



REDEFINING NET ZERO READY LIVING WITH FOX BLOCKS

Abode at White Rock, Dallas, Texas



CHALLENGE

Abode at White Rock required navigating complex regulations to maximize land use in an urban Dallas environment. The project utilized a “Shared Access Development” zoning designation to increase density without requiring City Council approval. While this streamlined the entitlement process, it presented significant hurdles, as many city departments were unfamiliar with the requirements for this uncommon zoning type. Adding to the project’s complexity, site development commenced at the onset of the COVID-19 pandemic, requiring the team to make significant capital investments during a period of extreme market volatility and uncertainty.

The site also presented strict topography and drainage constraints that dictated the community’s layout. The City required the redirection of stormwater flow, which forced the team to significantly elevate the building pads on the eastern side of the property. This engineering challenge necessitated a robust solution to effectively manage runoff without compromising the aesthetic of the shared “Pocket Park.” Additionally, the high-density layout required a delicate architectural balance: designing narrow, longitudinal floor plans that maximized solar orientation for Net Zero performance while ensuring privacy for residents living in close proximity. Ultimately, the team delivered resilient, high-performance structures that felt like expansive sanctuaries (despite the tight urban footprint).

PROJECT HIGHLIGHTS

Abode at White Rock is a visionary Net Zero Ready community delivering unmatched energy efficiency, integrated storm safety, and acoustic comfort.

PROJECT STATS

Location: Dallas, Texas, USA

Category: Multifamily

Size: 24,900 Square Feet

ICF Use: 33,040 Square Feet

Cost: \$6,760,000

Total Construction: 33 Weeks

ICF Installation Time: 14 Days



SUSTAINABILITY

Abode at White Rock is a thoughtfully designed Net Zero Ready community, built on a core commitment to energy efficiency, sustainability, and long-term resilience. The homes utilize Fox Blocks ICFs as the foundational element, delivering high thermal resistance to minimize energy consumption for cooling. This high-performance envelope is paired with variable-speed HVAC systems and Energy Recovery Ventilators (ERVs) to maximize comfort and air quality. Community-wide sustainability is demonstrated by a 20,000-gallon above-ground cistern that collects rainwater from three rooftops to offset landscape irrigation needs and manage stormwater

runoff, while individual homes achieve true Net Zero status through the optional integration of solar arrays and battery storage.

BUDGET

The total construction cost for this high-performance eight-home community was \$6.76 million.

TIMING

The project was completed in just 33 weeks, with the efficient Fox Blocks ICF installation requiring only 14 days over two pour stages.



877-369-2562 / info@foxblocks.com
6110 Abbott Drive, Omaha, NE 68110

FOXBLOCKS.COM