

# LEED® CERTIFICATION AND SUSTAINABLE BUILDING

Billingsley is no stranger to sustainable building practices. We make every effort to turn our communities and newest buildings as green as possible by working towards Energy Star® efficiencies, further LEED® certifications, and serving as a member of the U.S. Green Building Council. While we recognize the obvious competitive advantages of green building such as lower construction and operating costs, long term value increases, and fostering healthy environments, green building also encompasses our company's philosophy. Sustainable building is about responsibly maintaining a worldwide and civic responsibility to the earth as well as future generations.

Billingsley Company has spearheaded several sustainable programs, including a unique recycling program at Austin Ranch apartments. Recycling programs at apartments at our apartments have been in place for several years. The Lake at Austin Ranch also has a well that provides water for all landscaping, so the property doesn't use city water or energy for irrigation and landscaping stays green and lush all year. Many have noticed such sustainable initiatives and awarded honors to the company for its work.

## Accolades include the following:

- North Central Texas Corporate Recycling Association's Annual Green 3 Recycling Award
- Nomination for the Green Star Environmental Award from the City of Plano
- Certificate of Partnership by the U.S. Environmental Protection Agency's Green Power Partnership.
- Rogers-O'Brien Construction, who partnered with Billingsley to build 6100 Plano Parkway, received the Environmental Star of Excellence Award from the City of Plano for Sustainable Building including recycled debris

*The cash award for this prize was donated to Plano Senior High School's Environmental Club for new trees on campus.*

## CYPRESS WATERS: SUSTAINABLE BUILDING AND DESIGN

Billingsley Company is implementing several sustainable building practices in the design and build-out of the 1,000-acre master-planned Cypress Waters. The mixed-use development consists of multi-family, office, and retail uses so we have applied several sustainable techniques during design and construction of each zone.

## Sustainable Features:

- Green Building — All new buildings will follow the City of Dallas' Green Building Code
- Raw water irrigation system — Designed a system that uses water from North Lake to irrigate all of the landscaping in the entire development, thus reducing the demand for potable water.
- New urbanist walkable environment — Bike paths and hike/bike trails throughout the development that will create an active park zone surrounding the lake and connect the trail systems of surrounding cities.
- Xeriscape landscaping — Implementing the planting of indigenous plants throughout the development to radically reduce the need for irrigation.
- Recycling of construction materials — Recycling program planned and implemented for all phases of multi-family construction.
- Low-flow fixtures — Installed in all multi-family units to further reduce the demand for potable water.
- Mass transit — Master plan integrates future connections with Dallas Area Rapid Transit (DART) and regional rail line.
- Lake edge landscaping — Vast planting around the entire lake edge to create a verdant natural wooded zone to attract migrating geese and natural habitats for birds of North Texas.

In addition to sustainable building practices, Billingsley Company is partnering with Texas A&M's AgriLIFE Research and Extension Center. A&M's Center has identified the land around North Lake as a beneficial research laboratory in that it is a small urban watershed surrounded by varying land uses. Researchers with A&M's Urban Water Program are utilizing North Lake to refine water quality models to better predict hydrology and nutrient transport in urban and built environments.

## 6100 PLANO PARKWAY

### INTERNATIONAL BUSINESS PARK

6100 Plano Parkway is Plano's first pre-certified Gold LEED building. The three-story, 175,000 square foot, \$30 million building is one of 50 office and retail structures in International Business Park. The building is situated on 12 acres just northwest of the Dallas North Tollway and President George Bush Turnpike.

Benefits of the building include 14% average savings in electrical costs, maximized efficiency of mechanical equipment, 35% renewable energy, filtered indoor air, and ventilation system monitoring that sustains occupant comfort. The building plan also saves water with an average 30% annual water reduction of about 380,000 gallons, site water drainage to planting areas, and landscaping with drought-tolerant plants. Commuters are also rewarded with designated parking for bikes and fuel-efficient vehicles. About 20% of building components are recycled materials and approximately 95% of construction waste was recycled (1,400 tons).

## LEED® AMENITIES AT 6100 PLANO PARKWAY:

- 22 bike spaces
- 38 preferred parking spaces for low-emissions vehicles
- Four individual showers and changing rooms
- Reduced temperature paving via high solar reflectivity
- On-site recycling facilities
- Low fume emitting construction materials
- Indoor environment quality control
- Individual thermal comfort control
- Infrastructure provided for tenant upgrade to advanced lighting controls

The City of Plano nominated 6100 Plano Parkway for the North Central Texas Corporate Recycling Associations (Construction & Demolition) annual Green 3 recycling award. We accumulated 925.97 tons of debris from the construction site. 920.1 Tons of concrete, wood, and metals from the project were recycled. Only one dumpster — 5.87 tons of trash — was sent to the city landfill.



LEED® is a third party certification and nationally accepted benchmark for the design, construction and operation of high performance green buildings that was developed by the U.S. Green Building Council in 2000. Ratings of buildings include Certified, Silver, Gold, and Platinum. The U.S. Green Building Council suggests that in addition to reducing the negative environmental impacts of the built environment, green building practices can reduce operating costs, increase worker productivity, and improve indoor air quality.



Managing project costs in a very competitive rental market was critical to the success of this speculative development. By focusing on the implementation of cost-effective sustainable design strategies, project costs were kept within a reasonable cost range of similar construction in this market sector. The building selected high albedo materials, including white-painted facades, cool roofing and concrete driveways, to reduce heat island effect and save on cooling costs. Using sensor-controlled lighting and HVAC systems, tenants of the building save approximately \$36,000 annually in energy costs alone.

## SUSTAINABILITY HIGHLIGHTS:

- 14% reduced energy use
- Water savings: 379,531 gallons per year
- 92% construction waste diverted from landfill