

New York by the Numbers

Economic snapshots of the five boroughs

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The Center for an Urban Future is New York City's home for independent research and innovative thinking about key issues affecting the five boroughs.

Inside

| | |
|---|------|
| LEED Certified Projects – NYC vs Other Major Cities | p. 2 |
| LEED Certified Projects – Manhattan | p. 2 |
| LEED Certified Projects – Brooklyn | p. 3 |
| LEED Certified Projects – Manhattan | p. 3 |
| LEED Certified Projects – Queens | p. 3 |
| LEED Certified Projects – Staten Island | p. 3 |

In this Issue:

A LEEDer in Green Building?

The Number of LEED (Leadership in Energy and Environmental Design)–certified buildings in New York City trails that of many other big U.S. cities.

Since at least the spring of 2007 when PlaNYC – the ambitious 127-point plan for a more sustainable city – was unveiled, Mayor Bloomberg has aggressively tried to position New York as a national leader in environmentally-friendly development. In fact, just last week, the mayor announced a new initiative, drawing on \$16 million in federal stimulus funds, to retrofit the city's older, energy hogging buildings. But, interestingly, when it comes to the number of completed LEED-certified new buildings in New York, the city is decisively middle-of-the-pack, trailing behind Chicago, Portland, Seattle, Washington, DC and San Francisco.

LEED certification remains the country's premier standard for top-of-the-line green construction. The U.S. Green Building Council, a DC-based non-profit that administers the certification process, grades buildings on their performance in a number of different areas, including how much energy is consumed, how the water is used or re-used and the kinds of construction materials employed. The greenest buildings earn a 'Platinum' rating, the next greenest a 'Gold' rating, and the next a 'Silver' rating; although still very good in environmental terms, the least green buildings receive a 'Certified' designation.

New York City has 41 buildings in all with one of those four LEED ratings, compared to 70 in Chicago, 63 in the comparatively tiny Portland, 55 in Seattle and 47 in Washington, DC. New York may very well fare better when measuring the overall square footage of LEED buildings, since a significant percentage of the certified projects here are tall residential and office towers.

Unsurprisingly, Manhattan has by far the most LEED certified buildings within the five boroughs, with 31; the Bronx, Brooklyn and Staten Island each have two while Queens has four. Of these, five earned a 'Platinum' rating, 16 a 'Gold' certification, 14 a 'Silver' rating and six a 'Certified' designation. The city currently has 455 other projects that have registered for LEED certification, an indication that the city's total may increase significantly in the years ahead. However, many of these developments have yet to break ground and in the present financial downturn may never see the light of day.

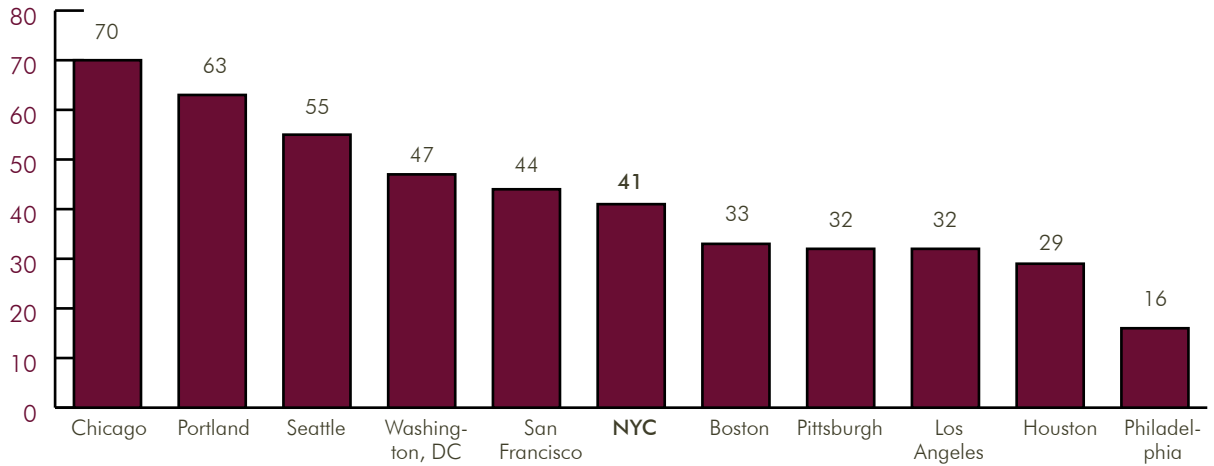
LEED Certified Projects in New York City,
by Borough (as of April 27, 2009)

| | Total LEED Certified Projects |
|---------------|----------------------------------|
| Bronx | 2 |
| Brooklyn | 2 |
| Manhattan | 31 |
| Queens | 4 |
| Staten Island | 2 |
| NYC Total | 41 |

LEED Certified Projects in New York City,
by Certification Level

| | Certification Level |
|-----------|------------------------|
| Platinum | 5 |
| Gold | 16 |
| Silver | 14 |
| Certified | 6 |
| NYC Total | 41 |

LEED Certified Projects – NYC vs Other Major Cities



LEED Certified Projects – Manhattan

| Project Name | Owner | LEED Rating |
|---|--|-------------|
| Audubon | National Audubon Society | Platinum |
| Battery Park City Site 3 | Albanese Organization | Platinum |
| Cook + Fox Office | Cook + Fox Architects | Platinum |
| The Verdesian | Albanese Organization, Inc. | Platinum |
| ABL - NYC Office/Showroom | Acuity Brands Lighting | Gold |
| American Cancer Society Headquarters | American Cancer Society | Gold |
| Dagher Engineering | Dagher Engineering, PLLC | Gold |
| Eaton 7th Floor | Eaton 7th Floor | Gold |
| Hearst Headquarters | Hearst Headquarters | Gold |
| Herman Miller National Design NYC | Herman Miller, Inc. | Gold |
| Millennium Tower Residences | Millennium Partners | Gold |
| Milliken Carpet Showroom | Milliken, Inc. | Gold |
| Morgan Stanley | Morgan Stanley | Gold |
| Perkins + Will New York Office | Perkins + Will | Gold |
| Seven World Trade Center | Seven World Trade Center | Gold |
| The Helena | The Durst Organization | Gold |
| The Solaire/20 River Terrace | River Terrace Associates, LLC | Gold |
| Tribeca Green, Battery Park City | BPCA Green, LLC | Gold |
| Trinity Real Estate | Trinity Real Estate | Gold |
| 522 Fifth Avenue - Cornerstone | Morgan Stanley | Silver |
| 55 Exchange Place | Tides Two River Fund | Silver |
| 320 Park Avenue | Mutual of America | Silver |
| Bank of America at 50 Rockefeller Plaza | Bank of America | Silver |
| Buro Happold NY | Buro Happold | Silver |
| Davis Polk & Wardwell | Davis Polk & Wardwell | Silver |
| Gensler New York Office | Gensler | Silver |
| NBBJ New York | Stellar Management | Silver |
| Octagon Park Apartments | Becker + Becker Associates | Silver |
| Clinton Green | The Dermot Company, Inc. | Certified |
| Kimball International New York Showroom | Kimball International Furniture Brands Group | Certified |
| NYMEX | NYMEX | Certified |

LEED Certified Projects – Bronx

| Project Name | Owner | LEED Rating |
|----------------------------------|----------------------------------|-------------|
| Bronx Library Center | New York Public Library | Silver |
| Ethical Culture Fieldston School | Ethical Culture Fieldston School | Silver |

LEED Certified Projects – Brooklyn

| Project Name | Owner | LEED Rating |
|------------------------------------|------------------------------------|-------------|
| NYC Office of Emergency Management | NYC Office of Emergency Management | Silver |
| Poly Prep Lower School | Poly Prep Country Day School | Silver |

LEED Certified Projects – Queens*

| Project Name | Owner | LEED Rating |
|---|-------------------------|-------------|
| Queens Botanical Garden New Administration Building & Landscapes | Queens Botanical Garden | Platinum |
| 1 Court Square | Citigroup | Gold |
| MetLife | MetLife | Silver |
| Corona Maintenance Shop & Car Washer | New York City Transit | Certified |

LEED Certified Projects – Staten Island

| Project Name | Owner | LEED Rating |
|-------------------|-------------|-------------|
| Stop & Shop, #512 | Stop & Shop | Certified |
| Stop & Shop, #581 | Stop & Shop | Certified |

Source for all data: U.S. Green Building Council - <http://www.usgbc.org/LEED/Project/CertifiedProjectList.aspx?CMSPageID=247>

Note: In a few instances on the US Green Building Council list, different projects at the same location are listed more than once. For this project, we counted projects listed for the same location just once.

*There are five LEED certified projects associated with Citi's development at 1 Court Square (two Gold and three Silver) – for the 7th, 12th, 22nd, 23rd and 49th floors. Since all were at the same address, we counted all this as one project for this analysis.

This New York by the Numbers was researched and written by David Giles, Jonathan Bowles and May Hui, and designed by Tara Colton.