

# WINTERGREEN

A monthly update on Steven Winter Associates, Inc.'s work in the realm of Energy Efficient, Sustainable, and High-Performance Buildings

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## *Betting on Sustainable Homes*

Atlantic City, New Jersey, famous for ocean-front casinos, is beginning to make a name for itself as a center for sustainable buildings. The city's **Casino Reinvestment Development Authority (CRDA)**, funded by a portion of local casino profits, is charged with creating affordable, sustainable communities in Atlantic City. The current phase of CRDA's "Cityscape" initiative features six new, efficient, modular homes on vacant city lots (see photo).

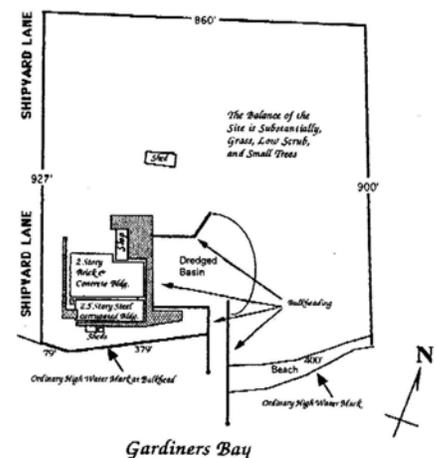


Through the **U.S. Department of Energy's Zero Energy Homes** program, Steven Winter Associates, Inc. (SWA) is partnering with CRDA and **FIRST, Inc.**, a solar contractor, to monitor the energy performance of two occupied homes. The homes feature passive and active solar systems along with efficient envelopes. Notable features include orientation-specific glazing; compact, direct-vent boiler/water heater combinations; compact fluorescent lighting; and ductless, mini-split air conditioning. SWA will be monitoring photovoltaic (PV) inverter efficiency, PV production, and shading effects in an attempt to increase PV panel efficiency and installation procedures. Indoor comfort conditions, such as relative humidity and temperature will be studied as well. Stay tuned for results.

## *Building Green for Holistic Lifestyle*



SWA is bringing the "whole building" design approach to the **Holistic Health Institute of GAIA Holistic Circle** in East Marion, New York. The project was kicked off early last November at a ceremony in which both the project site and the project team were blessed by a Buddhist monk and other religious officials (left). Since then, SWA has conducted an informative LEED Workshop for the architects and civil engineers at **Young and Young** of Riverhead, New York, and a Workshop Wrap-up Report for the proposed 109,000-square-foot center. The facility, to be built on the site of a former oyster processing plant, will be designed by **Butt Otruda O'Conner Architects**



(specialists in Feng Shui). The nearly 19-acre site (drawing above) will include cottage like units, a restaurant, a hotel, a gathering hall, a director's residence, and other recreational and commercial facilities. The project was born from a dream by Dr. Kazuko Tatsumura Hillyer, owner of the GAIA Holistic. Dr. Hillyer's predilection for a holistic lifestyle feeds her desire for the facility that is environmentally friendly. Energy-efficient equipment and building envelopes, geothermal heat pumps, low-water use fixtures, rainwater management, photovoltaics, native/adaptive vegetation, daylighting, heat-island reduction, and environmentally preferred materials are some of the techniques planned for the facility. Based on the LEED Workshop Evaluations, this project will be LEED Certified.

## *Melrose Platinum: Winning Streak Continues*

On Sunday, January 19, the Melrose Commons II project in Bronx, New York, was awarded the **U.S. Department of Housing and Urban Development (HUD) Secretary's Platinum Award** for Excellence category in the 20th Annual Best in American Living Award (BALA) competition. The award was bolstered by a recently completed energy analysis by SWA showing that the buildings were operating at or below the energy usage predicted prior to construction. Melrose also won a Northeast Residential Green Building Award sponsored by the Northeast Sustainable Energy Association (NESEA).

Monitoring the building for the **U.S. Department of Energy's Building America** program and the Consortium for Advanced Residential Buildings (CARB, which SWA manages) SWA received actual energy bills of 10% of the Melrose II buildings. The buildings consume almost 80% less energy per square foot to heat than the average affordable housing in New York City, and almost 90% less than the average new or gut rehabilitated housing (the average for the city is 24 Btu/ft<sup>2</sup>/HDD; for Melrose II it is 4.5 Btu/ft<sup>2</sup>/HDD). The domestic hot water (DHW) energy usage at Melrose II is almost 70% less energy per square foot than the average affordable housing in the city, and more than 80% less than the average new or gut-rehabilitated housing. The developer (**Blue Sea Development Co.**) and the community-based sponsor reported the fewest complaints they have ever experienced in affordable housing project : virtually none. The award, which was presented to Les Bluestone of Blue Sea at the International Builders Show in Las Vegas, was sponsored by the National Association of Homebuilders (NAHB), *Professional Builder* magazine, and HUD.



Attention: Nonprofits, local governments, and private developers who produce affordable housing for homeownership. You may be eligible for this award!

## *Amatruda New Green Council Chair*

SWA's John Amatruda, who heads up many of the firm's green consulting efforts, has been elected chair of the Connecticut Green Building Council (CTGBC) board for 2004. At SWA, Amatruda consults on various residential and commercial projects nationwide that feature energy-efficient and sustainable design. He also oversees detailed computer analysis of buildings and building details, environmental material selection, and whole-building evaluation using the U.S. Green Building Council's LEED rating system. Congratulations, John!



For more information  
visit the SWA Website:  
[www.swinter.com](http://www.swinter.com)

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