

reimagining the metropolis: *new york city's green building revolution*  
**High Performance Building in 2005**

**June 22, 2005**  
**Opening Panel**

Moderator: Nancy Anderson, Executive Director, Sallan Foundation  
Kate Ascher, Exec. Vice President for Infrastructure, NYC Economic Development Corp.  
Ariella Rosenberg, Senior Project Manager, NYC Economic Development Corp.

Speakers from the New York City Economic Development Corporation presented the findings and implications of the City's Energy Policy Task Force report. High performance buildings were discussed in the context of how they related to the Plan's goals of developing 2,600 megawatts (MW) of new electric resources by 2008, reducing 675 MW off peak demand. EDC recommended LEED certification and wind power for their projects to promote sustainability. PlaNYC represented a shift from the conventional paradigm that views energy from the supply side to a more comprehensive approach that includes efficiency and conservation.

**September 30, 2005**  
**The Clients' Perspective**

Moderator: Susan Szenasy, Metropolis Editor and Chief  
Susan Boyle, Partner, Big Sue Inc  
Jeff Perlman, President, Bright Power Inc.  
Cecil Corbin-Mark, Associate Director, West Harlem Environmental Action

Speakers examined three high performance projects: the award winning Brooklyn Ice House development, the Lower East Side Greening a Block initiative, and the West Harlem Environmental Justice Center.

The Brooklyn Ice Project incorporated a number of new building techniques including: increasing the concentration of locally sourced fly ash in concrete to strengthen concrete; a focus on permeability for natural drainage, and use of low cost "off the shelf" solutions such as individual boilers, radiant heating, and dual pane windows. Boyle noted that you "need to stimulate the private sector to really grab the attention of those who can create tax incentives and policies".

Greening a Block initiative proposed using funding from a Con Edison power plant settlement case to complete energy audits on individual buildings. With the goal of 30% energy savings per building the program intended to focus primarily on tuning boilers and heating systems, better insulating buildings, retrofitting lighting fixtures and updating appliances Perlman estimated that the energy savings for one block will be 180,000 gallons of fuel per year, which is equivalent to \$360,000 or 300 cars off the road.

The West Harlem Environmental Justice Center centered its focus around finishing construction debt-free, which they planned to achieve through capital campaign funding that would persuade elected officials to also contribute. The project successfully fused together a variety of environmental justice issues while transforming a row house into a community training center, a library, an art space, a gathering place and offices for the organization (WE ACT).

*Reimagining the Metropolis*  
is proudly presented by:



**Pratt**

**sallan**  
for greener cities

**October 30, 2005**

**Architects and Developers**

Moderator: Carlton Brown, Chief Operating Officer, Full Spectrum

Bruce Fowle, Principal ,FXFOWLE Architects, formerly Fox & Fowle Architects

Lydia Tom, Deputy Director, Enterprise Foundation New York

John Kriebel, Director of the Office of Sustainable Design, NYC Department of Design and Construction

This panel's objective was to "try and comprehend what the barriers are in each of these sectors (private architecture design, non-profit development, and public administration), and how we can begin to work with each other" according to moderator Brown. Panelists spoke about the use of green architecture; how labeling is often arbitrary and how US standards are different than those used in other countries, as well as how fluctuating technology costs can be a challenge. While Fowle noted that the Durst-developed Helena hi-rise apartment building uses a black water system and under floor air conditioning, the cost saving was not yet enough to compel traditional builders. Rather, his projects stand as demonstrations of what it can be achieved.

Tom described the \$500 million that Enterprise Foundation gives in the form of grants, loans and direct capital contributions to green housing units. In NYC, this figure was \$27 million in investment that created 500 affordable green housing units. She explained that tax credit investors are increasingly interested in her developments because of the growing understanding that the life cycle costs of green buildings will out-perform developments of similar size without green features.

The conversation turned to discussions of LEED and Intro 324-A and the challenges of a using the rating system for all new construction and renovations in NYC. Said Kriebel, "LEED is like a SAT score. It can only show the direction a project is moving. The whole process should be simplified and although simplicity is important, credibility is what matters most."

**December 31, 2005**

**The Policy Makers' Perspective**

Moderator: Tom Hanrahan, Dean of Architecture, Pratt Institute

Ashok Gupta, Director, Air & Energy Programs, Natural Resource Defense Council

Randy Croxton, Principal, Croxton Collaborative Architects

Hillary Brown, New Civic Works

Patty Noonan, New York City Partnership

The final panel sought to project the conversation about high performance buildings into the future and focused on the drawbacks, benefits, and possibilities of integrating high performance buildings into the "new normal". For Gupta, smart growth means looking at efficiency through the lens of transportation access, land use and brownfield redevelopment; the next step in energy efficient buildings is making structures have a net-zero carbon footprint. By generating their own power sources new buildings could reduce dependence on a national grid that runs at "30% efficiency". Croxton praised LEED for making green building performance quantifiable but stressed that the next step should take into account the core tenets of sustainability. "Sustainability can not be done one building at a time"; rather should encompass all the elements and context of the human experience.

The panelists explored the synergy between building green projects and governance. Brown emphasized the importance of a holistic approach to sustainability—the "level of involvement and leadership is determined by the problem being addressed" but that if we change the process starting at conception and procurement, we could effectively create a "mission driven, democratic and collaborative process that recognizes the organizing principals of urban ecology." Noonan reiterated this stance for the private sector that she represented but stressed that developers "don't like mandates, but like incentives a lot".

Welcome to the second part of our four part series on high performance building in New York City! Tonight speakers will zero in on public policy developments, private sector innovation and how they have intersected over the last half-decade.

- 6:00 pm      Greetings  
**Eva Hanhardt**, Adjunct Assistant Professor, Pratt Institute
- 6:10 pm      Panel Presentation  
**Ariella Maron**, Deputy Commissioner for Energy Management,  
NYC Department of Citywide Administrative Services  
**Dan Nall**, Senior Vice President and Director of Sustainability, WSP Flack+Kurtz  
**Andrew Padian**, Vice President for Energy Initiatives,  
Community Preservation Corporation  
**Wendy Fleischer**, Director, Sustainability Service, Pratt Center
- 7:00 pm      Question and Answer

**October 28, 2010**

**Panel One: The Big Picture**

Moderator: Nancy Anderson, Executive Director, Sallan Foundation

Adam Freed, Deputy Director, NYC Mayor's Office of Long-Term Planning and Sustainability

Paul Freitag, Director of Development, Jonathan Rose Companies

Ashok Gupta, Director of Energy Policy, Natural Resource Defense Council.

Nancy Anderson, Executive Director of the Sallan Foundation introduced the panel by citing local landmarks in the green building movement created over the last five years, including the application of LEED standards to municipal construction, development of energy efficient new and retrofits of existing buildings, in addition to wider introduction of cutting-edge government initiatives, like PlaNYC. After lauding the accomplishments of the movement, Anderson posed the question, "Perhaps this means we are done?", which lead to a few chuckles in the audience.

Adam Freed lead off with an announcement about the April 2011 update to the first PlaNYC 2030 now being written by the Mayor's Office of Long-Term Planning and Sustainability. Freed noted that it will take into account the increase in the City's population from 8.3 million in 2007 with a projected population of 9.3 million in 2030. Responding to the natural resource impacts and infrastructure pressures created this growing City, the Mayor's Office seeks to upgrade its water infrastructure by creating more permeable surfaces when replacing sidewalks and pavement, using the 1.6 billion square feet of rooftops to retain water during storms, and continuing work on the Third Water Tunnel — one of the largest municipal projects ever undertaken in New York. Focusing again on how to move toward more high performance building, Freed also emphasized the importance of benchmarking thousands of government and privately owned buildings to establish comparative base-line data on their energy and water consumption. This benchmarking requirement is in keeping with the Bloomberg administration mantra "What gets measured gets managed."

Paul Freitag spoke in depth about three projects the Jonathan Rose Companies (JRC) has pursued that incorporate new techniques and progress in the design of green multi-family buildings – the David and Joyce Dinkins Gardens green affordable housing, Tapestry, and Via Verde. At David and Joyce Dinkins Gardens JRC utilized a unique system of air recirculation first deployed by New York City-based architect Chris Benedict. The system maintains constant flow of air through the apartment, keeping indoor air quality high in the unit. The Tapestry project is 185 units, of which 50% are set aside for market-rate tenants; 30% for middle-income tenants with rents set at 130% of the area median income (AMI); and 20% for low-income tenants earning below 50% of AMI. It is LEED Silver certified, with green roofs, rainwater harvesting systems, efficient mechanical systems, ENERGY STAR-rated appliances and fixtures, low- or no-VOC paints and primers, and formaldehyde-free materials to enhance indoor air quality. Via Verde, currently under construction, will consist of 222 mixed-income residential units and 9,500 square feet of retail and community facility space with over 40,000 square feet of green roofs and open space for residents. Via Verde aspires to promote healthy living, both through the use of eco-friendly ideas like rainwater harvesting to grow fruits and vegetables and physical elements such as the creation of a fitness center and bike storage units.

Ashok Gupta articulated just how understanding markets and policies can help jump start the means to overcome some of the obstacles to building high performance buildings “at scale”. In considering the potential contribution of green leases, Gupta outlined the split incentives between owners who would have to pay for goods or services that would financially benefit tenants that are created by conventional leases. He suggested the development of guidance documents and financial products that can help circumvent split incentives and generate demand for such building upgrades. Gupta also looked at the increasing role of software in gathering and analyzing data to allow both building managers and advocates of green building to make informed decisions, especially when it comes to building operations and tenants behavior modification. Turning to the nexus between typical building energy use and governmental electric power rules, he stressed that fifty separate state regulators set energy policy in the US; this adds up to the nationwide inefficient use of electricity. Gupta explained that natural resources do not follow political boundaries, which implies that that regulation of electric power is “a state’s rights issue” not easily amenable to greening through federal litigation or rule-making.

save the date: tuesday, february 2

6:00 pm pratt manhattan

**Panel #3: Financing Green Building**