

# NGBS GREEN CASE STUDY

## The Standard at College Park



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GREEN™**  
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### About the Project

**Project Type:** Mixed-use development offering a range of housing options—281 units from studio apartments to multi-bedroom units—strategically positioned to cater to nearby university community and 5,400 sq.ft. of retail space.

**Unit Size:** Average unit is 1,330 sq. ft.

**Location:** College Park, Md.

**Certification:** 2015 NGBS Green Certification – Silver Level (Aug. 2023)

**Website:** [The Standard at College Park](#)

### Project Team

**Builder:** [Landmark Urban Construction](#)

**Developer:** [Landmark Properties](#)

**Architect:** [Dwell Design Studios](#)

**MEP:** [Jordan & Skala Engineers](#)

**Civil Engineer:** [Bohler Engineering](#)

**Verifier:** [Joe Baumann](#), NGBS Green Master Verifier, [SK Collaborative](#)

### Overview

The Standard at College Park presents a student housing approach that blends residential and commercial spaces. The building offers a range of unit types, each with high-speed internet, stainless steel appliances, in-unit laundry, and basic furnishings to suit students and young professionals. Shared spaces include a fitness center, study lounges, and game rooms, giving residents areas to relax or focus on their studies. On the ground floor, shops, cafés, and restaurants add convenience and support local businesses, aligning with the broader shift toward mixed-use urban areas.



### Green Features/Practices

- Lot Design and Site Selection:
  - ◆ Within ½ mile of multiple bus options and 5 miles of the almost-complete College Park Purple Line station, a light rail transit (LRT) electric railway system
  - ◆ Walkable community with a Walk Score of 77 out of 100
  - ◆ Bike storage available on-site and bike lanes accessible from building
- Resource Efficiency:
  - ◆ Recycled construction materials reduced strain on landfills—less waste ends up in the trash—and conserved natural resources by eliminating the need to process additional raw materials
- Energy Efficiency:
  - ◆ Designed to perform at least 12.5% above code for energy efficiency
  - ◆ High-efficacy lighting and windows
  - ◆ ENERGY STAR dishwashers use less water and energy
- Water Efficiency:
  - ◆ Low-flow faucets and toilets
  - ◆ Drip irrigation for the landscaping uses less water
- Health & Wellness Features:
  - ◆ Fitness studio, sauna, and yoga studio on-site
  - ◆ Active and passive recreational space, indoors and outdoors

## The Verifier Voice

*“At The Standard, green and sustainable student housing isn't just about meeting today's needs — it's about shaping tomorrow's leaders. By creating eco-friendly living spaces, The Standard empowers students to experience sustainable living firsthand, reducing their carbon footprint while fostering a sense of responsibility for a healthier, more resilient planet.”*

– Joe Baumann, NGBS Green Master Verifier, Director of Multifamily Services, 2023 Partner of Excellence, SK Collaborative



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

During permitting, Landmark identified that the City of College Park mandated LEED certification at the Silver level. During a public hearing, the developer explained to City Councilmembers that LEED is not well-suited for apartments and that NGBS Green is more appropriate. The developer's team engaged Home Innovation to develop detailed comparison reports and participate in meetings with staff and City Council to answer questions about equivalency. Their efforts paid off - the City Council accepted NGBS Green as an equivalent for this and future developments.

Home Innovation advocates for choice among credible green building programs. The NGBS Green team offers comparison reports, overview documents, advocacy talking points, and more. We are available to help partners engage with jurisdictions that require or incentivize green building certification.

## About The Standard

Located near the University of Maryland, this off-campus student housing offers 281 units, ranging from studios to multi-bedroom apartments, plus 5,400 sq.ft. of retail space. The Standard at College Park emphasizes sustainable urban living, designed to minimize environmental impact through energy-efficient lighting, appliances, water-saving fixtures, and eco-friendly materials. Its highly walkable location reduces dependence on cars, with easy access to public transportation, campus facilities, and essential services, helping to lessen the need for personal vehicles. Ground-floor retail with shops, cafés, and restaurants contributes to a lively atmosphere and supports the local economy. Blending residential, retail, and shared social spaces, The Standard fosters a community-oriented environment, reflecting a modern approach to eco-friendly, mixed-use development tailored for students and young professionals.

## Why Student Housing Goes Green?

Green-certified student housing appeals to environmentally conscious students and provides developers with a sustainable, cost-efficient investment. By integrating energy-efficient systems, water-saving fixtures, and sustainable materials, these buildings reduce operating costs and minimize environmental impact. Improved indoor air quality and natural lighting also create a healthier, more productive living space for student residents. Additionally, green-certified housing qualifies for preferred green financing, enabling developers to secure lower-interest loans and financial incentives that improves their bottom line while meeting the demand for eco-friendly, modern student living options.

