



## 2008 Winning Projects

The winners of the 2008 Green Building Competition for New York City exemplify high performance and sustainable design principles. Winners integrated:

- construction, through the use of whole building design concepts;
- occupancy, with thought to best uses and post-occupancy concerns; and,
- community, by incorporating built structures into the existing landscape and community fabric to highlight the building's environmental, economic, and social contributions.

In deciding on the winners, the jury, comprising public and private architectural experts, considered how each project engaged the community throughout the design and/or construction process, which included public education regarding green building elements and ongoing involvement of occupants in sustainable measures.

### **GRAND PRIZE WINNERS**

Two projects, the Visionaire and the Battery Park City Conservancy's maintenance facility, set new standards for sustainable design and architectural excellence. The two projects, designed to co-exist in a single structure, provide for a variety of uses. The 43,600 square foot maintenance facility provides a portion of the base for the 450,000 square foot Visionaire's 250 residential units and street-level retail space. The Visionaire provides a cohesive core, shell and systems. For example, the geothermal system will heat and cool both projects and the black and gray water retention systems supply water for use in the maintenance facility.

Both projects expect to receive the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Platinum rating and comply with the comprehensive Battery Park City Authority environmental guidelines. Because of the long-term planning and consideration for building and site use, and the unprecedented cooperation between stakeholders, these two buildings embody sustainable design while exuding a gracious aesthetic.

### **Battery Park City Conservancy's maintenance facility**

#### **Dattner Architects**

**Between 2<sup>nd</sup> and 3<sup>rd</sup> Place, Battery Place and Little West Street in Battery Park City**

This project embodies the mission of the Conservancy: maintaining open spaces within Battery Park City and providing a venue for cultural and educational programs. The facility, providing for both office space and park maintenance service uses, features on-site garbage compaction as a part of the integrated pest management strategy and composting. The maintenance facility optimizes spaces for myriad uses, such as: a large staging area in the central atrium; a double-glazed walkway between floors that acts as thick insulator to capture and release solar gain; a vehicle storage and repair area that includes charging capabilities for the electric fleet; specialized storage for organic

pesticide and fertilizer; staff lockers and showers; supply and prep rooms for art; and, community space for use by local community groups. Organic waste from a local grocery store and from the horticulture operations will be composted; the compost tea and compost will be used in landscaping the 36 acres of open space. The Conservancy will use recycled water extensively; treated black water will be used to wash vehicles and gray water to flush toilets. Gray water will supply 96,710 gallons to the Conservancy per year and overall water efficiency measures are expected to reduce water use by 47 percent.

### **The Visionaire**

**Pelli Clarke Pelli Architects**

**Between 2<sup>nd</sup> and 3<sup>rd</sup> Place, Battery Place and Little West Street in Battery Park City**

For construction of this majestic building, half of the building material costs went to purchase locally-harvested materials, and 20 percent of building materials were manufactured within 500 miles of New York City. The terra cotta screens, low-emissivity reflective insulated glass, and thermally-broken aluminum framing create a high performance envelop with a R-value of 20. On-site geo-thermal heat pumps, 4,000 square feet of photovoltaic fuel cells, and a microturbine provide part of the building's energy needs. Occupant health and satisfaction greatly influenced the design – in addition to natural and low-emitting materials, there will be 100 percent fresh air ventilation and 40 to 45 percent day-lighting for habitable rooms. Sustainable roof technologies – including plantings, and permeable and high albedo paved surfaces – cover 70 percent of the roof surface, thereby reducing stormwater runoff and heat island effect while providing a recreation area for residents. To assure maximum benefits from the city's only LEED Platinum residential apartment building, a comprehensive guide to the systems, features, and emergency procedures will be provided to all residents.

## **WINNERS**

### **The Bowery Hotel**

**FLANK Architects**

**250 Bowery Street**

A green option in the hospitality sector, the Bowery Hotel expects a LEED Platinum rating upon its completion, making it the first hotel of its kind in New York City. Hotel guests will see their individual daily energy usage displayed on their televisions which aims to encourage more energy-conscious decisions about lighting, and heating and cooling choices by the guests. The rooms' individual private window gardens and the green roof-top terrace will be irrigated with treated water from the stormwater collection system. This system will collect and remove sediment from 100 percent of the rainwater from the site. Overall energy savings, aided by innovative technologies such as a geothermal well, are expected to reduce carbon dioxide emissions by more than 1 million tons per year, equivalent to removing 112 cars from the road.

### **West Harlem Environmental Action, Inc.'s (WE ACT) Environmental Justice Center**

**AQC Architects**

**459 West 140<sup>th</sup> Street**

WE ACT for Environmental Justice is re-envisioning a 4,000 square foot historical townhouse in Hamilton Heights for use as offices, conference rooms, a library and public

gathering spaces. The new design added 7,100 square feet of usable space to the existing structure, providing the flexibility to serve these multiple and different functions for the community and the organization. AQC Architects' design team – comprising ADS Consulting Engineers, Greyhawk, Langan Engineering and Environmental Services, Elizabeth Kennedy Landscape Architects, ARUP, AKF Engineers, and DeSimone Consulting Engineers – met with the WE ACT staff and board in a day-long charrette to form the final plan. The front of the building preserves the brick façade so that the project fits into the existing aesthetic of other buildings in the neighborhood and restores the original townhouse layout with salvaged interior wood. Irrigation, needed for interior landscaping and the green roof and toilet flushing, will be done with on-site treated gray water. Heating and cooling from a geothermal well, high efficiency lighting, a high performance building envelope and solar water heating are a few of the innovative strategies proposed to increase building performance by 30 percent and achieve a LEED Silver rating.

### **HONORABLE MENTIONS**

These selections honor a building that excelled in at least two facets of integration -- construction, occupancy, and/or community.

#### **1347 Bristow St. in the Bronx (residential building) Community Environmental Center (CEC) 1347 Bristow St., the Bronx**

The rehabilitation of the New York City Housing Preservation Department's 21,350 square foot building epitomizes the integration of a green building into the existing community. These 23 residential units in the Morrisania area of the Bronx realize the much-needed economic and health benefits stemming from green building practices. Tenants, who will soon own the building, were involved in every phase of the project, from the design to construction and finally to maintenance.

The brick shell of the building was retained. Energy efficiencies – realized through technologies such as state-of-the-art insulated windows, condensing boilers for heat and hot water, and occupant sensors for lighting – will reduce energy needs by 37 percent. The building is on track for LEED Silver rating. The tenants also pledge commitment to maximize the continued health and economic benefits of the green renovation: only Energy Star products will be purchased; only Green Seal or Greenguard certified cleaning products will be used; no smoking will be permitted on or near the premises; and at least 80 percent of the tenants will purchase power from Green-e certified renewable energy sources.

#### **Hearst Tower Foster + Partners 300 West 57<sup>th</sup> Street**

One of the first green commercial buildings in New York City, the Hearst Tower received LEED Gold rating. Using the historic Art Deco-style original building as its base, the elegant diagrid tower design required 2,000 tons less steel than traditional design. Energy-saving features, such as high efficiency heating and air conditioning, increase energy efficiency by 26 percent, equivalent to removing 215 cars from the road. The rooftop rainwater collection system reduces stormwater runoff by 25 percent and provides the water for the atrium's indoor waterfall (the "Icefall") that humidifies and chills the atrium lobby.