

# NGBS GREEN CASE STUDY

## Grayson Lofts at Wakefield Station



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GREEN™**  
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### About the Project

**Project Type:** Industrial-to-residential conversion of existing three-story building with the addition of three newly constructed stories creating this elegant apartment community.

**Unit Size:** Average unit is 847 sq. ft.

**Location:** Wakefield, Mass.

**Performance:** 2020 NGBS Green Certification – Silver Level (Jul 2022)

**Certification:** [NGBS Green +WELLNESS](#)

**Website:** [Grayson Lofts at Wakefield Station](#)



### Project Team

**Builder/Developer:** [The NRP Group](#)

**Architect:** [CUBE3](#)

**Verifiers:** [Karla Butterfield](#), NGBS Green Master Verifier and [Alex Guerrieri](#), NGBS Green Verifier, [Steven Winter Associates](#)

### Overview

Grayson Lofts at Wakefield Station is a contemporary and industrial-chic multifamily community, converted from the former Harvard Knitting Mills, once the largest employer in Wakefield employing 20% of all mill workers in New England. The redesigned brick building features three newly added stories over the original three story structure. Now home to 184 elegant residential units, Grayson Lofts demonstrates how a thoughtful conversion can create desirable living spaces from a 100-year-old industrial building.

### Green Features/Practices

- Lot Design & Development:
  - ◆ Walkable community near Main Street with 100-plus retail destinations, conveniently situated across the street from Wakefield Station's Haverhill commuter rail, and 1/2 mile from five bus stations
- Resource Efficiency:
  - ◆ Incorporated multiple moisture management practices along with robust quality control and responsible material selection
- Water Efficiency:
  - ◆ Reduced water consumption 32% compared to pre-renovation building
- Energy Efficiency:
  - ◆ 30% reduced energy consumption realized compared to pre-renovation building
- Indoor Environmental Quality:
  - ◆ Low-VOC materials used for interior spaces, proper ventilation, and a passive radon reduction system installed
- Health & Wellness Features:
  - ◆ Includes fitness center, resident coffee bar, clubhouse and transit lounges, bocce ball court, and dog park
- Building Operations & Maintenance:
  - ◆ Building construction manual and maintenance manual with user-friendly maintenance checklist provided to all residents

## The Verifier Voice

*“The construction process poses enough challenges and surprises; a green building certification should make things streamlined, not complicated! As verifiers, we choose the NGBS because it’s straightforward and easy to implement. The NGBS Green support team at Home Innovation Research Labs is always available to answer questions, continue our verifier education, and help promote sustainability. Working with the NGBS enables us to lead the industry by impacting the built environment in positive and meaningful ways.”*

— Karla Butterfield, NGBS Green Master Verifier and Partner of Excellence, Steven Winter Associates



**2023 NGBS Green**  
Partner of Excellence

## NGBS Green Certified. A Better Place To Call Home

*“Our desire from the beginning has been to do our part to provide safe, high-quality, and thoughtfully designed communities that residents are proud to call home. In this context, we recognize the enormous value that corporate responsibility policies and practices can bring to our residents, employees, and investors. Our strategy is to continue to grow our triple bottom line — people, planet, and profit — as we continue to create opportunities for our A+ Players and simultaneously fulfill our deepest desire to leave the world a better place than we found it.”*

— The NRP Team

## About Grayson Lofts

Grayson Lofts is conveniently located ten miles north of Boston, across the street from the Wakefield Station of the Haverhill line and a short walk from Main Street and its 100-plus various amenities, including dining and retail destinations. Nearby Walton Field, Moulten Playground, Wakefield Park, and Lake Quannapowitt, with its paved 3.6-mile loop, makes staying active easy.

This adaptive reuse project added three stories over the existing brick and masonry three-story structure resulting in a six-story building housing 184 residential units, of which, 33 are affordable units for residents with incomes at or below 80% of the area median income.

The building’s new interior construction showcases white quartz countertops, stacked grey subway tile backsplashes, and stainless steel appliances. Amenities include a fitness center, resident coffee bar, transit lounge, clubhouse lounge, and keyless fob entry. Exterior amenities include two courtyards with grills and lounging areas, a bocce ball court, a dog park, and onsite parking.

Achieving NGBS Green Certification at the Silver level and NGBS Green +WELLNESS certification, Grayson Lofts demonstrates the NRP Group’s commitment to sustainability while also creating a healthy indoor environment.



## Renter Testimonial

*“The community has a cool modern vibe that I love! The fact that the building is pet friendly and has its own dog park was definitely a plus. We have easy access to supermarkets, the lake, restaurants, and the train station.”*

— Andrei, Resident Grayson Lofts since 2022

