

WINTERGREEN

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

D.C. Mixed-use Redevelopment Earns LEED for Neighborhood Development Gold Certification



Twinbrook Station,
Rockville, Maryland

Twinbrook Station is a transit-oriented, mixed-use redevelopment of what is currently 26 acres of under-utilized, asphalt-surfaced commuter parking lots in Rockville, Maryland. The urban-infill site is situated adjacent to the Twinbrook Metro Station on the Red Line and is served by 1,028 Metro and bus trips daily.

The development will transform the area surrounding the Twinbrook Metro into a vibrant, transit-oriented, pedestrian-friendly community encompassing a wide variety of uses. The first phase, consisting of 279 luxury apartments and 15,000 square feet of retail, is expected to be completed in March of 2010. Upon full completion, the project will feature the Mark, a 325,000 square foot Class A office building, 1,595 multifamily residential units, 220,000 square feet of street-front retail space, and acres of public open space with multiple parks and courtyards.

SWA is providing sustainability and LEED certification support to the developer, an affiliate of **The JBG Companies**. In November of 2008, the Twinbrook Station master plan achieved Gold certification under the LEED® for Neighborhood Development (LEED-ND) pilot program of the **U.S. Green Building Council**. In addition to achieving its LEED® certification, the approved Twinbrook Station plan won the International 2004 Charter Award for Excellence from the **Congress for New Urbanism**, is a designated Smart Growth Project by the **Coalition for Smarter Growth**, and was awarded the Best Smart Growth Project by the **National Association of Office and Industrial Properties**.

The goal of producing a walkable, pedestrian friendly community is evidenced by the lively and intricately designed streetscapes, pedestrian-friendly sidewalks, and the abundance of green space throughout the site. The site plan features a "village center" green space surrounded by 12 -14 story high-rise residential buildings with retail spaces lining the green space and streetscapes at ground level.

The principles of new urbanism were used to establish "sense of place" at various pedestrian levels: the "civic" level at the village green, the "main street" level at the retail-lined streets, the "neighborhood" level at small scale residential streets, and the "courtyard" level at small scale intimate gathering spaces between the residential buildings. Sustainability measures include:

- ◆ Over 80% of the planned buildings are now registered to be LEED certified.
- ◆ An extensive Zipcar rental program will reduce the need for private car ownership.
- ◆ Over 10,000 jobs are located within walking distance of the project.
- ◆ Aggressive construction waste management program.
- ◆ Comprehensive waste management and recycling program.
- ◆ 30% water use reduction.
- ◆ Green cleaning programs to be instituted.
- ◆ Organic landscaping program.

For more information, contact Anna Packard at apackard@swinter.com.

NY Homeowner Achieves LEED for Homes Silver Certification



A homebuilding project in Stormville, NY overcame many obstacles due to the persistence and focus of the homeowner, who in early stages took over as the builder. The rest of the project team, also determined to make the project a success, worked with the homeowner to do just that. Steven Winter Associates, Inc., acted as the LEED for Homes provider and LEED and ENERGY STAR rater for the project. The project has many unique design and durability features that included building on a previously developed site, drought tolerant plants, maintaining the permeability of the grounds to keep water on site, greatly reduced construction waste through intelligent framing design (such as sizing the house to fit standard sheathing dimensions), fiber-cement siding, use of thermal mass, passive cooling, radiant floors, foam insulation throughout, high performance low-e windows that were strategically located and sized based on orientation, a plethora of reclaimed/recycled, local and low emission materials, and high efficiency appliances and lighting throughout. For more information, contact Joseph Montemurno at jmontemurno@swinter.com.

CT Project Wins Awards for Green Design

Windermere on the Lake, the new eco-village featuring the Northeast's first luxury LEED certified home, has won six HOBI Awards from the **Home Builders Association of Connecticut** for its outstanding architectural design and innovative use of state-of-the-art green technologies. SWA acted as LEED for Homes Provider. Contact KDonnelly@swinter.com.

A New Chapter in Rhode Island

Rhode Island has a new **U.S. Green Building Council** state affiliate. SWA's James McCarthy is serving on the **Rhode Island Green Building Council** Workforce Development Committee. With Rhode Island's unemployment rate the highest in the nation (8.8%), the focus of the committee is on green jobs development.

Taking the Mystery Out of Green Building



Left to right: Mike Trolle, David Adams (HBRA chair), Karla Donnelly, George Rafael, Pete Fusaro

The **Home Builders and Remodelers Association (HBRA)**, Fairfield County's chapter of the **NAHB**, hosted an informative dinner event in Darien, CT on Nov 12th. "Taking the Mystery out of Green Building" was attended by over 140 professionals. Co-presenters were Karla Donnelly (SWA LEED for Homes rater and NAHB Green Verifier) and George Rafael (Director of Local Government Affairs & Membership Services, HBA, CT). The program compared and contrasted the NAHB's Green Building Program and the USGBC's LEED for Homes rating system. An overview of sustainable construction practices included a "tag team" slideshow of six sustainable categories that are common to both programs: site, resources, energy efficiency, water efficiency, indoor environmental quality, and education. Presenters were then joined by Mike Trolle (**BPC Green Builders** and **CTGBC** LEED for Homes Steering Committee Chair) and Pete Fusaro (**Green Built CT LLC**, NAHB Certified Green Professional) for a question and answer session. While the paths to certification are different, both programs have similar credits and require comparable supporting documentation and verification. One big difference in the programs is the LEED for Homes mandate to meet or exceed the performance of an Energy Star labeled home. The NAHB program requires compliance with the 2003 IECC and awards points for exceeding the code but does not require performance testing. When determining which program to follow (or both!) attendees were encouraged to assess each project individually to determine level of commitment to sustainability, the homeowner's goals, and marketing strategies. For more about green home certification, contact KDonnelly@swinter.com.

For more information visit the SWA Website: swinter.com

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