

Melody Tower

Certified: November 9, 2016

Type: High-Rise Residential

Score: 154

Level: Bronze

Version: 2

Melody Tower, a 497-unit high-rise residential and retail mixed-use project of the 27th Plaza Corporation in Miami has been certified as a Florida Green High-Rise Residential Building by the Florida Green Building Coalition (FGBC). Arturo Griego with [itecdesign](#) in Opa Locka, Fla. served as the project's architect and FGBC Designated Professional responsible for coordinating the green building and verification process.

Located in the Edgewater arts and entertainment district of downtown Miami overlooking Biscayne Bay, Melody Tower is within walking distance to cultural events, culinary experiences, and sporting opportunities, as well as easy access to interstate highways.

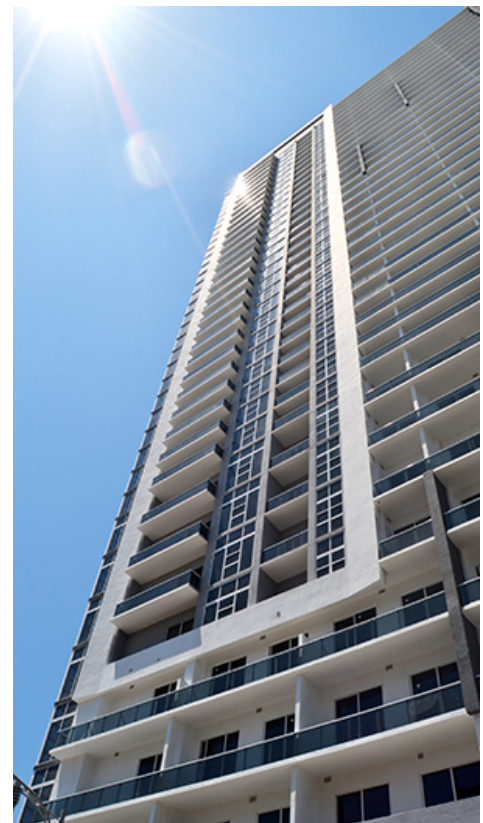
A pool and recreation deck provide an urban oasis for residents, while the fitness center and social room create places of community and connection.

Towards sustainability efforts, the project conducted equipment testing and balancing to verify field installed equipment, such as the HVAC, lighting, renewable energy, and hot water systems, met the owner's performance requirements and were operating correctly. Other energy conservation measures included the installation of Energy Star appliances (dishwashers, clothes washers), automatic timers or motion sensors on lighting controls, and the use of light-colored finishes on interior walls to reflect natural lighting.

Water conservation efforts included the installation of drought tolerant plants for at least 80 percent of the landscaping, a properly installed irrigation system that incorporated separate zones for turf and landscape beds, and correct placement of the spray heads to avoid overlapping spray and runoff. In each of the units, low-flow kitchen and bathroom faucets, shower heads and dual-flush toilets also play a big role in minimizing the projects water use. High-efficiency clothes washers with a water factor of 4 or less round out the water conservation tactics.

The building was located on a greyfield redevelopment site, which utilized existing infrastructure and placed the project convenient to existing basic services and public transportation.

The heat island effect of the building was reduced by using highly-reflective exterior wall materials and locating the parking under the building. Electric vehicle charging stations were provided in the parking area.



Low impact development (LID) strategies were used to collect and treat stormwater entirely on the site.

Indoor air quality was enhanced through the use of: highly-efficient MERV filters; low VOC paints, stains and adhesives; certified green label carpet; and green cleaning products and maintenance practices.

Occupant comfort and enjoyment was enhanced by providing daylighting and outdoor views to 75 percent of the indoor spaces and using acoustical wall systems with sound reduction attributes.

The project recycled more than 75 percent of its construction and demolition waste.