

SANTAELLA GARDENS

Commissioning, Sustainability
& Solar Consulting

BRIGHT POWER

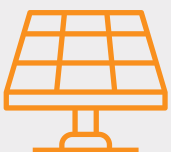
Project Highlights



**Phius+ 2015,
Enterprise Green
Communities
Certified**



**\$404,200
Incentives
Procured**



**162.7kW Solar
PV System
Installed**

Santaella Gardens is a 100% affordable, high-quality, Passive House certified housing complex in the Soundview neighborhood of the Bronx. Located on Westchester Avenue, the building houses ground floor retail and community facilities encouraging community development.

The property's high-performance building envelope, energy efficient mechanicals, and rooftop solar photovoltaic system secured the building its Phius certification and provides residents with enhanced comfort and reduced energy costs.

Project Goals

Incentive Procurement

Acacia Network and Phipps Houses Developers wanted to create a mixed-use affordable housing development that prioritized sustainable building options. As non-profit organizations, it was imperative that all available incentives were utilized to achieve the most cost effective way to construct a high-performance comfortable building for tenants.

Bright Power's Role

Energy Modeling

Led and educated project teams to understand the building's functionality, projected energy usage, & efficiency.

Solar Design and Installation

Maximized potential solar PV system size and tax incentives through integrated process during the design phase, collaborating with architect, MEP, and General Contractor to ensure a successful installation.

Passive House Certification

Advised on high-performance envelope and mechanicals to provide residents enhanced thermal comfort while lowering heating and cooling costs.

NYSERDA New Construction Program

Provided technical guidance and program administration to secure incentives throughout the project.

Commissioning

Verified all systems were installed properly and operating to the building performance certification criteria and trained facility staff on operations and maintenance protocols upon turnover.

Results



Site Energy Use Index (EUI)

24.9 kBtu/sq/yr
with renewables: 21.8 kBtu/sq/yr



Incentives

\$300,000 in NYSERDA NCP
\$104,200 in NY SUN



Certifications

Phius+ 2015
Enterprise Green Communities



Awards/Recognition

2022 PHIUS - Award for Best
Project by a Young
Professional

