

# ecobuild.brussels

- Le réseau des experts de la construction et rénovation durables à Bruxelles. ◦



# Empire Building Challenge °

A New Era for High-Rise Buildings

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The Empire Building Challenge will spur economic growth and renewal in New York **by attracting best-in-class manufacturers, solution providers, and entrepreneurs from around the world** to help transform our existing building stock into the buildings of the future. Investing in the most promising novel approaches to retrofitting our tallest buildings will transform the high-rise building market and position the State as an epicenter of the low carbon retrofit industry.

We recognize collaborating with the private sector to innovate, set new design standards, and **look beyond our borders for solutions is critical to meeting our aggressive climate and economic goals.**

Let's usher in a new era of high-rise buildings and accelerate commercialization of new low carbon retrofit products and design approaches through advanced demonstration projects. Together, we can create a future where high-rise buildings can reach toward carbon neutrality and generate nearly as much renewable energy as their inhabitants need to live, work, and play.

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# Meet the Partners

- **\$50M** in funding is available to owners of high-rise building portfolios to test innovative approaches to retrofits that lower carbon emissions and future-proof New York's real estate industry
- 10 Empire Building Challenge Partner commitments
- **52 million square feet (5.000.000.000 m<sup>2</sup>)** of high-rise office space
- Potentially **250 multifamily buildings** containing more than
- **12,000 apartment units.**

Enrolled buildings will reach carbon neutrality no later than **2035**, supporting [Governor Cuomo's nation-leading 85x50 goal](#) (80% by 2050).

# Beam Living

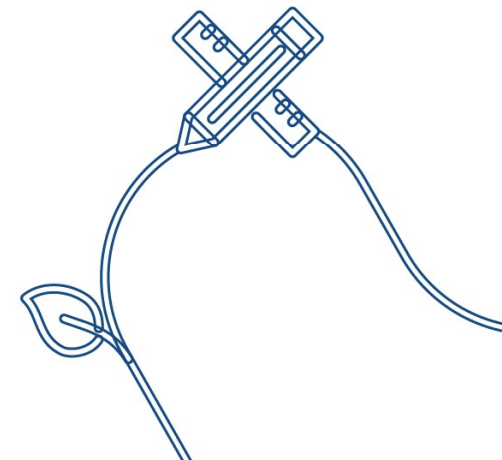
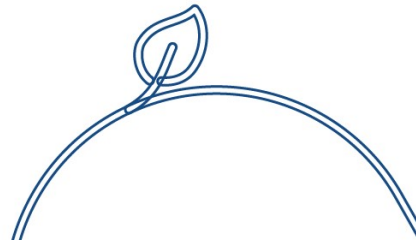
Beam Living is committed to decarbonizing **Stuyvesant Town** and **Peter Cooper Village** to a **0% emissions level by 2030**. In addition to carbon neutrality, Beam Living is committing to reaching a site energy use intensity (EUI) of **\*45 Kbtu/SF** through energy efficiency improvements. Our new commitment builds on our existing focus of being industry leaders in sustainability and continuing to do our part to help combat climate change.

\*= Passive House standard requires less than 14.6 kBtu/sf/yr

\* kBtu=kilo-British thermal unit

\* 1 kWh = 3.412 kBtu

[Learn more \[PDF\]](#)

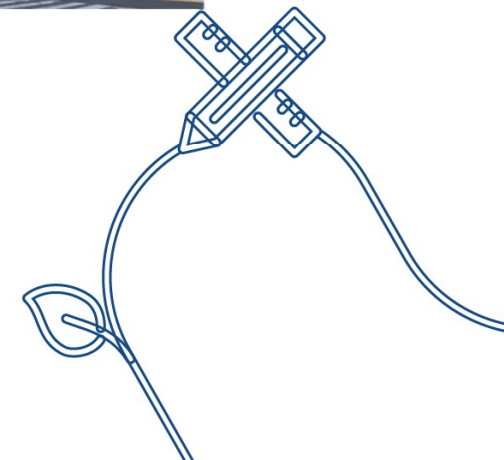
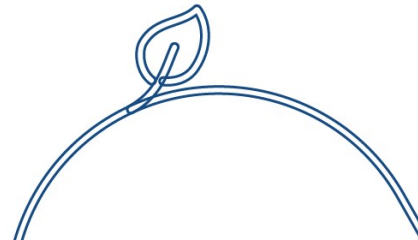


# The Durst Organization

For over 100 years, The Durst Organization has prided itself as an industry leader in sustainable development including landmark projects such as 151 West 42nd Street the first green skyscraper, and the first LEED Platinum office-tower in the world, One Bryant Park. We look forward to continuing this tradition of innovation by committing **One Bryant Park**, **655 3rd Avenue**, and **733 3rd Avenue** to the Empire Building Challenge. **One Bryant Park** is targeting to reduce site EUI to 170.9 Kbtu/sf, **655 3rd Avenue** to 81.7 Kbtu/sf, and **733 3rd Avenue** to 72.8 Kbtu/sf. We propose a layered approach of building improvements and investments with a commitment to achieve carbon neutrality by 2035.

[Read the full commitment statement \[PDF\]](#).

[Learn more \[PDF\]](#)



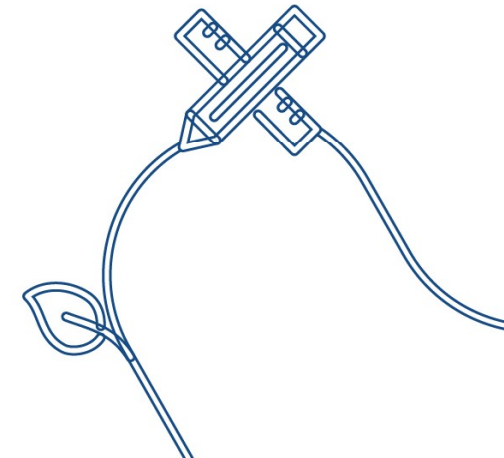
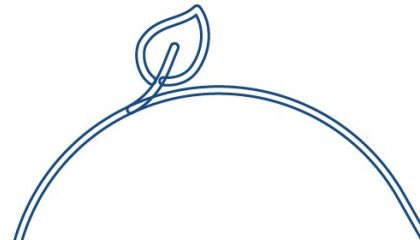
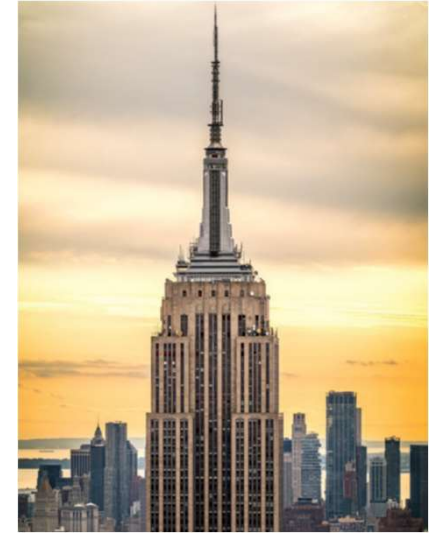


# Empire State Realty Trust (ESRT)

In addition to its goal to achieve net-zero carbon emissions across its 10.1 million square foot portfolio by 2035, Empire State Realty Trust (ESRT) recently announced in its [2020 Sustainability Report](https://www.empirestaterealtytrust.com/wp-content/uploads/ESRT_2020_Sustainability-Report_Final_v-4.12.2021.pdf) plans to target a 20 percent reduction of energy use intensity across the portfolio by 2024, and net-zero carbon emissions for the Empire State Building by 2030. ESRT has begun to develop and execute a roadmap with dozens of sustainability strategies to reach the aggressive goals tied to The Empire Building Challenge, which include measures like envelope improvements, HVAC upgrades, controls upgrades, and advanced technology overlays for performance optimization. Each of these measures will be individually and holistically considered based on past learnings, value proposition, innovation pilots, and ROI.

[https://www.empirestaterealtytrust.com/wp-content/uploads/ESRT\\_2020\\_Sustainability-Report\\_Final\\_v-4.12.2021.pdf](https://www.empirestaterealtytrust.com/wp-content/uploads/ESRT_2020_Sustainability-Report_Final_v-4.12.2021.pdf)

EMPIRE STATE  
REALTY TRUST

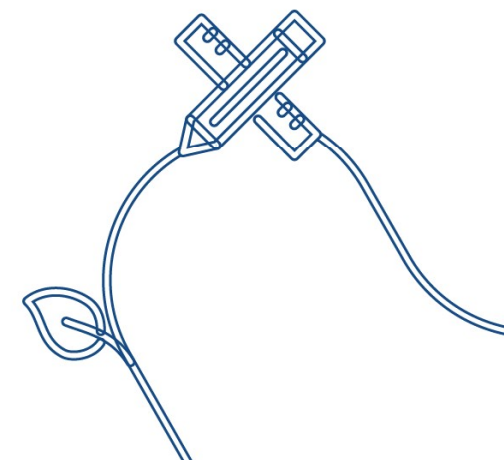
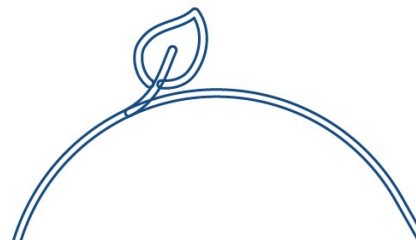


# Hudson Square Properties, a Joint Venture comprised of Trinity Church Wall Street, Norges Bank Investment Management, and Hines



Hines and the Hudson Square Properties joint venture commit to make **345 Hudson Street carbon neutral by 2032**. The building will reduce its site Energy Use Intensity (EUI) by 69% from 2010 EUI level by 2032. The EUI of the building in 2010 was 126 kbtu/SF, and by 2032, we commit to reduce the EUI to **40 kbtu/SF**.

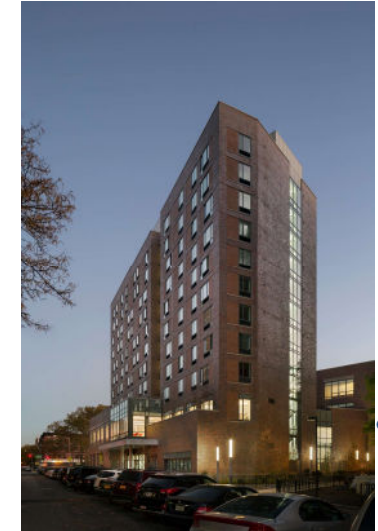
[Learn more \[PDF\]](#)



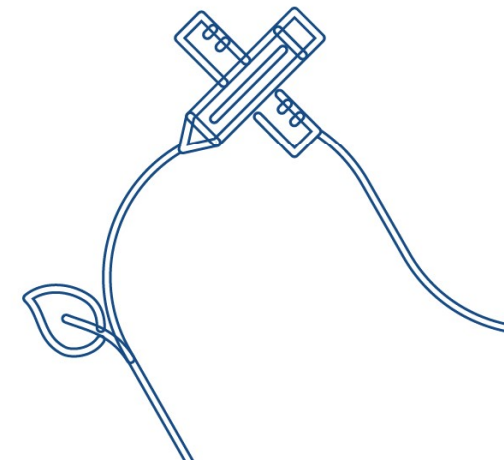
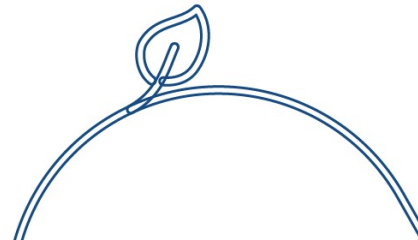
# Jonathan Rose Companies



Jonathan Rose Companies has committed to achieve **carbon neutrality by 2034** at two Jonathan Rose Companies properties in Manhattan: **Yomo Toro**, an 89-unit affordable housing property located at 222 East 104th Street, and **The Tapestry**, a 185-unit mixed income, mixed-use apartment building with ground floor retail space located at 245 East 124th Street. The Company also commits to developing a carbon neutral building roadmap for each property that is anticipated to be owned beyond 2030 and integrate the interventions into the properties' business plans. We aim to achieve site Energy Use Intensities (EUI) of **25.5 Kbtu/SF**, which is 70% below New York City's median site EUI for multifamily properties by implementing measures to reduce loads within the building through envelope improvements and aggressive energy efficiency and controls, while simultaneously improving indoor environmental quality by providing filtered fresh air with energy recovery. Heating, hot water, and laundry systems will all be powered by electricity.



[Learn more \[PDF\]](#)

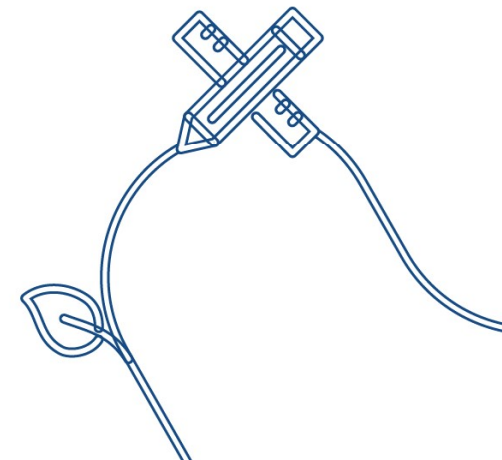
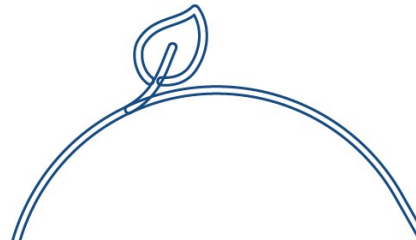




# L+M Development Partners and Invesco Ltd.

L+M Development Partners and our partner, Invesco, are committed to decarbonizing **The Heritage**, a 3-building, 680,000- square foot mixed-use development with 600 mixed-income residential units, to a **0% emissions level by 2030**. Completing this is expected to result in a site energy use intensity of **45 kBTU/SF**, which represents a 54% reduction from the 2010 baseline.

[Learn more \[PDF\]](#)



# Omni New York LLC

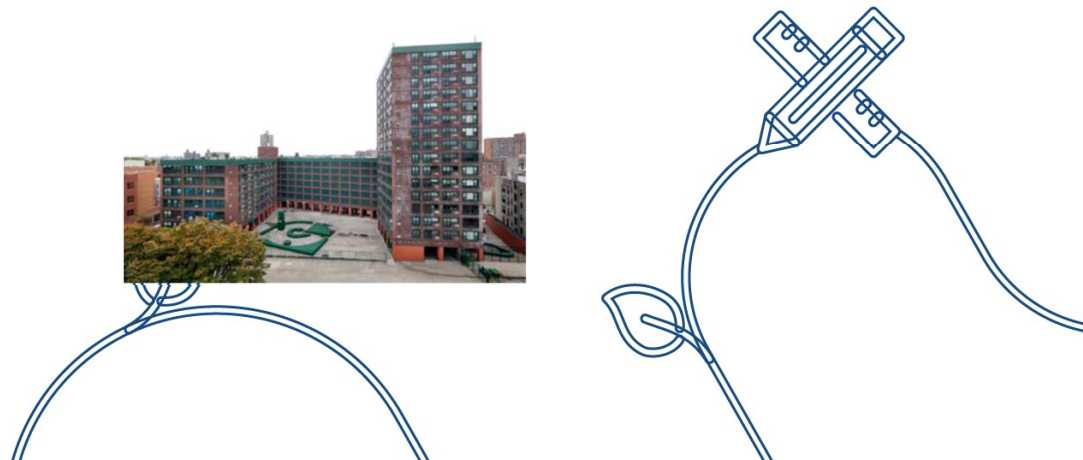


Omni New York LLC

Omni New York has committed to turning one of our properties, **Whitney Young Manor** -- a 195-unit affordable housing property located in Yonkers, New York -- carbon neutral by 2035. Whitney Young Manor's first year EUI was 87.7 in 2012, with a current EUI of 96 for 2019. Our goal is to get Whitney Young from the current EUI of 96 to the **target EUI of 50 or below by 2035**. Omni has selected **Bright Power**, a leading energy and water management company, as our Empire Building Challenge partner to determine the suite of deep energy retrofit improvements for this property and incorporate these measures into the scope of a planned rehabilitation in 2022.

[Read the full commitment statement \[PDF\]](#).

[Learn more \[PDF\]](#)



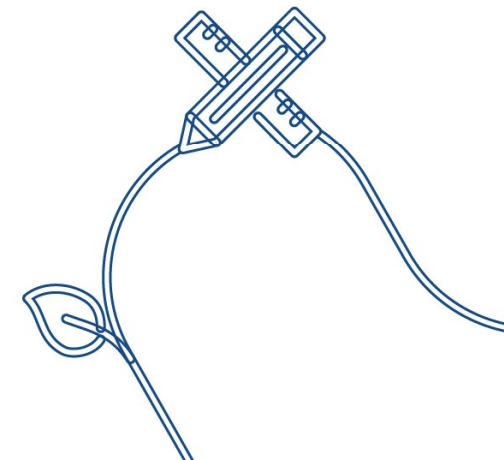
# Rudin Management Company

Rudin Management Company has committed to achieving carbon neutrality on a portfolio-wide basis by 2050. As a proud participant of the Empire Building Challenge, we are proposing to accelerate that goal in our three project buildings: 80 Pine Street, 355 Lexington Avenue, 845 Third Avenue. 80 Pine Street will target a site EUI of 30 Kbtu/SF, 355 Lexington Avenue will target a site EUI of 37 Kbtu/sf, and 845 Third Avenue will target a set EUI of 39 Kbtu/SF. We are committed to exploring new building technology solutions as they become available and implementing those and other energy saving and decarbonization measures to work towards our goal of carbon neutrality for the three buildings entered in the Empire Building Challenge by the year 2035.

[Read the full commitment statement \[PDF\]](#).

[Learn more \[PDF\]](#)

Rudin





# Silverstein Properties

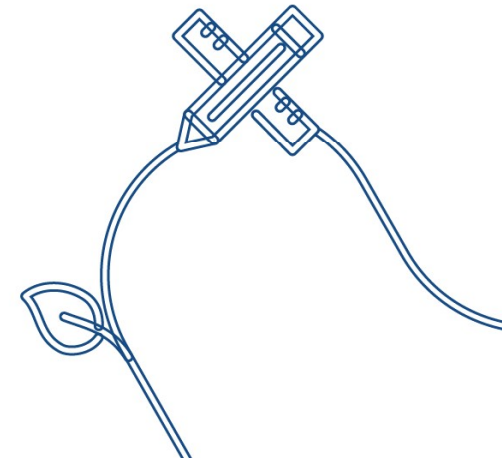
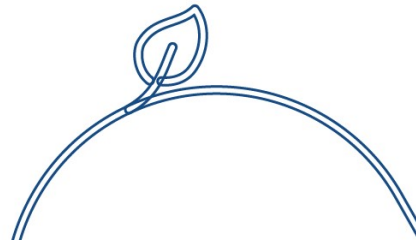


Silverstein Properties, Inc. will commit to carbon neutrality in two (2) existing buildings as part of the Empire Building Challenge: **120 Broadway (The Equitable Building)**, and **1177 Sixth Avenue (Americas Tower)**. As each building is very different in its architectural and MEP elements, the project team will be challenged to refine the low carbon design concept in order to apply it across all building types with varying characteristics and typologies. Each building is targeting carbon neutrality per the SPI definition by 2030. 120 Broadway will use the prescribed 2010 baseline of 78.5 and will target a 40% reduction in site EUI from the baseline year to a targeted 2030 site EUI of **47.1**. 1177 Sixth Avenue will also target a 40% reduction in site EUI to **51.8** in 2030 but will use a 2014 baseline of 86.4 instead of 2010.



[Read the full commitment statement \[PDF\]](#).

[Learn more \[PDF\]](#)

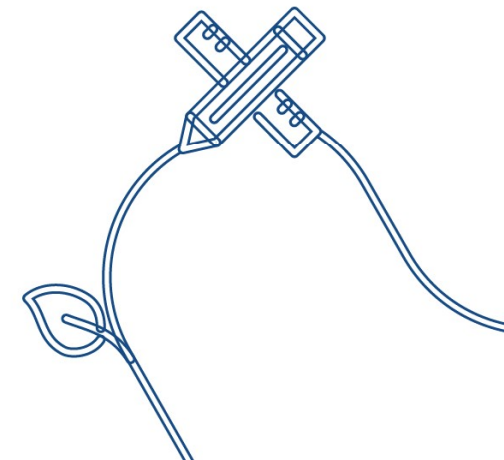
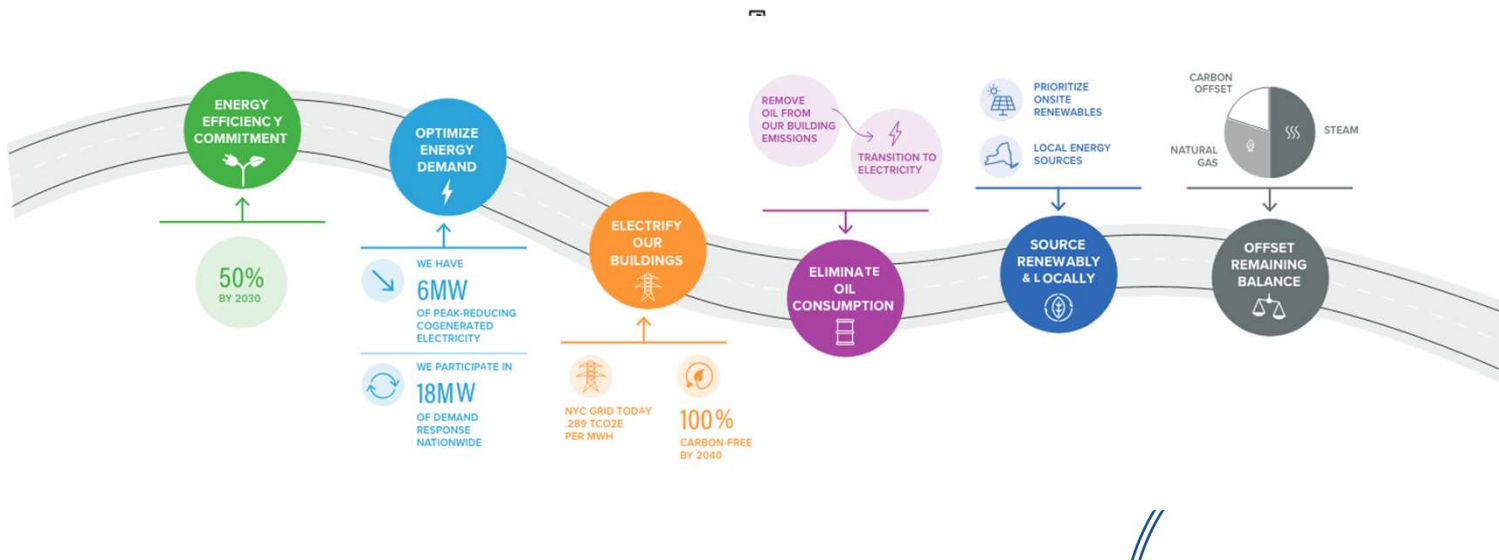


# Vornado Realty Trust



Vornado has committed, through its Vision 2030 roadmap, to reach **net zero emissions portfolio-wide by 2030**, through a combination of emissions reductions strategies from our buildings. The roadmap to zero emissions prioritizes energy efficiency, with a target of 50% below 2009 levels by 2030.

[View Vornado's full discussion on its commitment to carbon neutrality](#).





## Join the Challenge



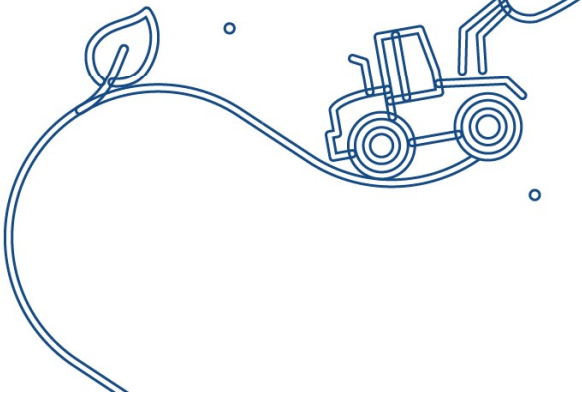
NYSERDA is encouraging partnership among real estate companies participating in the Empire Building Challenge and **cleantech manufacturers and solution providers worldwide**. By joining forces, the real estate and technology sectors can uncover new solutions for low carbon high-rise buildings. Solution providers interested in being a part of the Empire Building Challenge and working with real estate companies can complete and submit the form.

**NYSERDA will review submissions and this information will be posted on our website to help facilitate collaboration** among real estate companies and solution providers.

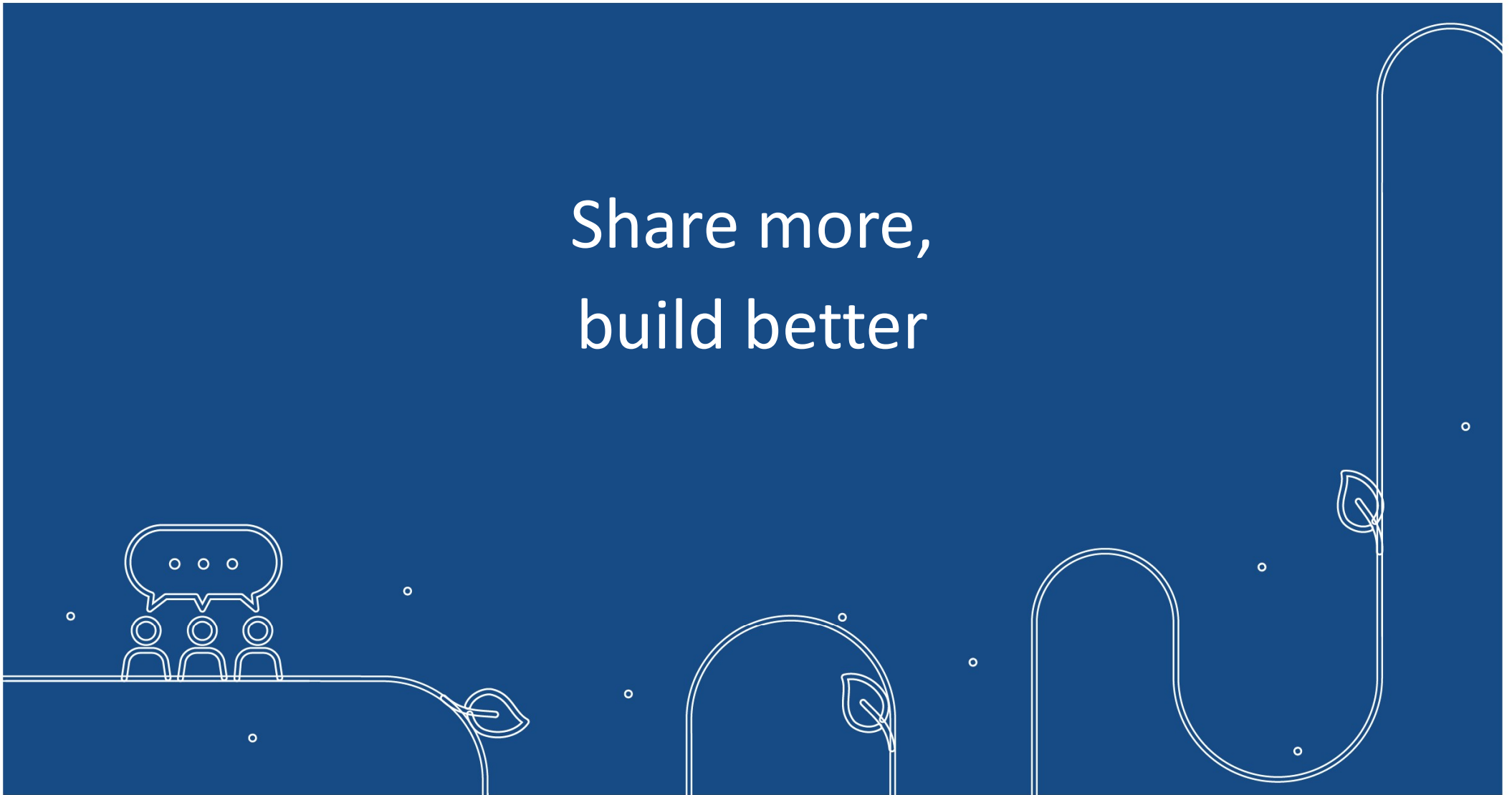
<https://www.nyserda.ny.gov/All-Programs/Programs/Empire-Building-Challenge/Join-the-Challenge>

# Meeting with the partners

- Le 8 octobre 2021
- Architectes – Bureaux d'études – Fournisseurs
- Pitch devant les 10 partenaires (MO)
  - Points forts : Ambitions – Réalisations – Résultats
  - Points d'attentions : Difficultés – Pièges – Solutions



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# Plus d'information



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