



## **FOR IMMEDIATE RELEASE**

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Contact: Mary Margaret Plumridge  
mmplumridge@me.com  
202.437.0518

### **CITY OFFICIALS CELEBRATE GROUNDBREAKING OF FIRST LEED® CERTIFIED APARTMENTS TO BE DELIVERED IN ORLANDO AREA**

*Jefferson Apartment Group and Partner Pacolet Milliken Enterprises, Inc. Host  
Groundbreaking Ceremony for Azul Baldwin Park*

(Baldwin Park, FL) – Construction has begun on what will be the first apartments delivered in the Orlando area with LEED® certification. City of Orlando District 3 Commissioner Robert Stuart attended the official groundbreaking ceremony for the apartments today at Azul Baldwin Park. Dean Grandin, City of Orlando Planning Director, as well as Mike Rhodes, City of Orlando Code Enforcement Division Manager also joined the celebration to mark the significance of the project beginning in the award-winning Baldwin Park community.

Upon completion in December 2013 Azul Baldwin Park will be a boutique, luxury-hotel styled apartment community. Distinguished by both its LEED certification and by its caliber of amenities, which will include a pool with private cabana areas, and an on-site spa, with private massage rooms as well as staffed manicure and pedicure stations.

Azul Baldwin Park is the first project to be completed by Jefferson Apartment Group in the Orlando area. When finished, it will serve as a model LEED project in the community. To seek certification, Azul Baldwin Park will include a number of elements relating to the Energy and Atmosphere LEED category. A concrete tile roofing product that contains a high solar reflective index value will be used at Azul, which will reduce the overall amount of solar energy the building attracts and absorbs, in turn minimizing the Heat Island Effect. Additionally, the fixtures selected throughout the building will use forty percent less water than comparable properties. This significant reduction in overall water usage is achieved specifically through fixtures selected for the project such as low-flow toilets, urinals, kitchen sinks and showers. The Water Efficiency LEED category will also be met through the exclusive use of reclaimed water, or greywater, for landscape irrigation.

“Jefferson Apartment Group is proud to be the first developer in the Orlando area to deliver LEED certified apartments,” stated Mike Mulhall, Senior Vice President Managing Partner, Florida. “Azul Baldwin Park will offer the highly-desirable mix of luxury living and exceptional amenities in an energy efficient, environmentally sensitive building.”

The location of Azul Baldwin Park naturally lends itself to LEED certification, as it is positioned in the heart of a walkable community. An abundance of restaurants, a grocery store and parks are within a half-mile of the development. This Development Density and Community Connectivity quotient will also contribute to certification. Other considerations to encourage ride sharing and smart transportation choices will be built into Azul, including preferred parking for low emitting and fuel-efficient vehicles, as well as designated car pool areas.

“Azul at Baldwin Park will offer LEED certified living, a feature that is of growing importance to residents but is particularly important to us at Pacolet Milliken, as sustainability is one of our core values,” said Richard Webel, President of Pacolet Milliken, the investment partner on the project. “We are happy to grow our Orlando multifamily properties, and to work with an expert partner in Jefferson Apartment Group.”

**About Jefferson Apartment Group**

Jefferson Apartment Group is a full-service real estate firm specializing in multifamily and mixed-use real estate investments through acquisition, development, construction and property management services. JAG focuses on urban, transit-oriented assets located in high barrier-to-entry markets on the East Coast. The firm is committed to creating, owning and managing communities that are high quality, innovative and environmentally responsible. More information is available at [www.jeffersonapartmentgroup.com](http://www.jeffersonapartmentgroup.com).

**About Pacolet Milliken Enterprises, Inc.**

Pacolet Milliken Enterprises, Inc. is a private, family-owned investment company founded in 2007 by the shareholders of Milliken & Company with a forward-looking mission to secure and grow high-quality assets with enduring value in the energy and real estate markets. For more information, please visit [www.pacoletmilliken.com](http://www.pacoletmilliken.com).

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