



CAPITOL SENIORS HOUSING

PROJECTS + LOCATION:

- Atria New City, NY
- Arbor Terrace at Norwood, NJ
- Arbor Terrace at Highland Park, IL
- Stone Hill at Andover, MA
- Chelsea at Shrewsbury, NJ
- Chelsea at Greenburgh, NY
- Arbor Terrace at Morris Plains, NJ
- Arbor Terrace at Mountainside, NJ
- Arbor Terrace Waugh Chapel, MD

COMPLETED:

2016 – 2021

CLIMATES:

Mixed/Humid Zone 4A
Cool/Humid Zone 5A

FOOTPRINT:

- Top 25 developer of U.S. senior living communities
- 105 – 130 zones, including resident rooms and common areas
- Avg. property size: 115,000 – 160,000 sq. ft.
- Avg. resident room size: 344 – 725 sq. ft.

PROJECT PARTNERS:

Mosely Architects
Meyer Architects



Atria New City, NY

EQUIPMENT

- CITY MULTI® VRF Zoning Systems
- PremiSys® Dedicated Outdoor Air Systems
- Diamond Controls™ solutions

DEVELOPER INSIGHTS

Based in Washington, DC, [Capitol Seniors Housing](#) (CSH) has developed or acquired more than 120 senior housing communities nationwide and deployed over \$2.5 billion of investment capital. The firm specializes in the design, development, financing and operation of state-of-the-art senior living communities and has earned a reputation for comfortable, safe, resident-centered life experiences for older adults.

CSH has used [CITY MULTI® Variable Refrigerant Flow](#) (VRF) zoning systems from Mitsubishi Electric to maximize year-round comfort and improve net operating income (NOI) at several facilities since 2016. The INVERTER-driven systems use the minimum amount of electricity to reach and maintain set points, offering residents consistent comfort while reducing energy bills. Simultaneous heating and cooling operation via heat recovery further improves energy efficiency and comfort by moving heat from zones in air-conditioning mode to zones in heating mode. Since the systems include Hyper-Heating INVERTER® (H2i®) technology, CSH has experienced gas-free heating at temperatures as low as -27.4° F.

Ultra-quiet, four-way ceiling cassettes or horizontal-ducted units condition resident rooms, fostering a peaceful environment for sleep or recreation. Simple MA Remote Controllers empower residents to fine-tune their room's comfort, while AE-200 Centralized Controllers allow the CSH operations team to access, control and diagnose the HVAC equipment onsite or remotely with a computer or smart device. While the VRF systems provide precise temperature control, PremiSys® Dedicated Outdoor Air Systems supply fresh ventilation air.

VRF BENEFITS

- INVERTER-driven compressors for minimal electrical usage and reduced energy bills
- Hyper Heating INVERTER® (H2i®) technology for all-electric heating down to -27° F
- Continuous fan movement for steady indoor temperatures
- Individually controlled comfort zones
- Centralized and remote access for facility managers
- Quiet operation
- Low maintenance requirements
- 10-year extended warranty

"We believe energy-efficient VRF HVAC systems have helped our NOI through low maintenance costs and reduced electricity bills. VRF supports our comfort and wellness objectives by keeping a consistent temperature in resident rooms and staff workplaces, and by operating quietly. Improved comfort, low operating costs and support from Mitsubishi Electric and their Diamond Commercial Contractors are clear positives."

— Jim May, Director of Construction,
Capitol Seniors Housing

