

The Beacon

Grayson Jordan



Imagery Credit: Paul A. Castrucci Architects

The Beacon

413 East 120th Street, New York, NY 10035

21
Stories

274
Affordable units

263,183
Total sq ft.

New Construction
Completion Year: 2027
Total project cost: \$234,685,630
Total project cost per sq ft: \$891.72
Award: \$1,000,000

Phius CORE Certification

Disadvantaged
Community
Location

Downtown
Revitalization
Initiative
Location

NYS DEC
Potential
Environmental
Justice Area
Location

BOE & EDS Success – The Beacon

Notable Technical Attributes

- Heating/Cooling- Packaged Terminal Heat Pump (PTHP)
- Domestic Hot Water - Air Source Heat Pump (ASHP)
- Double Pane Windows
- Centralized Energy Recovery Ventilation (ERV)
- Minimum Efficiency Reporting Value (MERV) 13 Filtration
- Onsite Solar Photovoltaic (PV) - Solar PV Capacity 168kW
- Domestic Hot Water Controls – Demand Control Sensors with Leak Detection Monitoring in Units and/or Common Areas with Time-of-Day Controls

Building Features

- Interior Bicycle Storage for 137 bikes
- within ¼ mile of a bus stop
- within ½ mile of other mass transit

Resiliency

First floor, building egress, and all critical building systems are elevated 4 feet above the sea level rise-adjusted design flood elevation (DFE), robust thermal envelope will allow residents to shelter in place during power outages, below grade detention tanks will offset flooding during stormwater events.

Lowering Utility Costs in Electrified Buildings

Case Study: The Beacon

NYSERDA Buildings of Excellence Early Design Support Report



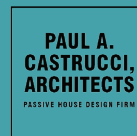
NEW YORK
STATE OF
OPPORTUNITY.

NYSERDA

Analyzing Embodied Carbon for Retrofit and New Construction

Case Study: The Beacon

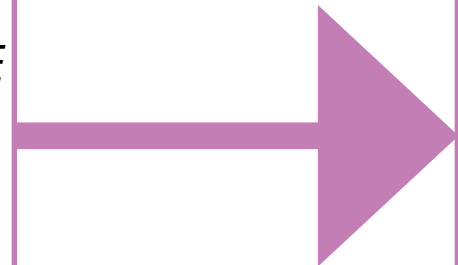
NYSERDA Buildings of Excellence Early Design Support Report



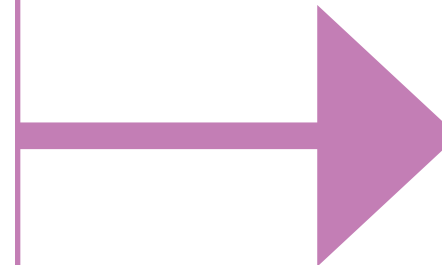
NYSERDA

BOE AND THE DESIGN PROCESS

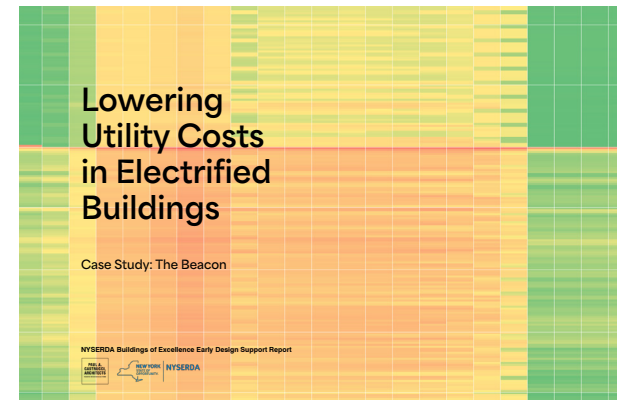
**PRELIMINARY DESIGN
QUESTIONS:**
*HOW MUCH DOES IT COST TO OPERATE
ELECTRIC BUILDINGS ?
AND
HOW DO WE REDUCE EMBODIED CAR-
BON?*



**SCHEMATIC DESIGN
RESEARCH AND ANSWERS
DESIGN DEVELOPMENT**



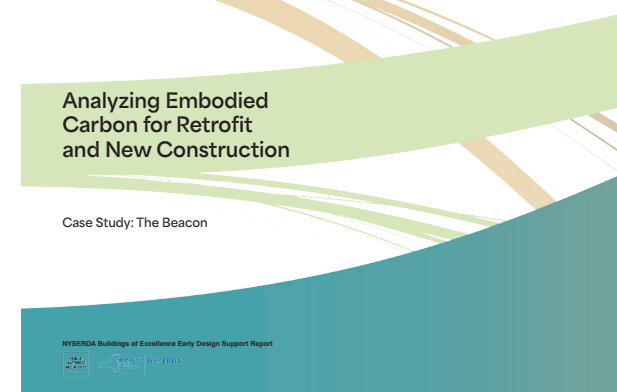
PROJECT DESIGN / BOE/ PRACTICE



**QUESTIONS &
ANSWERS**



**QUESTIONS &
ANSWERS**



Q&A