

Tempe, AZ

Demonstrating its deep commitment to reducing its environmental impact and mitigating climate change, The Piedmont at Novus Innovation Corridor achieved LEED for New Construction Version 4 certification. The seven story Piedmont is situated at the front of Novus' main street retail district, adjacent to the Arizona State University campus. The community comprises 318 luxury apartment homes with ground-floor retail and top amenities including a resident-only clubhouse, resort-style pool, lobby lounge, private wine tasting and party room. Sustainable practices at the property include 26% reduced energy use, 38% decreased domestic water use, 66% savings of potable water for landscape irrigation, extensive use of recycled materials, and incorporation of technology to monitor conservation efforts.

*Novus Innovation Corridor is a public/private partnership between Arizona State University and Catellus Development Corporation.



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CONSTRUCTION

SUSTAINABLE STRATEGIES

- A well-insulated envelope, low-e glazing, high-performance HVAC, daylight harvesting, and energy efficient lighting maximizes energy performance and reduces the impacts from excessive energy use
- Materials selected to maximize recycled content
- Indoor air quality performance according to ASHRAE Standard 62.1-2010 provides superior ventilation for improved well-being of occupants
- Green housekeeping and integrated pest management policies reduce exposure of occupants to potentially hazardous contaminants
- Reflective roofing reduces heat absorption and the urban heat island effect
- Building commissioning optimizes energy efficiency by continuously monitoring building systems for optimal building operations

PROJECT RESULTS

- LEED** for New Construction CERTIFIED level achieved
- 26%** energy cost savings above ASHRAE 90.1-2010 standard
- 38%** reduction of potable water for domestic use
- 66%** reduction of potable water for irrigation
- 98%** of building materials are low VOC and non-toxic

LEED Facts

LEED for New Construction v4
Size: 553,583 SF
Certification Date: 7-5-22



POINTS ACHIEVED		43/110
	Location & Transportation	12/16
	Sustainable Sites	3/10
	Water Efficiency	4/11
	Energy & Atmosphere	11/33
	Materials & Resources	1/13
	Indoor Environmental Quality	5/16
	Innovation	5/6
	Regional Priority	2/4

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