



PROJECT PROFILE: FNB Tower Shines as Sustainable Community Focal Point Thanks to Green Globes[®]

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CHRIS CARLINO
Principal at DRP

PROJECT RATING:



Determined to create a sustainable amenity for their community, Dominion Realty Partners (DRP) developed a mixed-use, 22-story tower on top of the Raleigh, NC convention center's fully operational sub-terranean parking garage. Despite the project's countless logistical challenges, the FNB Tower now offers retail, office and residential uses in a green development that fronts City Plaza.

"We were passionate about reclaiming a site that sat vacant for so long and turning it into an energy efficient, beautiful building that contributes to downtown," says Chris Carlino, principal at DRP. "Our commitment to environmentally friendly development is all about being a good corporate citizen."

The FNB Tower achieved Three Green Globes[®]. As the team explored options for environmental stewardship, the Green Globes' online questionnaire and early interface with the Green Globes Assessor became instrumental resources.

"We used the online questionnaire to set our baseline, and then figured out how to maximize the value of what we were already doing," explains Joe Murray, DRP's head of construction management who spearheaded the Green Globes process. "Because our Assessor came on early, we could ask him questions, get recommendations, and modify our plans and specifications where needed."

Carlino appreciated that the Assessor explained the process in layman's terms to team members unfamiliar with certification. "Our Assessor pulled groups together and updated the score card to keep the ball moving," Carlino recalls. "He was a great asset to help usher us through the program."



To receive its Green Globes award, DRP's efforts centered on:

- Abundant windows of low-E glass to optimize daylighting and views without thermal gain.
- Low-flow fixtures that led to a definitive water reduction of 40.2% savings compared to a baseline building.
- Landscaping with local plant materials that maintain beauty for building tenants but require zero irrigation.
- Local building materials such as exterior stone mined from an adjacent state, which reduces transportation fuel emissions.
- Recycled materials in the furniture systems, resilient flooring, and tiled floor.

Perfect Fit

DRP works in secondary markets, and Carlino notes that other certification systems are skewed toward major metropolitan cities. "We've been through a number of green certifications and their prerequisites are like trying to fit a square peg into a round hole," he says. "We were pleasantly surprised at how willing GBI was willing to work with us. Rather than be penalized for things you cannot control, Green Globes gives you credit for the good you're doing."

Green Globes also offered DRP flexibility. "You can customize the score sheet and carve out how to do more with what you've already planned," Murray describes. "We were really only graded on the points that made sense and that overall flexibility was great."

An Assessor's on-site walkthrough is part of the Green Globes process to verify the sustainable building features and operations. With the COVID-19 pandemic creating worldwide health challenges, the Green Globes Assessor confirmed project features through a virtual walkthrough, which allowed the building to become certified. "Our certification means a lot, especially coming through COVID-19 because tenants realize that a certified green building is healthier and cleaner," Carlino says.

Now, the team is looking at implementing some of the suggestions from the Green Globes final report, such as creating an Operations and Maintenance manual and investigating plans to capture site stormwater.

The building's prime destination locale offered new opportunities to highlight environmental stewardship for the full mixed-use facility in an area where people live, work, and gather. "We are trying to reset the standard so to speak," Carlino says. "Green Globes certification shows there are other ways to design in a sustainable manner and be recognized for your efforts."



GREEN GLOBES RATINGS:

After the final assessment is verified by a third party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).



85-100%

FOUR GREEN GLOBES

Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.



70-84%

THREE GREEN GLOBES

Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.



55-69%

TWO GREEN GLOBES

Demonstrates significant achievement in resource efficiency, reducing environmental impacts, and improving occupant wellness.



35-54%

ONE GREEN GLOBES

Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.