

Sustainability Profile:

Burbank Empire Center



Property name: Burbank Empire Center

Location: Burbank, California

Building type: Open-air retail center

Building size: 618,562 sq. ft.

Constructed: 2001

Acquired: 2005

Property manager: Tiarna Real Estate Services, Inc.



Property Overview

Burbank Empire Center is an open-air retail center located in Burbank, CA and offers 618,562 square feet of retail space. The property was constructed in 2001 and rents space to major retail tenants, including Target, Lowes, Marshalls, TJ Maxx, Best Buy, Nordstrom Rack, and Staples. Principal Real Estate Investors acquired the property in 2005. It is currently managed by Tiarna Real Estate Services, Inc.

Improving Sustainability

Located minutes from the Hollywood Burbank Airport, the property features unique architectural airplane wing structures that represent the community's tie to aviation. The team at Burbank Empire Center has taken a dedicated approach to energy conservation, focusing its efforts on exterior lighting projects and enabling the preservation of the property's wing structures. The property began monitoring energy performance using ENERGY STAR® Portfolio Manager in 2012, allowing the Burbank team to track and quantify their progress. Since that time, the property has reduced energy use by more than 36% and avoided energy costs of more than \$50,000 per year. Projects contributing to these results include the implementation of a comprehensive LED lighting retrofit for all parking lot pole lighting, exterior wall packs mounted to the building facade, and food-court corridor lamps. Additionally, the property team interlocked newly replaced time clocks and photosensors to align exterior lighting controls with sunrise/sunset schedules.

As a result of the team's efforts, Burbank Empire Center was honored as a 2016 award winner for "Highest Absolute Energy Savings in a Retrofit at a Single Parking Lot" by the Lighting Energy Efficiency in Parking (LEEP) campaign. The LEEP campaign is an industry leadership awards program created by collaboration between the Department of Energy Better Buildings program, the U.S. Green Building Council, the Building Owners and Managers Association, and other organizations.

The property's management team has already taken steps to complete its next energy conservation project. In September 2016, the team began upgrading exterior decorative lighting, centered around the property's unique wing structures, with LED replacements. Additionally, the Burbank Empire Center team is actively working to reduce water consumption. The property's team initiated efforts to replace 75% of their landscaping with drought-tolerant plantings as well as update irrigation lines with more efficient watering systems and real-time, cloud-based, irrigation controllers.

Key Facts, Awards, and Recognition:

- 2016 recipient of "Highest Absolute Energy Savings in a Retrofit at a Single Parking Lot" by the Lighting Energy Efficiency in Parking (LEEP) campaign
- 29% common area water use reduction over baseline
- 36% common area energy use reduction over baseline

Sustainability Initiatives:

The property team implemented the following strategies to reduce energy, water, and waste and improve the environmental impact of Burbank Empire Center.

- Installed reflective coatings on portions of roof areas to reduce the building's cooling load and improve the performance of rooftop air-cooled equipment operations
- Enhanced roof maintenance schedule to ensure efficient operation of rooftop equipment
- Repaired and replaced exterior lighting controls and lighting photosensors
- Interlocked lighting controls and photosensors to align with sunrise/sunset schedules
- Replaced parking lot pole lighting, food court corridor lighting, and wall pack lighting with LED fixtures

"Not only did the LED lighting project reduce energy costs and consumption, but the quality of light is much improved and it provides a better experience for visitors to Burbank Empire Center."

— **Todd O'Brien**
Director of Architecture and Engineering
Principal Real Estate Investors



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