

New York

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RESIDENT

EXCLUSIVE INTERVIEW

Andre Royo On **The Wire's**
Explosive Final Season



EDUCATION ISSUE

Hip-Hop Vocabulary

Online Learning

Teaching Chinese

Best Private Schools

News

QUESTIONS FOR DEVELOPER RUSSELL ALBANESE

In the late 1990s Battery Park City was the first city neighborhood to develop guidelines requiring all future buildings in the neighborhood to be “greener.” With **The Solaire** and **The Verdesian** under its belt, **The Albanese Organization** is currently finishing up its greenest residential project to date, **The Visionaire**. President **Russell Albanese** talked to the *Resident* about being an environmental trendsetter.

—*Kristina Narizhnaya*

IS BUILDING GREEN MORE EXPENSIVE?

RA: Sometimes there is a capital investment up front, but that money comes back in lower operating costs, lower utility rates and lower consumption of natural resources. There is a net savings if you consider all things involved.

WHY ARE BUYERS DRAWN TO GREEN RESIDENTIAL BUILDINGS?

RA: People want to buy products and services where the builders and suppliers are responsible from an environmental aspect ... You have some people coming to live in a green building; then you get buyers that are not aware of it, but they see the quality inherent in a green building, [with such features as] the HVAC heating and air conditioning system with high level of air filtration.

DO YOU THINK THE GREEN MOVEMENT IS GAINING MOMENTUM, OR IS IT JUST A PASSING TREND?



A rendering of the 35-story Visionaire in Battery Park City, due to be completed this fall.

RA: It's the future because green buildings mean higher quality, and I don't think the industry wants to move backwards. In the future you may not see the emphasis on it [since] green is becoming the mainstream design.

HOW DOES NEW YORK STACK UP AGAINST OTHER CITIES?

RA: New York is in a very good position. **Bloomberg's** PlaNYC is a great blueprint for the future. Battery Park City has led New York City and has been an example for the country and around the world.