



NATION'S 2ND ENERGY STAR MULTIFAMILY BUILDING

Myrtle Avenue Apartments

Brooklyn, NY

Developer/Owner:	Dunn Development
Building Type:	Multifamily/Apartment Building
Project Type:	NYSERDA MPP
Building Size:	43,000 sq ft, 33 apts.
Construction Cost:	\$8,300,000
Architect:	SLCE Architects
Status:	Completed 2007
SWA Contact:	Gayathri Vijayakumar

On October 9, 2007, a ribbon cutting for the second ENERGY STAR multifamily high-rise building in the country was celebrated at Myrtle Avenue Apartments in Brooklyn. The project was a joint venture between Dunn Development Corp., a socially-conscious real estate developer specializing in affordable and supportive housing and the Northeast Brooklyn Housing Development Corp., an organization committed to the preservation, development and management of affordable rental housing in central Brooklyn. NYSERDA provided additional hard and soft cost funding to improve the energy performance of the building in accordance with the requirements of the recently launched NYSERDA Multifamily Performance Program (MPP).

Dunn Development has now been responsible for both the first and second Energy Star rated high rise multifamily buildings in the country. On both of these projects, Steven Winter Associates (SWA) has worked with Dunn Development to evaluate a package Energy Conservation Measures (ECMs) to reduce whole building energy use by 20% compared to a "baseline" ASHRAE 90.1-2004 compliant building.

As a result of this process, the following ECM's were implemented at Myrtle Avenue Apartments: 6" poly-isocyanurate roof insulation; 1" mineral wool insulation between steel studs and CMU block; R-13 fiberglass batt in steel stud cavities; custom low-e argon windows with thermally broken aluminum frames; 1 3/8" dense fiberglass board installed on exterior of foundation wall; Lochinvar sealed combustion, 87% efficient gas boilers with indirect heaters for hot water; low-flow faucet aerators; central exhaust ventilation system with ALDES Constant Air Regulator (CAR) Dampers at each floor to maintain system balancing; fluorescent or



Myrtle Avenue Apartments was awarded the 2nd Energy Star label for high-rise residential buildings in the country.

compact fluorescent fixtures in kitchen, bath, foyer, living rooms and bedrooms; occupancy sensors in stairs and halls; and Energy Star rated appliances.

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