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The greener good

The Visionaire
www.thevisionaire.com

Fresh air isn't a quality New Yorkers assume they're privy to. Suffering from allergies or asthma?

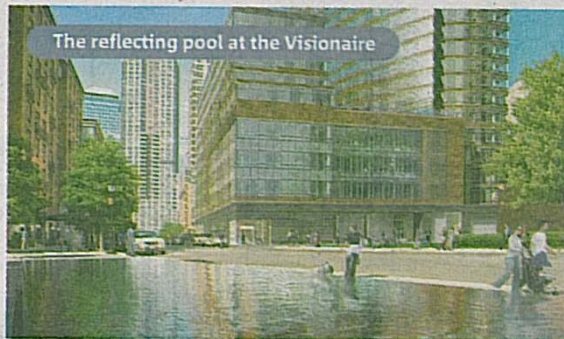
Move to Arizona. But healthy living changed for the better in 2000 when Battery Park City and city officials upped the eco-savvy ante with legislation requiring new residential and commercial development in Battery Park City to have a green aesthetic.

The Solaire was the city's first green tower and has a waste treatment plant in its basement. It was built by the Albanese Corporation and designed by architect Rafael Pelli, and followed by The Verdesian, which features three rooftop heliostats that detect and redirect sunlight to make shaded areas into sun-filled spots. The Visionaire will be their third green building come summer and is an impressive energy conserver, harvesting

Real Estate Voyeur

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rainwater and storing 10,000 gallons of recycled water for irrigation from its rooftop garden.

"Green is the next step in building a quality product," said developer Russell Albanese. "A quality product is something efficient, long-lasting and something of enduring value. It's building a better building, learning from what you did before and

improving that state of the art aspect."

The Verdesian was just awarded platinum LEED (Leadership in Energy and Environmental Design) certification, scoring high in energy efficiency, air quality, water conservation, site utilization and conservation of natural resources.

What does this mean? It means residents breathe

healthier on twice-filtered air, pay 50 percent less in electricity bills, drink bottled-quality tap water and see sustainable materials such as bamboo or cork replace toxic ones. It's also meant geothermal cooling, solar panels, light dimmers and sensor-controlled ventilation.

The Visionaire will have it all. Its curved form gives sweeping views of Lady Liberty, and the exterior curtain wall uses sophisticated terra cotta tile. The two penthouses sold for \$6 million a pop to the same owner, and will be combined for a grand 6,660-square-foot interior.

"The Visionaire has latitude," said Pelli. "[But] building green is no longer exotic. The public might not know all the terminology, but they know the environmental issues and want healthier living."

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