

18-1

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Ms, Dana Stidham  
Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

December 12, 2006

Dear Ms. Stidham,

For your review, we have attached our firm's assessment of how the University Village green development project meets the requirements of the US Green Building Council's LEED (Leadership in Energy and Environmental Design)-Neighborhood Development draft rating system. Because of the scale and diversity of the University Village project, we felt that the LEED-ND rating system would be the most appropriate benchmarking tool, even though it is still in its draft form (dated 9/6/05). As defined by the USGBC, LEED-ND is intended to be used to certify "exemplary development projects that perform well in terms of smart growth, urbanism, and green building, and may constitute whole neighborhoods, fractions of neighborhoods, or multiple neighborhoods." Please note that the pilot version of the LEED-ND rating system has not yet been released but is expected to roll-out early in 2007. We expect that the specific credits and requirements listed in pilot version may be substantially different from the draft version upon which we based our assessment; however, the intent of the rating system should remain in tact. Once the pilot is ready for application, we will work with East West's team to submit as a pilot project. Should we not be selected as a pilot (selection is based on a number of factors, including geography), we will continue to work with the team to evolve the plans as if we were in the pilot program.

As a firm that is devoted exclusively to the design and development of green projects, it is our professional opinion that University Village is a more sustainable model for neighborhood development projects. True to the green design process, we were engaged early in the planning process and have been excited to work with East West's team over the past year to continually evaluate and improve the sustainability of the University Village development plan. From a "pattern" perspective, the project's location and site plan excels; by re-developing a site in a mixed-use and pedestrian friendly way, the project has positioned itself as more sustainable from the start. In addition, the massing and orientation of the buildings will take advantage of the sun to reduce energy consumption while providing natural light. As the actual details of the buildings continue to be developed, we will work closely with the development team to integrate sustainable systems and material choices.

On a personal note, it has been a pleasure to work with such an open-minded team that is focused on providing a better quality of life for residents and neighborhoods—even when it could mean additional upfront costs. We look forward to our continued work with East West Partners to shape University Village in a more sustainable manner.

Should you have any questions about the LEED-ND materials we have assembled, you are welcome to contact us directly.

Sincerely yours,

Jennifer Rezeli, Principal

Scott Kelly, Principal



Yes ? No		Possible Pts		Requirements and Project Approach	
20	2	6	28 Points (75%)	Location Efficiency	
Y				Prereq 1	Prerequisite: Transportation Efficiency  <b>Requirement:</b> Locate project on infill site or previously developed site OR near adequate transit OR near neighborhood amenities. <b>Approach:</b> Site is previously developed and located < 1320' from Chapel Hill Transit and Triangle Transit.
Y				Prereq 2	Prerequisite: Water & Stormwater Infrastructure Efficiency  <b>Requirement:</b> Use a site with existing water and sewer; OR within planned water & sewer area AND provide required infrastructure. <b>Approach:</b> The site is served by existing water and sewer.
10			3 to 10	Credit 2	Adjacent, Infill, or Previously Developed Site  <b>Requirement:</b> Locate project on an adjacent site (3pts); OR an infill site (7pts); OR on a previously developed site (10pts). <b>Approach:</b> This project achieves the maximum possible points because it is a previously developed site.
3	2		2 to 6	Credit 3	Reduced Automobile Dependence  <b>Requirement:</b> Use a site with easy access to +/- 60 transit rides/day; OR use a site that is within the study area of a MPO AND within a transportation zone where VMT / capita >/= 80% of avg of entire metro area; OR use a site with a nearby vehicle-sharing program. <b>Approach:</b> Preliminary transit calculations show ~60 rides/day (1pt) and a nearby Zipcar program (1pt).
4			4	Credit 4	Contribution to Jobs-Housing Balance  <b>Requirement:</b> Locate site within 1/2 mi of pre-development jobs >/= 50% of dwelling units in project. <b>Approach:</b> The project includes a total of 203 units. There are jobs for >50% of 203 dwelling units within 1/2 mi of the site.
1			1	Credit 5	School Proximity  <b>Requirement:</b> Include residences AND uses a site that borders OR is within 1/2 mi walk of a public school. <b>Approach:</b> The project includes residences and is within 1/2 walk of Glenwood Elementary.
2			2	Credit 6	Access to Public Space  <b>Requirement:</b> Locate and/or design a project whose residential and commercial entrances are within 1/2 mi of a public space. <b>Approach:</b> The project has been designed with a central plaza that is less than 1/4 mile from all residential and commercial entrances.

18.2



18-4

1	Credit 7	Minimize Site Disturbance Through Site Design	1	<p><b>Requirement:</b> Use a previously developed site; OR do not develop or disturb a proportion of previously developed land AND stipulate in CC&amp;R's that the land will be protected in perpetuity.</p> <p><b>Approach:</b> The project is located on a site that was 100% previously developed.</p>
1	Credit 8	Maintain Stormwater Runoff Rates	1	<p><b>Requirement:</b> Maintain volume rates so the post-project development 2-year, 24-hour peak discharge volume does not exceed pre-project development 2-yr, 24-hr peak volume.</p> <p><b>Approach:</b> Engineering calculations show that the referenced discharge volumes will be achieved through Integrated Management Practices and Best Management Practicing, including two underground detention systems.</p>
1	Credit 9	Reduce Stormwater Runoff Rates	1	<p><b>Requirement:</b> Implement stormwater management plan that decreases rate and quantity of post-project development by 25%.</p> <p><b>Approach:</b> It is unknown at this time whether or not this credit will be achieved.</p>
2	Credit 10	Stormwater Treatment	2	<p><b>Requirement:</b> Implement stormwater management plan that captures and treats storm run-off from 90% of annual rainfall that removes 80% of average post-development total suspended solids.</p> <p><b>Approach:</b> Engineering calculations show that Stormceptors will remove at least 85% of average post-development total suspended solids.</p>

Yes ? No  
18 13 9

Possible Pts Requirements and Project Approach  
42 Points (37%)

Yes	No	Possible Pts	Requirements and Project Approach
18	13	9	Compact, Complete, & Connected Neighborhoods
Y			<p><b>Prereq 1 Open Community</b></p> <p><b>Requirement:</b> Ensure public access to all streets, sidewalks and public spaces and that none are within a gated enclave. <b>Approach:</b> The project is accessible to the public; no streets, sidewalks or public spaces are within a gated enclave.</p>
Y			<p><b>Prereq 2 Compact Development</b></p> <p><b>Requirement:</b> Build residential components of project at average density of <math>\geq 7</math> units/acre of buildable land for residential use AND commercial components at an average intensity of FAR <math>\geq 0.50</math>. <b>Approach:</b> The project averages 40 units/acre for residential land and an average intensity of <math>&gt;1</math> for commercial.</p>
Y			<p><b>Prereq 3 Diversity of Uses</b></p> <p><b>Requirement:</b> Use maximum site of 7 acres; OR include residential AND no more than 90% of total interior sf is dedicated to any single use type. <b>Approach:</b> The project contains no more than ~50% of one use: 58,487sf of retail; 120,214 sf of office; 238,904 sf of residential; 70,000 sf of hotel.</p>
3		1 to 5	<p><b>Credit 1 Compact Development</b></p> <p><b>Requirement:</b> Design and build project to achieve average densities specified by LEED to promote livability, transportation efficiency and walkability. <b>Approach:</b> The project averages 40 units/acre for residential land (5 pts) and an average intensity of <math>&gt;1</math> for commercial (2pts). Pro-rating the points achieves 3 points.</p>
1		1	<p><b>Credit 2 Transit-Oriented Compactness</b></p> <p><b>Requirement:</b> Within 800 ft of a transit stop, density must be twice the average density or intensity of the entire project area or of the area within 1/4 mi of the transit stop (whichever is larger). <b>Approach:</b> Three bus stops, and one future transit stop, border the site. Within 800 ft of the stops, the project densities far exceed twice the average densities of the surrounding area which is comprised of single family residential and recreational space.</p>
3		1 to 3	<p><b>Credit 3 Diversity of Uses</b></p> <p><b>Requirement:</b> Include residences in the project and design or locate such that the majority of residential units are within 1/2 mi of 2 (1pt), 4 (2 pts) or 7 (3 pts) of non-residential use categories specified by LEED. <b>Approach:</b> The project includes residences, a majority of which are within 1/2 mile of <math>&gt;7</math> non-residential uses, such as a bank, gas station, golf course, and shopping center.</p>
		4	<p><b>Credit 4 Housing Diversity</b></p> <p><b>Requirement:</b> Provide housing diversity to score <math>\geq .5</math> on Simpson Index using categories specified by LEED. <b>Approach:</b> The project provides a housing type that is not available in the surrounding area, adding to the diversity of housing in the area. However, the specific calculation required by LEED has not yet been performed due to lack of exact information about the number of dwelling units in a 1/4 mile radius.</p>
2		1 to 2	<p><b>Credit 6 Affordable For-Sale Housing</b></p> <p><b>Requirement:</b> Provide at least 10% of for-sale units priced for households earning 100% of median income (1pt) OR provide at least 20% of for-sale units priced for households earning 120% of median income (2pts). <b>Approach:</b> 30% of the for-sale units are for 80% median income, far exceeding the LEED standard.</p>
2		2	<p><b>Credit 7 Reduced Parking Footprint</b></p> <p><b>Requirement:</b> Use no more than 1 row of parallel, angled or perpendicular parking to separate building fronts from streets (1pt) AND/OR use no more than 20% of project land for residential and/or commercial uses for surface parking (1pt). <b>Approach:</b> The project does not separate building fronts from the street by more than one row of parking and uses 20% of project land for surface parking and drives.</p>

185



187

1	1	Credit 17 Superior Pedestrian Experience	1 to 2	<p><b>Requirement:</b> For commercial or mixed-use no less than 50% of offices must include ground-level retail AND ensure that commercial or community services on ground-level are directly accessible from public spaces along street, AND/OR place trees to provide shade over 50% of walk length when mature.</p> <p><b>Approach:</b> All office uses include ground floor retail that is accessible from public spaces along a street (1pt). Shading calculations have not been performed but trees are expected to shade a majority of the sidewalks (if so, an additional point will be added).</p>
3	3	Credit 19 Transit Subsidy	3	<p><b>Requirement:</b> Provide transit passes at 1/2 cost for 1 year and publicize this availability; OR provide transit service running at least 5x / day for 1 year to major transit facilities.</p> <p><b>Approach:</b> The intent of this credit has been met by selecting a site with free, accessible bus service. The project will publicize bus service and post information about routes.</p>
1	1	Credit 20 Transit Amenities	1	<p><b>Requirement:</b> Provide a covered or partially covered bench in a shelter against winds at each transit stop within project boundary; OR provide kiosks/bulletin boards with posted local transit information.</p> <p><b>Approach:</b> The project will provide a kiosk/bulletin board to post vehicular and pedestrian transit information.</p>
1	1	Credit 21 Access to Nearby Communities	1	<p><b>Requirement:</b> Design and build one thru street every 1/6 mi.</p> <p><b>Approach:</b> There are no dead-ends in the project and you can move through the site from Prestwick to Rt 54 in two locations. However, it is unknown how USBGC will define a thru street.</p>

Possible Pts Requirements and Project Approach

25 Points (22%)

Yes ? No  
13 7 4

Resource Efficiency

5	Credit 1	Certified Green Building	1 to 5	<p><b>Requirement:</b> Design, construct or rehabilitate one building to be LEED certified as part of the project AND stipulate in CCRs that the requirement will be enforced in perpetuity.</p> <p><b>Approach:</b> It is anticipated that all buildings will be designed and constructed to achieve LEED certification.</p> <p><b>Requirement:</b> For non-residential and residential over 3-stories to 15% below ASHRAE 90.1-2004 or 15% below local code (whichever is more stringent) or, for residential below 3-stories, comply with Energy Star AND stipulate in CCRs that this requirement will be enforced in perpetuity; OR exceed those standards by 10% (2pts); OR exceed those standards by 20% (3pts).</p> <p><b>Approach:</b> Buildings will be well-insulated and will incorporate passive and active strategies for daylighting, heating and cooling the buildings.</p>
1	Credit 2	Energy Efficiency in Buildings	1 to 3	<p><b>Requirement:</b> Use 20% less water (1pt) or 30% less water (2pts) compared to baseline established in Energy Policy Act of '92, or local code, whichever is more stringent.</p> <p><b>Approach:</b> Through low-flow and waterless fixtures (where appropriate), the project anticipates reducing water consumption by at least 20%.</p>
1	Credit 3	Water Efficiency in Buildings	1 to 2	<p><b>Requirement:</b> For public portions: Provide shade within 5 yrs and/or use light colored materials with a reflectance of at least 0.3 and/or open grid pavement for 30% of non-roof impervious; OR 50% of parking underground or in structured parking; OR use open-grid paving for no less than 50% of streets &amp; parking; AND stipulate in CCRs this requirement will be met for each development phase; OR for un-shared portions, do the same; OR For any project: Use Energy Star compliant &amp; high emissivity roofing for at least 75% of roof; OR install vegetated roof for 50% of roof area of all building in project (or 75% if using combo of vegetation and high-albedo roofing); AND stipulate in CCRs that these requirements will be met for each development phase.</p> <p><b>Approach:</b> 68% of the total parking is either underground or covered by structured parking.</p>
1	Credit 4	Heat Island Reduction	1	<p><b>Requirement:</b> For common/public amenities, design and purchase equipment compliant with ASHRAE/IESNA Standards (or local energy code if more stringent); OR, For common/public amenities, reduce consumption by 15% compared to conventional equipment.</p> <p><b>Approach:</b> Preliminary conversations with Duke Energy about lighting fixtures show that this credit is achievable.</p>
1	Credit 5	Infrastructure Energy Efficiency	1	<p><b>Requirement:</b> Develop, or require in future build-out, the use of shared on-site non-polluting 5% of energy needs of all building uses and commonly owned infrastructure.</p> <p><b>Approach:</b> Both photo-voltaic and geo-exchange sources are under consideration. Preliminary discussions with consultants indicate that geo-exchange is the more feasible of the two options, but more investigation is needed.</p>
1	Credit 7	On-Site Renewable Energy Sources	1	<p><b>Requirement:</b> For public landscaped areas, reduce water consumption due to irrigation by 50% AND stipulate in CCRs to ensure future compliance by building owners.</p> <p><b>Approach:</b> The team will use native plants and either high-efficiency irrigation technology or rainwater harvesting to achieve this credit.</p>
1	Credit 8	Efficient Irrigation	1	<p><b>Requirement:</b> For public areas, design and build to catch and re-use at least 50% of greywater via greywater/stormwater systems AND stipulate in CCRs to mandate this over time.</p> <p><b>Approach:</b> The team is planning to re-use rainwater from the underground storage areas and possibly from above-ground cisterns, but it is unknown whether the full 50% can be achieved.</p>
2	Credit 9	Greywater & Stormwater Reuse	2	

188

1					
1	Credit 12	Recycled Content	1	<p><b>Requirement:</b> Build common infrastructure with salvaged or re-used materials OR whose sum of post-consumer + 1/2 post-industrial content is at least 5% of total value of materials; OR at least 10% of total value of materials.</p> <p><b>Approach:</b> Existing paving stone base will be used for sub-grade for future paving and ground floor parking area. Additional salvaged/recycled content materials will be considered as the design evolves.</p>	
1	Credit 14	Construction Waste Management	1	<p><b>Requirement:</b> Develop and implement a construction waste management plan that quantifies diversion goals and procedures to meet them; AND with demolition and land cleaning waste divert 50% from landfills OR recycle and re-use 25% on-site.</p> <p><b>Approach:</b> The construction waste management plan will provide separate dumpsters to recycle wood, plastic, steel and sheetrock. Specific percentages for re-use and recycling of demolition materials are TBD but the team has identified how to re-use or recycle key materials like: brick and CMU walls, doors/lights/plumbing fixtures, and concrete floor panels.</p>	
1	Credit 15	Comprehensive Waste Management	1	<p><b>Requirement:</b> Provide: at least one drop-off for household hazardous waste OR locate project in municipality that provides collection for these; AND at least one recycling/re-use station OR locate project in a municipality that provides recycling services for these; AND at least one compost station; AND publicize these features.</p> <p><b>Approach:</b> The project will provide at least one recycling/re-use station and is located in a County that collects household hazardous wastes.</p>	
1	Credit 16	Light Pollution Reduction	1	<p><b>Requirement:</b> For common areas, lighting to meet IESNA standards AND all exterior luminaires with 1000 initial lamp lumens to be shielded AND all with 3500 to meet full cutoff IESNA classification AND stipulate in CCRs to mandate this over time.</p> <p><b>Approach:</b> The lighting for common areas will meet the above specifications in order to reduce light pollution.</p>	

18-10

Possible Pts		Requirements and Project Approach	
6	5	6 Points (5%)	
Innovation & Design Process			
1	1	<b>Credit 1.2 IDP: Educational Site</b>	<b>Requirement:</b> Implement sustainability actions beyond those included in rating system that results in significant environmental benefits. <b>Approach:</b> Provide educational signage about the sustainable features of the project and schedule project tours.
1	1	<b>Credit 1.3 IDP: 40% CO2 emission reduction in concrete</b>	<b>Requirement:</b> Implement sustainability actions beyond those included in rating system that results in significant environmental benefits. <b>Approach:</b> Use blended cements such as a 60/40 blend between Portland and Slag. Concrete is responsible for 6%-7% of global CO2 emissions.
1	1	<b>Credit 1.4 IDP: Affordable For-Sale Housing</b>	<b>Requirement:</b> Implement sustainability actions beyond those included in rating system that results in significant environmental benefits. <b>Approach:</b> 30% of the for-sale units are for 80% median income, far exceeding the LEED standard in CCCN6.
1	1	<b>Credit 1.6 IDP: Car wash</b>	<b>Requirement:</b> Implement sustainability actions beyond those included in rating system that results in significant environmental benefits. <b>Approach:</b> Use captured rainwater for a car wash for residents.
2	2	<b>Credit 2 LEED™ Accredited Professional</b>	<b>Requirement:</b> Implement sustainability actions beyond those included in rating system that results in significant environmental benefits. <b>Approach:</b> An experienced LEED AP is serving as the project's Sustainability/LEED Consultant.

Yes ?	No
63	24
21	114

Project Totals (pre-certification estimates) 114 Points  
 Certified 46-56 points Silver 57-67 points Gold 68-90 points Platinum 91-114 points

18-11

# RE:VISION ARCHITECTURE Philadelphia, Pennsylvania

ABOUT US COLLABORATIVE SUSTAINABILITY EXPERTS

Re:Vision Architecture (RVA) specializes in environmentally sensitive planning and design that responds to the natural and built environments. In our diverse projects, you will find design solutions that are:

### Built to Last

*Buildings* that last begin with expertise in building technology. From historic preservation projects, RVA has observed first-hand which building elements last for hundreds of years and which fail within fifty. Drawing upon the best building strategies of yesterday's craftspeople, we integrate today's materials & proven technologies to conserve natural resources and lower operating costs.

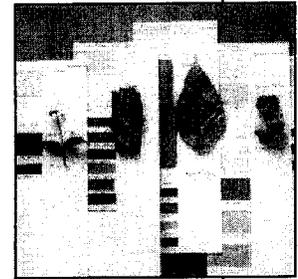
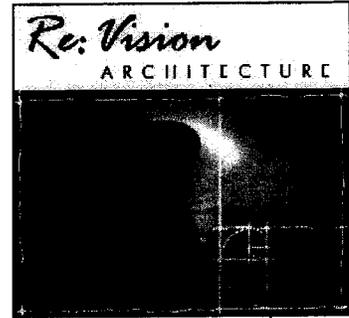
*Communities* that thrive tend to provide a mix of interesting uses that serve young and old alike. For campus and community design, we seek opportunities to improve links between people, places and the natural world.

### Built to Inspire

Because places that are beautiful, bright, comfortable, & flexible are the first to be filled and last to be abandoned, we maximize quality of life issues in every project. To keep spaces relevant over time, we design for individuality in the short-term & adaptability over time.

Through our community planning projects, we have learned that there is a significant difference between asking stakeholders to provide feedback on plans and engaging them in the generation of design concepts. To achieve a consensus-based building or community design that functions as a more sustainable and interconnected system, we use a unique participatory process.

Thinking globally but acting locally, Re:Vision Architecture was founded in 2001 to re-vision and restore the balance between natural and built environments. Comprised of architects, planners and L.E.E.D. consultants committed to healthy ecosystems and vibrant communities, Re:Vision Architecture brings together diverse talents to solve design challenges in a more sustainable way. Principal Scott Kelly was an early adopter of green design and is known in the national vanguard of sustainability; Principal Jennifer Rezeli is an experienced community planner, facilitator, and fundraiser.



INFO

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# PROFESSIONAL SERVICES



## ARCHITECTURE

Our past and present list of clients includes schools, nature centers, office buildings, government centers, civic spaces, houses of worship, theatres and private residences. Whether we are designing public or private spaces, our collaborative approach is well-suited to clients with a 'mission' or specific set of goals that can be advanced through thoughtful design.

## COMMUNITY PLANNING/CHARRETES

From planning the restoration of a historic building to mapping out the revitalization of a city block, our trained facilitators are skilled in helping diverse groups to achieve consensus around complex design challenges. While eliciting multiple perspectives, we are able to progress efficiently through the planning process.

## MASTER PLANNING

For large-scale building projects, we offer master planning and feasibility study services. Our whole systems approach explores the interrelationships between land, air, water, energy, buildings, and cost. With the goal of creating living documents that can respond to changing conditions, we structure our plans within frameworks that allow for inputs to change.

## FUNDRAISING

To assist our clients in moving designs from paper to plaster, we offer fundraising services that include grantwriting, prospect identification and fundraising drawings. To date, hundreds of thousands have been raised.

## SUSTAINABILITY CONSULTING

With an eye toward 'sustainability as status quo,' we consult to a variety of design professionals, manufacturers, non-profits and governmental agencies that are interested in working towards a greener future. LEED consulting is a substantial part of our work in this arena.

## TEACHING

To fulfill the our firm's educational mission, we routinely present lectures, tours and seminars on sustainable planning and design practices.

## ADVOCACY

As volunteers and board members, we support a number of non-profit organizations that promote sustainability in its many forms:  
*Delaware Valley Green Building Council ([www.dvgbc.org](http://www.dvgbc.org))*  
*Delaware Valley Earth Force ([www.earthforcegreen.com/index.htm](http://www.earthforcegreen.com/index.htm))*  
*Northeast Sustainable Energy Association ([www.nesea.org](http://www.nesea.org))*  
*Philadelphia AIA, Committee on the Environment ([www.aiaphila.org](http://www.aiaphila.org))*  
*Rebuild America ([www.rebuild.org](http://www.rebuild.org))*  
*Sustainable Business Network ([www.sbnphiladelphia.org](http://www.sbnphiladelphia.org))*

# WHAT IS A GREEN BUILDING ?

'Green' buildings are **better** buildings...better for the environment, better for occupants and better for the bottom line. With buildings consuming 40% of the land, water, energy, and raw materials used globally, buildings present the single largest opportunity for changing the sustainability equation. Stepping up the efficiency of buildings is critical as natural resource consumption rises, supplies diminish, and people become increasingly disenchanted with soulless and "sick" buildings. Building green is first and foremost a response to the need for better buildings.

Green buildings are **people-friendly** buildings. Occupants of a green building quickly note that it "feels good." Improved indoor environmental quality is a core component of green buildings. Not only do people enjoy natural light, clean air and thermal comfort but they require these elements to stay healthy and productive. Credible studies have demonstrated a strong connection between green building strategies and occupant health and well-being. In office settings and learning environments, personal health and well-being translates directly into increased productivity and reduced absenteeism.

Green buildings are **profitable** buildings. A recent report from the California Department of Finance concluded that the financial benefits of building green are over 10 times the additional first costs. These savings are attributed to reduced energy consumption, water use and waste; lower operations and maintenance; and, most importantly, increased occupant productivity, retention and health. Even the US Navy and Air Force have adopted green building standards in order to stretch military budgets. Capital costs for green buildings can be either greater or less than a standard building depending on the strategies used. However, over a thirty-year period, first costs represent only 20% of the total cost of a building. Reducing the other 80% that is generated by operations and maintenance is key to improving the bottom line.

Green buildings can be **simple and sophisticated** buildings. Green building strategies have been evolving for thousands of years. In today's best green buildings, age-old techniques of massing, orientation and shading are complemented by technologies such as sophisticated energy management systems and high-performance glazing.

Green buildings are (often but not always) **LEED** buildings. To set a common standard for 'green' buildings, the US Green Building Council developed the LEED (Leadership in Energy & Environmental Design) Green Building Rating System in 1998. The LEED Rating System sets a measurable standard for holistic green buildings that reflect several facets of sustainable design. Credits are awarded to projects in the major categories of: Site, Water, Energy, Materials and Indoor Environmental Quality. LEED is quickly gaining momentum as building owners recognize the value of having LEED-certified buildings.

'Green' buildings are the **future** of building. While it is unknown exactly when green buildings will become the norm, the trend is clear. Those embracing green buildings today are leading the way for others to follow.

