

Fore Property Co. Highlights Commitment to Triple Bottom Line with Maryland Multifamily Project

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Groveton Manager Kim Robinson, USGBC SVP Roger Platt, Fore VP Jim Sullivan, Councilman Ken Oliver, MD Chapter Chair Nathan Robb

In the green building movement, there has long been consensus that to effect real change in how we address the built environment, a unilateral approach by any one party simply will not do. Instead, the movement must be built around a consortium of partners in the private, public and nonprofit sectors working together to most effectively advance buildings that are better for the environment and for the people who use them every day.

[Fore Property Co.](#), a national real estate firm specializing in multifamily housing construction and management, is an excellent example of an organization in the private sector that is doing its part to create a sustainable future. In March, I had the pleasure of attending a plaque ceremony for Groveton Green Apartments in Owings Mills, Md., the first apartment community in Owings Mills to achieve Gold certification under the LEED for Homes rating system. Fore Property Co. Vice President Jim Sullivan, Baltimore County Councilman Kenneth Oliver, USGBC Maryland Chapter Chairman Nathan Robb and Baltimore County Director of Environmental Protection and Sustainability Vincent Gardina were also in attendance.

By securing LEED Gold for Groveton, Fore Property has demonstrated its commitment to environmental stewardship. The company made the decision to pursue LEED certification for Groveton in 2007, when LEED was still relatively new in the multifamily sector, and even as the economy soured, Fore Property remained attached to its goal.

Beyond Groveton, Fore Property is now constructing its fifth project designed to achieve LEED certification, and it has LEED projects in Colorado, North Carolina, Maryland and Texas, where it developed the first multifamily LEED project in North Texas.

In addition to its commitment to green practices and the health and well-being of its tenants, Fore Property's pursuit of LEED is also based in the strong business case for green building — namely, faster leasing at their LEED projects. This bottom-line benefit is buoyed by ongoing water and energy savings the building will enjoy, thanks to its high-efficiency irrigation systems, fixtures and appliances, as well as ENERGY STAR windows, appliances and fans. Collectively, these features are projected to make Groveton Green Apartments 26 percent more energy efficient than a comparable building.

Congratulations again to Fore Property Co. on its remarkable achievement. We hope that as green building gains further momentum, more organizations will look to Fore Property as a leader in the movement to create healthy, high-performing buildings from which everyone will benefit.

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