

AXIAL Gateway 95 | LEED v4 Green Education

AXIAL Gateway 95 by Crescent Communities is a rear-load industrial building totaling approximately 505,068 square feet in the greater Richmond area in Chesterfield County, Virginia. The design offers flexibility to accommodate multiple tenants with modern clear heights for local and regional distribution tenants in addition to light manufacturing and assembly users.

Sustainable design features:

- Location & Transportation
- Sustainable Site
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality

AXIAL Gateway 95 used Type 1L concrete and **reduced the embodied carbon by 6.63%***

Transportation Resources:

Located 1 mile from I-95, 8 miles from I-85, and 20 miles from I-64, the site provides easy access to multiple interstates, the Norfolk Southern Bulk Transfer Terminal for rail, the Port of Virginia for maritime shipping, and Richmond International Airport for air freight.

Minimum Energy Performance:

Through the use of energy-efficient lighting, lighting controls, and HVAC systems, this facility is able to reduce its power usage by over 52%, achieving 18 LEED points, the highest points available for this credit.

Heat Island Reduction:

Roof materials were chosen for their solar reflective properties, resulting in less heat absorbed by the site, lower building cooling/energy needs, and a more comfortable environment for building users.

Fundamental Commissioning and Verification:

Implemented an enhanced commissioning process in order to increase energy efficiency and effectiveness within the warehouse.**

Building Life-Cycle Impact Reduction:

A Life-cycle assessment was performed to determine the estimated carbon impact of this warehouse based on the design, in comparison to a baseline model. The results helped guide design and construction decisions with the ultimate goal to reduce the building's embodied carbon.

Outdoor Water Use:

The landscape around the warehouse was carefully selected to withstand all seasons.

Storage and Collection of Recyclables:

Adequate storage bins are within the facility's office space that accommodate the collection of paper, cardboard, glass, plastic, and metal.

Construction Indoor Air Quality Management Plan:

During construction, great efforts were made to ensure air quality would be of highest quality upon opening. Dirt and dust were minimized, ductwork was sealed prior to operation, products used had low VOC content, and construction tasks were scheduled to maintain a clean indoor environment.