

## **Downtown Durham Lands First Gold-Certified LEED Historic Campus in the Southeast**

**Golden Belt becomes the largest, all-historic, gold-certified campus in the region and one of only two LEED-certified options for large office/retail space in the Triangle**

DURHAM, North Carolina, January 11, 2010 – Leading Durham developer, Scientific Properties, received the final word on a LEED (Leadership in Energy and Environmental Design) application in December 2009 and the news was golden. Golden Belt—a 155,000 square foot, six-building, seven-acre historic mixed-use campus—was certified Gold by the U.S. Green Building Council in recognition of its exemplary sustainable practices. For socially- and environmentally-minded companies, Golden Belt is the only LEED-certified option for large retail/office space in Durham and one of only two options in the Triangle.

For a multi-building campus that followed the National Park Service standards for historic redevelopment, the news of Gold certification was an especially proud accomplishment for the team led by Scientific Properties' development manager, Gary Kueber. "It was great to learn that Golden Belt earned every LEED point we submitted. I hope this inspires others to see the potential and reward in the sustainable rehabilitation of historic properties," says Kueber.

Recycling century-old buildings from dormancy to a vibrant, living arts center is the ultimate green mission, and sustainable development was at the core of Scientific Properties' approach toward turning the Golden Belt tobacco-textile mill into a LEED-certified, mixed-use development. From selecting a former brownfield site to reusing 95% of the existing walls, ceilings and roof, recycling defines Golden Belt. The project reuses existing buildings with at least 10% of all new construction materials regionally/locally sourced and 75% of construction waste recycled.

LEED certification at Golden Belt also meant the inclusion of water conserving fixtures and sustainably harvested materials like bamboo that help conserve natural resources. Abundant windows with insulated, solar-shaded glass provide copious amounts of natural light and contribute to Golden Belt's 35% campus-wide energy savings. Low VOC-paint and carpet preserve air quality. Energy-efficient appliances, heating and air systems and drought-tolerant landscaping conserve resources. Indoor bike racks with showers for bike commuters and ride share programs help to minimize the use of fossil fuels. These measures and others allowed Scientific Properties to exceed the 39 point threshold necessary to achieve Gold certification.

A talented team was assembled to achieve Gold certification at Golden Belt. Belk Architecture, CT Wilson Construction Company, and multiple subcontractors worked to provide design and materials that would meet LEED standards. Southern Energy Management performed energy modeling, and Systemworcx commissioned the building mechanical systems.

Scientific Properties is committed to sustainable development beyond the savings achievable in operating expenses. Chief Operating Officer, Tucker Bartlett, explains, "It is important to be good community stewards and part of the solution. And we feel it helps our projects be competitive as companies are increasingly interested in selecting spaces that complement their core values."

For Golden Belt in particular, 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. The sustainability of Golden Belt's campus was one of the key factors in attracting MindWorks Multimedia CEO Greg Rowland to the campus. "When conducting our search for new office space, we found that Golden Belt was a very good fit for our environmentally- and socially-responsible company culture."

Seventy-five percent of the project is currently leased with approximately 32,000 square feet of great office and retail space yet to be filled.

### **About Golden Belt**

Former home to the Golden Belt Manufacturing Company, the 155,000 square foot, seven-acre, LEED-registered campus in downtown Durham is listed on the National Register of Historic Places and includes six architecturally-significant buildings that house thirty-seven live/work residential lofts, thirty-five artist studios, a central gallery, a live music venue, event space, boutique retail stores, restaurants, and office space. This urban arts campus is at the epicenter of the growing arts-related critical mass in Durham's downtown. Since its opening in July 2008, Golden Belt has become a go-to, must-have place for creative pursuits, cultural events and a hip lifestyle in the Triangle. Golden Belt is located at 807 E. Main Street, Durham, NC 27701. For more information about Golden Belt, visit [www.goldenbeltarts.com](http://www.goldenbeltarts.com).

### **About Scientific Properties**

Scientific Properties, LLC is a private Durham, North Carolina-based real estate development company focused on comprehensive, community-based urban real estate development. The company is a vertically-integrated firm specializing in urban revitalization, historic preservation, adaptive re-use, mixed-use, and arts-related development. Scientific Properties typically acquires, entitles, develops, and owns and operates its projects once complete. The company also seeks leadership roles in the broader community with regard to general economic development and social issues. Scientific Properties currently has a development pipeline of several million square feet, investing and developing on behalf of both private individuals and institutional funds.

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