



THE REAL DEAL

New York Real Estate

May 1, 2007

Green and eco-friendly all over

For New Yorkers, green is the new black. Environmentally friendly developments are popping up in every corner of the real estate market, from new condo projects to hotel-condos, affordable housing, office spaces and even green townhouses.

Five green projects completed or in the works include what developers claim are the first green condos on the Upper East and West Sides; a high-rise luxury rental project at 510 West 53rd Street called *Inclusive Climate*; affordable housing units in two seven-story *Linear Deal Side* buildings; single-family townhouses (see main story); the city's first green hotel at 250 Bowery; the high-rise office tower at One Bryant Park; and the city's Office of Emergency Management headquarters.

"It's an underlying, fundamentally different approach to building," said Corey Hostler, a junior architect at HOK Architecture who is working on the as-yet-unbuilt hotel project at 250 Bowery with HOK principal Ian Kelly.

"It's not just a bunch of tree-huggers running around saying 'I want to save the planet.' It's becoming mainstream," said Kelly.

In addition to state tax incentives and the benefits of the voluntary Leadership in Energy and Environmental Design (LEED) certification (see *green building*), the city requires that many new municipal buildings, additions and renovations become sustainable. It also gives preference to developers requesting environmentally friendly design for new homes on special lots.

On the Upper East Side, *Global Development* has begun sales at what it claims is the neighborhood's first LEED-certified residential building. *The Lucida*, at 151 East 86th Street, is an 18-story, 110-unit green condominium with prices starting at \$1.95 million.

The Harmon House, at 120 West 73rd Street, is Upper West Side's first LEED-certified residential development, according to sales agent *Compass Sunline Marketing Group*. Apartments in the 18-story, 22-unit condominium will run from \$1.85 to \$5.75 million.

Green methods are now a feature in new high-end Harlem condos. Sales have started at the *Kaleidos*, a five-building, 12-story, 129-unit green condominium at 60 West 116th Street. Prices range from the \$650,000s to more than \$1 million.

"Right now everyone that is coming to us wants to look at how their building can be green," said Chris Hurdles, an architect with *Three2 Collective* and board president of *GreenSource NYC*, a nonprofit organization that promotes environmentally friendly building. Whether the goal is fully realized, Hurdles said, "is another thing."

Over in *Greensyn*, the first Energy Star homes are being built, including *Cobble Hill Lofts* at 262 Bond Street and *South Slope Condominiums* at 270 27th Street. Another project is planned for 272 27th Street, and all are being done by the same builder, *Demco Constructing*.

Energy Star is a U.S. Environmental Protection Agency program created to help homeowners save money and minimize air pollution. The program can save consumers about a third on their energy bills.

Asking prices are ranging from \$849,000 for a two-bedroom apartment at *South Slope Condominiums* to \$1.4 million for a duplex at *Cobble Hill Lofts*.

The developers use green materials, such as bamboo bamboo and recycled-steel roof decking, as well as green construction techniques. At 272 27th Street, solar panels will power mechanical equipment; wood flooring has been reclaimed and exposed; and burnished cedar block will serve as both structural and finish material. The development should be completed in about a year.

To find green homes, one can even look to a green brokerage. *Moss Real Estate Group* works with clients interested in environmentally and socially responsible practices. The brokerage also donates 1 percent of its gross revenue to environmental charities and offsets clients' carbon emissions from gas. *Real founder* Chris Moss takes his own environmental practices home. His wood floors have an eco-friendly stain made out of black tea. By *Leanne Wilkes*