

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.

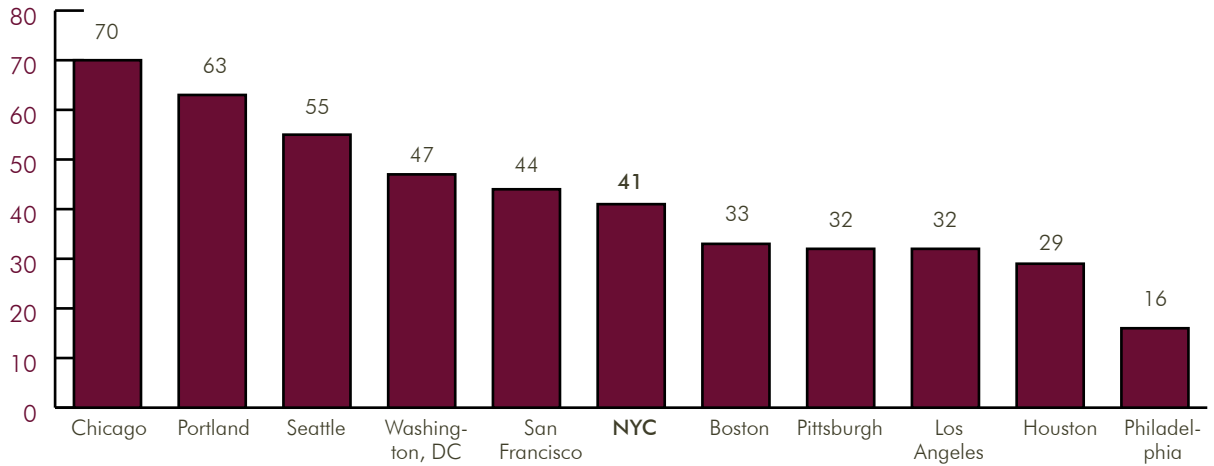
LEED Certified Projects in New York City,
by Borough (as of April 27, 2009)

	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.