

# MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION NYC CAPITAL GREEN BUILDING PROGRAM

Fiscal Year 2021 Annual Compliance Report



Mayor's Office of  
Environmental  
Coordination

capitalgreenbuilding@moec.nyc.gov  
www.nyc.gov/oec/greenbuilding



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## LETTER FROM THE DIRECTOR

Honorable Members of the New York City Council,

New York City building is on the rebound as we all are collectively returning to business as usual – or at least close to it. My office has conducted and completed its annual outreach to agencies to provide reporting on the status of projects in the City’s capital portfolio for which the New York City Charter Chapter 9: Capital Projects and Budgets, Section 224.1: Green Building Standards are applicable. Charter Section 224.1 is where Local Laws 31 and 32 are codified.

It is clear more projects are coming online or resuming pauses that were taken due to the pandemic. We anticipate a higher number of projects will be completed in the coming years than we have reported on through the previous two. These projects include our schools, public and affordable housing projects, courthouses, firehouses, police precincts, and cultural institutions among many others. We are becoming more efficient and sustainable in how we house the critical services New Yorkers need and this report reflects these efforts.

The Office of Environmental Coordination continues to work with agencies to promote and track compliance with these green building laws. Efforts are underway to advance the intention of the law by more comprehensively coordinating with other local laws and regulations that have come into effect since the amendments to the original green building law was adopted in 2016.

Additionally, this year, we have received information from agencies on more projects that make up the City capital portfolio, and thus formulating a better accounting of applicable projects and related outcomes. This includes LL86 projects of 2005 that have yet to be completed. In coordination with such agencies, we submit our report of green building activity Fiscal Year 2021.

### **Hilary Semel**

Director and General Counsel  
Mayor’s Office of Environment Coordination







# GENERAL NOTES

## Overview

In 2016, the New York City Council adopted Local Laws 31 and 32 (LL31/32). These laws amended Local Law 86 of 2005 (LL86), one of the nation's first green building laws. As codified in the New York City Charter's Chapter 9: Capital Projects and Budget, Section 224.1, these laws require stringent green building design standards for city-owned and city-funded capital projects. The laws require most capital building projects to consume significantly less energy than the performance benchmarks of similar buildings. These laws are aligned with the City's ambition to reduce 80% of our emissions by 2050, the Climate Mobilization Act passed in 2019, and other local efforts to promote green design and sustainability measures.

The Mayor's Office of Environmental Coordination (OEC) is authorized by Executive Order 149 of 2011 to exercise the powers and duties of the Mayor in conjunction with the implementation of LL31/32 and LL86 as still applicable. OEC supports agencies to identify if their capital projects are subject to the laws, the applicable provisions therein, and coordinates submission of information regarding completed projects to be reported on annually to the New York City Council in accordance with Charter Section 224.1, subdivision m. OEC is also designated to assess and grant where necessary, exemptions, as well as consider and establish alternative standards as proposed.

## Reporting Scope

This report contains information on the status of capital projects as currently constituted at the end of FY21 - as designated as June 31, 2021. The information contained in this report is provided by and pertaining to the capital portfolio of the below agencies. Based on agency reporting for FY21, many projects were in pre-design, design and construction phases, and a small number of projects were completed. While their applicable capital portfolios were recorded, the report only details projects that were completed in FY21.

BPL	Brooklyn Public Library
DCLA	Department of Cultural Affairs
DDC	Department of Design and Construction
DEP	Department of Environmental Protection
DPR	Department of Parks and Recreation
DSNY	Department of Sanitation
EDC	New York City Economic Development Corporation
FDNY	New York City Fire Department
HHC	Health and Hospitals Corporation
HPD	Department of Housing Preservation and Development
NYCHA	New York City Housing Authority
NYPD	New York City Police Department
NYPL	New York Public Library
QBPL	Queens Borough Public Library
SCA	New York City School Construction Authority

There are prospective applicable projects from capital building agencies that are not included in this report as several agencies continue to be tasked with managing or supplementing coronavirus pandemic response activities or projects that have not been reported to OEC. Any such projects that were completed in FY21 will be included in a future report upon receipt.



## REQUIREMENTS AND PROVISIONS

### Green Design

Under Charter Section 224.1, capital projects involving the construction of a new building, addition to an existing building, or the substantial reconstruction of an existing building with a budget of \$2,000,000 or more (applicable capital projects), across most building occupancy groups, are required to be designed and constructed to achieve a stringent design standard. Across most building occupancy groups, that requirement is Leadership in Energy and Environmental Design's (LEED) Gold.

As per Charter Section 224.1, established alternative standards include the New York City Green Schools Guide and the version of the New York City overlay of the Enterprise Green Communities Criteria.

### Energy Use Intensity

Certain city-owned projects are required to be designed as a low-energy intensity building. As prescribed, low energy intensity buildings are designed and constructed such that their energy use intensity (EUI) is the less stringent of the following:

- (1) 50 percent of the design energy intensity of the more stringent of (a) the median source energy use intensity for similar buildings according to benchmarking data established through Local Law 84 of 2005 or (b) standards established for similar buildings according to ASHRAE 90.1-2013;
- (1) Or a source EUI of 38 kBtu/yr per square foot of floor area for new buildings, a source EUI of 42 kBtu/yr per square foot of floor area for additions to, or substantial reconstructions of, existing buildings, reflecting standards established by the International Passive House Association.

### Energy Cost Reductions

Certain non-city owned projects with budgets of \$12,000,000 or more are required to reduce energy costs to by 20 percent. Projects with budgets of \$30,000,000 or more are required to reduce energy costs by 25 percent. Energy costs must be reduced by an additional five percent if the payback on such investment through savings in energy cost would not exceed seven years.

Capital projects that solely involve a major mechanical system installation or replacement (lighting, boiler or HVAC systems), are subject to specific requirements, dependent on the estimated construction cost. Further, each project involving the installation or replacement of plumbing systems with a budget of \$500,000 or more must reduce potable water consumption in the aggregate by a minimum of 30%.

### Other Considerations

Projects subject to the low-energy intensity provision require consideration whether construction of an onsite energy generating building is feasible.

Further, projects that are three stories or more above grade require consideration whether the design and construction of a net zero energy building is feasible.

Lastly, such projects are also required to consider the feasibility of incorporating green infrastructure in the design of the project site.



## PORTFOLIO OVERVIEW

Based on outreach to the cited 15 capital building agencies, OEC received information on applicable capital project across all development phases. This report is principally to provide an accounting of the completed projects of the previous fiscal year. However, future building outcomes and related achievements can be projected based information gathered on the portfolio as summarized below.

- The approximate capital project portfolio budget based on current reporting stands at over \$15.1B, encompassing 223 reported projects that make up the New York City capital portfolio for which Charter Section 224.1 is applicable. This includes city-owned and city-funded projects.
- The capital project portfolio includes a projected 123 new buildings, 49 substantial reconstructions, 10 additions and 41 projects involving the installation or replacement of a major mechanical system(s).
- Among the new building, substantial reconstruction, and addition projects, 34 are expected to be designed and built to LEED Gold, 33 to LEED Certified, 85 to Enterprise Green Communities' standards, and 20 to the New York City Green Schools Guide. 10 projects are pending on some specifications, such as total estimated construction cost and occupancy group, which will determine the applicable standards.
- As applicable, 25 city-owned projects, new construction, or substantial reconstructions, are expected to be built as a low energy-intensity building, consuming significantly less energy than is standard. 9 city-funded, but not owned, projects are expected to reduce building-wide energy costs by 20-30%.
- Across the development phases, there are 30 projects that are in pre-design, 84 in design, 21 in construction, and 11 in post construction. 77 projects have not specified their development phase.

Limitations: The information provided here within, including this summary and the following individual project reports, is based on information as provided by the respective agency. While the law provides specific provisions regarding building design, energy use, cost reductions and establishes standards for prospective project outcomes, an enhanced guidance and directive is needed to promote greater uniformity on tracking and recording specific design and performance metrics. As a result, some projects' characteristics, for which reporting is legally required, are currently unavailable. The information provided herein is not inclusive of the entire portfolio as not all agencies have reported.



## TABLE NOTES

### Legend

Address	Site location of the specific project
Agency	Management agency overseeing and reporting on the project
CCD	City Council District where the project is located
CD	Community district where the project is located
Certification	As sought and received by the respective cited standard
Compliance notes	Explanation as required for outcomes as applicable
Cost	Total project construction cost
Design	Green building design standard built to (e.g., LEED Gold)
EEMs	Energy efficiency measures employed as applicable
EGC	Enterprise Green Communities
Energy cost	Reduction of energy cost across the project
ECR	Energy cost reduction of specific system
EUI	Design energy use intensity target achieved (kBtu/ft <sup>2</sup> /yr)
Floor area	Gross square feet of the project area
Gallon/yr	Reduction of potable water
Green infrastructure	Projects designed and constructed to incorporate green infrastructure
Impending	Certification is expected, but not achieved prior to reporting
Incremental (\$)	Cost acquired by meeting standards above cost
kBtu/year	Reduction in gas use for heating measure in kBtu
Kw/yr	Reduction in electric peak demand
Kw/mo	Reduction in monthly electric peak demand
Kwh/yr	Reduction of electric use
LEED	Leadership in Energy and Environmental Design
Mlbs/yr	Reduction in purchased steam
Name	Label given to the project by the agency
NC	Project outcome is non-compliant with the applicable provision
Net zero	Project designed and constructed as a net zero energy building
Occupancy	Occupancy group for the respective project
Onsite	Project designed and constructed as a net zero energy building
Org	Organization that has received city capital funding
Partial	A provision that has been partially exempt with conditions
(Share)	Funding contribution by the City of New York
System	Installation or replacement of a specific system
Therms/yr	Reduction in gas use for heating measure in Therms
Type	Project type (e.g., new building, substantial reconstruction)
---	Data not currently available, provided or applicable
*	Performance not required by law or exceeding the required standard
/	Where there is a difference: management agency/client agency
N/A	Standard or measure not applicable to the specific project
Y	Yes
N	No

# COMPLETED PROJECTS

## 1. 888 FOUNTAIN AVENUE, BUILDING B1

Project Information									
Record Name	Agency	Address						CD	CCD
SENIOR 18	HPD	11629 Seaview Avenue, Brooklyn, NY 11208						BK05	42
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$12,600,000 (12%)	New Building	N	170,296	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	Y	N/A	31.0%	30%	19.0%	---	36.5%	---	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

## 2. 127TH STREET, KELLY HOTEL

Project Information									
Record Name	Agency	Address						CD	CCD
SHN1KELH MW127TH	HPD	302 W 127th Street, New York, NY 10027						MN10	9
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$16,714,718 (22%)	New Building	N	105,530	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	N	N/A	--	30%	--	---	--	---	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

## 3. 1488 NY AVENUE, BPHN SENIOR RESIDENCES

Project Information									
Record Name	Agency	Address						CD	CCD
SENIOR 18	HPD	1488 New York Avenue, Brooklyn, NY 11210						BK17	45
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$32,078,484 (30%)	New Building	N	6,5674	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	N	N/A	20.0%	30%	8.6%	---	---	34.5%	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	



#### 4. 150 VAN CORTLANDT AVENUE EAST, MOSHOLU GRAND

Project Information									
Record Name	Agency	Address						CD	CCD
MXMT18 OURSPACE (1)	HPD	150 Van Cortlandt Avenue East, Bronx, NY 10458						BX7	11
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$40,508,389 (25%)	New Building	N	1463,35	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	Y	N/A	26.8%	30%	6.8%	---	---	34.5%	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

#### 5. 315 LINWOOD STREET, LINWOOD PARK APARTMENTS

Project Information									
Record Name	Agency	Address						CD	CCD
ELLA 18	HPD	315 Linwood Street, Brooklyn, NY 11208						BK5	37
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$34,232,026 (30%)	New Building	N	104,687	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	Y	N/A	26.8%	30%	14.1%	---	---	31.6%	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

#### 6. 975 TIFFANY STREET, PRC TIFFANY STREET

Project Information									
Record Name	Agency	Address						CD	CCD
MXMT18 OURSPACE (2)	HPD	975 Tiffany Street, Bronx, NY 10459						BX2	17
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$41,794,820 (36%)	New Building	N	150,206	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	Y	N/A	28.4%	30%	29.1%	---	---	28.1%	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

## 7. MHANY DUMONT HDFC

Project Information									
Record Name	Agency	Address						CD	CCD <sup>2</sup>
PLP19	HPD	676 Cleveland Street <sup>1</sup> , 781 Belmont Avenue <sup>1</sup> , 948 Dumont Avenue <sup>1</sup>						BK5	---
Project Scope									
Cost (Share)	Type	City-owned	Floor area	Occupancy					
\$4,722,939 (62%)	Substantial Reconstruction	N	39,592	R-Residential					
Project Outcomes									
Design	Certification	EUI	Energy cost	Gallons/yr	Kwh/yr	Kw/yr	Kw/mo	kBtu/yr	Mlbs/yr
EGC	Y	N/A	12%	30%	---	---	---	---	---
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs	

## 8. BROOKLYN CENTER OF EXCELLENCE <sup>3</sup>

Project Information								
Record Name	Agency	Address					CD	CCD
BK CE	DDC/HHC	815 Broadway, Brooklyn, NY 11206					BK04	34
Project Scope								
Cost (Share)	Type	City-owned	Floor area	Occupancy				
\$67,530,418 (100%)	Substantial Reconstruction	N	52,000	B-Business				
Project Requirements Exempted								
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable	
LEED Gold	N/A	N/A	20-30%	N/A	N/A	N?A	30%	
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs

## 9. BRONX CENTER OF EXCELLENCE <sup>3</sup>

Project Information								
Record Name	Agency	Address					CD	CCD
BX CE	DDC/HHC	1920 Webster Avenue, Bronx, NY 10457					BX06	15
Project Scope								
Cost (Share)	Type	City-owned	Floor area	Occupancy				
\$28,723,965 (100%)	System	N	21,000	B-Business				
Project Requirements Exempted								
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable	
N/A	N/A	N/A	N/A	N/A	N/A	5%	30%	
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure		(N/A) EEMs

<sup>1</sup>676 Cleveland Street, Brooklyn, NY 11208, <sup>2</sup>42  
<sup>1</sup>781 Belmont Avenue, Brooklyn, NY 11208, <sup>2</sup>37  
<sup>1</sup>948 Dumont Avenue, Brooklyn, NY 11207, <sup>2</sup>42



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## 11. QUEENS CENTER OF EXCELLENCE <sup>3</sup>

Project Information							
Record Name	Agency	Address				CD	CCD
QN CE	DDC/HHC	71-17 Roosevelt Avenue, Queens, NY 11372				QN03	25
Project Scope							
Cost (Share)	Type	City-owned	Floor area	Occupancy			
\$26,674,050 (100%)	System	N	29,000	B-Business			
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
N/A	N/A	N/A	N/A	N/A	N/A	5%	30%
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure	(N/A) EEMs

<sup>3</sup> These projects were **exempted** from all applicable provisions and reported as being exempt in the Fiscal Year 2020 Annual Compliance Report issued by the Mayor's Office of Environmental Coordination. These projects were part of the local response to the coronavirus pandemic. The projects were required to be on an expedited construction schedule. The City found it was not in the public's interest to delay the projects to execute the procurement of requisite equipment and installations, for which there were cited shortages in availability of such equipment, to meet the specified requirements.



## EXEMPTED PROJECTS

OEC has the authority to grant exemptions to projects from provisions outlined in Charter Section 224.1. On behalf of the Mayor, OEC can grant exemptions if it is determined by the office that meeting a respective provisional standard on the part of a particular project is not in the public interest. The below projects represent the totality of exemptions of projects applicable to Charter Section 224.1 that were granted in FY21, their specifications, and related justifications. When considering an exemption OEC seeks to determine what standards can be reasonably met to promote and advance the objectives of the law.

**Explanation:** The following project was provided a partial exemption from the energy cost reduction provision because compliance with the provision in full would require a non-essential expansion of scope. With consideration of the fiscal climate and prospective economic outlook of New York City during the pandemic, it was found not to be in the public's interest to require further city investment to satisfy the requirement. However, the project is expected to meet all other applicable provisions of Charter Section 224.1, including being built to LEED Silver. Further, this exemption is only partial, as the projects is expected to reduce energy cost by 16.9%, below the provisional 25% that would be a minimum requirement.

### 8. 210 JORALEMON STREET, RELOCATION OF CIVIL COURTHOUSE PROJECT

Project Information							
Record Name	Agency	Address			CD	CCD	
CO264BKCV	DCAS	210 Joralemon Street, Brooklyn, NY 11205			BK2	33	
Project Scope							
Cost (Share)	Type	City-owned	Floor area	Occupancy			
185,000,000 (100%)	Substantial Reconstruction	Y	325,000	B-Business			
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
P	Y	N/A	P	N/A	N/A	NA	N
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure	
(N/A) EEMs							

**Explanation:** The following project was provided an exemption from the green design standard provision of building to LEED Gold. This is a partially city-funded project that involves the substantial reconstruction of building that houses the principal activities of a community-based organization that serves Forrest Hills, Queens. To meet the standard, Queens Community House would need to raise additional funds outside of the city contribution. This would have taken time and delayed much needed repairs to the structure. It was found not in the public's interest to postpone the substantial reconstruction, potentially indefinitely, to meet the standard. As part of this exemption, Queens Community House will incorporate specific green design and construction practices regarding the envelope, interior and mechanical systems.

### 9. QUEENS COMMUNITY HOUSE

Project Information							
Record Name	Agency	Address			CD	CCD	
801 QNSHOUSE1	EDC/ORG	108-25 62nd Drive, Forrest Hills, NY 11375			QN6	29	
Project Scope							
Cost (Share)	Type	City-owned	Floor area	Occupancy			
5,501,843 (66%)	Substantial Reconstruction	N	19,000	G-Education			
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Gold	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(N/A) Low energy intensity building		(N/A) Onsite energy		(N/A) Net zero		(N/A) Green infrastructure	
(N/A) EEMs							

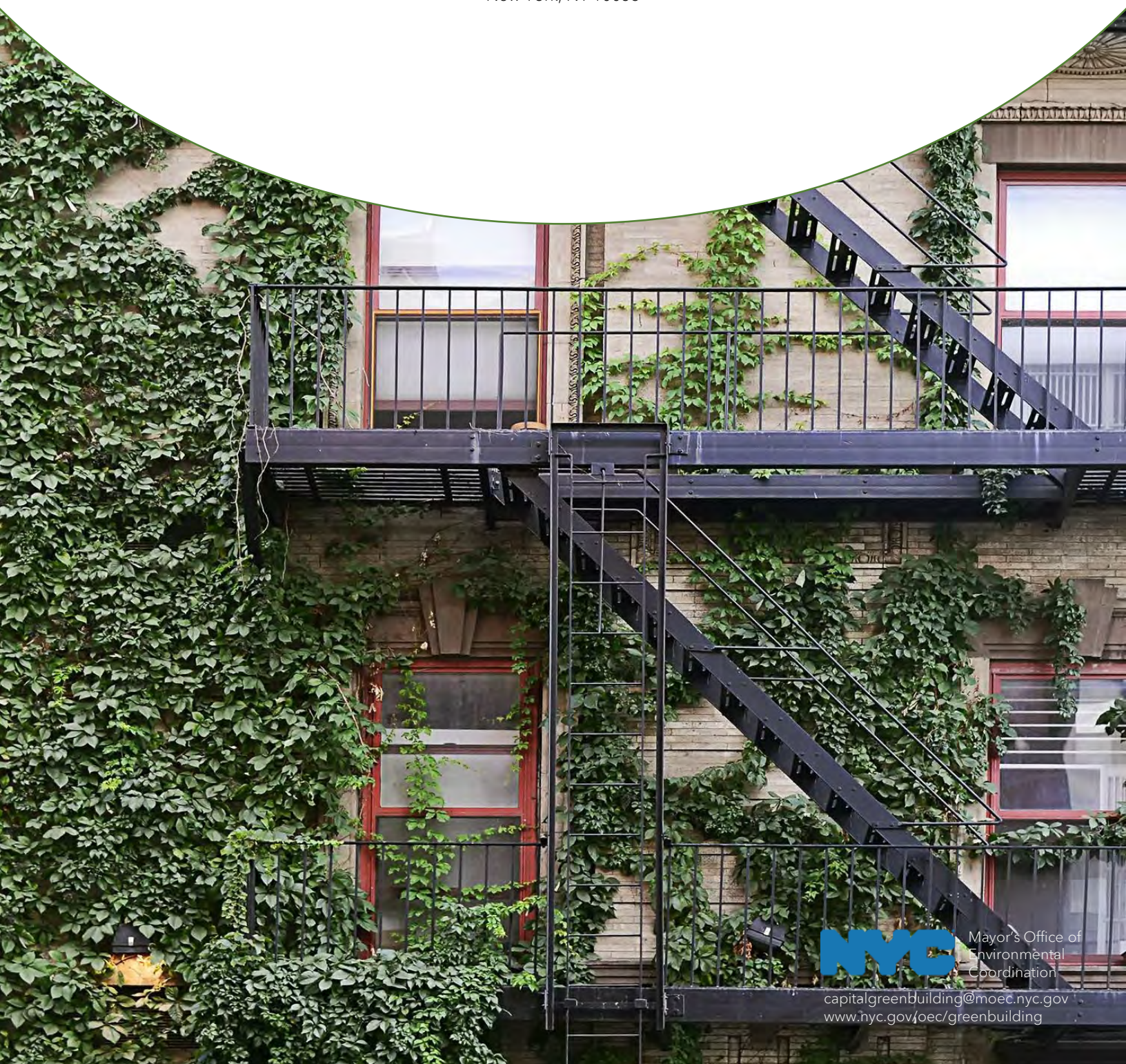


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Fiscal Year 2021 Annual Compliance Report prepared by the  
**Mayor's Office of Environmental Coordination**

Hilary Semel, Director and General Counsel  
Esther Brunner, Deputy Director  
Joseph Lormel, Policy Advisor

100 Gold Street  
New York, NY 10038



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