



River House



Harsen House



The Harrison

ECO

TOWERS

THE CITY IS
GETTING A
HEALTHY BOOST
OF RESIDENTIAL
BUILDINGS
DESIGNED WITH
ENVIRONMENTALLY
FRIENDLY
PRINCIPLES

BY KIMBERLY
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The latest movement in "green living" is not about light bulbs or power strips (though if you don't already have them, they're certainly a good idea). In New York, where the real estate market is still booming, there's been a surge in eco-friendly buildings, with green homes now stretching from Harlem to Battery Park City.

A building is deemed "green" by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, a nationally accepted benchmark for the design, construction and operation of green buildings. Increasingly, architects, builders, engineers and, of course, home buyers are paying attention to it.

Among other features, green buildings feature energy-saving technology, sustainable and nontoxic materials, and fresh-air supply systems.

"This isn't a fad," says Robert Politzer, president & CEO of Greenstreet, an eco-conscious building company. "This is a transformation that we are watching. In another year or two, we're going to see a huge jump in the number of LEED-certified buildings, because the number of registered projects over the last three or four years has grown 500% per year."

Jared Gilbert of Cook+Fox Architects agrees. He notes, "For architects, it's becoming increasingly easier to find green materials and knowledgeable people to work with. We believe green building will become the new standard of practice, simply because these strategies make for better buildings."

Here, a tour's of the city's greenest—and most family-friendly—residential buildings to consider.



Garden Street Lofts



The Lucida

THE LUCIDA is a great choice for families seeking an eco-friendly lifestyle on the Upper East Side. With fresh-air deliveries, water-efficient landscaping irrigated only with rainwater, and planted areas of green roof that reduce the city's "heat island effect," the building marries innovative, sustainable design with such amenities as a Kidville-designed indoor playground. At the same time, The Lucida manages an eco-chic decorum, with a stunning, sleek glass curtain wall and 110 luxuriously spacious 2- to 5-bedroom residences. "The Lucida brings a new expression of modernity and tradition to oversized family units, all of which have multiple exposures," says Raizy Haas, vice president of Extell Development. An indoor pool and fireplace and an onsite La Palestra Fitness Wellness and Spa complete the luxurious array of amenities.

In Battery Park, the 35-story **VISIONAIRE** is the newest green building, featuring natural materials and finishes, an advanced fresh-air supply system and energy-saving technology (35% of the building's electric energy comes from providers employing wind and other renewable energy sources). "It will use 67% less power on peak demand and 50% less water than a typical building of its size," says Michael Gubbins, vice president and director of residential management of Albanese Development Corporation, the building's developer. Not only does the building boast year-round climate control, but it also features Energy Star appliances and rooms flooded with natural light. Add to that a landscaped roof garden; a sky-lit indoor pool; a children's playroom and a 12-foot reef aquarium, and you'll see why it's so popular with eco-conscious families.



Visionaire

What was once a coconut processing and storage warehouse is now **GARDEN STREET LOFTS**, Hoboken's greenest residence. Jodi Stasse, owner of Creations Real Estate Inc., the building's developer, says that this building was designed so that "every detail is really geared to enhance the health of everyone who lives here." Outfitted with soaring 12-foot ceilings and spectrally sensitive glass that keeps temperatures comfortable, the building uses all sustainable products in its 30 residences, including bamboo flooring, nontoxic finishes and the most technologically up-to-date filtration system.

On the Upper West Side is **THE HARRISON**, a LEED-certified building where green meets luxury. The classically inspired building was designed by world-renowned Robert A.M. Stern Architects, with delicate Juliette balconies and state-of-the-art appliances. The building also features a 30,000-square-foot Equinox Fitness Club and a dinosaur-themed children's playroom. Not only is the building conveniently located across the street from The JCC, it's also just steps from Central Park.

For another green option near Battery Park, the **RIVER HOUSE** offers eco-friendly features such as air and water deliveries, energy-efficient building materials (including geothermal wells to heat and cool the lobby) and photovoltaic panels to provide electricity. But developer J. Christopher Daly, president of the Sheldrake Organization, says that "the first priority was always to build family units for downtown families." With that in mind, families will have plenty of fun amenities to choose from.



The Kalahari



One Jackson Square

The building features a swimming pool, gymnasium, a children's playroom, a billiard room and even a treehouse retreat.

ONE JACKSON SQUARE, a 35-unit, 11-story building featuring energy-efficient heating and cooling systems, an expansive green roof and eco-friendly landscaping system to reduce water usage, is putting the "green" back in Greenwich Village. At the same time, the building offers a boutique appeal with "the highest level of discreet, personalized service and attention," says David Penick, vice president of Hines Interests, the building's developer. And the close proximity to many of Manhattan's best parks, playgrounds and schools is ideal for families.

Nearby is **HARSEN HOUSE**, where, according to Stephen Gladock, president of Anbau Enterprises, the building's developer, "We are using healthier building materials, which lead to better air quality." Families will appreciate the large layouts: two-bedroom, full-floor condos and downtown-style loft apartments. Gas fireplaces, outdoor terraces and a fully equipped exercise room are just a few of the amenities.

The latest green building to plant its roots uptown is **THE KALAHARI** in Harlem. Much of the building is constructed from recycled materials, and it also uses wind-generated energy and on-site solar panels. But besides the eco-friendly features, families will find amenities such as a concierge, fitness center, on-site zip cars and a playroom and sound-proof music room for kids. "We designed the building with families in mind," says Syreeta McFadden, one of the building's developers from L&M Equities. The building's striking Sub-Saharan African design adds a finishing touch to the building's appeal. ♦

RESOURCE BOX

GARDEN STREET LOFTS

1401 Garden St, Hoboken, NJ
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THE HARRISON

205 West 76th Street
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HARSEN HOUSE

120 West 72nd Street
212-873-7200
www.harsenhouse.com

THE KALAHARI

1400 Fifth Avenue
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www.kalahari-harlem.com

THE LUCIDA

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ONE JACKSON SQUARE

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RIVER HOUSE

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THE VISIONAIRE

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