

Empire Building Challenge



Beam Living

- Beam Living was born from a desire to “make city life happier”
- We believe in “leaving people happier than you found them”
- Stuyvesant Town-Peter Cooper Village was our first portfolio, before expanding in NYC and the formation of Beam Living in 2018
- To date we have spent \$46.5 million on sustainability and decarbonization



Our Communities



- East Village, NYC
- 28,000+ Residents
- 110 Buildings
- Over 12 Million Square Feet
- ST ENERGY STAR Score: 95
- PCV ENERGY STAR Score: 90

KIPSBAY COURT

- Kips Bay, NYC
- 1,700+ Residents
- 8 buildings
- Over 800,000 Square Feet
- ENERGY STAR Score: 33



- Forest Hills, Queens
- 2,600+ Residents
- 4 Buildings
- Over 1 Million Square Feet
- ENERGY STAR Score: 75



Stuyvesant Town Peter Cooper Village

Property Overview

- **Constructed between 1942- 1947 post WWII**
- **80 acres**
- **11,241 Apartments**

Stuyvesant Town:

- Spans from 14th Street to 20th Street, between 1st Avenue and Avenue C
- 35 structures, 89 addresses
- 12 stories
- 14 steam control rooms
- 4 domestic water towers

Peter Cooper Village:

- Spans from 20th Street to 23rd Street, between 1st Avenue and Avenue C
- 15 stories
- 21 structures, 21 addresses
- 4 steam control rooms
- 4 domestic water towers



Solar Installation

- 22 acres of roof top solar
- 9,671 solar panels installed
- Produced 6,884,275 kWh, reducing GHG emissions by the equivalent of planting 80,484 tree seedlings and letting them grow for 10 years
- System size 3.8MW
- Offsets 6% of total electric load
- Cool Roof coating applied to all roofs prior to panel installation



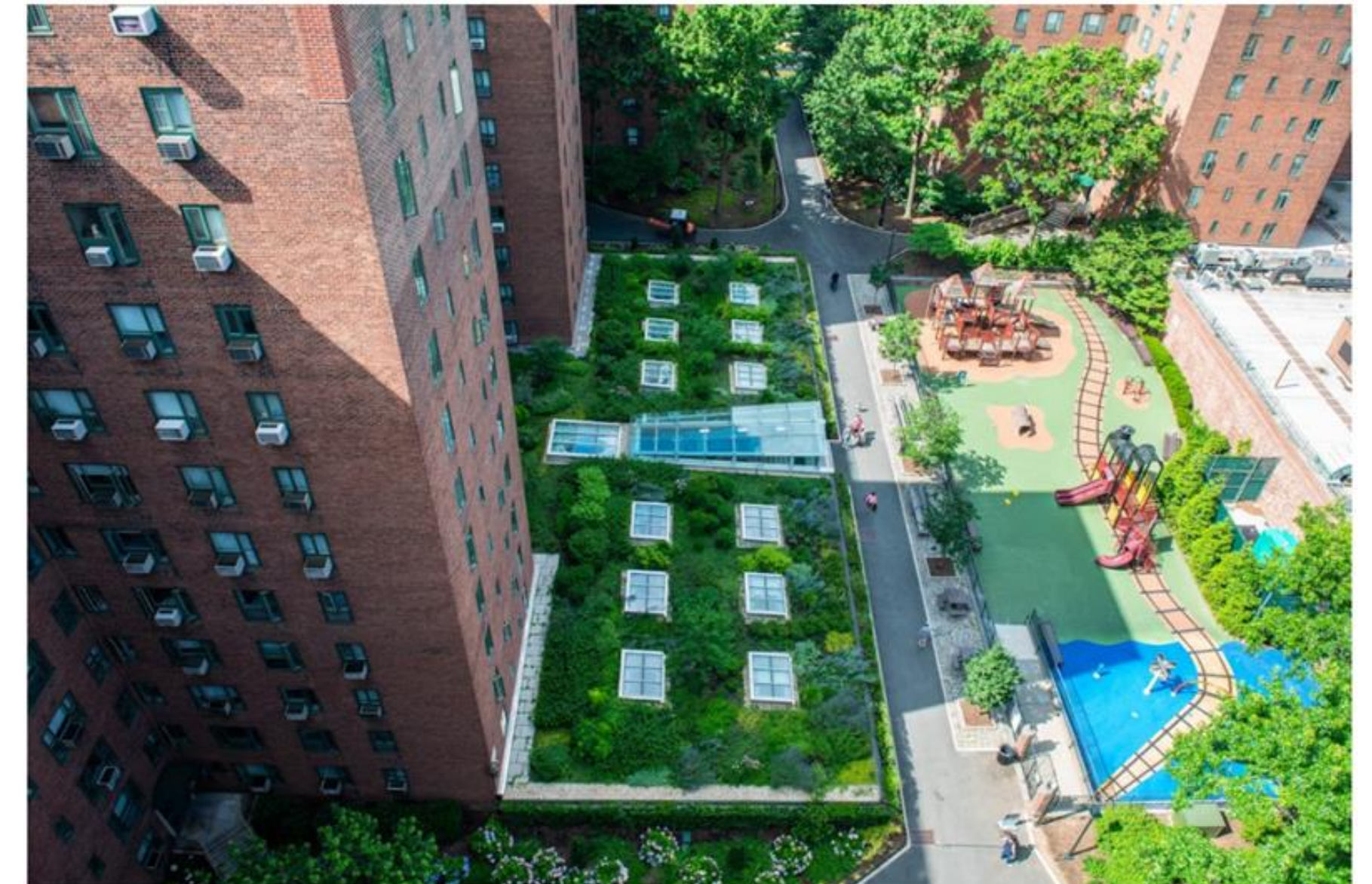
Smart Building Upgrade

- Connected to over 5,200 sensors equating to over 20,600 measurement and monitoring data endpoints
- Real-time or near real-time reporting on critical infrastructure
- Direct connectivity to facilitate repairs and preventative maintenance
- Centralized control, reporting, & analytics
- **Increase operational efficiency** of maintenance personnel
- **Reduce utility costs** across electric, steam, and water



PCVST Decarbonization Efforts

- Primary Heat Exchangers
- Steam Heating Controls
- Building Ventilation
- Envelope Improvements
- Aerators/Orifice Plates/ TRV's
- ENERGY STAR Appliance Replacement Program
- Green Cleaning Products
- Green Roof Implementation – Office & Mechanical Spaces



Community Events

- PCVST has partnered with City Harvest to help repackage and deliver groceries to our residents and the surrounding community
- In 2020, we distributed over 1 million pounds of essential groceries across Manhattan
- Launched the Good Neighbor initiative which pairs volunteers with “at risk” people that don’t have a local support network that can help with everyday tasks like laundry and recycling during the pandemic
- CitiBike station exclusively for residents
- Weekly Green Market from May-December



Partnerships & Certifications

- Partners with the Mayor’s Office of Sustainability in the NYC Carbon Challenge: Reduced GHG emissions 15% since 2007
- Partnered with the New York City Sanitation Department’s composting program – Processing 5 tons of organic compost weekly
- **PCVST was awarded a Platinum Certification under the LEED for Communities Program in 2018** for excellence across five categories: energy, water, waste, transportation, and human experience
- PCVST benchmarks energy and water usage annually earning A grades in NYC as of October 2020



Building Energy Efficiency Rating

A | **91**



Building Specifications	More Information
<p>2 STUYVESANT OVAL, MANHATTAN</p> <p>Year of Compliance.....2020 Borough, Block and Lot.....1-00972-0001 BIN.....1082769 NYC Average.....52</p>	<p>The 1-100 ENERGY STAR® score compares this buildings energy consumption to similar buildings. Buildings with a score of 75 or better are high performers and eligible for ENERGY STAR certification.</p>

Learn more about Building Energy Ratings. Find ways to improve. Visit nyc.gov/energyrating



Value of Our Partnership

- Alignment with NYSERDA and the carbon reduction goals of the state, help us be environmental stewards for our communities, multifamily residential, and all New Yorkers alike
- Through participation in the Empire Building Challenge, NYSERDA helps spotlight us as a green building leader in the State
- Our examples of carbon reduction measures show possibility for others and how carbon neutrality measures can be executed over time
- Again, we believe in “leaving people happier than you found them.”
- Pursuing decarbonization guides us to a sustainable and carbon neutral future that promotes wellbeing for all



Thank You!

