

LAND DEVELOPMENT

Project transforms textile mill campus

Describe the project, its size, cost, features and finances.

Situated in downtown Durham, Golden Belt is a \$26 million, 155,000-square-foot rehabilitation of a six-building, seven-acre historic textile mill campus. Inspired by the local culture and nation's best urban settings, the complex unites a blend of people, arts, entertainment and commerce with 35 artist studios, 37 loft apartments, a live music venue, restaurants and retail and office space. Golden Belt opened in July 2008 and anticipates receiving at least a LEED Silver rating later this year.

What are the project's specific sustainable features and what was the cost of these additions?

Project construction focused heavily on wise use of materials and resources – 95 percent of the existing structure was recycled and 10 percent to 20 percent of construction materials came from recycled and/or local sources. Insulated glass, tinted to reduce solar heat gain, was paired with historic windows and high efficiency heating/cooling systems to reduce energy use. Drought-tolerant landscaping reduces the heat effect of the campus, while bicycle racks and a ride-share program promote sustainable transportation. Utilizing non-hazardous, renewable and organic materials was a key focus of the construction methodology and materials selection.

Why did you include these features, and do these features provide any commercial benefits?

Green building is a core goal for Scientific Properties as a developer that focuses on urban projects with a strong commitment to the community. With the inclusion of sustainable features such as Energy Star appliances, high efficiency heating/cooling systems, energy-efficient windows and water-saving fixtures, energy and water costs for tenants are reduced, thereby affecting their total operating expenses.

Did you attract any tenants/buyers because of these sustainable features? Which ones?

GOLDEN BELT REDEVELOPMENT

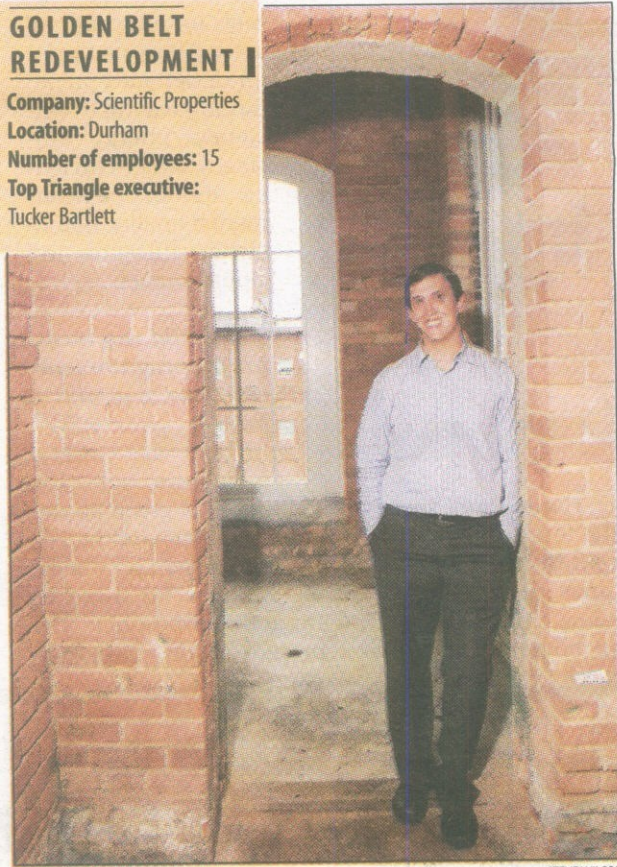
Company: Scientific Properties

Location: Durham

Number of employees: 15

Top Triangle executive:

Tucker Bartlett



STEVE WILSON

Tucker Bartlett is chief operating officer of Scientific Properties.

Potential tenants have been excited to discover that the green features of Golden Belt do not sacrifice – and frequently complement – the cutting-edge design of the project. Residents have bamboo stair treads, polished concrete floors, stainless steel Energy Star appliances, dual-flush toilets and abundant natural light. Several prospective tenants have emphasized their attraction to Golden Belt's history and green building principles.