



What About BOB?

The **Cumberland River Compact's Building Outside the Box (BOB) project** is demonstrating that sustainable building practices can be practical and profitable for home construction in the Cumberland River Basin. Water friendly, energy efficient homes are combined with low impact site design and stream restoration on four sites in three impaired watersheds. These BOB project sites are protecting the adjacent streams and waking up the building community, local officials & home owners to the benefits & value of building green.



Quiet Creek BOB House

What has the project done?

In just three years the BOB project partners have:

- Expanded the project scope from the original 3 houses to implement:
 - ❖ 72 units at Morgan Park Place, a Nashville urban infill project
 - ❖ 1 house plus 38 more to come at Quiet Creek, affordable housing site
 - ❖ 1 house plus up to 1000 more at Highlands at Ladd Park, a suburban low impact development site
 - ❖ 1 house and 3 barns at 200 acre Campbell farm site
- Conducted over 20 educational workshops, given over 35 presentations, and held 5 open houses reaching well over 2000 building professionals, local officials, agency staff & homeowners
- Launched a website for sustainable building for watersheds at www.watershed-assistance.net
- Stimulated sustainable building projects far beyond the scope of the project
- Received awards from the TN Governor's Award for Environmental Excellence in Green Building and the Middle Tennessee USGBC's award for nonprofit educator of the year.

So What?

- BOB catalyzed the first EarthCraft House certified residential green building projects in Tennessee and the Cumberland River Basin
- Water friendly low impact site features will enhance water quality on over 1000 acres and help protect three impaired streams
- Energy efficiency practices will eventually reduce energy use by 40% or more in over 1000 houses. Based on Tennessee household average of 1200 kwh per month that translates to a savings of 5760 kwh per house per year, or **5.76 million kwh per year for all the project houses**. At 25 gallons of water used per kwh generated by burning coal, **that's 144 million gallons of water saved**.
- Water efficiency practices will eventually reduce water use up to 30% or more in over 1000 houses. Based on the national household average use of 173 gallons per day that translates to savings of **18,600 gallons saved per house per year, or 18.6 million gallons per year for all the BOB project houses**.
- Another 6-8 additional residential developments in Middle Tennessee now plan to voluntarily adopt green building principles in part due to BOB educational programs and positive media attention.



Rain Garden runoff infiltration system

Lessons Learned

- Sustainable building projects require a long term time frame of 5 to 10 years to identify, educate, plan, permit, and implement.
- Sustainable building education requires attention to the full spectrum of the educational continuum from bankers and developers on one end to builders, contractors, realtors and homeowners on the other.
- Local building ordinances can impede sustainable building. Effective strategies for educating local officials and upgrading local ordinances are a necessary ingredient for positive change.
- Monitoring of results isn't sexy but needs more attention & support to document the benefits in ways that influence the real decision makers – addressing the triple bottom line - economic, social & environmental.

What's Next for BOB?

The BOB partnership is ready to move forward with the following next steps:

- Offer BOB sustainable building training workshops to watershed groups in order to replicate this builder partnership approach across the Cumberland River Basin and beyond.
- Launch a new BOB site partnership with construction of three new Nashville Metro Nature Centers in 2007.
- Expand the BOB partnership with Affordable Housing Resources with their LEED multi-family project in downtown East Nashville at Fifth and Main.
- Extend the Quiet Creek project work to the 38 additional houses in phase two site redesign area
- Continue educational outreach with phase two construction at Morgan Park Place.
- Continue high performance house outreach and stream restoration with the builders at the Highlands at Ladd Park to reach those 1000 + homes to be built over the next 5-8 years.



**Morgan Park Place BOB site:
72 EarthCraft House certified units;
Urban mixed used development in
Historic Germantown, Nashville, TN;
built by Lawrence Brothers and New
Urban Construction**

Visit www.buildingoutsidethebox.org

To become a BOB partner or for more information, please call 615-837-1151 or email info@cumberlandrivercompact.org.

The Cumberland River Compact is a 501(c) 3 organization with a mission to enhance the water quality of the Cumberland River and its tributaries through education.

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