



PROJECT PROFILE: Northwood Ravin Promotes Healthier Living Spaces With Green Globes®

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MONISHA MAHENDRABABU

Assistant Project Manager,
Northwood Ravin

As Northwood Ravin built the Townhomes at Bridlestone in Pineville, N.C., the company carefully considered the well-being of the property's future residents.

"We were very conscious about the materials we used, as well as how they impact indoor air and acoustic quality," says Kevin Murphy, Northwood Ravin's Vice President of Development. "Our company strives to keep sustainability in mind for the overall health of the project and the residents. Our Green Globes certification shows we incorporated those sustainable elements into the project."

Located in a suburb of Charlotte, the Townhomes at Bridlestone include 108 luxury two- and three-bedroom townhomes with stylish finishes, private attached garages and spacious patios or balconies that provide access to the outdoors. The property also includes special amenities for renters such as a saltwater pool, dog park, on-site playground and state-of-the-art fitness center.

Monisha Mahendrababu, assistant project manager at Northwood Ravin, explored the best way to use the natural resources available on site. "Residents love natural light, and we looked at how to maximize daylighting with oversized windows and French doors with glass panels," she recalls. "Then, we included energy-efficient lighting with dimmer switches on the interior lights to lower energy use."

PROJECT RATING:



Townhomes at Bridlestone took additional steps to foster environmental and resident welfare:

- ENERGY STAR® appliances helped the project achieve water savings of more than 30%.
- The community increases air quality for all as a no-smoking property.

Inviting Properties

To offer renters the best day-to-day living experience, the team incorporated items that earned credits in Green Globes' Indoor Environment Assessment Area. For example, the wall assembly systems mitigate noise concerns from one tenant space to another. "We build to a superior standard for acoustic comfort," explains Murphy. "Many residents work from home, so every townhome has a study or den space to accommodate that, and the chosen wall assemblies offer much quieter environments than typical mid-rise buildings. Improving residents' ability to work from home also lowers emissions from daily commutes."

At the end of the project, the team found a way to further reduce vehicle emissions. Because sustainability is a dynamic and ongoing process, the Green Globes Assessor provides recommendations for future improvements in the project's final report. One recommendation was to offer electric vehicle (EV) charging stations on site. Based on this feedback, Northwood Ravin is now offering residents the option to have a Level 2 charger installed in their private garages, and several have already been installed.

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- Environmental Product Declarations (EPDs) were collected for the building core and shell.
- Exterior wall materials meet Green Globes requirements for high Solar Reflectance Index (SRI).
- Residents have access to storage facilities for recycling

incorporate from the outset on future projects," Mahendrababu says. "I appreciated being able to reach out during our Green Globes assessment and ask questions as needed. It was a very good experience - one that will help us forge a sustainable pathway to the future we all want to see," she adds.

Northwood Ravin continually advances its environmental efforts. "We recognize that the built environment is a huge contributor to energy use and materials' consumption," Murphy says. "If we don't track our impacts, how will we know if we're making progress toward a better future? We are constantly trying to be better corporate and community citizens, and Green Globes is a part of our progress."



After the final assessment is verified by a third-party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).



35-54% | ONE GREEN GLOBES
Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.



70-84% | THREE GREEN GLOBES
Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.



55-69% | TWO GREEN GLOBES
Demonstrates a significant commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.



85-100% | FOUR GREEN GLOBES
Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.