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NRDC Residential develops Windermere on the Lake; a landmark community that uses innovative green technologies

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One of the most sophisticated eco-friendly residential developments in the nation is taking shape in the historic Long Ridge section of North Stamford.

Windermere on the Lake, designed by architect Roger Bartels of Bartels-Pagliaro, is under construction on a 74-acre site and utilizes the latest "green" technologies and environmentally sensitive habitat management plans to create a unique residential enclave in harmony with the natural surroundings.

"We're taking the concept of green technology to another level and developing one of the most comprehensive eco-friendly residential communities in the U.S.," said Mark Hallett Robbins, president of NRDC Residential, the developer of Windermere on the Lake.

Robbins said that the environmental commitment at Windermere reaches across the entire property, which is located off Long Ridge Rd., an exclusive residential area adjacent to Greenwich, and Bedford, N.Y. "Over time, many of the features we are incorporating will become standard in the industry both in terms of construction and site management. But at this time, we are very far ahead of the curve. We believe that what we are creating at Windermere on the Lake will serve as a prototype for environmentally sustainable residential development," said Robbins.

The design aesthetic echoes the architecture and gardens of the 19th century English arts and crafts movement. The 24 homes feature private custom country gardens created by renowned English landscape architect Simon Johnson.

The design incorporates a wide range of eco-friendly and energy-saving features including geothermal heating and cooling systems, paints and carpeting with extremely low VOC levels, solar powered street lighting, high performance windows and insulation, heat recovery ventilation systems and extensive use of sustainable building materials. The site also has a sediment filtration system whereby storm water leaves the site cleaner than when it entered.

Windermere on the Lake is the first residential development in Conn. to seek the prestigious LEED certification, a rating system developed by the U.S. Green Building Council that serves as the benchmark for high performance green buildings. In addition, the Energy Star qualified homes at Windermere on the Lake meet efficiency guidelines set by the federal EPA.

The eco-friendly design of Windermere on the Lake doesn't end with the homes. The entire park-like site is being developed using an ecological approach seldom seen in today's typical subdivision. Each residence is sensitively sited to blend harmoniously with the property while providing sweeping views of the surrounding woodlands, meadows, ponds and a lake.

Extensive and ongoing habitat management and restoration protection plans have been developed to ensure lifelong preservation of the property. Wildflower and butterfly plantings, bluebird nesting boxes and log crib habitats in the ponds encourage native wildlife to thrive. As a conservation

development, 25 acres of the property have been donated to the Stamford Land Conservation Trust - the largest gift in the Trust's history. An additional 25 acres is retained as permanent open space.

Windermere on the Lake draws its aesthetic inspiration from the architecture and gardens of England's Lake District. Designed by Bartels-Pagliaro Architects, an award-winning firm renowned for its successful adaptations of Arts and Crafts style, the homes feature four unique styles named after locales in the England's Lake District: Cumbria, Durham, Lancashire and Westmorland. The designs are inspired by C.F.A.Voysey.

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