

# NGBS GREEN CASE STUDY

## The Camille



**NGBS  
GREEN™**  
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### About the Project

**Project Type:** 12-story Multifamily new construction development, 193 apartments

**Apartment Size (Avg.):** 771 sq. ft.

**Location:** Bethesda, MD

**Performance:** 2020 [NGBS Green](#) Certification – Emerald Level (Oct 2023)

**Website:** [The Camille](#)

### Project Team

**Developer:** Todd Jacobus ([Woodfield Development Company](#)), Steve Bair ([Simpson Housing](#))

**Builder:** [CBG Building Company](#), Matt Lockman, Project Manager

**Architect:** Tatiana Bendeck, [SK&I Architecture](#)

**Verifier:** [Steve Armstrong & Patrick Robertson](#), [Performance Point LLC](#)



### Emerald Excellence

By earning Emerald certification, the Camille received the highest possible level of NGBS Green Certification. Less than 2% of NGBS Green Certified buildings earn an Emerald level Certification.

The Camille showcases Simpson Housing's commitment to sustainability and their ESG policies. Earning a high level of green building certification provides third-party verification of the building's green design and construction and provides Simpson Housing with proof for their ESG reporting to investors. The ESG Frameworks and Standards that Simpson Housing is reporting to includes: GRESB, Task Force on Climate-related Financial Disclosures (TCFD), Carbon Disclosure Project (CDP), and the UNFCCC goals; and these all recognize NGBS Green as an important verification tool.

### Green Features/Practices

- Health & Wellness Features:
  - ◆ Within walking distance to mass transit system
  - ◆ Walkable community near resources, retail, restaurants, and employment opportunities; reduces auto dependence and carbon emissions
  - ◆ [Walk Score](#) of 97/100 and [Bike Score](#) of 81/100
  - ◆ Low-VOC paints and other low-emission finishes
  - ◆ On-site fitness center, spin studio, and bicycle storage
  - ◆ Courtyard and rooftop terrace provide outdoor space for residents
- Energy and Water Efficiency Features:
  - ◆ Multiple plug-in EV charging stations on site for residents
  - ◆ Lighting occupancy sensors and dimmers installed in common areas
  - ◆ EPA WaterSense labeled irrigation controller systems minimize outdoor water use
  - ◆ Water-conserving low-flow fixtures and submeters to monitor water consumption

## About The Camille

The Camille, located at 7000 Wisconsin Avenue, is an upscale multifamily development located in Bethesda, Maryland. The NGBS Green Emerald certification demonstrates that the building is healthy and efficient in all aspects. This building is designed and constructed to be 20% more energy efficient than a code-minimum building, which will save energy and reduce operating costs. The 12-story building contains 193 apartments, in a combination of one-, two-, and three-bedroom plans, within half-mile of the Washington Metro Red Line Bethesda stop, which has access to both bus and rail and connects it to the Washington Metropolitan area. The building is equipped with a rooftop sky lounge, a game room, business lounge, fitness center, EV charging stations and bike storage. This pet-friendly community also features a luxurious on-site pet spa. The low-flow water fixtures inside the building and smart irrigation for landscaping ensures the building conserves water. The building has a [Walk Score](#) of 97/100 and a [Bike Score](#) of 81/100 and is close to pedestrian and bike trails promoting residents' health and wellness.

## The Verifier Voice

*“Achieving the Emerald certification level requires that the project team set that as the goal from the onset of design. A willingness to make changes is essential to reach the higher certification levels of the NGBS. This project had both, along with an owner group demanding their properties be more sustainable and an environmentally healthy place to call home.”*

- Steve Armstrong, NGBS Green Master Verifier, Performance Point LLC

## Simpson Housing's 100% Commitment

*“Simpson Housing doesn't just manage, own, and construct buildings — we are also dedicated to developing sustainable communities. Design decisions, construction practices, and system selections are made with a commitment to high-performance green buildings and homes that are dedicated to our commitment to contributing toward a sustainable future. Simpson Housing is dedicated to earning at least NGBS Green certification at the Gold level on all new developments. I am very proud of our team members, our development partners, Woodfield Development, and our General Contractor, CBG Building Company for exceeding that goal at Camille by earning the Emerald level designation.”*

- Adrienne Hill, Senior Vice President, Simpson Housing

## Why NGBS Green Certified is a better place to call home

*“We like how NGBS Green is tailored to residential projects and dovetails well with our mostly infill urban portfolio. We also like how it is becoming more widely known and recognized, and we really like that it satisfies many of our institutional partner's requirements, such as ESG. Everybody involved in the project knows and understands that it was conceived and developed adhering to the highest standards in sustainable building practices.”*

- Todd Jacobus, Developer, Woodfield Development Company

