

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.

GREEN BUILDING AND THE OCCUPANT EXPERIENCE

“Although the benefits [of living in a green building] may not be immediate and obvious, the benefits for my health and the environment are a long term investment.” --this recent quote from a resident of University Village on Colvin summarizes the need to better understand the impact and benefits of sustainable projects from a tenants point of view.

To better understand the experience of living in a green residential buildings, SWA launched an initiative to collect post-occupancy evaluations from certified projects. University Village was the first to participate, receiving 35 responses from tenants. The LEED® for Homes™ Gold-certified student complex consists of 120 apartments in five low-rise buildings offering in-unit laundry, full kitchens, and en-suite bed and bathrooms. As the technical assistance partner for NYSERDA's energy incentive program and the LEED provider and rater, SWA worked with developer Education Realty Trust to maximize energy efficiency and occupant comfort for the project, which completed in Fall 2009.



University Village, Syracuse, NY

SWA's survey asked occupants about green building and design, thermal comfort, energy and water conservation, lighting, acoustics, air quality and ventilation, familiarity with USGBC LEED rating system, green product purchasing, modes of transportation and other lifestyle practices.

Key Survey Findings from University Village Residents

- 94% of respondents reported being conscious of energy and water conservation
- 77% of respondents were satisfied with the green features of the buildings. Green features were defined as those that save energy, water and natural resources, and promote indoor environmental quality.
- Favorite green features amongst the respondents were: air conditioning, recycling accessibility, low-flow shower and aerator, and ENERGY STAR® appliances
- 94% of respondents reported satisfaction with the general building site maintenance
- Evaluation of predicted vs. actual energy savings showed good alignment. When normalized for weather, gas usage is slightly higher than anticipated and electrical usage is slightly lower

“If it's going to be healthier for me and my fellow residents [to live in a LEED building], then it is worth the extra cost,” stated one respondent in the post occupancy evaluation. The feedback received from the survey will help SWA continue to address building performance and costs/benefits associated with green building certification. If your certified residential green building might be interested in participating in similar post-occupancy research efforts, please contact Joanna Grab at jgrab@swinter.com.



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Associates, Inc.**

AN OLD THEATER BRINGS NEW LIFE TO NORWALK

After a decade of closed doors, The Globe Theater in Norwalk, CT will reopen as the newly renovated and renamed Wall Street Theater. Built in 1914, the venue was host to vaudeville and burlesque shows, movies, and rock concerts. Soon, after 10 years of silence, the Wall Street Theater will have a chance to be the attraction it once was.

SWA will be assisting the theater's developer in their efforts to reduce the building's energy consumption by 20% and earn LEED® for New Construction™ Gold certification. The theater will then be eligible to receive a CT Green Building Tax Credit. Other entities who are on the team working to turn the theater into a cultural destination are Connecticut Light & Power, the Wall Street Theater Company, the City of Norwalk, and the CT state legislature. It is anticipated that the renovated theater will enhance the cultural atmosphere and quicken the heartbeat of downtown Norwalk.

Refurbishment of the former Globe Theater, at 71 Wall Street, is an integral part of the greater redevelopment plan of Norwalk's Wall Street area.

The restoration of the theater will bring life to the area, offering the public a general-use/multipurpose venue that will accommodate live entertainment, conferences, assemblies and public performances.

In support of this effort, the State of Connecticut has granted \$1.5 million toward the total estimated project cost of \$7.8 million. The entirety of a \$1.8M agreement with CL&P to purchase the theater's state historic tax credit will be put toward the restoration, providing additional funding for the project.

Completion of the ongoing renovation project is expected in 2015.

For more information, please contact Anna Speed at aspeed@swinter.com or Andy Zumwalt-Hathaway at ahathaway@swinter.com.



The Wall Street Theater, Norwalk, CT

NEW YORK'S NEW DEMAND MANAGEMENT PROGRAM

The Demand Management Program (DMP), offered through NYSEERDA and Con Edison, provides increased amounts of funding (while available) as well as technical support for improvements that accelerate and expand implementation of high-performing energy measures and reduce system-coincident peak demand.

The program can help businesses in New York City and Westchester County implement energy upgrades that will help manage costs and improve operational performance. Building owners and building managers who are Con Edison electric customers, and third-party developers acting on their behalf, are eligible for enhanced incentives for energy efficiency and demand management projects that are completed prior to June 1, 2016.

Join us June 24th at the New Energy Efficiency Incentives for Commercial Buildings in New York State to learn more about the Demand Management Program. [Register Now](#)

For more information, please contact Clare Hoffman at choffman@swinter.com.



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