



Exterior façade

"Through extensive research regarding Crosstown Concourse's size and scope, we believe this correctly qualifies it for the title as the largest historic adaptive reuse LEED Building Design and Construction Platinum project in the world," noted Tony Pellicciotti, a principal at Looney Ricks Kiss (LRK) architects in a press release.

Location: Memphis, TN

Type: 1.4 million sq. ft. mixed space
Historic restoration

Architect:

Looney Ricks Kiss - Memphis, TN

Window system manufacturer:

Quaker Windows and Doors - Freeburg, MO

- Historic Series H600 DS

replication based on original design

- Commercial fixed aluminum with mechanical lock, structural, concealed low-conductance poured-in-place polyurethane polymer thermal barrier

AZON Technology/Machinery: 



Interior area
(Residential space)

Crosstown Concourse

Parcels is the residential space at Crosstown Concourse with floorplans that include unique studio, one-, two and three-bedroom apartments. Residents live in the upper floors above a YMCA facility, wellness and medical centers, -performance and creative spaces, galleries, several restaurants and a family owned grocery.

Also included is Layover at Concourse, with fully furnished short-stay or overnight apartments featuring modern amenities and full kitchens.

Access to public transportation is available directly from the building.

The action plan

Once abandoned, this 90-year-old former Sears-Roebuck Catalog Distribution Center was transformed into more than 1.4 million sq. ft. of mixed living space. That said, making the old envelope energy efficient was crucial, as the building included 3,200+ expansive window openings--some as large as 33 square feet--that had to replicate the structure's historic look. At the same time, as a mixed-use facility with nearly 300 loft-style apartments, the windows had to impress developers with thermal-efficiencies for their future tenants.

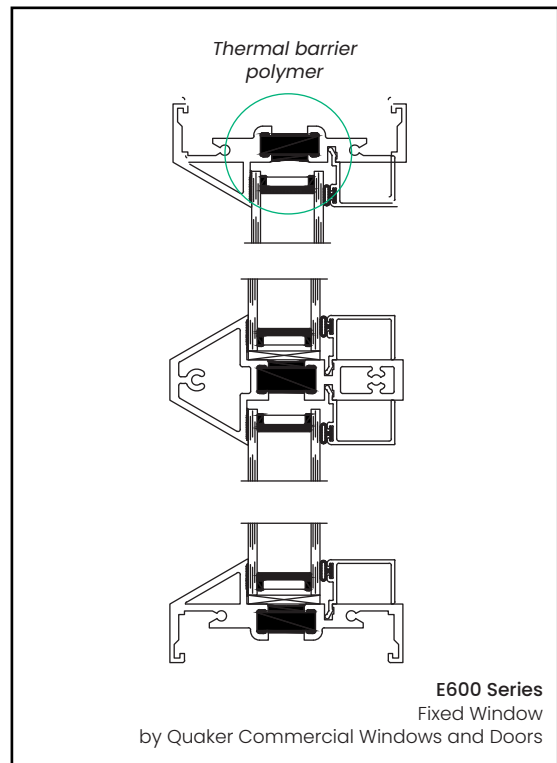
Many of the original 1920s relics of the warehouse were reclaimed and reused as interesting and functional design elements. The floors are the original concrete rustic, industrial, yet polished to be functional without losing any character.



Interior area (Commercial space)

The fenestration products

Quaker Windows and Doors' H600 Series windows, which feature AZON's thermal barrier polymer material, proved to be the perfect fit. Chris Dickneite, National Commercial Sales Manager for Quaker Windows noted "From the very beginning, we were confident that our H600 was the right window for Crosstown. One of the biggest reasons was our aluminum framing incorporates AZON thermal barrier polymer material." He added "The thermal numbers we achieve with the help of the AZON pour and debridge technology allows us to reach levels never thought attainable in historic aluminum windows."



Sources and Photo Credits

<https://www.multiphousingnews.com/post/2018-mhn-excellence-awards-winners/>
<https://www.commercialappeal.com/story/money/business/development/2018/01/08/irk-concourse-worlds-largest-lead-platinum-building-historic-adaptive-reuse/1014833001/>
<https://crosstownconcourse.com/thrive>

Nick McGinn, McGinn Photography

All Building Images
(main p1, bottom p1, left p2)

Quaker Commercial Windows and Doors
Frame crosscut drawing (right p2)

