The Durst Organization
NYSERDA Empire Building Challenge - Public Commitment
April 15, 2021

The Durst Organization, founded in 1915 by Joseph Durst, is the owner, manager, and builder of 13 million square feet of premiere Manhattan office towers and over three million square feet of residential rental properties with 2,500 rental apartments built, and over 3,500 in the pipeline. The Durst Organization is recognized as a world leader in the development of high-performance and environmentally advanced commercial and residential buildings where people live, work, and thrive.

We propose a layered approach of building improvements and investments with a commitment to achieve carbon neutrality by 2035.

In the proposed buildings, we plan on reducing our overall energy use through efficiency measures as well as study the installation of energy storage systems (electric, thermal) to shift loads from peak to off-peak times when the carbon intensity of the grid is low. In addition, we intend to explore fuel switching options to prepare for a future low-carbon electric grid.

Investment strategies will include the potential development of local photovoltaic generation to further reduce daytime loads and CO2 emissions associated with our buildings, as well as purchasing RECs (Renewable Energy Credits) for remaining building base energy use until this load can also be shifted to local renewables associated with a low-carbon electric grid.

For over 100 years The Durst Organization has prided itself as an industry leader in sustainable development including landmark projects such as 151 West 42nd Street the first green skyscraper, and the first LEED Platinum office-tower in the world, One Bryant Park.

We look forward to continuing this tradition of innovation with our partners in NYSERDA by committing One Bryant Park, 655 3rd Avenue, and 733 3rd Avenue to the Empire Building Challenge. One Bryant Park is targeting to reduce site EUI to 170.9 Kbtu/sf, 655 3rd Avenue to 81.7 Kbtu/sf, and 733 3rd Avenue to 72.8 Kbtu/sf.