

WINTERGREEN

WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

PARTY LIKE IT'S
1999!
WINTERGREEN
CELEBRATES 15
YEARS OF
PUBLICATION

July 1999. The Blair Witch Project opened in theaters, becoming the most profitable film ever made, real or fake. Ricky Martin was living La Vida Loca. Lance Armstrong “won” his first Tour de France. Napster was launched, overloading our computers with every song we could get our hands on, and generally making musicians unhappy. And, the first edition of SWA’s WinterGreen newsletter was published!

WinterGreen was launched to keep a growing audience up-to-date on the firm’s “work in the realm of making the built environment more energy efficient and environmentally responsible.” The newsletter, which was originally distributed by fax, has not deviated from its original mission – although the delivery mechanism has changed.

Fifteen years is a short enough time span to think that not much has changed, and a long enough one to be reminded otherwise. At least this was the case when we took a look at the contents of our first edition. You can take a look for yourself [here](#), but we’re providing a few highlights to remind us all just how much this industry has evolved since WinterGreen Volume 1, Issue 1:

- Two articles discussed projects in which SWA helped clients to incorporate sustainable strategies and select green building materials and systems. What’s missing? There was no mention of any certification or rating system that would typically be present in this type of description today...because it didn’t exist. Only 15 short years ago, LEED®, and most green building rating systems, had not yet been firmly established. As Chairman of the USGBC at the time, Steven Winter was helping to change that.
- Did we mention that the newsletter was sent by fax? If you really want, we will still send a copy to you that way – but does anyone even have a fax machine anymore?
- One article discussed the design and construction of a cutting-edge building with net zero energy consumption. While uncommon at the time, ZNE has certainly become a mainstream concept in the industry.. The demand for projects to be built using the even more rigorous Passive House (PHIUS) design standard has approximately doubled each year for the past five years in the U.S. and Canada.
- As with all technology, 15 years makes a big difference. Today our energy modeling tools have significantly advanced and their use has become far more ubiquitous. In addition, the quantity of data collected through measurement and verification has greatly increased the accuracy of the models; thus allowing for a far more accurate portrayal of how a planned building will operate.

Whether you started reading WinterGreen with the first edition, or just recently began receiving our publication, we want to thank you for your support these past 15 years. We look forward to 15 more!



CELEBRATING THE LARGEST AIR SEALING PROJECT IN NYC

A recent ribbon cutting ceremony marked the completion of the largest air sealing project in New York City. Located on Roosevelt Island, Roosevelt Landings is a one-million square foot, nine-building affordable housing development built over forty years ago. The project consisted of a series of deep energy efficiency improvements, with almost immediate results of lower energy costs.



Roosevelt Landings

SWA was challenged with developing a scope of work and financial model to upgrade the outdated systems and controls, insulate the poorly sealed apartments, and install a cogeneration system. SWA and project team member, Urban Greenfit, devised a "turnkey" solution to the design, implementation, and financing of the retrofits.

The energy efficiency improvements featured the installation of a combined heat and power (CHP) plant and domestic hot water (DHW) boiler upgrade; electrical heat control with programmable thermostats; comprehensive air-sealing of the building envelope and interior spaces; floor-slab insulation; and, building operator and resident education.

Roosevelt Landings was demonstrating the lowest peak season electrical use in the five years it has been managed by the owner, a savings of 2.5M kWh — a laudable accomplishment since upgrades were completed well after the heating season began. The 1,003-apartment complex was also the first multifamily project to utilize New York City Energy Efficiency Corporation (NYCEEC) financing.

To learn more about the Roosevelt Landings project, please contact Marc Zuluaga at mzuluaga@swinter.com.

IN-HOME COMPOSTING



Sustainability Consultant and Master Composter, Celeste McMickle, recently conducted a workshop titled "In-Home Composting" at a GreenHomeNYC Forum. Celeste presented strategies for composting at home in detail, as well as describing the tools and resources needed in order to do so.

The following are excerpts from the Q&A portion of the event:

WG: What is compost?

CM: Composting is the process of speeding up natural decomposition through science.

WG: How did you get into composting?

CM: I have always loved gardening and composting is a vital part of the gardening process as it provides nutrients and vitality to the soil and plants. I wanted to learn more and was thrilled to find out about the NYC composting initiatives and wanted to get involved.

WG: What are the greatest benefits of composting?

CM: It's a great way to divert food waste from the overall waste stream. About 40% of household garbage is compostable. Think about what that can do for our ecological footprint, especially as many landfills are at or beyond capacity. We always think of trash and waste as a problem, and I love that compost can be a solution. It's this marketable desirable product that we can create just by eating the foods we love and choosing to not put them in the landfill.



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**SUGAR HILL
DEVELOPMENT: A
REVITALIZATION
PROJECT**

WG: How do you use compost?

CM: I'm very fortunate to have a vegetable garden nourished by the compost I make at home (fueled in part by the efforts of team members at SWA!). If you don't have a garden you can use compost for house plants, street trees, give it to friends, or donate it to a local collection site.

For more information, please contact Celeste McMickle at cmcmickle@swinter.com.

On June 9, 2014, Broadway Housing Communities (BHC) hosted a special preview of its new project located in Harlem's Sugar Hill Historic District. The 191,500 sf mixed-use development is funded by various public agencies and incorporates affordable housing, early childhood education, and the Children's Museum of Art and Storytelling. A highlight of the event was the presence of Mayor Bill de Blasio, who applauded BHC and the funding agencies for the unprecedented initiative to revitalize the Sugar Hill neighborhood.



Mayor Bill de Blasio at the BHC Preview Event

The building, designed by renowned architect David Adjaye, is truly eye-catching with its unique façade comprised of dark grey panels with a subtle floral pattern. The staggered massing is also a stand-out. SWA served as sustainability consultants for the project, which is on target to achieve LEED Silver certification. SWA also participated as the project's NYSERDA MPP partner, performed energy modeling, and is the Commissioning Agent. The energy efficient design includes mechanical systems tailored to each space type, such as a Variable Refrigerant Flow (VRF) system for the daycare space, PTAC units with hot water coils for the BHC offices, thermostat-controlled heating for the apartments, and demand-control ventilation along with additional humidification for each space in the museum to meet the stringent needs of the museum. The Sugar Hill project has projected energy cost savings of 21.5%.



Sugar Hill Development

Other sustainable design features include: specification of water efficient fixtures resulting in a 42% water use reduction; high albedo, white limestone gravel on the roof; and specification of sustainable materials with high recycled content, regionally procured within 500 miles, and low-emitting materials throughout. Tenant amenities include a roof garden that will be planted with vegetables to be harvested and available to the community.

The location of the new cultural institution – The Sugar Hill Children's Museum of Art and Storytelling – will provide a vibrant addition to the community. The project is surely a model for this community, and all of New York City.

For further information regarding this project contact Garima Mittal at gmittal@swinter.com.

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