

CASE STUDY



The Urban Towers / Irving, TX

Overview

The Urban Towers at Las Colinas is owned by CB Richard Ellis Investors, a commercial real estate investment firm committed to sustainable practices. Recently, CB Richard Ellis announced their “Planet Building” program, which is an initiative that shifts the traditional paradigm of how CBRE uses and operates commercial real estate in order to achieve greater operational efficiency. It is a holistic approach to environmental responsibility that incorporates the entire spectrum of activities surrounding a commercial real estate asset. The ultimate goal is to become carbon-neutral by 2010. In keeping with that objective, The Urban Towers at Las Colinas has endeavored to apply for LEED Certification.

The Urban Towers at Las Colinas is located at 222 W. Las Colinas Blvd., Irving, TX 75039. Las Colinas is a 12,000-acre master planned community located within the city of Irving, Texas. Las Colinas is fifteen minutes from the Dallas/Fort Worth International Airport and is a unique combination of commercial, residential, educational, recreational and retail land uses developed in harmony with the environment.

Quick Facts

- Reduced water usage by 1,741,000 gallons/year
- Reduced electricity costs by \$597,092
- Increased property value by \$6,634,355

Size

843,650 SF

Services

Leasing/Marketing
Project Management
Property Management
Strategic Accounts Group

Environmental Solutions

Sustainable Sites

- Implemented an integrated pest management and landscape policy that adequately addresses erosion and sedimentation control and reduces the use of toxic pesticides

Water Conservation

- The project team specified low-flow plumbing fixtures, including toilets and faucets. As a result, the building reduced its water use by 32%, saving 1,741 kgal of water annually.

Energy and Atmosphere

- Implemented a systematic process to understand the operation of the major energy-use systems, options for optimization and a plan for improvements
- Implemented no-cost and low-cost energy conservation measures as recommended by the ASHRAE level II Energy audit team
- Replaced major components on cooling towers, chillers, AHUs
- Installed CO2 sensors in AHU returns
- Performed a lighting retrofit in the building
- Optimized the lighting schedule
- Implemented an energy awareness program and installed occupancy sensors
- Incorporated day cleaning, which reduced after-hours lighting and reduced labor costs

Materials and Resources

- Commenced a sustainable purchasing policy
- Commenced a green cleaning program
- Commenced a waste reduction and recycling program with a target of reusing or recycling more than 50% of the waste stream
- Commenced a battery recycling program with a target of diverting 80% of all discarded batteries

Results

As a result of CBREI's efforts, the Urban Towers was awarded with LEED EB: O&M Silver certification by the U.S. Green Building Council in June, 2009. The property earned an ENERGY STAR® rating of 91. Since 2009, water usage has been reduced by 1,741,000 gallons annually, electric operating cost savings are \$597,092/year and the total increase in property value is \$6,634,355 based on a 9% capitalization rate.