

next floor

Enhancing Mobility.



Conserving Resources.

Next Floor explores how the newest advances in technology are creating intelligent mobility systems and at the same time helping to preserve our precious natural resources.



Schindler



Charismatic Crescent

Dallas, Texas, which is the ninth largest city in the United States, is part of the Dallas/Fort Worth/Arlington conurbation, also referred to as the Dallas Metroplex. This is a booming commercial area with a population in excess of 6 million that, among other things, is home to 23 billionaires. Dallas is the third most popular business destination in the U.S. and, while it is best known as a major center of commerce, it also offers its share of amenities in terms of cultural, media and sport diversions.



Photo left: The three office towers provide a dramatic backdrop for the upscale Crescent complex as it unfolds in a triangular form that points to the future. Photo credit: Crescent Real Estate Equities, Ltd. Photo center: The overall angular configuration of the complex is counterbalanced by the curved shapes and open spaces incorporated into each building's design. Photo right: An elevator lobby in one of the office towers with a PORT terminal visible on the left wall.

The shape of business

Within a business area known as the Uptown - Turtle Creek district is The Crescent Office Towers. Completed in 1986, it is one of the centerpieces of the Dallas Class A office landscape and part of a complex that encompasses an upscale hotel, and a wide selection of retail establishments and restaurants. Schindler services all 50 elevators and six escalators throughout the entire site. The Crescent®, as it is known, totals 1,134,826 square feet of office space in three contiguous buildings with a 19-story center structure and two adjoining 18-story structures. The Crescent is home to the Dallas offices of some of the world's best-known financial firms, including Goldman Sachs, Morgan Stanley Smith Barney, Citibank, Credit Suisse, Deutsche Bank, Merrill Lynch and J.P. Morgan Case & Co. It is conveniently located on the edge of the Dallas Central Business District and offers easy access to major highways. The Crescent also reflects the

dynamic aspects of the Uptown - Turtle Creek district, thanks to premier restaurants, shops and service amenities located within the complex.

Stylish design

The Crescent possesses a bright appearance and elegant character. The exterior of the buildings is Indiana limestone with insulated double-pane reflective clear glass set in the clean lines of aluminum frames. The lobby areas are finished in Italian Pink Royale polished granite walls with Italian Pink Royale polished granite mixed with Imperial Black and Charcoal Black polished granite on floors. Ceilings are either an Italian mosaic glass tile or white painted plaster. Revolving doors and passenger elevator doors in the lobbies are a brushed bronze finish. Garage elevator doors, which open onto the ground floors of each building, are dressed in a modern stainless steel treatment. Of course, there is more to The Crescent than just good looks. ▶

► Conserving a vital resource

In Texas, water is a precious resource and The Crescent works diligently to conserve it, along with sustained efforts at improving overall energy efficiency. Chilled water is used as the source for The Crescent's air conditioning system and provides 4,100 tons of cooling capacity. The cooling is accomplished by chilling the water to 35 degrees at night, during off-peak utility rate hours. The system stores approximately 1,275,000 gallons of water in storage tanks, where it is funneled through heat exchangers during the day, and later the warm water is returned to the tanks, where it is again chilled overnight.

Moving a vital resource

The Crescent's novel approach to moving water through its buildings is complemented by its ingenious approach to moving another vital resource ... people. Schindler's innovative PORT (Personal Occupant Requirement Terminal) elevator technology was selected to move occupants faster and more efficiently through The Crescent, making it the first building in Dallas to benefit from the advanced destination-dispatch system. PORT Technology transforms the way occupants navigate and move around the building, while increasing efficiency and energy savings in the process. A phased modernization process is bringing PORT Technology to the three towers one at a time and includes major equipment upgrades such as energy-efficient Power Factor 1 drives.

PORT Technology acts as the central nervous system of a building by providing a two-way communication interface between the occupants and Crescent's environment. The system employs a sleek, futuristic interface positioned at access points and elevators around the building. The operating software is capable of calculating the optimum route to any destination within the building, and also "learns" how its occupants typically move around. PORT Technology then instructs the elevators to direct and transport people quickly and safely to their individual destinations. Furthermore, Schindler's patented technology works with RFID badges to identify passengers and call elevators for personal service.

Rick Flusche, assistant manager — operations, explains, "With the PORT Technology, we are not just buying an elevator modernization for today, but a system for the future, one that is scalable and expandable. The access control features with RFID badges provide personalized 'concierge service' to our Crescent tenants, and add security and value to our building."

What makes Schindler's PORT system special is the ease with which managers at The Crescent can configure the system to accommodate a wide range of needs in real time. Whether it's helping to meet new energy-efficiency goals, updating security or adapting to people with special needs, unprecedented levels of customization can be achieved with PORT Technology consistent with The Crescent's exceptional level of service to its tenants and visitors. ■



Photo above, top: Rick Flusche, assistant manager — operations, The Crescent. Photo above, bottom: PORT devices can read a variety of identification media, such as ID cards, PIN codes, wristwatches or key rings like the one shown here.

A PORT card reader device identifies personalized passenger information and selects the elevator that will provide the most efficient route to passenger destinations.

