RENEWABLE

Entertainment District

Renewable

A description of plans for developing an ongoing system that will submeter and monitor all major sources of energy consumption and for undertaking regular and sustained efforts throughout the life cycle of the facility to maintain and improve energy efficiency and reliance on renewable sources of power in all buildings and equipment that are part of the facility. Describe how the gaming facility will comply with applicable local laws regulating energy efficiency (e.g., New York City Local Law 97 of 2019, as amended).

Vision

In the pursuit of revitalizing Coney Island, The Coney is keenly aware of its responsibility to not only the economic and social revitalization of the residents who live in Coney Island, but also their power grid and local infrastructure. Therefore, The Coney will approach the construction of its facility and its subsequent effects on the local community with extreme care.

As a neighbor to many NYCHA developments that frequently experience power brown outs, a drop in the magnitude of voltage in a power system, and shortfalls of aging infrastructure, The Coney will work with the tenant leadership and city officials to make sure The Coney will be a positive force in addressing these quality of life issues.

To remain in lockstep with New York City and New York State's commitment to improve energy efficiency and renewable energy, The Coney will work closely with the local officials who represent Coney Island and Brooklyn to implement strategies that move these shared goals forward. From project inception, The Coney has been planned as an all-electric development that can power itself through on-site renewables and clean energy purchased from the electric grid. As a beachfront Casino and Resort, the importance of renewable energies is paramount to The Coney's leadership. In line with this, The Coney will utilize its rooftop space for solar energy, generating an estimated 19% of energy used with those solar panels and geothermal renewable strategies, based on the current energy model projections.

The Coney's engineering consultants developed the energy model projections based on the proposed mechanical systems, program types and areas in the development, and unencumbered roof area that can be utilized for on-site photovoltaics. The 8,760 hour model is a comparative tool for estimating the predicted energy use intensity ("EUI"), which represents the total energy consumed on-site in a typical year. From here,

the ratio of renewable energy generated on-site from the photovoltaics and ground source geothermal on an annual basis was compared to the total predicted annual EUI and power consumption, arriving at 19% renewable energy produced on site. In addition the energy model was used to help determine system type which will include a heat pump loop.

Renewable

The Coney is prepared to meet the challenge of managing the electrical loads for the facility while advancing city and state goals for decarbonization. Local Law 97 of 2019 (LL97) sets limits on carbon emissions for buildings over 25,000 square feet, aiming to reduce greenhouse gas emissions by 40% by 2030 and 80% by 2050. It's part of the Climate Mobilization Act, which seeks to make the city carbon neutral by 2050. To further the city's goals of reducing carbon emissions and improving local air quality, Local Law 154 of 2021 (LL154) prohibits the onsite combustion of fuels that emit more than 25kg CO2/MMBtu in new construction. Other local laws also effect the need to utilize renewable sources of energy from construction to commencement of operation and during the life cycle of the facility. The Coney's design minimizes exposure to penalties and does not add new gas connections by minimizing heating, cooling and hot water loads and using all-electric systems. Over time, as more advanced technology comes to market, The Coney can benefit from plug-and-play system optionality. The Coney's fifth generation ambient heat pump loop enables the latest modular high-efficiency equipment to be added or replaced as needed. This means The Coney's overall energy efficiency can always be best in class while utilizing New York State's renewable electric grid.

As additional electrical load strains utility infrastructure, the ability to shed load when requested will be a key function for seamless operation of the building and the surrounding area. To help the building operate at peak efficiency, electrical meters will be provided for all mechanical, lightning and plug loads panels to track energy usage per use. Run hours and data logs for all equipment connected to the building management system will be tended and analyzed by a real-time energy model, or "Digital Twin". Maximizing the potential of the renewable sources and shifting loads via thermal storage will be key to controlling the operating cost and carbon emissions associated with electrical use of the facility.

Employing smart grid technology is also key to managing variable load distribution throughout the site. A smart grid provides the visibility and control needed to mitigate load impacts and protect components, both on the utility side and the base building side. With a smart grid, utilities can manage when and how electric vehicle ("EV") charging occurs while still adhering to customer preferences. The development team will work with the utility, Consolidated Edison, and the New York City Department of Buildings on how this system can be integrated to be a successful part of the project.

"With a smart grid, utilities can manage when and how electric vehicle (EV) charging occurs while still adhering to customer preferences. The development team will work with the utility, Consolidated Edison, and the New York City Department of Buildings on how this system can be integrated to be a successful part of the project."

Incorporating EVs is an important aspect of the project which supports beneficial electrification, greenhouse gas emissions reduction, and pollution reduction. Smart grid and building management systems can manage when and how EV charging occurs while still adhering to customer preference and considering the inherent variable timing of solar energy production.