



Leadership in Energy and Environmental Design (LEED) Certification

Midtown Crossing is one of the first projects in the nation to achieve the prestigious Leadership in Energy and Environmental Design (LEED) certification under the U.S. Green Building Council's pilot Neighborhood Development Certification program. It is the only project selected to participate in Nebraska or Iowa. LEED for Neighborhood Development recognizes projects that protect and enhance the overall health, natural environment and quality of life in their communities through:

- Smart location and transportation linkage.
- Environmental preservation.
- Compact, complete and connected neighborhoods.
- High-performance, green construction and technology.

Built around more than seven acres of green space in a revitalized Turner Park, Midtown Crossing creates an aesthetically-pleasing neighborhood with residences, services, dining and entertainment close to many of the city's major employers, universities, medical centers and attractions.

- Our 132-room Element Hotel by Westin is LEED Silver certified, the first hotel constructed in Omaha to achieve this recognition.
- Our apartments and condominiums have an on-going recycling program for all residents.
- Our pure white holiday LED lights use only about 10 percent of the electrical power of traditional incandescent holiday lights.

During construction of Midtown Crossing, we implemented many green policies, procedures and elements, including:

- One of the first "green roofs" in Omaha adjacent to our condominium club room overlooking Turner Park. (see below)
- Exterior wall panels which, through a significant insulation component, reduced building mass and weight during construction and, more importantly, will trim energy consumption for the end users.
- A significant construction waste recycling program.

Midtown Crossing has now achieved LEED Stage 2 certification which represents full certification of the neighborhood development plan. Since our project was selected to participate in the program's first year, our design team has actively participated in refining all of the LEED Neighborhood Program compliance standards, allowing Midtown Crossing to serve nationally as a model for future neighborhood mixed-use developments.

Taking It to the Next Level.

We are proud of the fact that we are a progressive, LEED-certified plan -- so proud, we've taken the concept of "going green" to a higher level.

Right now, only a few buildings in Omaha feature "green roofs," and two of them are at Midtown Crossing: 200 South 31st Ave.(condominiums) and the LEED-certified, 132-room Westin Element Hotel.

What is a "green roof?"

A green roof, according to Green Roofs for Healthy Cities (GRHC), is "an extension of the existing roof which involves a high quality water proofing and root repellent system, a drainage system, filter cloth, a lightweight growing medium and plants."

What are the environmental benefits?

- Green roofs help alleviate urban "heat island effect" by cooling and humidifying the air, ultimately reducing the cooling load of the building.
- As rainfall soaks into the green roof's soil, it filters and reduces storm water runoff.
- Green roofs offer a more natural habitat for birds, butterflies, and insects.
- They reduce, on a small scale, dust and smog by filtering and storing carbon.
- Green roofs reduce noise levels and reflectance and improve insulation.

What are the benefits for tenants/guests?

- The green roof creates a more natural setting and peaceful environment, an attractive alternative to traditional roofs.
- The addition of a green roof (and subsequent elimination of a screen wall) opens up the entire roof deck of 200 South 31st Ave. and allows a better view to the west of the trees, the sunset and the spires of St. Cecilia Cathedral (which are even more stunning at night).