

240 Greenwich Avenue

July 19, 2022

EMAC P&Z Subgroup Comments on Energy/Renewables Narrative Section 6-14 (22)

Project Description

The proposed project is new, multi-story, multi-family residential building located at 240 Greenwich Avenue, Greenwich CT. The site, which is presently developed totals 57,575 sf. We expect the building to forego the use of gas serve for equipment and appliances and are presently evaluating cost efficiency, energy use and responsible heating and cooling design with our team. The building is anticipated to include 60 rental units, across 6 floors in a 84,916 sf building. The structure is planned as a steel, concrete structure, with masonry exterior walls, continuous insulation and high efficiency windows and building systems.

The positive aspects of the narrative that we applaud:

We as a design team are working towards the following ratings:

- Maximum HERS Index of 85
- EUI per Year to meet code requirement
- Maximum Heating and cooling demand to meet code minimum
- Minimum of 0.4 air changes per hour

Once completed the project (designed for an ENERGY STAR score of 65 or above) will be subject to a HERS and blower door test to confirm compliance with the design criteria above, we anticipate adding the project to the ENERGY STAR Portfolio Manager (ESPM) for benchmarking purposes. Additionally, EUI, and BTU usage and emissions will be monitored by ESPM to prove building is in top 15% of efficient multi-family design.

Building Operating Strategy & Features

Interior building lighting in units and common areas is planned to be LED lighting and controlled through traditional switching and motion sensors (installed to reduce heat generation, and eliminate lights being left on needlessly).

Exterior building lighting (LED) is planned to be controlled by daylight sensors and time clock to minimize lighting use while maintaining site safety.

The building envelope is anticipated to utilize both continuous exterior insulation and interior wall insulation combined with high efficiency windows for an energy efficient envelope that will be coupled with an efficient heating and cooling system designed to minimize operating costs.

Areas of the narrative that need improvement for a greater degree of energy efficiency

-More and more aggressive modeling and metrics as goals and how they will be achieved are needed in the design plan and as per the Multi-family Illustration (MFI) provided

-Consider adding more systems and components for greater energy efficiency as per the MFI