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Patches of green

N.Y.C.'s eco-friendly buildings have

By MAX GROSS

SLOWLY, our concrete jungle is turning green. Since 2003, when the Battery Park City Authority announced that all of the area's new developments needed to be energy-efficient and eco-friendly, Battery Park has been the city's unchallenged green spot.

Up west: The Solara, the first green residential tower in the United States. On its heels is Riverhouse, the luxury condo set to open at the end of the year, which spent \$50 million on its green features. And last Wednesday saw the opening of the new office for The Visionaire, a 250-unit condo that should be finished next year. By last Sunday, 80 percent of the units had contracts out.

"I've been in the business for 30 years," says Anna Fraulich, sales manager for The Visionaire. "And I've never seen a project like this. It's contagious. By the time [buyers] leave here, they're ready to go green."

But Battery Park City is far from being alone in this mission. It seems that much of New York City has been struck by green fever, and it's just a matter of time before most of the new buildings coming to the market will have eco-friendly features.

For starters, just take a look at these new, environmentally responsible buildings rising all over the city.

MEATPACKING DISTRICT

In May, the Meatpacking District will unveil The Modern, an eight-week luxury rental with a geothermal heating system.

The system will keep electric and heating bills low and keep the building from using any oil. (Engineers had to dig a geothermal well in front of the building nearly 2,000 feet underground to tap the system.)

The developers are extremely excited by the eco-friendly result.

"Strictly from a business point of view, it's a better bottom line," says Joe Strick, principal of Western Land, which developed The Modern. "We did a calculation by a business engineer [on savings], and it's pretty dramatic. We're not going to have any oil expenses.... That's substantial. We're probably saving \$50,000 to \$100,000 per year."

The one- and two-bedroom apartments start at \$1,900 and go up to \$42,000 for the penthouse. The six-story building's exterior is made of glass and white ceramic tile on concrete. Six of the apartments have balconies.

CLINTON

Last year, NYP Home opened on The Helix, Helix's Kitchen's first 50-unit green rental. But The Helix now has some serious competition as to who has the biggest, greenest building in the area.

ARCHSTONE CLINTON



This 627-unit rental has an on-site turbine-generated HVAC system and was built with low-VOC materials. Contact: Jeremy Schick, Archstone-Smith, (212) 957-8200.

HARSEN HOUSE



The 25-unit boutique condo with 3-BEs starting at \$1,800 will feature an elegantly furnished floor and efficient thermal windows. Contact: Joe Sykes, Concess, (212) 473-7200.

moved way beyond Battery Park City

KALAHARI



An all-Battery site atop this 250-unit mixed-income condo with a system of ducts throughout the building that pumps fresh air into the units. 3-BEs start at \$2,000; 3-BEs top out at \$3,400. Contact: Cassano D. Crockett, The Marketing Director, (212) 348-9050.

The new Archstone Clinton consists of two towers: one financially lowers housing 627 apartments. Under construction until the end of the year, the building has already opened its doors to about 20 residents, but there are dozens of units already available.

Much of Archstone Clinton looks like any big luxury building: there is a grand lobby, a grand pool, a grand gym, a grand concierge, a grand valet, a grand doorman, a grand security guard, a grand trash room, a grand storage room, a grand bike room, a grand pet room, a grand car wash, a grand carport, a grand parking garage, a grand parking lot, a grand parking structure, a grand parking garage, a grand parking lot, a grand parking structure.

The apartments have some of the finest views of Midtown one can find, and there's a weekly screening room (which does not yet have a copy of "An Inconvenient Truth").

One might not think "green" while going at all these Midtown skyscrapers, but Ron Deem, vice president of Archstone-Smith, says you're mistaken. "It's ironic, but New York City is one of the greenest places on Earth," says Deem.

You can think of all the high-density building steps and public transportation from your studio, priced from \$1,800.

UPPER WEST SIDE

If anything, the Harsen House gives you don't have to be a hippie-dippy tree-hugger to design a green building. Although Harsen House bills itself as the first LEED-certified

THE MODERN



The Modern has a geothermal heating system, which required digging a 2,000-foot well out front but will slash energy costs. Contact: Aul DeLeon, JLD DeLeon, (212) 229-0388.

condo on the Upper West Side (LEED certification is the basic stamp of approval by the U.S. Green Building Council), this project is well within the domain of the luxury world: Andrew Lincoln is the designer.

The boutique condo, which will be finished in 2008, boasts private elevators, floor-to-ceiling win-

dows, terraces, Miele appliances, granite countertops and gas fireplaces. Not bad.

The energy-efficient hot-water system, the ecologically harvested oak floors and insulated glass windows sound like extra perks.

UPPER EAST SIDE

scenic views, Enell is putting up The Locks, a 100-unit



These lofts will feature a high-end HVAC system, which allows filtered air to flow through the 20 units and a green roof to leech heat. Builders are excited from occupancy start at \$425K. Prices have not been set. Contact: Francesco Macchiore, Coldwell Banker, (201) 833-3055.



This 251-sq-ft condo was built exclusively with low-VOC materials and will feature a high-efficiency air filter system. The central AC is powered by natural gas. Studios start at \$225K, 3-Beds go up to \$539,000. Contact: Ann Finkel, Alliance Distribution, (212) 435-2552.

condo scheduled to be finished at the end of next year. It has a filtered air system, a glass curtain wall to keep the building cool and has been finished with the sustainable neo-architectural-Cash + Flo.

The 20-story building has a limestone base; there will be a wood-paneled lobby with a custom-designed chandelier and 30-foot ceilings.

However, you might find yourself mesmerized by what we do consider to be the best. The units are large and family-friendly — the smallest is a 1,440-square-foot two-bedroom starting at \$299,000. The largest is a 3,300-square-foot five-bedroom. Along with a spa, hot pool, sauna and other fitness amenities, the building has a partnership with Kiehl's, N.Y.

HARLEM
 "Over the next five years, there will be more green buildings in Harlem than in Battery Park City," says

Carlson Brown, CEO of the developer, Iron Full Spectrum, which is designing Kalahari, a mixed-income condo in central Harlem. "That's something that most people would never guess."

Hartem has been ready for this kind of condo for years. The neighborhood's asthma rate is way above the national average and air quality has long been on the wish list for its residents. The 250-unit brick Kalahari will have an air filter on the roof connected to a system of ducts, which pump fresh air throughout the building and into the apartments. Also, there's a heating and cooling system that will reduce energy consumption by 30 to 50 percent below the energy code.

When Brown brought this plan to Kalahari before the local Harlem community board, he received a standing ovation. "That never happens," Brown says. "It's a total success."

HOBOKEN
 Even New Jersey has gotten in on the act. Garden Street Lofts, a high-rise luxury condo in Hoboken constructed out of a former concrete watermain and designed by SHoP Architects, is applying for a silver LEED certification.

The seven-story building will have a green roof, a water runoff system and a high-end air filter.

The 30 units, which have been made out of recyclable materials that give off low gas emissions, range from 1,000-square-foot one-bedrooms to 2,500-square-foot three-bedroom duplex penthouses.

Apartments will feature eco-friendly plumbing fixtures (showerheads that conserve water), and all of the fixtures from the gut to the kitchen cabinets are all low-VOC (volatile organic compound). The lofts will be finished in April of next year.