

# Summit Parque Case Study



## Project Information

**Project Type:** New Multifamily  
Mixed Income

**Location:** Dallas, Texas  
Urban infill lot

**National Green Building Standard  
Certification Level:** Silver

**Date Completed:** 2016

**Climate Zone:** 3

## Project Team

**Builder:** Pinnacle Housing Group

**Designer:** 5G Studio

**Engineer:** Cole Design Group, Inc.

**Interior Designer:** 5G Studio

**Verifier:** TexEnergy Solutions

## Specifics

Summit Parque is a 100-unit, mixed-income, family-oriented, urban infill development on a dense 1.4-acre site.

The seven-story residential development was designed with energy efficiency in mind and offers its residents unparalleled living with all of the conveniences of an urban location.

Innovative design created a beautiful balance of building-as-sculpture with intriguing blocks of color on the facade, matching its urban surroundings while maintaining residential appeal. It offers one-, two- and three-bedroom units.

Community and resident enrichment activities are offered, allowing the residents to enhance their abilities while contributing to the community. Some of the activities planned for Summit Parque are social activities, health and nutrition education, character-building and fitness programs.



*A view of  
Summit Parque*

## 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



*Low VOC finishes  
throughout the  
apartment*

**Key Features:**

- Rooftop solar photo voltaic array
- Rooftop terrace
- Energy Star refrigerators, dishwashers, and bathroom exhaust fans
- 100% high efficacy unit lighting
- Photo sensors on corridor lights
- FloorScore certified luxury vinyl flooring
- Low-VOC interior paint and coatings
- Increased comfort through a tight building envelope
- Utility systems operate at 12% greater efficiency than conventionally built buildings of the same size in Texas
- Tenant education about the green features of the apartments provided at the time of leasing and always available at the office
- Surrounded by many community resources such as employment centers and hospitals, and a top-tier school system

*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](http://homeinnovation.com/green)*



**Why NGBS?**

“NGBS certification not only provides peace of mind for the owner and developer but as a multifamily operator, having the certification assures our residents that the buildings are designed to provide healthy living environments while reducing their cost of living. As a developer, builder and owner of affordable housing, social responsibility is one of our core principals.” –Lisa Stephens, Pinnacle Housing Group

