

SPECIAL REPORT DALLAS GOES GREEN

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THE GREEN LIST

Meet the developers, business owners,
and good citizens who are
creating a sustainable city.

By Jessica Jones, Dawn McMullan, Stacey Yervasi, and Loyd Zisk Photography by Elizabeth Lavin



ZAD ROUMAYA
Co-developer, The Buzz

Zad Roumaya doesn't want you to stand on the balcony of one of his condos, overlooking downtown and a DART rail station, and say you don't feel like you're in Dallas.

You don't, of course. But in Roumaya's vision of our fair city, The Buzz—Dallas' first green condo—is a sign of things to come.

"My thought was, How do you take something that was doing nothing for the neighborhood, the street, the community, the earth, and develop it just like a piece of art?" says Roumaya, who, with co-developer Will Pinkerton, took a plot of dirt and created sustainable, affordable housing, ranging from \$170,000 to \$214,000.

The building features a solar reflective roof system, a rainwater-capture system, bamboo flooring, and recycled glass countertops. The elevators and breezeways aren't air-conditioned. There is no storage outside your condo. (This is cold-turkey downsizing.) Instead, you get \$50 to \$70 electric bills, your own eGO electric moped, and memberships to the DMA and the Nasher Sculpture Center.

Roumaya calls his condo owners the "spark people"—those who take their green ideas to the masses. Two Buzz residents don't own cars, and four ride their scooters to work.

"We want green to go mainstream," he says. "To turn up the volume."

