

# FRANKLIN PARK OFFICE BUILDING 2



## HIGHLIGHTED SUSTAINABLE PRACTICES AT TWO FRANKLIN PARK:

- Large amounts of green space
- Bike storage and shower facilities
- Well-designed stormwater management
- Environmentally conscious finishes
- Water and energy use reduction strategies
- Efficient irrigation technology
- Greater than 50% waste diversion during construction

### Two Franklin Park Office Building

6700 Tower Circle  
Franklin, Tennessee 37067

Phone | 615.468.7000

[www.spectrumemery.com](http://www.spectrumemery.com)

## A LEED® GOLD Certified Office Building: CASE STUDY

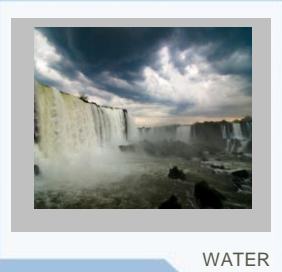
As an organization dedicated to relationships and leadership, Spectrum Emery took great care to protect tenants' and occupants' relationship with the sustainable world, and build a building that protects those relationships for future generations.

## U.S. GREEN BUILDING COUNCIL (USGBC)

The U.S. Green Building Council® is committed to a prosperous, healthy and sustainable future through cost-efficient and energy-saving green buildings. There are nearly 57,000 commercial projects participating in the LEED green building certification system, comprising 10.5 billion square feet of construction space in 50 states and 149 countries and territories. In addition, more than 132,000 units have been registered under the LEED for Homes rating system. Nearly 50,000 of those units have been certified under LEED for Homes; nearly half of those units are in the affordable housing sector.

USGBC membership includes building owners and end-users, real estate developers, facility managers, architects, designers, engineers, general contractors, subcontractors, product and building system manufacturers, government agencies, and nonprofits.

THE LEED® GREEN BUILDING  
CERTIFICATION PROGRAM IS THE  
NATIONALLY ACCEPTED  
BENCHMARK FOR THE DESIGN,  
CONSTRUCTION, AND OPERATION  
OF GREEN BUILDINGS.



The LEED® green building certification program highlights seven focus areas for sustainable design and construction:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation in Design
- Regional Priority

## SUSTAINABLE DESIGN AT TWO FRANKLIN PARK OFFICE TOWER

### Strategies for a healthier world

Recycle your paper, cardboard, glass, plastic, and aluminum at readily available recycling stations. Spectrum Emery is committed to providing recycling services for all staff, patients, and visitors.

Open space provides habitat for vegetation and wildlife. Spectrum worked to design and construct a compact parking, road, and building footprint layout to preserve open land and provide connections to adjacent ecosystems while still serving building needs.

This facility has conveniently located bicycle storage racks. If you would rather drive a fuel efficient vehicle than bus or bike, preferred parking spaces are provided for fuel efficient and low emitting vehicles in the adjacent covered parking garage.

Two Franklin Park is committed to protecting the environment for future generations. Green power, produced mainly from wind driven sources, was purchased to offset 70% of the building's electrical use for two years.

Care was taken to use sustainable materials wherever possible. Greater than 20% of construction materials came from regional sources, with an additional 20% from recycled sources.

Many interior finishes can contain Volatile Organic Compounds (VOCs), which decrease indoor air quality. At Two Franklin Park, interior finishes meet stringent requirements for low VOC content.

The combination of efficient LED fixtures, together with smart design strategies, reduced the power consumption of lighting by 31.4% when compared to standard practice.

Restrooms with efficient fixtures and high efficiency irrigation control were implemented to reduce water use, saving an estimated 679,595 gallons of water per year. That's the equivalent of over 5 million bottles of drinking water, saved every year!

Two Franklin Park was built with energy efficiency in mind. This building is designed to save 28% off annual energy costs, as compared to standard design and construction practices.