



Steven Winter  
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WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

## NYC HOTEL EMISSIONS

Based on New York City's publicly available Local Law 84 (LL84) benchmarking data for 2015, hotels emit 32% more greenhouse gas (GHG) per square foot than the average for all other building types. To analyze this data, SWA removed all buildings that did not or were not required to comply, as well as those with erroneous data (see [blog](#) for further explanation).



[Click to View Interactive NYC GHG Emissions Map](#) - via CityLab. Map credit: Jill Hubley

Out of 187 hotels, 143 reported with numbers that were in a normal range. The average for the sector however, reflects EUI and GHG emissions that are much higher than other similar building types per square foot. Multifamily buildings, for example, are on average 42% lower GHG emissions/ft<sup>2</sup> than hotels.

Though many hotel chains have initiated sustainability programs, most execute projects that do not address the building's efficiency as a whole. Upgrading the base building systems, insulation, and lighting, heating and cooling controls, etc., as well as implementing newer technologies such as onsite Cogeneration/CHP systems would significantly increase a hotel's efficiency. In addition, hotels by and large, are not yet offsetting their energy use and lowering GHG emissions with renewables. Often, these high-impact opportunities are not considered because many properties are looking for an immediate return for their investors, not solutions with a 3-5 year+ payback period.

The Carbon Challenge, an initiative tied to NYC's One City Built to Last plan to reduce emissions 80% by 2015, invites participants to make an early commitment to the mayor's goal and achieve a 30% reduction by 2025. The program has recently extended its outreach to hotels, hoping to increase participation in a sector where it is sorely needed. And, so far, it's working. In 2015, 17 hotels in NYC have committed to reaching the emissions goal.

This story is excerpted from our Party Walls blog. View the [full article](#).

**HARLEM  
LANDMARK  
REBORN**

Opened in 1884 as a mixed use residential and commercial property, the Corn Exchange Bank Building has remained through [splendor and squalor](#). In many ways a barometer for Harlem-125th Street's elastic economic climate, the building's recent resurgence is a testament to the neighborhood's resiliency. Earning landmark status in 1993, the original building was designed in Queen Anne and Romanesque Revival Styles by famed New York firm Lamb and Fitch, and was considered to be amongst the finest architecture in Harlem.

SWA worked with Aufgang Architects and Artimus Construction to revitalize the once decrepit Corn Exchange Bank Building into seven stories of premier office and retail space. Six stories tall through the first century of operation, the top four floors were demolished in 2009 due to structural instability resulting from 40 years of fire and abandonment. Acting as the building's cornerstone, the bottom two floors underwent full-gut rehabilitation, now supporting five floors of new construction. Totalling 31,000 sq. ft., Corn Exchange houses 9,000 sq. ft. of retail space on the two base floors, with three levels of office space separating retail and the Harlem Culinary School.



Initiated by the NYC Economic Development Corporation, the \$5.5 million project achieved Silver certification under LEED® version 2009 Core and Shell, with SWA providing sustainability services and LEED Fundamental Commissioning services. Along with exemplary performance in building reuse, transportation proximity, and developmental density LEED scorecard categories, SWA targeted key systems for commissioning including split heating and cooling units, water-source heat pumps, boiler and cooling towers, and lighting controls.

For more information on the Corn Exchange, contact SWA Senior Sustainability Consultant Sarah Nugent at [snugent@swinter.com](mailto:snugent@swinter.com).

**RESIDENTIAL  
CONSTRUCTION  
SPECS**

The majority of affordable housing lenders in the Northeast now require green building certification to qualify for financial services. This can put design teams on already tight budgets under pressure to create comprehensive residential green specifications from scratch. SWA recently had the opportunity to collaborate with Seattle-based sustainable consulting firm O'Brien & Company to create editable template green specifications for the 2015 Enterprise Green Communities Criteria. Enterprise will introduce the templates (which apply to single family, lowrise multifamily, and highrise multifamily projects of either rehab or new construction) with a webinar scheduled for February 24, 2016. While the templates were designed around Green Communities criteria, the sample specs are flexible enough to be adapted for LEED®, National Green Building Standard (NGBS)™, and other green building rating systems. Our team also created sample scopes of work geared toward single family projects to help clarify which trades are responsible for which aspects of the green building process. Check these Enterprise tools out for your next residential green project!

Contact SWA Director of Sustainable Housing Services Maureen Mahle for more information: [mmahle@swinter.com](mailto:mmahle@swinter.com).


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