



Steven Winter  
Associates, Inc.



A Steven Winter Associates Publication

June 2016

VOLUME 17, ISSUE 6

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.

RE-VISIONING  
HEALTH IN  
AFFORDABLE  
HOUSING

An exciting addition to the affordable housing sector is set to open this month in Brooklyn. The first phase of Re-Vision Prospect Plaza consists of two multifamily buildings and will add 110 new affordable apartments to the Oceanhill-Brownsville community. Spearheaded by Les Bluestone and Blue Sea Development, Phase 1 is the first of its kind in the nation to have successfully met the Partnership for a Healthier America's criteria of *Active Design Verified*. The verification process, as described by the Center for Active Design, "was created to inspire affordable housing designs that promote health and wellness for its residents."

SWA has been working with Blue Sea Development for several years to pilot the guidelines for improved housing units across the city and this project is no different. Design features that led to Phase 1 being approved as *Active Design Verified* also helped the project earn the "Design for Active Occupants" credit in the Innovation and Design category of the LEED Rating System. One of the requirements we were able to fulfill includes having both exercise and playground equipment in the rear yard, which promotes an active lifestyle for the whole family. Also, the garden plots available for tenant use make for another great addition to a healthy and active lifestyle. Fortunately, the health and wellness amenities are not limited to an onsite fitness center; but also extend to indoor air quality, energy efficiency, and lower overall environmental impact.



With SWA's assistance, both buildings are currently pursuing LEED for Homes Midrise™, the National Green Building Standard (NGBS), and the NYSERDA Multifamily Performance Program through which Phase 1 will earn the ENERGY STAR label and financial incentives. Additionally, one building has already been awarded LEED for Homes Platinum certification and NGBS Gold with the other building soon to follow.

We are excited for the completion of the first phase of this amazing project. SWA is thrilled to continue working with Blue Sea Development as they actively create healthier and more efficient affordable housing units through New York City.

For more information regarding Re-Vision Prospect Plaza, please contact Maureen Mahle at [mmahle@swinter.com](mailto:mmahle@swinter.com).

AIR-SOURCE HEAT  
PUMPS IN COLD  
CLIMATES (II)

In a past blog post Robb Aldrich discussed the growing popularity of air-source heat pumps and promised to return with more information on how to select the right systems. Recently he has done just that. Using results attained from extensive research conducted through the DOE Building America Program, Robb has given us the three main points to consider when selecting an air-source heat pump for cold climates: sizing the system properly, picking good, cold-climate equipment, and considering low-wall fan coils or ducted systems.

For a deeper look into how to select the right system and get the best performance from your air-source heat pump you can read the post in it's entirety [here](#).

**BREAKING  
GROUND AT  
METRO GREEN  
III**

At a groundbreaking ceremony in May, Jonathan Rose Companies and Malkin Properties announced that they are pursuing LEED® Silver certification at Metro Green III. This new project, located in downtown Stamford, CT, is an 11-story, 131-unit mixed-use multifamily building. SWA will act as both the LEED for Homes Provider and Green Rater on the



project, offering verification services to help the project achieve certification. Under the LEED for Homes program, certification can only be achieved after the home has undergone a technically rigorous process; this includes the incorporation of green strategies to achieve greater efficiency and a healthier indoor environment. The sound design and operation of the home is tested and measured using tools such as energy modeling, as well as onsite inspections.

Jonathan Rose Companies has long been committed to bringing affordable housing to the Stamford area and has already contributed significantly to the growth and revitalization of historic downtown. Located in a smart growth community, Metro Green III is the third and final phase of the Metro Green mixed-use development project. The first phase, Metro Green Apartments, was completed in 2009 and earned LEED Gold certification. Metro Green Residences, Phase II of the Metro Green development site, finished close behind in 2012 with the same rating. The overall Metro Green site has already earned LEED for Neighborhood Development (ND) Gold certification which, with Metro Green III, will include 231 mixed-income residences, a new public plaza, streetscape, private courtyard, and meditative labyrinth that will serve all of the residential units on the site – all this within close proximity to Stamford’s commuter train station.



Some of the sustainable building measures at Metro Green III will include: high performing envelope with continuous exterior insulation, high performance windows, and high efficiency HVAC with continuous exhaust and trickle vents to provide adequate fresh air. Additional features include low flow plumbing fixtures, ENERGY STAR appliances, and LED lighting. Perkins Eastman Architects and Peterson Engineering are both part of the team, contributing to the sustainable design features of the building, with AP Construction acting as the general contractor to ensure all features are installed efficiently.

The Metro Green III team is also seeking energy incentives through the Energize Connecticut initiative, which awards new construction projects that perform at least 15% better than code, along with a bonus for achieving LEED certification.

For more information on Metro Green III and local CT incentives, please contact Lauren Hildebrand at [lhildebrand@swinter.com](mailto:lhildebrand@swinter.com).



*WinterGreen* is published monthly by Steven Winter Associates, Inc., 61 Washington Street, Norwalk, CT 06854. SWA is solely responsible for content and cost of publication. To receive *WinterGreen* by email, visit our subscription page [here](#).

Visit us online at [www.swinter.com](http://www.swinter.com).