

NGBS GREEN CASE STUDY

NOVEL River Oaks



About the Project

Project Type: 8-story multifamily and mixed-use development;

318 apartments

Home Size: 1,199 sq. ft./unit

Location: Houston, TX

Performance: NGBS Green Certification – Silver Level (June 2021)

Website: [NOVEL River Oaks](#)

Project Team:

Developer: [Crescent Communities](#)

Verifier: [Rachel Della Valle](#), Southern Energy Management

Architect: [Ziegler Cooper Architects](#)

GC: [Hoar Construction](#)

Remote Verifier: Craig Senglin, Energy IQ

Overview

NOVEL River Oaks is a luxury multifamily and mixed-use development, and a testament to the harmony that exists between green building practice and high-end living. Within this building is the [300,000th NGBS Green Certified home/unit](#). Designed to provide a modern touch to traditional architecture native to the River Oaks Historic District, the NOVEL features green amenities such as electric car stations, bike storage rooms, and a walkable community. The NOVEL provides residents with a luxury home and amenities and a culture of healthier lifestyles in luxury.



Green Features/Practices

- Mixed-use building in a walkable community near many community resources, retail, and restaurants which reduces auto dependence and carbon emissions
- Electric car charging stations, bike storage rooms and repair stations, and structured garage
- The development uses energy-efficient practices, products, and systems to attain energy efficiency more than 10% above code
- Low flow water fixtures and drip irrigation support water conservation
- Constructed using recycled and prefinished materials, limiting the environment impact of construction
- Health & Wellness Features:
 - ◆ Rooftop pool featuring a lawn and sunset terrace
 - ◆ Athletic club with yoga and free motion room
 - ◆ Kitchen and bath ventilation to mitigate indoor pollutants and moisture

The Verifier Voice

"The NGBS provides design professionals, general contractors, and developers a rigorous sustainability roadmap that is easy to navigate. It is well adapted to shift from residential to mixed-use or commercial, and even renovation projects. We were happy to play a part in this NGBS Green Certification milestone with Home Innovation Research Labs and Crescent Communities."

- Rachel Della Valle, NGBS Green Master Verifier, Southern Energy Management

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

"The National Green Building Standard supports our commitment to measure our impact and improve our building performance over time. We believe NGBS Green Certified buildings offer increased value, comfort, and efficiency to our residents, aligning with our goal to build prosperous and healthy communities within the ecological limits of our planet."

- Lisa Richards, Director of Stewardship

About Crescent Communities

Crescent Communities, embraces a fully integrated approach to development and views each community as an opportunity to create an extraordinary place to live or work. From amenity-rich resorts to efficiency-focused offices, Crescent looks to create exceptional environments that deliver what matters most to its customers and the people who will live and work there. Crescent-developed communities go beyond bricks and mortar to ensure long-term success and sustainability. By paying close attention to the fine details of each project, Crescent Communities works to create the best possible community in line with its corporate sustainability objectives and resident satisfaction, while balancing financial performance.

About River Oaks, Houston, Texas

Established in the 1920s, River Oaks has become one of the premier neighborhoods of the Houston area. Known for upscale stores and a diverse cultural scene, the area also offers a wide variety of shopping, entertainment, and restaurant options.

