



Lowe's Corporate Campus

LOCATION

Mooresville, NC

CLIENT

Lowe's Home Centers

MARKET

Office & Business Parks

AWARDS & CERTIFICATIONS

LEED Gold Certified

This 275-acre environmentally sustainable corporate headquarters is located adjacent to Interstate I-77 between Fairview Road and Langtree Road in Mooresville, NC. The master planned campus expansion focuses on a seven-acre lake that supports storm water functions, acts as an irrigation reservoir, and creates a wildlife habitat. Upon completion, it will allow for up to 3,061,500 square feet of office space to accommodate 10,000+ employees. Currently Phase III of the campus expansion is underway, which entails the construction of 1,125,000 square feet of office space and parking structures totaling 4,050 parking spaces.

Roadway network improvements within the campus include the construction of Lowe's Boulevard, over 1.2 miles of four-lane divided collector road, in addition to construction of over 1.9 miles of two-lane access roads throughout the campus. Lowe's Boulevard also included design of dual bridge structures over Work Creek and a grade separation bridge structure to allow access through the campus from both Fairview Road and Langtree Road. The roadway design was integrated with the realignment and widening of Langtree Road.



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SIZE

275-acre

1.6 Million SF of Office Space

KEY PERSONNEL

Chris Capellini, PE, LEED BD+C

Theron Pickens, PE, LEED BD+C

William Morris, CA Manager

PROJECT COST

\$2.8 Million

REFERENCE

Tim Cooksey

Director- Facility Operations

Lowe's Home Centers, Inc.

Campus Support Building

1000 Lowe's Boulevard

Mooresville, NC 28117

(704) 758-3490

tim.l.cooksey@lowes.com

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The lake was created by an impoundment of a natural stream that runs through the site and feeds the lake as it flows under the main buildings at the cafeteria level, allowing views of the lake and upstream waterfalls. Designed in collaboration with Geoscience Group, the Class-C High Hazard earthen dam is approved by the USCOE, NCDENR Division of Land Quality, and NCDENR Division of Water Quality and provides internal roadway connectivity, serving both principal and emergency spillway functions. The 38'-high dam, lake, and adjacent wetlands provide both quantity and quality storm water management as well as a more sustainable approach to landscape irrigation for the campus.

The dam incorporates seepage diaphragms and blanket sand dams for seepage control and an outlet structure to meet the quantity detention and water quality requirements of the Water Supply Watershed Protection Ordinance of the Town of Mooresville. Lake water quality and ecological balance have been enhanced by plantings around the littoral shelf and wetlands and by selective fish stocking of the lake.

