's Airways Transit Center

The MATA Airways Transit Center, a new 25,000 square foot building at the corner of Airways Blvd. and Brooks Road, is seeking LEED Silver certification status. Five MATA routes will pass through this terminal and Greyhound will have 60 buses service it each day. Among a long list of sustainable features, this facility uses 35% less water than similar buildings, has efficient energy use and lighting controls, and recycled content was used in construction. The facility was designed by the Memphis architecture firm brg3s, and seeks to be the first government owned LEED certified building in Memphis. The grand opening was held on November 8, 2011.



Words from Mayor Luttrell

During my first days in office, I was preparing to travel to Washington D.C. and as I left, I grabbed a very large binder off of the shelf to read. This was the Sustainable Shelby Implementation Plan. After I read this work on the plane, I was convinced it should not continue to sit on the shelf as it was a list of forward thinking ideas that needed to be brought to light. The plan, completed in 2008 with the help of 130 community members, established a strategic framework for action with regard to "green" initiatives in Memphis and Shelby County. When I formed the Office of Sustainability using federal funds from the Department of Energy in April of 2011, I envisioned it to be the area's leading advocate and resource for sustainability and to coordinate various regional initiatives laid out in the plan. I appreciate the work that the Office has already completed and look forward to seeing what lies ahead.



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Sustainability Advisory Committee

The Sustainability Advisory Committee, appointed by Mayor Mark H. Luttrell, Jr. meets every other month. The first meeting was held on September 21, 2011. Their focus is to support and assist the work of the Office of Sustainability. The members include appointees from each municipality in Shelby County, non-profit leaders, sustainability experts, university researchers, and private citizens who reflect the diversity within our community.

The primary responsibility of the Committee is to monitor the progress of the Sustainable Shelby Implementation Plan, provide advice and support in program implementation and policy setting for the Office of Sustainability, and to hold periodic public meetings. They will meet in working groups to focus on projects related to energy, recycling, growth, and engagement.

Portfolio Manager

The U.S. Department of Energy is providing free technical assistance to the Office of Sustainability on using Energy Star Portfolio Manager to determine the energy consumption data on several high-profile City and County Buildings. This data will be used to identify the high energy buildings and target future energy efficiency improvements. Ultimately, the Office will enter the data for all City and County buildings and consumption will be monitored on an ongoing basis.

Shelby Farms Solar Charging Station

Tennessee Valley Authority (TVA) will install a solar powered electric vehicle charging station at the Shelby Farms Visitor's Center. Solar panels will provide a covered shelter for the 10 parking spaces while also providing all of the electricity needed for the charging stations. This work will further Shelby Farms Park Conservancy's goal of being the "next great park of our time."

This project is funded as a part of a federal electric vehicle initiative at a

cost of \$500,000. The ground breaking for this station is estimated to take place in late January, and should be completed by March 2012. A similar installation has been completed in Knoxville, TN.



April 2012 Declared Sustainability Month

Mayor Luttrell and Mayor Wharton will officially declare April 2012 sustainability month. During this month, the Office of Sustainability and other community partners will be working to raise awareness for sustainable practices throughout the community. Please let us know if you have ideas for programming or any scheduled events during that month.

Green Building Task Force

Mayor Mark H. Luttrell, Jr. appointed the Green Building Task Force to conduct an extensive review of local building codes and relevant technical codes to identify existing regulatory or administrative obstacles to green building, sustainable development, and adaptive reuse. The Task Force, which held its first meeting on September 20, 2011, is comprised of architects, designers, builders, developers, construction project managers, and other interested parties.

Self+Tucker Architects is serving as consultant and will assist the Task Force in conducting a best-practices review of existing model green building codes, making recommendations for the local adoption of a model green building code, and looking at any barriers in the development process.

SPOTLIGHT: Shelby County Weatherization Assistance Program

In 2009, Shelby County's Weatherization Assistance Program ramped up capacity as a result of stimulus funding. Qualifying residents throughout Shelby County had weatherization measures performed in their homes. From October 2009 to May 2011 over 2,500 projects were completed using more than \$13 million dollars in federal funding. The goal of this program was to increase the energy efficiency of homes in Shelby County so that residents could reduce the amount of their income that had to be paid toward their utility bills. The type of work that contractors performed included weather stripping doors and replacing windows, doors, HVAC systems, and duct work. In order to ensure health and safety issues were not incurred after sealing the home, gas appliances were checked and in some instances had to be replaced. Of the 49 contractors who participated in the program, 71% were either minority or woman owned businesses. Over 25 energy auditors were employed in performing audits both before and after the improvements to ensure that all work was done appropriately.

