

NGBS GREEN CASE STUDY

HARMON Five Points



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About the Project

Project Type: Build-to-Rent Community with 76 townhomes

Home Size: 1,560 Sq. Ft.

Location: Charlotte, NC

Certification: 2020 NGBS Green Certification – Bronze Level (final certificate issued Sep 2023)

Website: [HARMON Five Points](#)

Project Team

Developer: [Crescent Communities](#)

Builder: [DRB Group](#)

Financing: [Pretium Partners](#)

Rental Management Firm: [Progress Residential](#)

Landscape: [LandDesign](#)

Verifier: [Jamie Hager](#), NGBS Green Verifier, [Southern Energy Management](#)

Overview

HARMON Five Points is a new rental community featuring 76 three-story 3 bedroom/3.5 bath townhomes, each with its own garage and balcony. The open concept townhomes feature modern fixtures, granite countertops, subway tile backsplashes, generously sized islands, high-end stainless-steel and energy-efficient appliances, full-size clothes washers and dryers conveniently located on the upper level, and smart home front door locks and thermostats. HARMON at Five Points is pet-friendly, with professional lawn care services for maintenance-free yards, sidewalks throughout the neighborhood, a social gathering lawn with fire pits and seating, and direct access to greenways and Five Point Park's play area.



Green Features/Practices

- Lot Design & Development:
 - ◆ Walkable community, conveniently located near Uptown and South End, within walking distance to Five Points Plaza and in close proximity to multiple mass transit systems including the French Street Trolley station, Gold Line Streetcar stop—offering 37 stops and connection to Plaza Midwood neighborhood— and LYNX Blue Line light rail, reducing both auto dependence and carbon emissions
 - ◆ Adjacent to 1.4 miles of the Carolina Thread Trail providing walkable connections to amenities and destinations in Uptown Charlotte
- Water Efficiency:
 - ◆ ENERGY STAR kitchen appliances, washers, and dryers
- Energy Efficiency:
 - ◆ Energy Rating Index (ERI) of 60 ensuring energy efficiency and reducing electricity bills
- Indoor Environmental Quality:
 - ◆ All-electric homes with heat pump heating and cooling systems
 - ◆ Ceiling fans in primary suites, reducing air conditioning demand
 - ◆ Smart front door lock and smart thermostat located in every home
 - ◆ Interior and exterior lighting 100% LED
- Health & Wellness Features:
 - ◆ Community sidewalks, social lawn with firepit and outdoor seating, direct access to park with running trails, tennis courts, and playground

The Verifier Voice

"NGBS Green provides a unique opportunity for developers and builders to align on real world strategies that improve the energy efficiency, health, comfort, and sustainability of their projects without exceeding budgets. This means that even in the competitive build-to-rent (BTR) space, providing tenants a certified green home can be standard instead of an upgrade-only option. At Southern Energy Management, we believe in making green buildings accessible to everyone. With over 20 years of experience helping builders integrate green building practices into their communities, we are very proud to be part of the successful certification of Harmon Five Points to the 2020 NGBS."

- Jamie Hager, NGBS Green Verifier, Southern Energy Management

NGBS Green Certified. A better place to call home

"HARMON Five Points offers a much-needed new construction infill housing option to the historic West End neighborhood to accommodate the migration and population growth in Charlotte over the past several years. Stewardship is fundamental to Crescent Communities' mission to build community and better people's lives, and we are excited to extend our commitment to stewardship into our BTR platform through our goal of achieving NGBS Bronze or greater on each HARMON home. We strive to have a positive impact on the planet, people, and places we build and call home, and we look forward to seeing the HARMON Five Points community flourish."

- Tony Chen, Senior Managing Director of Single-Family Build-to-Rent at Crescent Communities

About HARMON Five Points

Located in the historic West End neighborhood just two miles from uptown Charlotte, NC, HARMON Five Points is one of four single-family build-to-rent (BTR) developments by Crescent Communities. These BTR communities are designed for renters to have a bigger space and a yard typically offered with traditional single-family homes, but without the headache of maintenance and upkeep associated with home ownership. All well-appointed HARMON rental homes have bright open floorplans, granite countertops, stainless-steel appliances, a full-size ENERGY STAR washer and dryer, smart home technology, on-site professional management, and access to a variety of community resources, including Irwin Creek and Stewart Creek Greenways, a 1.4 mile segment of the Carolina Thread Trail providing connections between many amenities and destinations in and around Uptown Charlotte.

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. In addition to HARMON Five Points, Crescent Communities' three other BTR communities are Ballantyne in Charlotte, NC, Legacy Trail in Sarasota, FL, and Foxbank in Moncks Corner, SC.

