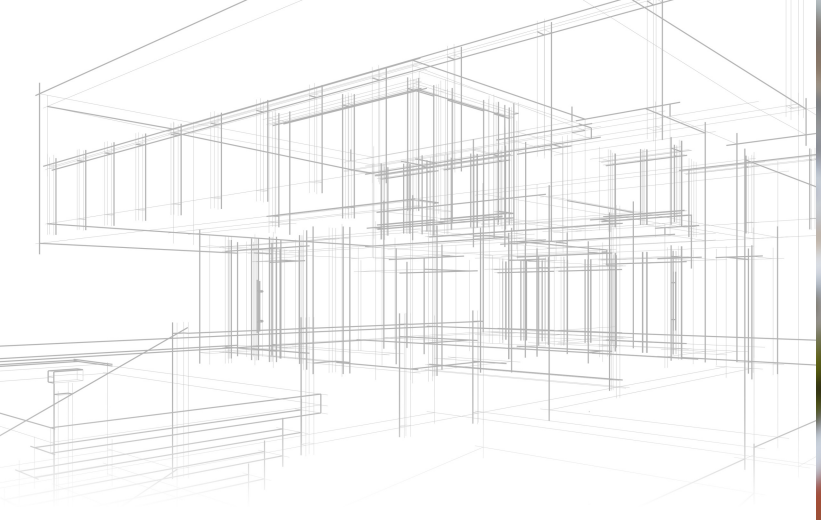

ReVireo®

2425-2435 Pacific Street

Overview

2425-2435 Pacific Street is a 192,485-square-foot, 10-story mixed-use supportive and affordable housing development in Brownsville, Brooklyn, New York. The project was constructed on a remediated brownfield site. It encompasses 236 affordable residential units serving a range of income levels, including 142 units dedicated to chronically homeless individuals and families affected by Serious Mental Illness and Substance Use Disorder. Brooklyn Community Housing & Services provides on-site supportive services.

To meet affordable housing financing program requirements, the client pursued Enterprise Green Communities (EGC) certification. ReVireo supported the client in achieving ENERGY STAR Multifamily New Construction certification as part of meeting EGC requirements. ReVireo supported the project's ENERGY STAR certification from the beginning of design, starting with a kickoff meeting to familiarize the project team with program requirements. Throughout the design phase, ReVireo provided comprehensive ENERGY STAR consulting, including energy modeling and energy efficiency analysis to evaluate system performance and ensure building assemblies, HVAC systems, and other specifications reduced energy usage and met ENERGY STAR requirements.

ReVireo also provided ENERGY STAR documentation to support submissions to Enterprise Community Partners for EGC certification and to the New York State Research and Development Authority (NYSERDA) for financial incentives. By achieving ENERGY STAR certification, the 2425-2435 Pacific Street team reduced its future energy use and operating costs while creating a more sustainable supportive and affordable housing community.

Client

Association for Energy Affordability

Building Type

Multifamily (4+ Stories)

Location

Brooklyn, New York

Services

ENERGY STAR

Overview (continued)

The project was designed to be fully electric, using a closed-loop geothermal heat pump system to provide heating, cooling, and domestic hot water throughout the property. Geothermal systems are relatively uncommon in multifamily construction, making this a notable feature of the building's energy strategy. Additionally, a 190-kW rooftop solar array is expected to generate enough electricity each year to offset a significant portion of the building's energy use, helping lower utility costs and avoid more than 100 metric tons of emissions annually. It has many efficient design features, including high-performance insulation and windows, ENERGY STAR-certified appliances, low-flow plumbing fixtures, and LED lighting with occupancy controls. The building design also includes central Energy Recovery Ventilators to help reduce energy use while maintaining comfortable indoor humidity levels.

During construction, ReVireo fully managed the ENERGY STAR certification process on behalf of the client. This included conducting training for the construction team and providing detailed checklists to help the team prepare for on-site inspections and keep certification milestones on track. ReVireo performed insulation inspections, blower door and duct leakage testing, and additional performance verification to confirm compliance with certification standards.