

# NGBS GREEN CASE STUDY

## Grove Central



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GREEN™**  
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### About the Project

**Project Type:** Mixed-use multifamily community with commercial spaces highlighting advanced sustainability features.

**Building Size:** 1,014,000 sq. ft.

**Location:** Miami, FL

**Certification:** 2020 NGBS Green New Construction Certification – Emerald Level (Jan 2024)

**Website:** [The Grove Central](https://www.grovecentral.com)

### Project Team

**Builder:** [Juneau Construction](#)

**Developer:** [Terra Group](#), [Grass River Property](#)

**Executive Architect:** [RSP Architectural Partnerships](#)

**Architect:** [Touzet Studio](#)

**Civil Engineer:** [Kimley Horn](#)

**Structural Engineer:** [Bliss & Nitray](#)

**Verifier:** [Jason Biondi](#), NGBS Green Verifier, [Energy Cost Solutions Group, LLC](#)

### Overview

Located adjacent to Miami's Coconut Grove train station, Grove Central is a mixed-use, transit-oriented community designed to reduce auto reliance through public transit, improved walkability with sidewalks, street crossings, bike trails, and nearby community resources. Previously a parking lot, this 23-story building has two levels of commercial space with anchors like Target®, Sprouts® Farmer's Markets, Club Studio Fitness, and Total Wine & More, and 402 apartments above.



### Green Features/Practices

- Lot Design & Development:
  - ◆ Urban infill project conserved land and reduced development resources; garage with 20 electric vehicle charging stations; high-intersection density; native vegetation and adaptive plants for landscaping and hydro zoning
- Resource Efficiency:
  - ◆ Recycled content in major and minor components; FSC® Certified wood cabinetry; certified flooring; universal design building
- Water Efficiency:
  - ◆ Low-flow showerheads and faucets; 25,000-gallon rainwater collection and reuse system for irrigation to reduce water dependency
- Energy Efficiency:
  - ◆ 36% more efficient than 2018 International Energy Conservation Code (IECC) baseline; programmable thermostats
- Indoor Environmental Quality:
  - ◆ Balanced exhaust and supply fans, building-wide MERV 13+ filters, and interior finishes with zero or low Volatile Organic Compounds (VOCs) providing superior indoor air quality for residents
- Health & Wellness Features:
  - ◆ Two-level fitness center with weight training and yoga studio; rooftop pool, grilling terrace overlooking Biscayne Bay; pub room with billiards tables; arcade and game room, theater room with plush tiered seating, coffee bar, golf simulator, and hammock garden

## The Verifier Voice

*“An NGBS Green Certified home goes beyond the typically well-built home standard. The internal process allows teams to be better coordinated, more thoughtful decision-makers, and cognizant of end user concerns. Prioritizing efficiency with features like energy-saving systems, water conservation, and high-quality insulation, leading to lower utility bills for homeowners and a reduced environmental footprint. The focus of a healthy living by emphasizing good indoor air quality and nontoxic materials creates a more comfortable space for residents. Residents can place their trust on the verification process, ensuring the home lives up to its green building claims for a healthier living environment to enjoy.”*

– Jason Biondi, NGBS Green Verifier, Energy Cost Solutions Group, LLC

## Why Choose NGBS Green?

Miami Dade County mandates green building certification for most new developments, and there are several options available. The Grove Central project team selected NGBS Green over other green building programs like FGBC and LEED because the NGBS offers a wider variety of green practices. The project team also recognized that the NGBS's outside air and ventilation requirements align better with Florida's building codes and practices.

The NGBS, with its affordable certification fees and alignment with national and regional codes, is a top choice for builders and developers working across multiple states.

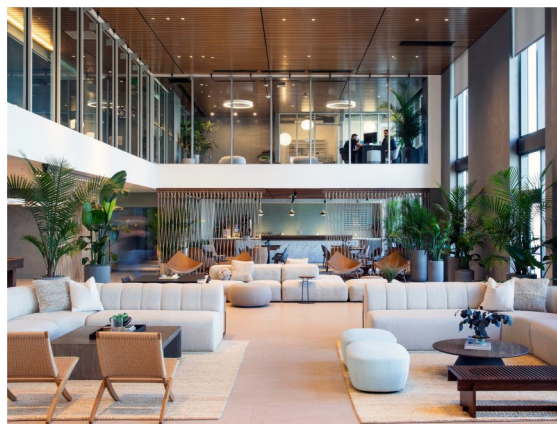
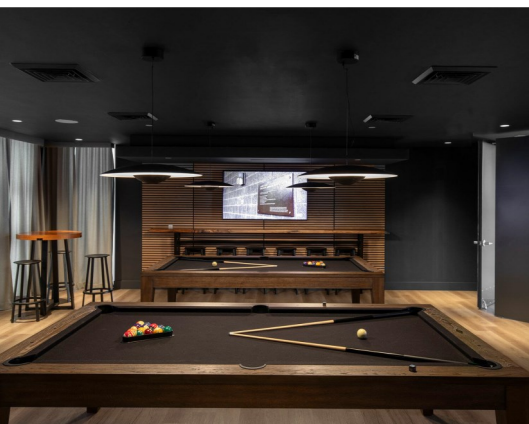
## About Grove Central

Grove Central, a transit-oriented community offering an elevated residential experience, demonstrates how urban infill projects support sustainability. This development features a 23-story residential tower with 402 studio and one- to five-bedroom residences integrated with on-site shops and restaurants. With direct access to Coconut Grove Metrorail, Grove Central's design reduces car dependency by providing easy access to essential amenities.

The project's sustainability practices earned it NGBS Green certification at the Emerald level highlighting its commitment to environmental stewardship and energy efficiency.

Featuring a range of innovative and sustainable design elements that prioritize efficiency and resident well-being, the community blends high performance, aesthetics, and luxury with a focus on environmental responsibility, including advanced energy-saving measures, water conservation strategies, a 25,000-gallon rainwater collection and reuse system for irrigation, and the use of ENERGY STAR-certified appliances and fixtures throughout the residential units and common areas. Additional water-saving features, such as low-flow showerheads and faucets, helped the project achieve its water-efficiency goals. To ensure optimal performance, all of the building's mechanical equipment underwent rigorous commissioning to verify quality installation and functionality. Enhanced indoor air quality systems create a healthier environment, while sustainable building materials further reduce the project's environmental impact.

Grove Central serves as a model for integrating residential, retail, and transit solutions to create a sustainable urban living environment.



NGBS Green: A Better Place to Call Home | [NGBS.com](https://www.ngbs.com)