

Roxton Case Study



Project Information

Project Type: Multifamily Mixed Income Remodel

Location: Denton, Texas
Urban remodel

National Green Building Standard Certification Level: Emerald

Date Completed: 2013

Climate Zone: 3

Project Team

Builder: Pinnacle Housing Group

Designer: Miller Slayton Architects

Engineer: Cole Design Group Inc.

Interior Designer: Denny Interior Design Inc.

Verifier: TexEnergy Solutions/
US Ecologic

Specifics

The Roxton (formerly Singing Oaks) is an urban, low-rise multifamily apartment complex with 16 buildings containing 126 units in all. The 1970s garden-style community was remodeled to achieve Emerald level NGBS Green Certification.

It was the first ever certified Emerald level NGBS Green Certified Remodel multifamily development in the country.

It offers 1-, 2-, and 3- bedroom apartments, along with a community room, playground, gazebo and fitness center.



Cost Notes

“To be sustainable over time as well as profitable in the long term, green just makes sense, economically as well as socially.” -Pinnacle Housing Group’s Lisa Stephens



Key Features:

- Rehab resulted in over 63% energy savings.
- Overall water savings post remodel (interior and exterior) over 53%.
- Each building was individually mocked up through energy modeling software to ensure energy performance.
- Each unit has low-flow faucets and showerheads.
- All appliances are Energy Star certified.
- Low emission materials were used, promoting indoor air quality and tenant health.



Other Details

- The entire project was a gut rehab from an original 1970s apartment building. The Roxton is fully remodeled and includes state-of-the-art equipment, appliances, and heating, cooling and lighting systems.
- Each of the original 16 buildings was rigorously inspected and tested to establish a baseline of energy and water use, then continued with ongoing inspections and documentation throughout construction to verify savings.
- The Roxton is the largest NGBS Remodel project in the United States.



Accountability and Certainty

“Third-party verification ensures that the contractors as well as their subcontractors are accountable for both the products purchased and the proper installation in the building. It provides a level of comfort for the Owner and Developer that an outside party has attested these requirements have been met and that the development team’s vision of creating a healthy living environments has been maintained. - Lisa Stephens, Pinnacle Housing Group

All information in this case study was provided by one or more members of the project team.

For information on certifying your project to the NGBS, visit homeinnovation.com/green



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For more information visit
nahb.org/sustainability