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Submission Category

- X Leadership in sustainability policy
- X Homes & residential building projects
- Non-residential building projects
- Infrastructure projects

Supporting Materials

Project description or leadership activities: Jsmith_GPataki_summary.pdf
Jsmith_GPataki_nomination.pdf
Photography: Jsmith_GPataki_TheSolaire.jpg
Jsmith_GPataki_RoofGarden.jpg
Other Supporting materials: Jsmith_GPataki_supportingmaterial_award.pdf

Jsmith_GPataki_summary.pdf

The Green Building Tax Credit signed into law by Governor George Pataki provided the stimulus for this groundbreaking green residential high-rise, The Solaire.

Jsmith_GPataki_nomination.pdf

Legislation passed and signed into law by New York Governor George Pataki in 2000 established a Green Building Tax Credit allowable against various business and personal income taxes. The Green Building Tax Credit provides for tax credits to owners and tenants of eligible buildings and tenant spaces which meet certain "green" standards. These sustainable standards increase energy efficiency, improve indoor air quality, and reduce the environmental impacts of large commercial and residential buildings in New York State, among other benefits.

The nation's first green residential high-rise building is just blocks away from ground zero in lower Manhattan's Battery Park City, and is the product of a first-ever coordination of three green-building guidelines. A concrete structural system is at the core of the environmentally engineered and sustainable building. The \$120-million Solaire stands 27 stories tall with 293 rental units and two award-winning green roof gardens.

Sustainability: Economic Responsibility

Among its many environmental benefits, the building is designed to consume 35 percent less energy, a savings that is potentially worth five points toward the Leadership in Energy and Environmental Design (LEED) energy and atmosphere credit. A reinforced concrete structural system was chosen in large part because its thermal mass moderates daily temperature swings and reduces energy needed for heating and cooling.

Sustainability: Environmental Responsibility

To help meet recycled content standards for all applicable green guidelines, the project team designed a concrete mix with 3 to 4 percent fly ash. About 50 percent of the total building material was recycled content, and nearly 50 percent of all material was manufactured within 500 miles of the job site.

The advanced-living building has several green features, including:

Air Quality

- Advanced central air-filtration system
- In-building 24-hour air quality monitoring system
- Vapor and air barrier minimizes random air-infiltration
- 24/7 exhaust in every bath and kitchen
- Building materials and paints with low or no off-gassing
- 24-hour carbon monoxide monitoring in parking garage

Water Quality

- Central water-filtration system for entire building
- Refrigerators that provide doubly filtered drinking water and ice

Energy

- Energy conserving building design is 35% more energy-efficient than code requires, resulting in a 67% lower electricity demand during peak hours
- Lower electric bills for residents
- Photovoltaic panels convert sunlight to electricity
- Computerized building management system and environmentally responsible operating and maintenance practices

Sustainability: Social Responsibility

The combination of private and public desires to build green provided added incentive to set a new standard with The Solaire.

Additional sustainable features include:

- 33% more sheetrock between apartments provides extra soundproofing and fire barriers
- Resident-use, pesticide-free rooftop garden provides natural insulation for building
- Rainwater storage and reserve for roof garden irrigation
- In-building wastewater treatment system re-supplies toilet water and make-up water for central air conditioning
- Natural gas-fed central heating and cooling system, free of ozone depleting refrigerants
- In-building bicycle storage area

Photography

Jsmith_GPataki_TheSolaire.jpg



The Solaire (10/2003)

New York, NY | *River Terrace Associates*

Jsmith_GPataki_RoofGarden.jpg



The Award-Winning Roof Garden

New York, NY | *River Terrace Associates*

Jsmith_GPataki_supportingmaterial_award.pdf (Other Supporting Material)

The Solaire

Green Roofs for Healthier Cities. Submitted by Albanese Development Corporation, NY

2006 Coastal Living Award. Submitted by Albanese Development Corporation, NY

2004 AIA/COTE Green Project Award. Submitted by Albanese Development Corporation, NY

Leadership in Energy and Environmental Design (LEED) Gold Certification from the U.S. Green Building Council (USGBC). Submitted by Albanese Development Corporation, NY

Governor George Pataki

2005 Climate Champion. Awarded by Clean Air – Cool Planet, NY