Chapter 13: Energy

A. INTRODUCTION

This chapter describes the effects of the Proposed Actions on energy consumption. New building and alteration projects are subject to the New York City Energy Conservation Code (NYCECC), which comprises the 2020 Energy Conservation Construction Codes of New York State (ECCCNYS), in addition to a series of local laws. Therefore, according to the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. Most actions resulting in new construction would not create significant energy impacts; as such, they do not require a detailed energy assessment. However, a proposed action's operational energy consumption should be estimated.

As described in Chapter 1, "Project Description," the Proposed Actions would affect an approximately 56-block, 146-acre area (the Project Area) of the SoHo and NoHo neighborhoods of Manhattan, Community District 2. The Project Area is generally bounded by Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south, and Sixth Avenue, West Broadway, and Broadway to the west. The Reasonable Worst-Case Development Scenario (RWCDS) for the Proposed Actions identifies 26 projected development sites. On the projected development sites, the Proposed Actions are expected to result in a net increase of approximately 1,826 projected dwelling units (DUs) (including 381 to 572 affordable units); 70,678 gross square feet (gsf) (61,294 zoning square feet [zsf]) of projected retail space (local and destination retail and supermarket space); and 20,778 gsf (18,076 zsf) of projected community facility space.

As stated in the *CEQR Technical Manual*, in lieu of a detailed assessment, which is generally limited to actions that may significantly affect the transmission or generation of energy, the amount of energy that would be consumed annually as a result of the day-to-day operation of the buildings and uses resulting from the Proposed Actions is disclosed in this chapter.

PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in a significant adverse impact related to energy systems. Development assumed in the future with the Proposed Actions (the With Action condition), would result in increased demand of approximately 216,130,062 thousand British thermal units (MBTUs) of energy per year as compared with future conditions without the Proposed Actions (the No Action condition). This increase in annual demand represents less than 0.1 percent of the projected service demand for New York City in the 2031 analysis year. The Proposed Actions would generate an incremental increase in energy demand that would be considered negligible when compared with the overall demand within Consolidated Edison's (Con Edison's) New York City and Westchester County service area. Any new development resulting from the Proposed Actions would be required to comply with the NYCECC, which governs performance requirements of heating, ventilation, and air condition systems, as well as the exterior building envelope of new buildings. In compliance

with this code, new development must meet standards for energy conservation, which include requirements related to energy efficiency and combined thermal transmittance. In addition, should there be a voluntary utilization of higher performance standard designs on the projected development sites, there would then be a reduction in the forecast energy load, detailed below. Therefore, no significant adverse impacts related to energy are expected to occur.

B. METHODOLOGY

To assess the Proposed Actions' potential impacts on energy, this chapter:

- Presents data on the existing energy distribution system and estimated energy usage for existing conditions;
- Determines future energy demands without and with the Proposed Actions for 2031, using energy consumption rates for typical land uses provided in the *CEQR Technical Manual*; and
- Assesses the effects of this incremental energy demand on the local distribution system and regional energy supplies.

This chapter calculates the annual energy consumption of the projected development sites identified in the RWCDS for the Proposed Actions under existing, No Action, and With Action conditions and the net change in energy consumption, which represents the Proposed Actions' anticipated energy use. Only anticipated development on the 26 projected development sites form the basis for this assessment of energy demand.

According to the *CEQR Technical Manual*, if a project such as the Proposed Actions would rezone an area where projected development would occur on development sites not controlled by the applicant, detailed energy modeling would likely not be possible. For such projects, it is appropriate to estimate the project's energy consumption based on Table 15-1 of the *CEQR Technical Manual*, which provides the average annual energy consumption rates in New York City for various land uses. Therefore, this chapter uses *CEQR Technical Manual*'s Table 15-1 to estimate annual energy consumption as a result of the Proposed Actions. The measure of energy use in this chapter is BTU per sf of building floor area per year.[1] The assumptions utilized in calculating energy consumption for the existing conditions were also applied to the projected development sites under the No Action and With Action conditions.

C. EXISTING CONDITIONS

ENERGY SUPPLY AND TRANSMISSION

Within New York City, electricity is generated and delivered to most users by Con Edison as well as a number of independent power companies. Electrical energy in New York City is drawn from a variety of sources that originate both within and outside the City. These include non-renewable sources (such as oil, natural gas, and coal fuel) and renewable sources (including hydroelectricity and—to a much lesser extent—biomass fuels, solar power, and wind power). Electricity consumed in New York City is generated in various locations, including sites within New York City, locations across the Northeast, and Canada.

[1] One BTU is the quantity of heat required to raise one pound of water by one degree Fahrenheit.

Con Edison distributes power throughout New York City and Westchester County, for a total service area of approximately 600 square miles, serving a population of over nine million people. Transmission substations receive electricity from the regional high-voltage transmission system and reduce the voltage to a level that can be delivered to area substations. Area substations further reduce the voltage to a level that can be delivered to the distribution system, or the street "grid." Within the grid, voltage is further reduced for delivery to customers. Each substation serves one or more distinct geographic areas, called networks, which are isolated from the rest of the local distribution system. If service is lost at a specific substation or substations, the network functions to isolate any problems from other parts of the City. Substations are also designed to have sufficient capacity for the network to grow.

Con Edison currently has 62 area distribution substations and various distribution facilities located throughout New York City and Westchester County. As of the end of 2018, Con Edison's distribution system had a transformer capacity of 32,872 mega volt ampere (MVA), with 34,399 miles of overhead distribution lines and 96,307 miles of underground distribution lines. The underground distribution lines represent the longest underground electric delivery system in the country. In 2018, the total Con Edison New York City generation capacity was 9,559 megawatts (MW),[2] and annual electricity usage in Zone J of Con Edison's service area (which includes New York City) totaled approximately 53,360 GigaWatt hours (GWh), or 182 trillion BTU. Con Edison is required by North American Electric Reliability Corporation (NERC), Northeast Power Coordinating Council (NPCC), and New York State Reliability Council (NYSRC) rules to maintain its transmission system so as to achieve the following: survive the two worst (non-simultaneous) contingencies that will not result in equipment loading exceeding the designated emergency rating of that equipment, will not result in the loss of any customer service, and—following corrective actions—will not result in equipment loading that exceeds the designated normal rating of that equipment.

RECENT ENERGY CONSERVATION DIRECTIVES

In December 2009, the City Council passed four laws, collectively known as the Greener, Greater Buildings Plan (GGBP), that required energy efficiency upgrades and energy transparency in large existing buildings. Specifically, these laws call for annual benchmarking, energy audits, retro-commissioning, lighting upgrades, and sub-metering of commercial tenant space. Three out of these four laws only affect the City's 16,000 largest properties, both public and private, that comprise half of the built area in the City. Through the enactment of one of those laws, beginning in 2011, privately owned buildings over 50,000 sf were required to submit reports of energy performance measurements in a process called "benchmarking." Though buildings of this size represent just 2 percent of the total number of buildings in the City, they are responsible for approximately 45 percent of total energy consumption, making this law both targeted and high-impact.

In 2018, Local Law 32 was introduced to amend the administrative code of New York City in relation to requiring periodic recommendations on adoption of more stringent energy efficiency requirements for certain buildings. Local Law 32 mandates that the City amend the New York City Energy Conservation Code (NYCECC) to align it with the latest version of the New York Stretch Energy Code developed by the New York State Energy Research and Development Authority. In 2020, Local Law 048 of 2020 was adopted with the goal to bring the NYCECC up

[2] New York Independent System Operator (NYISO) *Load and Capacity Data* Gold Book, 2019.

to date with the 2020 Energy Conservation Construction Code of New York State, which is based on the 2018 edition of the International Energy Conversation Code and ASHRAE Standard 90.1-2016, and also aligns with the New York State Energy Research and Development Authority NYStretch Energy Code-2020 as required by Local Law 32 of 2018. Local Law 048 of 2020 continues to ensure that the construction of new buildings, additions and alterations will meet the 80 percent greenhouse gas reduction by 2050.

As discussed in the "Public Policy" section of Chapter 2, "Land Use, Zoning, and Public Policy," the Project Area is subject to the goals of OneNYC. OneNYC is the Mayor's plan to promote growth, sustainability, resiliency, and equity as the City seeks to address the challenges of climate change with a multifaceted approach. In order to make New York City one of the most sustainable big cities in the world, one of the stated goals of OneNYC, the Department of City Planning (DCP) is working to reduce New York City's energy consumption and its contribution to climate change. One of the most ambitious goals of OneNYC is to reduce greenhouse gas emissions by 80 percent by 2050, which includes requiring substantial shifts in the City's power generation system and reduction of the carbon footprint of buildings.

EXISTING DEMAND

In estimating the existing annual energy consumption at the projected development sites, the rates provided in Table 15-1 of the *CEQR Technical Manual* were utilized. As presented in **Table 13-1**, current annual energy use on the 26 projected development sites is estimated to be approximately 94,330,450 MBTU for all heating, cooling, and electric power. This is equivalent to less than 0.1 percent of the total annual energy consumption in 2018 within Con Edison's New York City and Westchester County service area.

Table 13-1
Existing Annual Energy Consumption for the Projected Development Sites

Use	Floor Area (sf)	Average Annual Energy Use Rate (MBTU/sf)[1]	Existing Annual Energy Use (MBTU)
Commercial[2]	361,628	216.3	78,220,136
Industrial	23,084	554.3	12,795,461
Institutional	0	250.7	0
Small Residential (1-4 Family)	0	94	0
Large Residential (>4 Family)	26,163	126.7	3,314,852
Total			**94,330,450**

Notes:
[1] From Table 15-1 of the *CEQR Technical Manual*.
[2] Includes retail, supermarket, restaurant, office, hotel, auto-related, and storage/garage uses.
Source: 2020 *CEQR Technical Manual*.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

Energy consumption under the No Action condition would remain the same as the existing conditions. Annual energy consumption estimates for each use under No Action conditions are provided in **Table 13-2**. As shown in the table, it is estimated that energy demand from 26 projected development sites is estimated to be approximately 94,330,450 MBTU of energy annually.

Table 13-2
No Action Annual Energy Consumption for the Projected Development Sites

Use	Floor Area (sf)	Average Annual Energy Use Rate (MBTU/sf)[1]	Existing Annual Energy Use (MBTU)
Commercial[2]	361,628	216.3	78,220,136
Industrial	23,084	554.3	12,795,461
Institutional	0	250.7	0
Small Residential (1-4 Family)	0	94	0
Large Residential (>4 Family)	26,163	126.7	3,314,852
Total			**94,330,450**

Notes:
[1] From Table 15-1 of the *CEQR Technical Manual.*
[2] Includes retail, supermarket, restaurant, office, hotel, auto-related, and storage/garage uses.
Source: 2020 *CEQR Technical Manual.*

According to the New York Independent Systems Operator's (NYISO) 2020*Load and Capacity Data* report, [3] annual energy requirements for the 2031 Build Year are forecast to be approximately 150,736 GWh. Of this forecast annual energy demand, 53,448 GWh (or 182 trillion BTU) is expected to come from Zone J, which includes New York City. The anticipated 94,330,450 MBTU use in annual energy consumption due to anticipated development on the projected development sites under the No Action condition represents less than 0.01 percent of New York City's forecast future total annual energy demand.

E. THE FUTURE WITH THE PROPOSED ACTIONS

Table 13-3 presents the land uses as anticipated under With Action condition on the 26 projected development sites under the RWCDS, as well as their associated annual energy demands. As indicated in **Table 13-3**, it is estimated that energy demand from the 26 projected development sites would total 311,889,706 MBTUs of energy annually. This represents an increase of less than 0.01 percent of the City's forecasted annual energy requirement of 182 trillion BTU; therefore, the Proposed Actions are not expected to result in a significant adverse impact on energy systems.

Table 13-3
With Action Annual Energy Consumption for the Projected Development Sites

Use	Floor Area (sf)	Average Annual Energy Use Rate (MBTU/sf)[1]	Anticipated Annual Energy Use (MBTU)
Commercial[2]	346,495	216.3	74,946,869
Industrial	0	554.3	0
Institutional	20,778	250.7	5,209,045
Small Residential (1-4 Family)	0	94	0
Large Residential (>4 Family)	1,832,891	126.7	232,227,290
Total			**311,889,706**

Notes:
[1] From Table 15-1 of the *CEQR Technical Manual.*
[2] Includes retail, supermarket, restaurant, office, hotel, auto-related, and storage/garage uses.
Source: 2020 *CEQR Technical Manual.*

[3] NYISO's 2019 *Load and Capacity Data* report forecast annual energy requirements up until 2026, nine years before the proposed Build Year (2031) of the Proposed Actions. The forecast energy requirements for 2026 were used as the basis of the No Action and With Action conditions.

Any new developments resulting from the Proposed Actions would be required to comply with the NYCECC, which governs performance requirements of heating, ventilation, and air conditioning systems, as well as the exterior building envelope of new buildings. In compliance with this code, new development must meet standards for energy conservation, which include requirements relating to energy efficiency and combined thermal transmittance. In addition, should there be a voluntary utilization of higher performance standard designs on the projected development sites, there would then be a reduction in the forecast energy load as shown in **Table 13-3**.

Based on the above information, no significant adverse energy impacts would result from the Proposed Actions. ✷