

## **Green Buildings - Multifamily Crestwood Lake Apartments Yonkers, New York**

### **Program**

Independent Sustainability Evaluation

### **Scope of Services**

- Sustainability Consulting
- Energy Auditing
- Level of Involvement
- Prime Contractor

### **Level of Involvement**

Prime Contractor

### **Facility Size**

1,381,800 sq. ft.

### **Facility Type**

Multifamily

### **Project Results**

- Erosion and Sediment Control
- Green Cleaning Policy & Procedures
- Hardscape Maintenance
- Heat Island Control
- Integrated Pest Management
- Light Pollution Reduction
- Protect and Restore Open Space
- Reduce Mercury in Lamps
- Stormwater Control
- Sustainable Purchasing
- Transportation Strategies
- Waste Management

Crestwood Lake Apartments is a 1,080 unit multifamily apartment complex located in Yonkers, New York. Crestwood, having participated in NYSEDA's Multifamily Performance Program, retained EME to conduct a comprehensive study to develop sustainability strategies. The study was loosely based on the requirements of LEED-EB v2.0 and included Erosion and Sediment Control, Green Cleaning Policy & Procedures, Hardscape Maintenance, Heat Island Control, Integrated Pest Management, Light Pollution Reduction; Protect and Restore Open Space, Reduce Mercury in Lamps, Stormwater Control, Sustainable Purchasing, Transportation Strategies, and Waste Management.



### **Crestwood Lake**

Many times the pursuit of a solution for one problem results in an integrated solution that solves other problems. For example, there was an issue with geese droppings fouling much of the areas bordering the lake and streams. A low-impact solution was to provide small native bushes and other vegetation that geese instinctively do not like because it can shelter possible predators even if there are none. This vegetation ended up solving other problems such as erosion and sediment reduction into the waterways, reducing stormwater runoff, and enhancing the open space. Another example was the pursuit to reduce the labor needed to facilitate the removal of waste from the project; the actual amount of waste can be reduced by increasing the amount of recycling, and the aesthetics can be improved by partially burying the waste/recycling containers and landscape maintenance can be reduced by surrounding them with native vegetation.

The Energy & Atmosphere strategies had been fully evaluated during the detailed energy audit conducted prior to the sustainability analysis. The apartments are heated and supplied with domestic hot water from scattered boiler plants located throughout the site. The equipment was found to be of varying ages and operating efficiency. Recommendations were made to replace the units that were past their expected service life.