



Engineering & Property Management Sustainability Newsletter

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IN THIS ISSUE: Grey is the New Green

by Heather Bolick

You may have heard the terms greenfield or brownfield. Greenfields describe properties that have never been developed. Brownfields are properties having real or perceived environmental contamination. Brownfield redevelopment has been prevalent in several areas of Charlotte, especially in the NoDa and South End districts. Greyfields are a relatively new term defined by the Congress for the New Urbanism as “properties in economic decline, or ones which are underutilized and outdated.” Old strip malls and regional malls like Eastland Mall are typically referred to as greyfields because of the large expanses of washed-out asphalt. Greyfields are not only sustainable (reduction of habitat destruction and building materials usage), but they are also very economical. Costly but critical infrastructure including roads and utilities are already in place.

When Real Estate Division Manager Tony Korolos learned that the Innovation & Technology (I & T) Department was looking to centralize many of its staff (more than 170) in one location, he thought the project was perfectly suited for a greyfield redevelopment. Tony commented, “What’s greener than using a building which is already constructed?” The planned I & T facility is a 36,865-square foot former medical office building at 5516 Central Avenue, across from the Eastland Mall site. The project is in early conceptual design but will include a complete interior renovation, new roof and a new HVAC system.



Tony Korolos
Real Estate Division

This project will follow our Sustainable Facilities Policy which requires Leadership in Energy and Environmental Design (LEED) Certification on all new facilities and major renovations. Ahmad Sabha, E&PM Special Projects Manager, is hoping to integrate several sustainable features, as the budget permits. Planned sustainable features include a “cool roof,” which is defined by the U.S. Department of Energy as “one that has been designed to reflect more sunlight and absorb less heat than a standard roof.” The roof will be highly energy-efficient and durable. Bill Moore, Building Services Division Roofing Superintendent, is specifying an “EnergySmart” reflective membrane which will reflect thermal energy from the sun in the summer while insulating the building in winter. This roof is Energy Star and LEED approved. E&PM has installed approximately 10-15 cool roofs to date with plans to install more.



Proposed I&T Facility
5516 Central Avenue

Greyfield redevelopment is a great strategy for reducing the City’s carbon footprint, as well as meeting our fiscal objectives. E&PM staff is excited to move forward with this project.