



Owner: 3d Development Group LLC | Location: Valatie, NY | Completion Date: 2009
Programs Achieved: Energy Star, LEED for Homes

The Challenge

3d Development Group LLC needed a variety of funding sources to make the Paul Raihofer Senior Village project work. Each funding source had its own set of green building and energy efficiency goals. To evaluate the risks associated with the commitments they were being asked to make, 3d Development asked Sustainable Comfort to partner with them in the application phase of the project. Once the funding was in place, Sustainable Comfort worked with the design team to make sure the project was designed and constructed to meet all commitments. The result was a durable, environmentally friendly building that is efficient to operate.

The Solution

The Sustainable Comfort Team: Helped the development team make informed decisions by evaluating the options for green building and energy efficiency prior to the application for funding. Worked with design team to incorporate the green building and energy efficiency requirements into the final design. Provided technical support to the architect and builder during design and construction.

Project Description

The Sustainable Comfort team started working with 3d Development Group LLC in 2008, prior to submittal for project funding from the department of Housing and

Community Renewal [HCR]. The team provided energy efficiency consulting throughout the project phases to help secure funding from state and federal sources.

The Valatie Senior Apartments project is certified Gold by the U.S. Green Building Council's LEED® for Homes program and by the National Association of Home Builders® (NAHB) Green Building Program. The project is also certified by Enterprise Green Communities and the U.S. Department of Energy's [DOE] Builders Challenge program, and the EPA Energy Star® for Homes. In a 2011 Columbia Paper article, Valatie Mayor Gary Strevell stated, "I am glad to see it [the Valatie Senior Apartment Project] is finally moving forward. I know many people who are anxiously waiting for it to open. This project is a great addition to our village."

"To win funding for this project, we had to commit to a number of green building and energy efficiency programs, including LEED for Homes, New York ENERGY STAR® Homes, and Enterprise Green Communities. While this undoubtedly added complexity to the project, the Sustainable Comfort team made sure everything ran smoothly for me."

— Bruce Levine, 3d Development Group LLC

