



Steven Winter Associates, Inc.

SWA & EEFA  
STEAM HEAT  
STUDY

BOMA NY  
PINNACLE  
AWARD



# WINTER GREEN

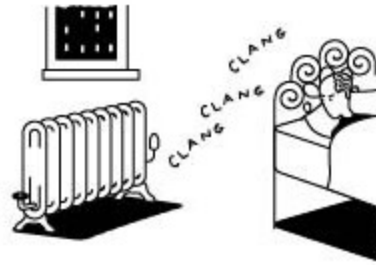
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WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

*Clanging Pipes and Open Windows: Retrofitting New York City's Steam Heat Systems for the 21st Century*, released by the Natural Resources Defense Council and Energy Efficiency for All—a coalition of energy, environmental and housing organizations—details



cost-saving strategies to upgrade the most prevalent type of heating system in New York City apartment buildings: steam generated from burning oil or natural gas. The report's content is based on an analysis of steam heating systems in New York City by Steven Winter Associates (SWA) Multifamily Energy Services team.

Energy efficiency upgrades to the steam heating systems found in the vast majority of New York City apartments could save building owners \$147 million in annual energy bills and maintenance savings, help meet NYC's *One City Built to Last* carbon emissions goals, and create more pleasant apartment living for millions of New Yorkers.

As detailed in the study, reducing energy waste — and cutting carbon emissions in the process — is achievable through relatively simple upgrades, such as installing orifice plates in each radiator valve to slow the release of steam; adding insulation and temperature sensors; and, affixing a control knob on the exterior of each radiator.

Interested in learning more? Email SWA Energy Consultant Heather Nolen at [hnolen@swinter.com](mailto:hnolen@swinter.com), [read](#) the New York Times' piece on the report, or [download](#) the complete report here.

SWA's Michael Flatley has been nominated for the Outstanding Local Member award as part of the 2016 BOMA/NY Pinnacle Awards, which recognize "the best of BOMA/NY, the best of our city." The Outstanding Local Member award honors a BOMA/NY member who has demonstrated a commitment to furthering chapter and community goals, upholding chapter ideals, and growing chapter activities. The award ceremony is to be on Thursday, February 25<sup>th</sup> at Chelsea Piers.

Michael Flatley, a Senior Building Systems Consultant with SWA, has been a member of BOMA/NY for 25 years, serving chair positions and other leadership roles on multiple committees and sub-committees. Michael strives to keep membership informed on local and regional energy issues through reporting at committee meetings, and advocating in Albany on issues that impact the NY real estate market.



As a frequent BOMA Conference speaker on energy and energy management, Michael is appreciated as a valued resource to the industry and his BOMA peers. He has consulted on the NYC Local Law 87 development process, the NYC green lease development process, and with Con Edison on the development of its Steam Demand Billing Initiative and Real Time Pricing Initiative.

## LEED FOR HOMES SUPPORTIVE HOUSING

The Creston Avenue project is a 66 unit affordable and supportive housing project in the Bronx designed by Magnusson Architecture and Planning and developed by The Housing Collaborative. This project, which an overall savings of 30% above a baseline of ASHRAE 90.1, is certified both LEED for Homes® Midrise Platinum and Energy Star Multifamily® high-rise (through the NYSERDA funding multifamily performance program).



Creston Avenue is designed to house transitional residents coming from homelessness or other backgrounds and features an in-house assistance center along with numerous sustainability and energy efficiency features to create a more comfortable environment for the residents.

The project features an impressive energy efficiency package with a tightly built envelope using PTAC units to deliver heating and cooling to the units along with outdoor fresh air. This helps to improve air quality in apartments and at the same time limit the introduction of unwanted particles into the building. Continuous bathroom exhaust fans are installed in the building to help improve air quality in bathrooms. Before occupancy, infiltration levels and exhaust flow rates were tested in order to verify the real-life energy and indoor air quality performance of the building.

The rooftop provides an exciting example of urban sustainability. A rooftop PV system generates its own electricity for the building and the residents can monitor the PV systems performance from the lobby – a proven method of engaging residents in energy conservation outcomes. To save water, a rainwater harvesting system with modular storage is installed on site to reduce storm water runoff. In addition, green roofs and a permeable lot are also installed to reduce runoff. About 1/3 of the roof area is planted with vegetation. 42% of the lot area is installed with plants, and 48% of the lot area has permeable paving.

Within the apartments high efficiency water fixtures are installed with 1.28 gpf toilets, 1.5 gpm showerheads, and 1.5 gpm lavatory faucets. In addition to using many recycled content and low VOC materials, the construction team was also able to divert an impressive 95% of construction waste away from landfill. Lastly, to further improve the active life of residents, a landscaped rear yard features children's play area and vegetable garden and there are even transit screens in the lobby to show schedules of nearby subway and bus stations.

The project has received numerous awards including the Queens and Bronx Building Association (QBBA) Building Award, Best in American Living Awards (affordable multifamily), Builders Choice Magazine custom home design awards, and the 2015 Brick in Architecture Award, best in class, residential multifamily.

For more information on any of the sustainability features at Creston Ave, email SWA Senior Sustainability Consultant Celeste McMickle at [cmcmickle@swinter.com](mailto:cmcmickle@swinter.com).



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