

# High Performance Retrofit Track AvalonBay Communities

## participant profile

AvalonBay Communities (AVB), a real estate investment trust with over 280 multifamily properties across the U.S., is committed to creating a better way of life for their residents, shareholders, and communities. In addition to setting ambitious portfolio-wide sustainability goals, AVB is partnering with the City of New York to pilot innovative technology upgrades that will reduce energy use by 40-60% at two NYC locations.

In 2017, AVB joined the NYC Carbon Challenge with a pledge to reduce their NYC-based emissions by 30% over ten years. Just one year later, AVB took their climate action commitment to the next level, enrolling two properties in the NYC Retrofit Accelerator's High Performance Retrofit Track (HPRT). With guidance from HPRT Efficiency Advisors, AVB is developing 15-year capital plans to dramatically improve efficiency at each location.

These HPRT plans evaluate the unique needs and energy saving opportunities at each property, analyze technical feasibility of various system upgrades, and establish timelines for implementation. The plans also consider strategic sequencing of measures

and alignment with NYC requirements, like Local Law 87 audits and retro-commissioning.

At Avalon Riverview South in Long Island City, Queens, AVB will upgrade heating and lighting controls and install LED fixtures over the next three years, as they plan to do across their portfolio. They will also implement a number of more ambitious near-term upgrades, such as replacing aging air handlers with energy recovery ventilation dedicated outdoor air systems. Looking to the long-term, AVB is studying the feasibility of decommissioning their steam boilers within the next 10 to 15 years and meeting heating and cooling demands using highly efficient packaged terminal heat pumps. AVB will carefully monitor the performance of all upgrades with an eye to replicating successful measures across their portfolio.

AVB is embracing the HPRT as an opportunity to think creatively about long-term planning, test new technologies, and demonstrate efficiency solutions. AVB is proud to be leading the way to a low-carbon future for the benefit of their company, their residents, and the planet.

***“The City is supporting us as we move towards a low-carbon future. It takes work and planning, but we can get there.”***

***– Mark Delisi, VP Corporate Responsibility***

### fast facts

**no. participating building(s)**  
2 buildings

**building location(s)**  
● Long Island City, Queens

**building type(s)**  
multifamily, post-1980

**building size(s)**  
● 395,500 sf/ 32 stories

**base building systems**  
● **heating:** steam  
● **cooling:** packaged terminal air conditioning

**planned upgrades: short-term (1-3 years out)**  
● **lighting:** LEDs and controls upgrades  
● **heating:** temp. sensors and controls upgrades  
● **ventilation:** dedicated outdoor air system w/ energy recovery ventilation

**planned upgrades: long-term (4+ years out)**  
● **heating and cooling:** packaged terminal heat pumps  
● **DHW:** heat pumps or condensing boiler  
● **other:** on-site solar PV

## Get in touch with the NYC Retrofit Accelerator Today!

The NYC Retrofit Accelerator's team of Efficiency Advisors offers free, personalized advisory services to help streamline the process of making energy efficiency improvements to your building. The Retrofit Accelerator's High Performance Retrofit Track (HPRT) can help you design and implement a long-term capital plan to reduce your building's energy use by 40-60% within 15 years.

