



“Innovative developer combines aesthetics, performance, and sustainable principles in Overlook at Clipper Mill”

Steven Winter Associates, Inc.

# High Performance Meets High Design Overlook at Clipper Mill

Baltimore, MD

## Project Data:

### Building America and LEED for Homes Duplexes

When complete, the Clipper Mill multi-use development in Baltimore’s Woodberry neighborhood will boast an eclectic mix of 233 residential units, 61,500 square feet of office space, 47,500 square feet of artist studio space, and 3,500 square feet of retail space in a walkable, environmentally-minded community. The newest residential component, Overlook at Clipper Mill, consists of 36 duplex units on a 17.5-acre parcel being designed and built to comply with both the ENERGY STAR Qualified Homes Program and the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) for Homes Pilot program. The project is also a part of the U.S. Department of Energy’s Building America program through the SWA-led Consortium for Advanced Residential Buildings (CARB) team.

The homes have been designed to perform 40+% better than the Building America benchmark house. To achieve the desired reduction in energy use, SWA recommended 2x6 optimum value engineered framing with added insulation; low-emissivity windows with a Solar Heat Gain Coefficient of 0.29; tightly sealed envelope achieving an annual natural infiltration rate of 0.22 ACH; condensing furnaces with an AFUE rating of 94.1 and SEER-18 air conditioning units for lower level zone; a SEER-17.4/9.75 HSPF heat pump for upper level zones; tankless hot water heaters with an efficiency rating of 0.84; mastic sealing and foamed-over buried ducts in the attic to achieve 112 cfm duct leakage to outside (5%) for both zones combined; and ENERGY STAR fixtures and appliances.

In addition to energy features, the Clipper Mill homes include a host of green building strategies to meet LEED for Homes objectives. Measures include the use of drought tolerant plants, water saving fixtures, and environmentally preferable products like recycled drywall, low VOC paints, and local materials. With the help of SWA, Baltimore developers Struever Bros. Eccles & Rouse along with its partner Clipper For Sale LLC are slated to have the first LEED for Homes Silver Certified home in the Mid-Atlantic region.



*Client:* Struever Bros. Eccles & Rouse/Clipper For Sale, LLC  
*Location:* Baltimore, MD  
*Building Type:* Mixed Use Development  
*Building Size:* 36 Homes  
*Project Status:* Construction  
  
*Reference:* [www.clippermillhomes.com](http://www.clippermillhomes.com)  
  
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