



Park Avenue Green

DEVELOPER

OMNI NEW YORK, LLC

ARCHITECT

CURTIS + GINSBERG ARCHITECTS LLP

BRONX, NY

COMPLETED 2019

154 UNITS

1 BUILDING

AWARDS

NYS ASSOCIATION FOR AFFORDABLE HOUSING (NYSFAFH) AWARDS FOR EXCELLENCE DOWNSTATE PROJECT OF THE YEAR 2019

NY ENERGY CONSUMERS COUNCIL (NYECC) ENERGY NY AWARD (ENYA) HONOREE 2019

NAPHC2019 PASSIVE PROJECTS AWARD, MULTIFAMILY CATEGORY, HONORABLE MENTION 2019

After working with Bright Power on several existing buildings, as well as Morris Avenue Apartments, Omni New York, LLC wanted to push the envelope further with Park Avenue Green. They decided to build to Passive House standards. In order to obtain this level of high performance and keep construction costs down, Bright Power had to be creative. Beyond downsizing oversized equipment and relocating systems, Bright Power worked with the Passive House Institute U.S. (PHIUS) to source specific project components from local manufacturers—reducing first costs for Omni, while still meeting strict performance requirements.

In 2019, Omni received a \$250,000 award under New York State's inaugural Buildings of Excellence Competition, which is administered by The New York State Energy Research and Development Authority (NYSERDA). Omni will use the award to implement Bright Power's MoBIUS® real-time energy management service at Park Avenue Green. They also are implementing MoBIUS at their neighboring property, Morris Avenue Apartments.

With MoBIUS, Bright Power will help Omni New York maintain and improve the energy performance of these two buildings. The award will also enable Bright Power and Omni New York to compare real data from two different buildings of similar size, tenant population and location — one Passive House and one not. This analysis will help to reveal the operational differences of Passive House and non-Passive House buildings and quantify the energy savings benefits of Passive House construction.

Our Work

- 34 kilowatt (kW) solar photovoltaic (PV) design & installation
- Passive House Certification (PHIUS+)
- PHIUS Passive House Verifier
- Enterprise Green Communities (EGC) Certification
- Energy efficiency consulting
- Cogeneration consulting
- Commissioning
- \$388,000 anticipated NYSERDA incentives
- MoBIUS® real-time energy management service

