



1212 MLK Apartments was awarded the 1st Energy Star label for high-rise residential buildings in the country

Steven Winter Associates, Inc.

Nation's 1st Energy Star Multifamily Building 1212 MLK Apartments

Bronx, NY

Project Data: Energy Efficient Affordable Housing

On September 28, 2006, a ribbon cutting for the first Energy Star high-rise multifamily building in the country was celebrated at 1212 Dr. Martin Luther King Jr. Boulevard in the Highbridge Section of the Bronx, New York. The 54-unit building was funded by the New York State Division of Housing and Community Renewal (DHCR), the city's Department of Housing Preservation and Development (HPD), the Community Preservation Corporation, Richman Housing LLC, and Fannie Mae. The New York State Energy Research and Development Authority (NYSERDA) provided additional hard and soft cost funding to bring the building to energy usage standards 20% better than ASHRAE 90.1-2004, improving the energy efficiency standards of some LEED buildings.

Steven Winter Associates provided energy consulting services to the Dunn Development team. The building's energy efficient measures include two 87% efficient, direct-vent natural gas Lochinvar® boilers — a significant improvement over conventional 80% efficient atmospheric equipment. Also, over 200,000 kWh of electricity is saved at 1212 MLK Apartments by using fluorescent instead of traditional lighting. Fluorescent lighting with electronic ballasts brighten hallways, the lobby, stairwells, offices, community room and laundry room. Occupancy sensors in offices and common areas automatically turn lights off when these rooms are not in use. Hallway sensors turn overhead lights on as needed.

Employing a national Energy Star consensus for high rise multifamily would be difficult for any facility, but in affordable housing in an urban area with both a heating and cooling climate, it proved even more challenging. Many speakers cheered the success of the Dunn team in this accomplishment; Dunn is the only developer in the country to be building a second high-rise multifamily Energy Star building, this one in Brooklyn.



Client: Dunn Development
Location: Bronx, NY
Building Type: Multifamily Residential
Building Size: 52,000 sf, 54 apartments
Project Status: Completed

Reference: www.dunndev.com

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