

# 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

## Replacing Abandoned Blacktops with Green Affordable Homes

As part of the Neighborhood Stabilization Program 2 (NSP2), the **City of Newark, NJ** received funds to rehabilitate 203 foreclosed or abandoned properties. The Neighborhood Stabilization Program strives to revitalize neighborhoods that have been hit particularly hard by the collapse of the sub-prime lending market.

With sustainability expertise from SWA, the non-profit organizations **HELP USA** and **Make It Right Foundation** are converting a once-vacant blacktop into 75 green and affordable housing units. Expected to be completed by the early 2012, the **Newark Clinton Avenue Project** is pursuing both ENERGY STAR® and LEED® for Homes™ certification. A high-efficiency envelope designed by **Kramer + Marks Architects** features spray foam insulation, low-e windows, and details to mitigate thermal bridging, target occupant comfort and lower utility bills.

It is the sprawling green roofs and the photovoltaic system, however, that make the Newark Clinton Avenue Project stand out in the neighborhood. Throughout the year, these roofs will be open to residents to enjoy the native and drought-tolerant plantings. On the top of the multi-tiered roof, photovoltaics will cover a quarter of the roof area. The PVs are expected to provide a significant amount of the building's common area electricity. The remainder of the roof areas will be a reflective roofing material to limit solar gain and heat island effect.

For information on HELP USA and the Make It Right Foundation go to [www.helpusa.org/](http://www.helpusa.org/) and [www.makeitrightnola.org/](http://www.makeitrightnola.org/) or please contact Lauren Hildebrand, [lhildebrand@swinter.com](mailto:lhildebrand@swinter.com).



## Hudson Companies Breaks Ground on Affordable Green Housing Project

Phase I of Gateway Elton Street broke ground in East New York earlier this summer. The first of three phases, this round will result in four buildings with 197 affordable and supportive housing units, totaling approximately 215,000 square feet. Developed in a public-private partnership between the **City of New York** and the **Hudson Companies**, the project is pursuing ENERGY STAR certification through NYSERDA's Multifamily Performance Program as well as Silver certification through the **USGBC's** LEED for Homes Multifamily Midrise Rating System. Additional incentives will be provided by NYSERDA's Green Affordable Housing Component. **Danois Architects** and **Ettinger Engineering Associates** have designed a building with a highly insulated exterior envelope, high-efficiency AERCO condensing boilers, ENERGY STAR window air conditioners, low-flow plumbing fixtures, and ENERGY STAR appliances to ensure low energy bills for tenants. Balanced ventilation, low VOC paints, sealants and adhesives, and fresh air provided directly to each unit with **American Aldes** Airlets will ensure a healthy living environment. Hudson plans to install a 175,000 watt solar array on all four rooftops to offset the common area electrical load, which will be the largest residential photovoltaic system in New York City. For more information, contact Ryan Merkin, [rmerkin@swinter.com](mailto:rmerkin@swinter.com).



## Pratt Institute's Myrtle Hall Demonstrates Commitment to Sustainable Design



Effective daylighting and shading in offices and studios.

Myrtle Hall, the new six-story 120,000sf, Administrative and Academic building at the Pratt Institute, has officially opened and received LEED NC 2.2 Gold Certification. Steven Winter Associates consistently coordinated with Architect, **WASA/Studio A**, and **Triton Construction Company** throughout the design and construction process to implement the green strategies that have helped achieve this high LEED certification level.



Myrtle Hall—North Facade

Some interesting green features incorporated in this building include exterior sun shades to mitigate glare from the curtain wall glazing on the south façade and direct daylight deep into the interior spaces, a 3,000sf extensive green roof garden and a 25kW photovoltaic array, which will provide 2.8% of the building's energy needs.

The landscaping included bio-retention cells, which are a pollutant filtration system that helps reduce storm water runoff post development. By infiltrating and temporarily storing runoff water, bio-retention cells reduce a site's overall runoff volume and help to maintain the predevelopment peak discharge rate and timing. Per storm water quantity and quality control calculations provided by **Langan Engineering and Environmental** services the Bio-retention treated area in Myrtle Hall is 908sf. Another exceptional achievement of this project has been the use of high recycled content materials earning a LEED exemplary performance credit. The project was able to achieve an overall 48% recycled content with several materials including 62-64% recycled content curtain wall aluminum extrusions, and 80-100% post-consumer recycled content **Arcelor** and **Gerdau Ameristeel** structural steel.

Other sustainable features of Myrtle Hall are presented in this video featuring SWA's Andy Hathaway [http://www.pratt.edu/about\\_pratt/visiting\\_pratt/myrtle\\_hall/](http://www.pratt.edu/about_pratt/visiting_pratt/myrtle_hall/). For more information regarding LEED certification of Myrtle Hall, please contact Garima Mittal, [gmittal@swinter.com](mailto:gmittal@swinter.com).

## SWA at Greenbuild 2011!



The Greenbuild 2011 International Conference and Expo in Toronto began with an Affordable Housing Summit featuring long-time SWA clients **Blue Sea Development Company**, **Winn Development**, **Enterprise Community Partners**, and **Jonathan Rose Companies**. SWA's Maureen Mahle led an afternoon charrette in which volunteer affordable project teams brainstormed with an international group of participants about ways to get greener on a budget. Meanwhile, SWA's Director of Sustainability and LEED Faculty Andy Zumwalt-Hathaway participated in a number of LEED workshops.

On Thursday October 6, Ms. Mahle joined LEED for Homes Providers from California and Texas to present "Why Green Multifamily Makes Dollars and Sense" using post-occupancy data to demonstrate how early adopters of LEED for Homes and the LEED for Homes Multifamily Mid-Rise rating systems have fared in terms of actual vs. anticipated utility costs, sales, leasing, and customer satisfaction. Watch future issues of WinterGreen for more details on the presentation's content.

For more information visit the SWA Website: [swinter.com](http://swinter.com)

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