



GREENHAVEN
McKINNEY, TEXAS

22% improved energy efficiency over International Energy Conservation Code

900,000 gallons of water saved each year

19 units/acre = high-density development



LEED® Facts

Greenhaven
McKinney, Texas

LEED for Homes
Certification awarded November 17, 2009

Silver 55.5*

Sustainable Sites 7/22

Water Efficiency 6/15

Energy & Atmosphere 8.5/38

Materials & Resources 9/16

Indoor Environmental Quality 8/21

Locations & Linkages 8/10

Awareness & Education 2/3

Innovation & Design 7/11

*Out of a possible 136 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

GREENHAVEN

Green Features, Strong Rentals

A look at the benefits of LEED Silver certification.

PROJECT BACKGROUND

Fore Property Company (FORE) is a vertically integrated, national real estate enterprise that develops, constructs and manages high quality, multifamily housing. In 2008, with the economy in turmoil, FORE determined it could sustain sales growth by building to a LEED for Homes standard. Greenhaven – a 216-unit, Class-A multifamily community in McKinney, Texas – was the company's first foray in that direction. Interestingly, Greenhaven also became the first multifamily garden community in Texas to receive the prestigious LEED Silver certification award.

BUILDING SMARTER, INDOORS AND OUT

When designing Greenhaven, FORE sought to deliver features and amenities common to the Dallas area, while also creating a community that seamlessly integrates new building technologies and techniques that help reduce energy and water consumption, and improve indoor environmental quality.

Significant energy savings were realized through ENERGY STAR® windows and appliances, high-efficiency HVAC units and compact fluorescent lighting. Additionally, MERV 8 air filters, CRI Green Label Plus carpets, and low-VOC paints enhanced the quality of the indoor environment.

Beyond the measures taken to ensure a healthier indoor environment, FORE incorporated a number of exterior elements that have a significant impact on overall performance. By adding photo-voltaic panels to the roof of the carport, FORE estimates they will be able to offset much of the electricity used in the community's shared clubhouse.

By limiting the presence of conventional turf grasses on the project, seeking local and drought tolerant plants, and installing a drip irrigation system with rain sensors, Greenhaven minimizes its impact on local water supplies. In addition, the irrigation system was fully inspected by a third party, to ensure it operates as designed.

MEASURING SUCCESS

By all accounts, Greenhaven is a success. The property has leased 29% faster than budgeted, while FORE has offered free rent concessions that are 33% to 66% lower than local competitors. As a result, the up-front costs associated with Greenhaven's LEED for Homes enhancements should be recovered in approximately one year. What's more, renter profiles have improved from traditional 20-something singles to families, retirees and other more stable demographics that appreciate the property's many green features.

Not only have leasing expectations been exceeded, but it also appears that the development will be upwards of 20 percent more energy efficient than comparable structures designed as recently as 2004. Additional estimates indicate that Greenhaven residents will reduce their carbon footprint by 280 tons per year, use 900,000 fewer gallons of water each year, and lower their energy bills by about \$1.6 million over the next 20 years.

For Fore Property Company, with a presence in 15 states and 36 cities, this is just the beginning. Taking what it has learned at Greenhaven, the company plans to construct many more LEED-certified residences.

“The leasing at Greenhaven has been successful and we attribute that to the community being eco-friendly and LEED-certified.”

Jonathan Fore,

Vice President of Fore Property Company



Architect: BGO Architects, Inc.
General Contractor: CANV Construction
Owner: Fore Property Company
Provider: TexEnergy Solutions
Civil Engineers: Sanchez & Associates, LLC
Structural Engineers: PPO Consulting Engineering
MEP Engineers/Consultant: PHA Consulting Engineers

Project Size: 10 bldgs / 216 Units
Total Project Cost: \$22 million

Photography Courtesy of: Jennifer Beck, JBeck Photography

ABOUT LEED

The LEED® green building certification system is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.



www.usgbc.org
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