

NGBS GREEN CASE STUDY

Broadstone Junction



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GREEN™**
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About the Project

Project Type: Multifamily community with 2 historic renovations and 2 new buildings; 290 market rate apartments total

Unit Size: Average unit is 784 sq. ft.

Location: Norcross, GA

Performance: NGBS Green Certification – Bronze Level (Oct. 2020)

Website: [Broadstone Junction](#)



Project Team:

Developer: [Alliance Residential](#)

Verifier: [Joe Baumann](#), SK Collaborative

Architect: [Brock Hudgins Architects](#)

MEP: Proficient Engineering Inc

Financing: BMO Harris Bank

Overview

The Broadstone Junction development transformed 12-acres of abandoned office buildings and asphalt parking lots into a vibrant new community that pays homage to its historic roots while also providing the modern, innovative features renters want. The project consists of four multifamily buildings, two of which were an adaptive reuse of historic brick buildings that housed WestRock, a national packaging company. It also includes a new community park, and two new multifamily buildings anchored by a parking garage that serves as the canvas for a spectacular public art space.

Broadstone Junction NGBS Green Features/Practices

- Walkable community near many community resources, retail, and restaurants which reduces both auto dependence and carbon emissions
- Bike storage room and racks
- For the renovated buildings, energy efficiency practices, products, and systems that reduce energy consumption by almost 30% over previous energy use
- For the renovated buildings, water efficiency practices and products that reduce water use by 47% from previous building conditions
- Health & Wellness Features:
 - ◆ New community park
 - ◆ Fitness center, including yoga room
 - ◆ Salt water pool
 - ◆ Kitchen and bath ventilation to control indoor pollutants and moisture
 - ◆ Smoke-free community
- Moisture management practices to ensure a healthy, comfortable indoor environment

The Verifier Voice

“One of the most gratifying things for me as an NGBS Green Verifier is when we can take these older buildings that have such character and history, and retrofit them to be high-performing homes with state-of-the-art green products and systems. This way, they can continue to be cherished by our communities but in a way that is more sustainable and high-performing.”

- Joe Baumann, NGBS Green Master Verifier,
SK Collaborative

Why is an NGBS Green Certified home a better place to call home?

“Alliance Residential believes its NGBS Green Certified homes are a better place to call home because as a company and for our residents alike, we can all take pride in knowing that the property promotes a sustainable lifestyle in all aspects: energy efficiency; water efficiency; savings on resident utility bills; resource efficiency; lot development; operation and maintenance; and indoor environmental quality. When developing homes that will be certified to the National Green Building Standard, we know we have a reliable framework to follow from design to construction to a flourishing community.”

- Todd Oglesby, Southeast Managing Director,
Alliance Residential

About Alliance Residential

Alliance is one of the largest private U.S. multifamily companies focused on building, acquisition, and development of multifamily communities, including the high-profile Broadstone Communities. Alliance is passionate about adding value for today’s renters, who are increasingly concerned about sustainable living. We provide healthier environments and lifestyles across our communities by reducing our consumption of energy and natural resources.

Alliance Residential developed one of the first NGBS Green Certified multifamily communities. Broadstone West in Atlanta Georgia earned NGBS Green certification at the Silver level in 2010. In the past 10 years, over 240 Alliance multifamily buildings, consisting of 13,561 apartments, have earned NGBS Green certification. These buildings have ranged from low-rise to up to 9 stories, and the communities spanned 10 states across the country. Alliance has an additional 55 buildings, consisting of 4,075 apartments, in process for NGBS Green certification.

About Norcross, Georgia

Norcross was chartered as a town on October 26, 1870, and grew rapidly with the construction of a railroad line that carried both passengers and freight from Atlanta. Norcross is recognized on the National Registry of Historic Places for its significance as a transportation hub for this part of the country. The District illustrates how the railroad influenced the founding, growth, and development of the town and the buildings within the District are representative of the architecture of railroad towns developed in the second half of the nineteenth century.

