



Steven Winter
Associates, Inc.

CTGBC RESIDENTIAL AWARD

DC MULTIFAMILY STUDY



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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.

The Benker Residence, located in South Glastonbury, Connecticut, has been selected by the Connecticut Green Building Council (CTGBC) to receive the Residential Award of Merit for its inclusion of significant energy efficiency and resiliency measures. Chosen from a highly



competitive field of submissions, the net-zero energy home will be honored at the 2015 CTGBC Green Building Awards ceremony taking place on September 17th in Bridgeport, CT. Now in their seventh year, the awards celebrate new construction and renovation projects in the residential, commercial, and public sectors that demonstrate a significant commitment to energy and water conservation, use of low impact materials, effective site design and transport linkage, and indoor air quality.

SWA provided certification support in the ENERGY STAR®, LEED® for Homes™ and National Green Building Standard™ (NGBS) programs. The home's resiliency measures include meeting coastal structural codes, a basement storm shelter, and a photovoltaic (PV) system that can secure power supply functionality in the event that the grid is down. A ground-source heat pump provides heating and cooling, and pre-heats the water to supply the water-source heat pump. A solar tracking photovoltaic array provides 17.6kW and brings the HERS Index to -23 (prior to PV installation, the HERS Index was 30).

For more information on the Benker Residence, contact Karla Butterfield at kbutterfield@swinter.com.

The District of Columbia's Department of Energy and Environment (DOEE) has engaged SWA to gain feedback from multifamily owners, managers, and residents about their energy and water usage. The initiative will kick off with a brief end-user survey designed to inform the potential development of a voluntary energy and water conservation program tailored exclusively for the multifamily rental sector in the District. This program will include a customized toolkit to engage residents and building managers in improving energy and water efficiency. It will also encourage participation in a peer-to-peer energy and water reduction competition. DC multifamily residents, owners, and property managers are encouraged to participate in the confidential survey by following this link to SWA's blog, Party Walls.

Have questions regarding the study? SWA will provide the answers: energyandwater@swinter.com.

**GREEN
AFFORDABLE
SENIOR HOUSING**

The Beach Channel Senior Apartments is a seven-story mixed-use complex being constructed in Far Rockaway, Queens, NY. Located on a remediated brownfield, the project consists of 154 units of 100 percent affordable housing, including 46 units designated for formerly homeless seniors, along with 4,500-square-feet of ground floor commercial space. Slated for completion in 2017, Beach Channel is the first project to break ground as part of the Senior Affordable Rental Apartments (SARA) Program under Mayor Bill de Blasio’s Housing New York plan, a \$350 million program aimed at financing affordable housing for low-income seniors.



As the sustainability and certification consultant, SWA worked collaboratively with Arker Companies, Aufgang Architects, and Ettinger Engineering Associates to develop a high performance design, emphasizing whole-building energy efficiency and resiliency against extreme weather conditions. Beach Channel will incorporate ENERGY STAR and Enterprise for Green Communities building standards, with projected energy cost savings 15 percent above the 2015 New York City Energy Conservation Code baseline. Primary energy conservation measures include a continuous air barrier building envelope, highly efficient HVAC system and condensing boilers, common area LED lighting, ENERGY STAR certified appliances, and low-flow water fixtures. To safeguard against coastal flooding and other natural disasters, the project is being outfitted with deployable floodgates to protect critical building systems, emergency flood exits, and an extensive system of standby generators with capacity to run common area heating and cooling systems. There is an in-room emergency power outlet installed in all 154 units.

At the ground breaking ceremony, Mayor de Blasio highlighted the project’s significance, “Our seniors helped build our neighborhoods through thick and thin, and we are fighting to make sure they can stay in the communities they love. Beach Channel is the first of many projects we’re undertaking to build and protect affordable homes for our seniors, and make sure this remains a city for everyone. We are so grateful to all our partners who helped bring this development forward.”

For more information on Beach Channel, contact SWA Senior Energy Engineer Sofia Melo [here](#).



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