



MLK APARTMENTS



Address 1212 Martin Luther King Boulevard, Bronx, NY

Owner Dunn Development/
Martin Dunn

Architect SLCE Architects

Key Features New 6-story, 52,000 square foot "Green"/ NYSERDA affordable housing rental apartment building. Awarded the first ENERGY STAR rating in the United States for an affordable multifamily dwelling building.



Rating qualification features include tight building envelope with additional perimeter and roof insulation and air sealing of perimeter and demising walls, high-efficiency sealed-combustion modulating boilers, ENERGY STAR light fixtures with occupancy/motion sensors and LED exit signs, Constant air regulators to balance building exhaust while reducing heat loss, low-e, argon-filled windows, custom designed windows with removable bottom sash for A/C panel replacing typical metal A/C sleeve, glass-faced sheetrock on perimeter walls to eliminate risk of mold, Otis Gen2 elevators with integral motor above the cab operating at much lower horsepower than traditional hydraulics to use less electricity.