

Green Buildings

By Steve Cutler



Riverhouse

The Pride of New York City

“There’s a greater concentration of green buildings here than anywhere else,” says architect Bruce Fowle, designer of The Helena and other green projects. As people become increasingly aware of the importance of “greening” their environment and their lives, architects and developers of the city’s newest buildings are meeting those demands in high style.

Green Buildings Up and Running

The Solaire, 20 River Terrace, Battery Park City

The first LEED Gold certified residential tower in the U.S., the Solaire has 293 rental apartments and is 35 percent more energy-efficient than code requires. The building’s 67 percent lower electricity demand during peak hours reduces electric bills substantially. Designed by Cesar Pelli & Associates and developed by the Albanese Organization, the 27-story tower has a ventilation system that provides filtered and humidified air, photovoltaic cells that generate five percent of the building’s electric load and an on-site water treatment system.

www.thesolaire.com

The Verdesian, 211 North End Avenue, Battery Park City

The 26-story rental complex contains 254 apartments with filtered, humidity-controlled air, digital programmable thermostats, non-toxic materials, floor-to-ceiling windows, custom solar shades, EnergyStar appliances and master light control switches. Designed by Pelli Clarke Pelli Architects and SLCE Architects and developed by the Albanese Organization, the Verdesian features an HVAC system exceeding New York

Code by nearly 40 percent and a natural gas microturbine power generator that heats the building’s water.

www.theverdesian.com

Millennium Tower Residences, 30 West Street Battery Park City

The 35-story condominium is set to earn LEED Gold status. “Battery Park City has helped blaze a new trail in urban development that is environmentally enlightened,” according to Millennium Partners principal Philip Aarons. The building used recycled steel, wood, and concrete, drawn from local sources to reduce energy and transportation costs. Advanced mechanical systems and solar rooftop panels conserve energy and the landscaped rooftop garden captures rainwater for re-use. Each of the 236 apartments receives filtered, humidified air. Materials, including flooring, paint, wallboard and electric fixtures, were chosen based on low emissions of volatile organic compounds.

www.millennium-tower-residences.com

TriBeCa Green, 325 North End Avenue

Designed by architects Robert A.M. Stern and Ismael Leyva and developed by The Related Companies, the 24-story TriBeCa Green was the second residential building in the city to attain LEED Gold status. The building has 270 rental apartments featuring EnergyStar appliances, filtered air and water, individually programmable heating and air-conditioning thermostats and high performance windows. According to Related Senior VP Daria Salusbury, “‘Green’ means families can breathe

easier. The entire building is sealed and has a filtered, humidified ventilation system. Even the chemicals used in painting and cleaning are environmentally friendly.” The building has solar collection panels on the roof, rainwater recycling systems and an advanced wall system for greater insulation.
www.tribecagreen.com

The Helena, 601 West 57th Street

Designed by FXFowle Architects and developed by the Durst Organization, the 37-story Helena is the first building to voluntarily earn a LEED Gold rating by the U.S. Green Building Council. Featuring 580 rental apartments, green features include public corridors with fresh filtered air, occupancy sensors to reduce lighting costs, hi-tech coated-glass windows that reduce ultra-violet light and a double-filtered tap water system. The green roofs reduce storm water runoff and maximize heat and the blackwater treatment plant reconditions waste water.
www.thehelena.com

1400 on 5th, 1400 Fifth Avenue

The first green building in Harlem, 1400 on 5th offers seven stories of condominiums with EnergyStar appliances, low-flow fixtures, smart temperature controls and oversize high-performance windows to maximize daylight. Developed by the Harlem-based Full Spectrum NY, the building was constructed using mostly recycled or renewable resources, including bamboo flooring. The building uses geothermal energy for heating and air conditioning to minimize the use of fossil fuels and consumes 36 percent less energy than the building code requires. “We wanted to demonstrate that you can provide green buildings without paying a premium cost,” says Carlton Brown, principal of Full Spectrum.
www.1400on5th.com

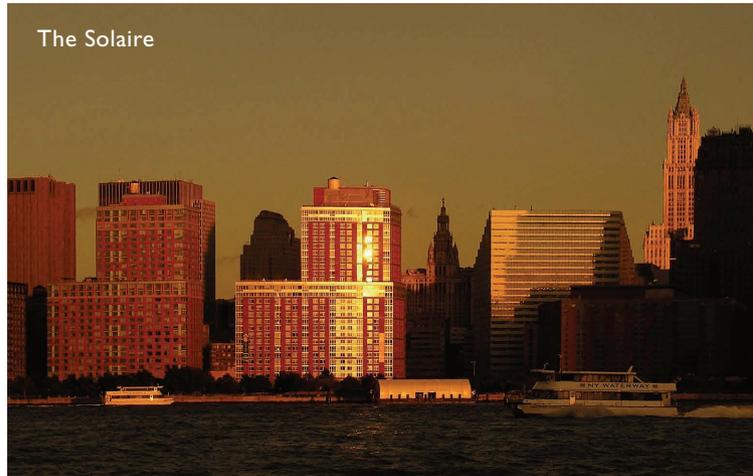
New Developments

Riverhouse, One Rockefeller Plaza, Battery Park City

Overlooking the Hudson River, the U-shaped, 31-story condominium is sheathed in a double-glazed curtain wall, which provides floor-to-ceiling views while ensuring energy efficiency. Designed by the Polshek Partnership and David Rockwell, with apartments by Ismael Leyva, the Riverhouse offers 264 apartments with programmable thermostats, filtered water and air, water-saving faucets and fixtures, low or no-emission paints and renewable woods. Striving to exceed LEED Gold status, the building will have a massive landscaped green roof to reduce storm water runoff, a standing column geothermal well to provide heating and cooling for the lobby spaces, a blackwater treatment facility for recycling waste water and condensing boilers to heat water. “I want to introduce people to a sustainable, healthier environment without compromising their standard of living,” says developer J. Christopher Daly. “Riverhouse



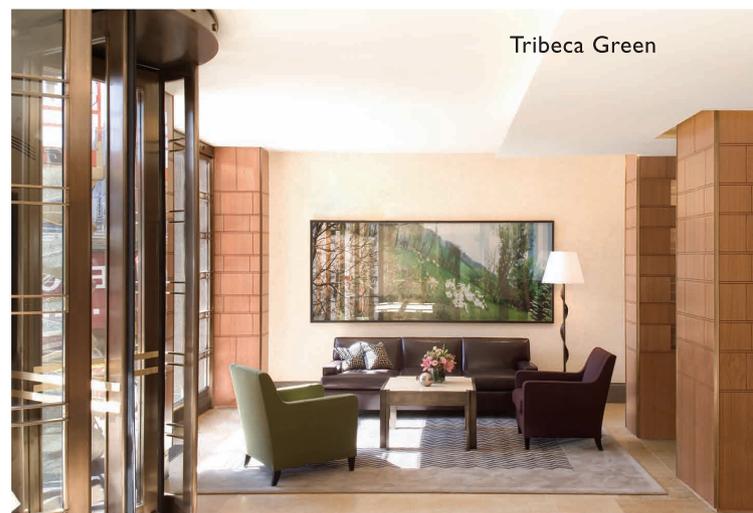
The Helena



The Solaire



Millennium Tower Residences



Tribeca Green

The Visionaire



uses absolutely no harmful chemicals in building materials, continuously filters water and air in every residence and maintains interior temperature levels with the first-ever residential triple-glass exterior.”

www.the-riverhouse.com

The Visionaire, 70 Little West Street, Battery Park City

Designed by Pelli Clarke Pelli and developed by the Albanese Organization, The Visionaire will strive for a platinum LEED certification, the highest possible rating. Occupying a square block in Battery Park City, the 33-story tower will offer 251 condominiums supplied with continuously filtered and humidified air and equipped with digital programmable thermostats. Floor-to-ceiling windows and high ceilings allow maximum daylight. “The Visionaire is the result of an incredible applied research effort into how to design and build environmentally-intelligent buildings,” says architect Rafael Pelli. “The design will be striking and contemporary, using a high-performance glass and terra-cotta tile curtain wall to reinterpret the traditional brick apartment blocks of the neighborhood.” The building gets five percent of its electric from solar panels and 35 percent from wind generated power. The blackwater treatment plant will recycle water from bathrooms and kitchens to re-supply toilets. The building will harvest rain water and store 10,000 gallons of recycled water for irrigation of the rooftop garden. www.thevisionaire.com

Archstone Clinton



Archstone Clinton, 510 West 52nd Street

Designed by FXFowle and developed by Archstone-Smith in partnership with The Dermot Co., the new LEED certified rental complex offers 627 apartments in two towers, plus two theaters, a park, two landscaped arcades and 23,000 square feet of retail space. Built with locally available materials, the buildings feature high-performance HVAC systems and a turbine generator that produces power onsite. According to Archstone-Smith VP Daniel Doern, “We gave the community an abundance of landscaped outdoor space, ample natural lighting and expansive views, sustainable and healthy building materials such as bamboo paneling in the lobby and an air system that provides superior indoor air quality. But building green is about more than creating a healthier environment in which to live. It’s about addressing the global need for a reduction in the consumption of energy and the earth’s natural resources, and doing our part to help stem pollution and the advance of global warming.”

www.archstoneclinton.com

245 Tenth Avenue

Designed by Della Valle Bernheimer Architects and developed by Grasso Holdings, the 11-story glass and steel condominium features high-performance windows to maximize natural light, renewable woods and low-flow water fixtures. The 19 one- and two-bedroom apartments contain EnergyStar appliances. “We specified locally-produced construction materials for 95 percent of the building,” says architect Jared Della Velle. “The local sourcing of building materials, including the concrete and structural steel, significantly minimizes the environmental impact of construction.”

www.245tenthave.com

The Epic, 125 West 31st Street

Designed by FXFowle Architects and SLCE, and developed by a partnership of the Durst Organization and Sidney Fetner & Associates, the Epic is on course to receive a LEED silver rating. The 58-story glass-sheathed



The Riverhouse

rental tower offers 458 apartments featuring filtered air and water, non-toxic finishes, EnergyStar appliances, programmable thermostats, energy-efficient lighting, water-saving fixtures and a master light control switch. The building's 12,000-gallon tank collects stormwater, which is used for irrigation on the rooftop gardens. The vegetated roofs reflect heat and slow water runoff during heavy rains, easing stress on municipal sewer systems and treatment plants. Motion sensors in stairways and corridors conserve electricity.

www.theepic.com

The Lucida, 151 East 85th Street

Designed by Cook + Fox, the Lucida will be the first LEED certified green building on the Upper East Side. Offering 103 apartments, the condominium will have a curtain wall comprised of staggered panels of opaque, semi-translucent and ultra-clear triple-pane glass. Green features to be announced.

www.thelucida.com

The Kalahari, 40 West 116th Street

Designed by Frederic Schwartz and developed by Full Spectrum NY and L&M Equity, the Kalahari offers 129 condominium apartments containing EnergyStar appliances and environmentally-friendly materials. Comprised of two 12-story buildings connected with a garden, the Kalahari utilizes wind-generated energy and solar panels to supply 25 percent of its energy. Equipped with advanced heat recovery systems, the building consumes 31 percent less energy than the building code allows. Filtered air is delivered to the apartments, while stale air is removed by exhaust fans. "These things make a real difference," says developer Carlton Brown. "Buildings use 40 percent of the energy consumed in this country. Just by modifying some traditional ways of building, you're reducing energy consumption." This lessens our dependence on foreign sources for our energy needs, he adds, "and the likelihood for intra-national conflict over natural resources."

www.kalahari-nyc.com

The Octagon, 888 Main Street, Roosevelt Island

Designed and developed by architect Bruce Becker, with interiors by David Rockwell, the Octagon is a renovation of an 1841 island retreat. The 500-unit rental building, according to Becker, "uses 35 percent less energy than a comparable new building uses, and half that of an old building. We'll produce 50 kilowatts of power just from the photovoltaic roof — more than enough electricity to light and power all the common areas." Other green features include a geothermal well field, which uses the constant temperature of groundwater to both heat and cool the building, as well as super-insulated windows, walls and roof. Natural gas-fired microturbines will generate additional electricity and provide hot water for the well field and the building's domestic hot water needs.

www.octagonnyc.com



The Lucida