



Achieving LEED Certification for a neighborhood by incorporating state-of-the-art technology and design, as well as energy-efficient systems

Steven Winter Associates, Inc.

A New Life for an Old Mill Georgetown Community Development

Georgetown, CT

Project Data: LEED for Neighborhood Development

The Georgetown Land Development Company's re-development of the former Gilbert & Bennett wire mill manufacturing site in Georgetown, Connecticut has been approved as one of 360 applications for the LEED for Neighborhood Development pilot program. The project is targeting a Gold LEED rating.

Steven Winter Associates (SWA) is working with Stephen Soler, president of Georgetown Land Development Co., to help get the LEED Gold certification credits for several commercial buildings on the property as well.

As an EPA designated "brownfield" site, Mr. Solar purchased the property and cleaned up the contaminants to prepare it for re-development and eventually a new tax district for the town of Georgetown.

A pedestrian-friendly village is planned for the 50-acre site, with a residential component of 416 units of housing, including loft units, townhouses, single-family homes, affordable units for artists, apartments over retail buildings, and 40 units of subsidized housing for senior citizens. The commercial buildings include a new community theater and a satellite for the Wilton Family YMCA, as well as a new railroad station with service to Manhattan, retail and commercial businesses such as restaurants.

All buildings, new or renovated, will incorporate state-of-the-art technology and design, as well as energy-efficient systems such as photovoltaics (which capture heat from the sun and turn it into electricity) and green roofs where applicable. A turbine will be installed on the site's 18-foot waterfall that powered the wire mill for many years. The resulting small scale hydroelectric dam will provide electricity for one of the commercial buildings. A fuel cell system (which relies on chemistry, not combustion, and results in fewer emissions than even the cleanest combustion process) will generate clean electric power. The heat from the fuel cell's generation of electricity will be utilized for other buildings-for example, to heat the pool at the health club facility.



Client: Georgetown Land Development Company
Location: Georgetown, CT
Building Type: Neighborhood Development
Building Size: 50-acre Development
Project Status: In Progress

Reference: Stephen Soler
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Georgetown, CT 06829

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SWA will work with the developer to achieve LEED certification on a number of buildings, and the project as a whole is working towards LEED for Neighborhood Development certification. The new rating system emphasizes elements that bring buildings together into a community, and relate the neighborhood to its larger region and landscape.