



March 17, 2008

Dear Mayor Leppert, Environmental Protection Agency (EPA) Regional Administrator Greene, and North Central Texas Council of Governments (NCTCOG) Executive Director Eastland,

Environmental improvement is achieved through cooperative action. Sustainable Development LLC is pleased to partner with the City of Dallas, US EPA, and NCTCOG to work towards implementing sustainable practices that help improve Dallas' air quality. Through the Dallas Sustainable Skylines Initiative, Sustainable Development LLC pledges to support one or more of the following project categories:

- Enhancing central city livability  
Brief project description:  
Proposed measurement of results:
- Promoting green buildings and developments  
Brief project description: All projects  
Proposed measurement of results: Sustainable Development LLC will work to make each and every project as sustainable and eco friendly as possible. Sustainable Development LLC utilizes advanced construction techniques to build more durable and more efficient properties. We look to eliminate unnecessary construction waste, construct a superior building envelope, proper site orientation, use alternative energy sources, and limit our impact on the construction site. We believe that sustainable design and development is vital for growth and durability and should be afforded to all socio economic groups.
- Implementing and promoting renewable energy/energy efficiency  
Brief project description: Work with the City of Dallas to host renewable energy and sustainability workshops for homeowners and developers.  
Proposed measurement of results: Number of people reached through the educational workshops and the number of workshops held.
- Reducing emissions from stationary and area sources  
Brief project description:  
Proposed measurement of results:
- Reducing air emissions from off-road equipment  
Brief project description:  
Proposed measurement of results:

As members of the Dallas community, we recognize our responsibility to be good environmental stewards and manage our environmental impacts in a way that provides for a sustainable future. We look forward to building a sustainable Dallas with you.

Sincerely,

*Trey Neville*  
Sustainable Development LLC

The **Dallas Sustainable Skylines Initiative** is a joint effort with the primary goal of implementing sustainable practices to help improve Dallas' air quality. Through Initiative-guided voluntary projects, the Initiative aims to achieve measurable environmental benefits--particularly the reduction of air emissions, but also the significant improvement of water and land quality--while simultaneously contributing to the vitality of the Dallas economy and the quality of life of Dallas' citizens. In the longer term, the Initiative aims to create a successful and reproducible program that serves as a model for other cities.



## **Sustainable Development -**

Sustainable Development helps create more economic opportunities, build great places where people want to live and visit, preserve the qualities people love about their communities, and protect environmental resources.

The ultimate goal at Sustainable Development is to design and develop buildings that can be restorative to the earth just like a tree. These buildings will harvest and purify water and recharge our aquifers and landscapes in a purer form. They can accrue and utilize sustainable energy. Sustainable Development will strive to provide inspiration for its building occupants while helping them learn and grow in a “green” world. As we continue to move forward, we will always research the latest technology and ideas to help achieve our ultimate goal, which is giving back to the environment.

## **Linden Heights - Green Home Building Elements**

While individual elements may contribute to a “greener” house, the successful integration of all elements and products within a building design can result in a home that is energy efficient, lower cost to operate and maintain, high quality, and promotes health & safety for its owners and community.

### **Location**

- Infill site
- Previously Developed Site
- Utilizes existing water and sewer
- Accessible to community resources and public transportation

### **Sustainable Site**

- Minimal disturbance to the site
- Limited turf grass
- Drought tolerant native grasses and plants
- Pervious Concrete
- Professionally designed erosion control

### **Water Efficiency**

- Rainwater Harvesting System
- Grey Water Re-Use system
- Professionally designed and installed landscape design with low flow
- High Efficient plumbing fixtures (Toilets, Showers, and Faucets)

### **Energy and Atmosphere**

- Exceeds Performance of ENERGY STAR for Homes

- Natural Gas tank less on-demand water heaters
- Minimum ozone depletion
- Orient houses along east / west axis
- Provide shading or thermal breaks on the east and west walls
- Design for effective cross-ventilation
- House design allows for a minimum of 600 sq. ft. of living space per ton of cooling
- Proper sizing and operation of highly efficient HVAC systems as well as energy efficient appliances and lighting
- Ceiling fans in all main rooms and bedrooms
- Compact fluorescent lamps
- Solar powered, motion-detector exterior lighting
- Install PV-Solar System
- Zero-Net Energy Homes

### **Materials and Resources**

- Advanced framing techniques
- Environmentally Preferable Products:
  - Recycled Glass Counter Tops
  - Recycled Gypsum Sheet Rock
  - No VOC Paint
  - Bamboo Flooring
  - Sea Grass Flooring
  - Metal Roof
  
- Goal of 100% Waste Reduction