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Green Homes





A NEW DEVELOPMENT
AT THE GREENBRIER
SPORTING CLUB
IS PAVING THE WAY
FOR AN
ECO-LUXE MOVEMENT
THAT IS SURE
TO INSPIRE OTHERS.
LIVING GREEN JUST
TOOK A BIG STEP
FORWARD.



story by JOSH BALDWIN

If the ways in which we live

are becoming more and more entrenched in the idea of sustainability, then it seems apropos that the places in which we live would follow. Green Homes at The Greenbrier is The Sporting Club's newest neighborhood, a foray into the "luxé green" movement that has taken hold of so many developments in the more progressive pockets of the world.

Green Homes at The Greenbrier will consist of 56 lots over a 213 acre property that is located on the northern side of The Summit neighborhood. Homeowners will have easy access to the amenities at The Summit (see page 32), including The Barn and infinity pool overlooking the mountains to the east.

For their Green Homes initiative, The Sporting Club's developer, DPS Development Company, LLC (DPS), has united with acclaimed architect Campion Platt and EarthWise Homes, LLC, The Greenbrier Sporting Club's newest resource for constructing environmentally conscious, luxury, custom homes. EarthWise is an affiliate of Sterling Construction Management, a local residential construction firm widely respected for its craftsmanship, precision and

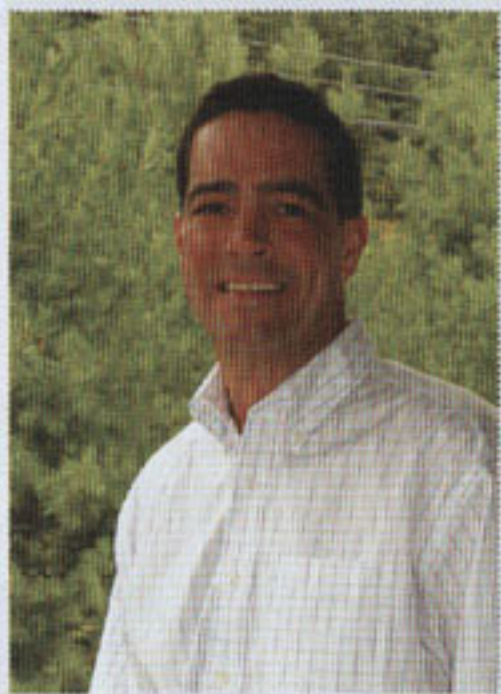


Renderings of homes to be constructed at Green Homes at The Greenbrier, The Greenbrier Sporting Club's newest development.

solidly-built homes in existing neighborhoods at The Greenbrier Sporting Club and led by Robert E. Vass III and Peer Rinde-Thorsen.

EarthWise constructs Timberpeg® post and beam homes in the new Green Homes at The Greenbrier. With almost 35 years of experience in designing and building timber frame homes, Timberpeg® is a leader in promoting energy conscious, yet artful timber frame designs, and sources its wood products from forests that have been sustainably managed. The post and beam frame allows for the use of structural insulated panels (SIPs) that provide extraordinary insulation values with very low infiltration rates.

All homes in the neighborhood will be constructed according to the National Association of Homebuilders



ROBERT E. VASS III

(NAHB) Model Green Home Building Guidelines and National Green Building Standards, which incorporate environmentally-friendly methods into every phase of the home building process. These guidelines and standards provide a rating system ranked from bronze to emerald. Platt's designs for homes at The Sporting Club will be rated at no less than the gold level. Proof that the homes have been built according to these guidelines is done by an independent third-party verifier approved by the NAHB Research Center. (More information about the guidelines and verification process may be found at www.nahbgreen.org.)

Landscaping in the neighborhood will incorporate a variety of drought-resistant shrubbery, plants, and trees. The landscaped environment will then be irrigated by rainwater

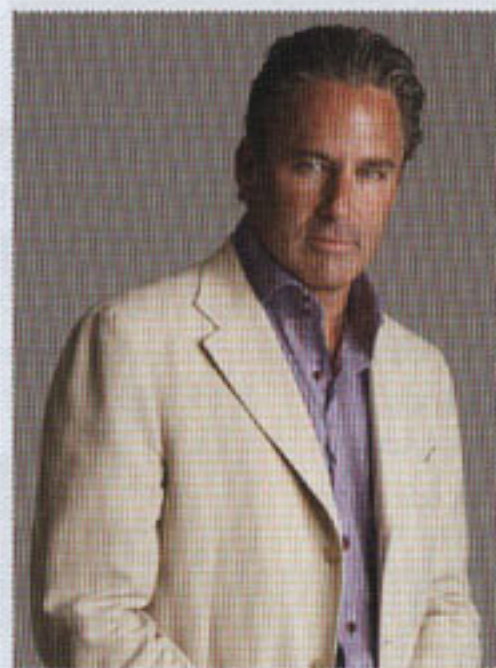
DAN PAQUETTE



collection systems. Architects and builders are taking careful measures to disturb very little of the original environment, as well as recycling or reusing any construction debris created by the process. Recycling metal, cardboard and aluminum involved in construction greatly reduces the impact on local landfill sites. The use of recycled sheetrock and reclaimed flooring materials completes the loop of the material life cycle of the home.

Dan Paquette, Vice President of Planning and Development for DPS, says that the entire planning process was focused on the natural environment, preserving as much of the indigenous and mature vegetation as possible.

"Roads were designed in alignment with natural grades to minimize cut and fill



CAMPION PLATT

Platt, Architectural Digest's AD 100 International Directory of the World's Top 100 Architects and Interior Designers, says, "There is a myriad of organic products out there, but not everyone wants their house to look like a spa. The next level of products we will see in the coming year should begin to address this aesthetic hole."

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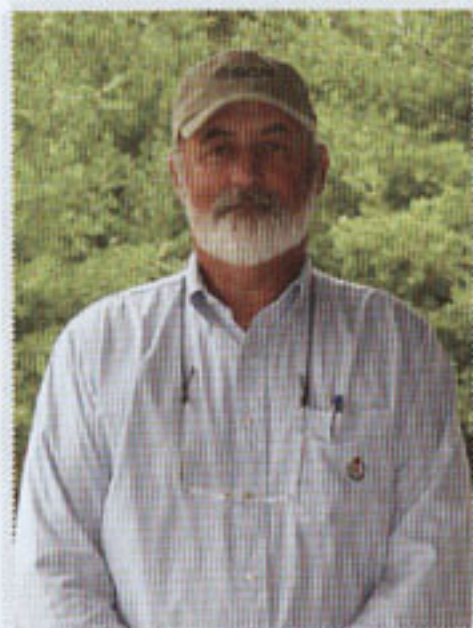
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PEER RINDE-THORSEN

and to facilitate natural storm water management," Poquette says. He adds that there is also a hiking trail system, coupled with extensive conservation areas that both address and create wildlife corridors. "The use of a linked park system, dedicated open space, wildlife corridors and natural wind and light access provides a truly harmonious living environment."

Platt, Architectural Digest's AD 100 International Directory of the World's Top 100 Architects and Interior Designers, says that one of the key components in building eco-friendly neighborhoods is using as many local products as possible.

"As a team, DPS and I have researched innumerable possible products, and in particular those available locally to The Sporting Club for use in the construction of the exterior as well as the interior," Platt says.

Using products from this area not only adds a healthy boost to the local economy, but also



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allows developers to decrease their carbon footprint throughout the process, as local products don't require as much energy to transport to build sites. The use of native stone for walls and fireplaces, indigenous hardwoods for flooring, local artisans for hand-wrought iron work and regional soapstone for countertops are examples of resource efficiency. Similarly, the homes themselves are built to tread softly on the earth's carbon crunch. The structural insulated panels used in the home are layered over the exterior fir timber frame. The structures themselves also sit on pre-fabricated foundation systems, providing highly-insulated lower levels and reducing the amount of concrete

needed. The homes have high-insulating windows, and options exist for homeowners to equip their homes with earth-coupling technology that harnesses geothermal heat sources for both heating and cooling. Paquette explains that the use of geo-thermal heat pumps can mean a 40 to 50 percent reduction in the amount of fossil fuels required for the heating and cooling loads. "By using the imbedded energy from the earth in geo-thermal heat pumps, small amounts of electricity are used extraordinarily efficiently," Paquette says.

Planning for Green Homes at The Greenbrier presented many challenges, although Paquette sees such challenges as an expanded way to look at the design and building practice. Paquette says, "The development of modern materials, which include these high R-Value structural insulation systems, low U-Value window and door systems, high efficiency heating and cooling systems, energy efficient lighting systems, low water consuming plumbing fixtures and low toxicity paints and finishes are all features incorporated in the design without impacting on the architectural integrity. It is truly reassembling the pieces in a deliberate fashion with no compromise to architectural quality."

Campion Platt adds, "The largest challenge we all

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face now is not the lack of technology and innovation in green design, rather the choice of excellent quality and beautiful products to choose from and to design with. There is a myriad of organic products out there, but not everyone wants their house to look like a spa. The next level of products we will see in the coming year should begin to address this aesthetic hole. In the meantime, I will continue designing into the 'luxe green' arena with a series of new lines of furniture and eco-friendly textiles."

The Green Homes neighborhood is the logical and anticipated next step at the Greenbrier Sporting Club. Paquette notes that, throughout the history of the project, all of the buildings and neighborhoods created respected the environment in every way imaginable. And with the development of the first true, and third-party verifiable, green building standards introduced this year, the build team now has the regulatory and technical tools to define green buildings. Paquette adds, "The architecture in the green neighborhood, as with all previous homes designed and built at the Greenbrier, will continue to reflect the extraordinary quality of the built environment already established in the project."



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