

PROMENADE AT COCONUT CREEK

Silverspot Cinema Sustainability Orientation



Project Details
Size Approx. 60,000 gsf
Use Movie Theatre & Restaurant
Setting Sub Urban
Certified Pending - 2015
Walk Score® 28

Promenade at Coconut Creek Overview

The Promenade at Coconut Creek is a 23-acre open-air upscale shopping center in Coconut Creek, Florida, a suburban city in Broward County. Soon after its initial opening, the Promenade achieved its formal LEED certification in March 2010. It was certified at the Silver level using the LEED for Core and Shell v2.0 rating system. Consisting of over 200K square feet of retail and approximately 75K of Class 'A' office space, it established the sustainable infrastructure that continues to benefit our tenants and future development efforts.

Completed concurrently with the initial development, the Promenade's Sun Trust Bank building also achieved its Silver level certification in 2010, but using the LEED for New Construction v2.2 rating system as the building was exclusively tenant constructed. Our tenants are encouraged to integrate sustainable features into their facilities and conservation based practices into their operations. We are pleased that several Promenade tenants to date have also voluntarily elected to certify their spaces using LEED rating systems for Commercial and Retail Interior projects.

Our latest development is the 60K square foot Silverspot Cinema, which will make the Promenade an even more exciting destination for the surrounding community. Silverspot hosts eleven luxury theaters with state of the art projection and sound technology, featuring a combination of first-run blockbuster, 3-D, and concerts, as well as foreign and independent films. It also includes an in-house restaurant, bar and lounge which offers theatergoers a more dynamic recreational and social environment. As with the prior developments at Promenade, Silverspot is actively pursuing formal LEED certification and is anticipated to achieve it in 2015 under the newer and more rigorous LEED for Core and Shell 2009 rating system.



(F.A.Q.)

Frequently Asked LEED® & Sustainability Questions

We realize that some of these terms are unfamiliar, particularly to individuals working outside the building industry. In an effort to help bridge the gap and raise the general public's awareness of this topic, we have addressed some of the more common orientation questions.

Q: What is "sustainability"?

A: "Sustainability" is the balancing of People, Planet, and Profit- meeting the needs of the present generations without compromising the ability of future generations to meet their own needs. This encompasses everything from access to clean air and water to sufficient energy, materials, and food resources.

Q: What is the connection between sustainability and the built environment, such as the Silverspot Cinema and other buildings at the Promenade at Coconut Creek?

A: Buildings in the United States are responsible for 39% of carbon dioxide (CO₂) emissions (primarily associated electricity production and commuting transportation exhaust emissions), 40% of energy consumption and 13% of the country's total water consumption. The amount of resources consumed by building operations is directly influenced by the efficiency of its engineered systems, such as air conditioning & lighting, along with various other decisions made during the building's initial design and construction. Its ongoing operational demand for natural resources is dependent both upon these integral engineered systems AND the behavioral choices of its occupants.

Q: How is the Promenade at Coconut Creek partnering with its tenants like Silverspot Cinema to make the development more "sustainable"?

A: As previously mentioned, the goal is to ensure the buildings at Promenade, including Silverspot Cinema, consume less non-renewable resources to support business operations and a healthy indoor environment for the people who come here each day to work, shop and socialize. The Promenade at Coconut Creek development and operations team employed the "LEED® Green Building Rating System™" as a guide in the physical integration of healthier and more sustainable design features, construction practices and ongoing operational programs. Based on well-founded scientific standards, LEED emphasizes the use of industry best practices to address sustainable site development, water savings, energy efficiency, environmentally preferable materials selection and safe-guarding indoor environmental quality. The U.S. Green Building Council developed this standard to define and measure the key attributes of a "Green" Building, making it possible for the first time for the various industry circles to use a common vocabulary and fundamental definition when referring to "green" buildings.

Q: What is the mission of the U.S. Green Building Council?

A: The Washington, D.C.-based US Green Building Council (USGBC) is a 501(c)(3) non-profit organization committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings.



Q: What does the "LEED" acronym signify?

A: "Leadership in Energy & Environmental Design". The Promenade's Silverspot Cinema will obtain formal LEED certification to demonstrate our commitment to sustainability to the greater community. The LEED green building certification system is the preeminent program for rating the design, construction and operation of green buildings. More than 60,000 projects are currently participating in the LEED system, comprising over 11 billion square feet of construction space in all 50 states and over 150 countries.

Q: What is the significance of being "LEED Certified"?

A: A building's LEED Certification is third party reviewed and verified, demonstrating a project's level of environmental design, construction and performance based on achievement of prerequisites and optional credits that earn points toward certification. There are four tiered levels of formal certification to recognize varying levels of achievement.

Q: Can you give some examples of sustainability or green building features that are present at the Promenade and at Silverspot Cinema?

A: Sure- Silverspot Cinema is doing its part to contribute to Promenade at Coconut Creek's original environmental stewardship initiative. Refer to the following page for some examples.

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Silverspot Sustainability

A partial list of the adopted “green” sustainability strategies and features is as follows:

- 1) Silverspot’s choice of location at the Promenade offers staff and patrons convenient access to both County and City bus mass transit route stops both on site and adjacent to the Promenade’s main entrances.
- 2) The bright white (High albedo) ENERGY STAR rated building roof will reduce the absorption of solar heat inside and around the building, helping to minimize the “urban heat island” effect outside and reducing undesirable heat inside that our A/C units would have to work even harder to cool.
- 3) Civil engineered “trenches” hidden beneath the surrounding paving effectively manage and treat stormwater run-off from our building and paving to allow small typical rain storms to soak back into the ground as they would naturally. It also ensures water resulting from larger thunderstorms is routed to off-site retention ponds to prevent local flooding.
- 4) We’ve installed “low-flow” plumbing fixtures throughout our restrooms. Overall they use 30% less water than building code compliant fixtures, which will help our building operations conserve at least 75,000 gallons of clean water each year!
- 5) Incorporation of high efficiency fluorescent and LED lighting technologies –overall our interior ambient and decorative lighting uses 25% less electricity than the standard building code permits in a movie theatre.
- 6) For both visual interest and to highlight on-site renewable technology, we have incorporated a small wind turbine in the outdoor dining plaza located directly outside the Silverspot building entrance. Its electrical production is anticipated to be very modest, but it should generate at least 3600 kWh of electricity a year based on the approximated coastal wind speeds. Regardless, it serves as a unique and memorable kinetic (mobile) art installation with an eco-friendly benefit.
- 7) Responsible construction waste recycling ensured over 75% of the total waste resulting from Silverspot construction work was effectively diverted from the landfill. This gets our available resources back into the manufacturing stream to be repurposed into other useful products.
- 8) Conscientious construction material sourcing was conducted to use recycled and regionally based materials – At least 20% of the total construction material costs are associated with raw materials that are regionally originating and manufactured and/or from recycled sources. This supports the regional economy, generates real demand for available U.S. resources that would otherwise be abandoned in landfills and also reduces the energy and fuel required to produce and transport construction materials. That’s a real win-win!
- 9) Enforcement of construction best practices for mitigating dust generation and other pollutant accumulation helped to safeguard indoor air quality of the completed building.
- 10) Adoption of ongoing operational initiatives that include encouraging occupant recycling and active community outreach to raise awareness of sustainability and how it benefits everyone, such as this information. Thanks for taking the time to read it- We hope it leads you to a greener path!

