

THE GUIDE TO LUXURY LIFESTYLES IN THE TRISTATE AREA

# NEW YORK LIVING MAGAZINE

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Experts on Eco-Design  
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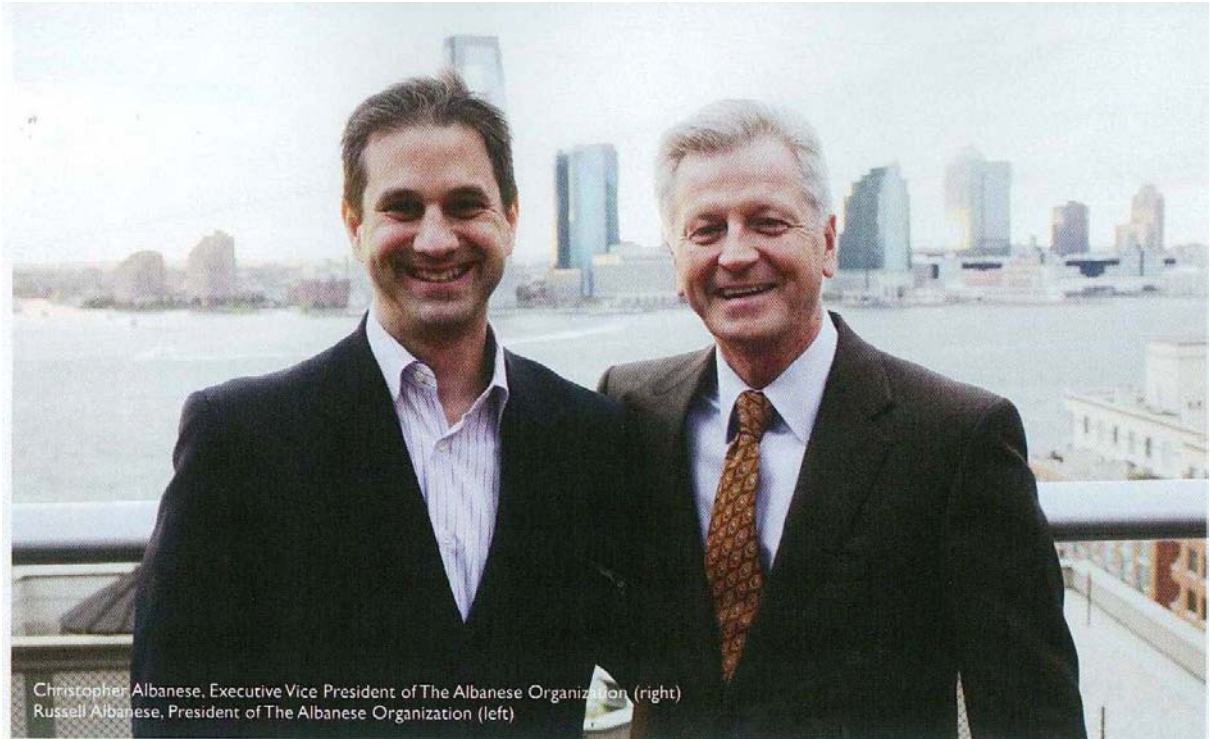
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Inside an Eco- NoHo  
and Tribeca Loft



Christopher Albanese, Executive Vice President of The Albanese Organization (right)  
Russell Albanese, President of The Albanese Organization (left)

# Visionaries of Green

## The Albanese Organization

Currently in its 60th year, the family owned Albanese Organization has established a strong industry reputation as a developer of residential and commercial properties that optimize quality and value, and over the past decade, the firm has quickly become New York's leading developer of sustainable residential properties.

Now, The Albanese Organization is reaching a new milestone – the completion of The Visionaire, an innovative development designed and constructed to be the most sustainable residential high-rise in the country.

The Visionaire, designed by Rafael Pelli of Pelli Clarke Pelli Architects and located in Battery Park City, opened this past fall to praise from real estate and sustainable design communities. The 35-story tower is targeted to receive U.S. Green Building Council's highest LEED (Leadership in Energy and Environmental Design) rating – Platinum – this spring.

"For us, the idea of building in a sustainable way is a fundamental principle and example of our delivering the highest quality product and building standards available," said Russell Albanese, president of The Albanese Organization. "The Visionaire provides many direct health, comfort and wellness benefits to residents while being highly energy efficient and more responsible in terms of its impact on the environment."

The Visionaire features a fresh air ventilation system, which provides highly filtered air (humidified in winter months) to all living rooms and bedrooms; a water filtration system, which offers fresh filtered water to all faucets and icemakers; built-in solar shade pockets, which are prewired for motorized blinds; and many other sustainable measures. These elements help yield 35 percent more energy savings than code-compliant buildings. Some of the electric

load is harvested through building-integrated solar panels, and 35 percent of the electric energy in the building is supplied through wind-generated power. Natural gas powers the residential cooling systems and contributes to a substantially lower peak electric demand on New York City's grid while a water treatment system recycles water used throughout the building and provides make-up water for an HVAC system cooling tower.

Working with The Battery Park City Authority (BPCA), The Albanese Organization has established an unparalleled track record of success in developing sustainable buildings, first winning the bid to develop the Solaire, which was completed in 2003 and became the first sustainable residential high-rise completed in North America. The Verdesian, the company's second green development, became the first residential high-rise in the country to receive Platinum LEED rating.

"The Albanese Organization's residential developments maintain the ideal balance between sustainability and livability," said Jacqueline Urgo, president of The Marketing Directors, Inc., the exclusive sales and marketing agent of The Visionaire. "These buildings have created a family friendly residential community in Battery Park City complemented with the city's first green pre-K-through-eighth-grade public school, spectacular river views, parks, esplanades, and recreational spaces."

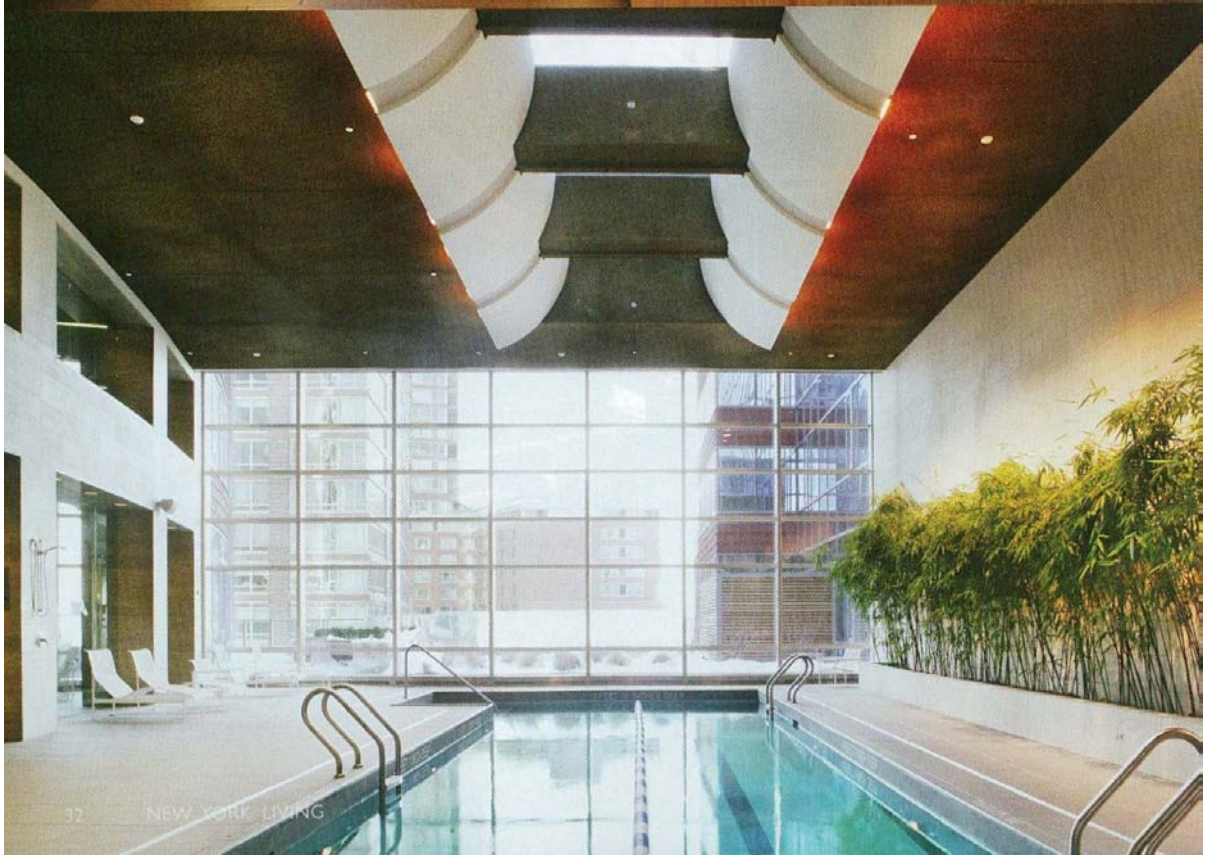
As a leader in the industry, The Albanese Organization's Battery Park City projects have set new standards for green building principles while creating a livelier market for green residential buildings throughout the country.

[www.thevisionaire.com](http://www.thevisionaire.com)  
[www.verdesian.com](http://www.verdesian.com)

green story







# Pelli Clarke Pelli Architects

**P**elli Clarke Pelli Architects (PCPA) is a full-service architectural and sustainable design studio that believes every building must be a creative and integrative response to the environment.

The Visionaire is the most recent and environmentally friendly residential building in Battery Park City. The building is the third green residential project designed under the collaborative leadership of Albanese Development Corporation and Pelli Clarke Pelli Architects. Previous projects include the Solaire – the first residential tower in the country achieving LEED Gold; and the Verdesian – the first residential tower earning LEED Platinum. The Visionaire, targeted for LEED Platinum, builds upon lessons learned from the Solaire and Verdesian, advancing improvements in environmentally-responsible development with greener living. As with the Solaire and the Verdesian, integrated sustainability is the foundation of the Visionaire design, guiding the planning and project development from conception through construction and operation. The project's environmental design comes from the collective experience of the developers, architects, engineers, and contractors who designed and built the Solaire and Verdesian.

The Visionaire is 450,000 square feet and has a mixed-use program of 250 residential condominium units, street level retail, below grade parking, and a 45,000 square foot headquarters for the Battery Park City Parks Conservancy. Energy efficiency and indoor air quality are the most important environmental

features. While designed to operate with a 32-percent reduction in energy cost, the Visionaire will provide the highest standard of filtered and conditioned air for any building of its kind in the country. Outside air is centrally filtered then conditioned, with additional filters within apartments continuously refreshing and re-circulating air. Tall operable windows provide direct ventilation. The design team designed the exterior wall to capture the maximum available daylight within 48-percent vision glass, balancing energy efficiency with optimum quality lighting.

Because energy efficiency begins with the building users, residents are provided environmental controls and appliances. Other environmental features include storm-water collection and reuse, onsite black water treatment, and onsite alternate energy with geothermal cooling and condensing boiler heating systems for the Battery Park City Parks Conservancy spaces. Additionally, day lighting in habitable rooms exceeds NYC Building Code requirements by 40 to 45 percent.

In every aspect of the Visionaire the developer strived to build the most environmentally advanced residential condominium on the market today. Owners will benefit from energy conserving measures, savings in water charges, as well as benefit from a building that provides a healthier indoor environment and one that will perform most efficiently over time. New York City and the public at large will also benefit from the building's smaller footprint on the environment.



## The Visionaire Team:

The primary design and construction team for the Visionaire consisted of the Albanese Organization (Developers and Owners with Starwood Capital Group), Pelli Clarke Pelli Architects (Design Architect), SLCE Architects (Associate Architect), DeSimone Consulting Engineers (Structural Engineer), Cosentini Associates (MEP and Lighting Engineers), Atelier Ten (Environmental Designers), Israel Berger and Associates (Curtainwall Engineers) Stedila Design (Apartment and Amenity Space Interior) and Turner Construction (Construction Managers).