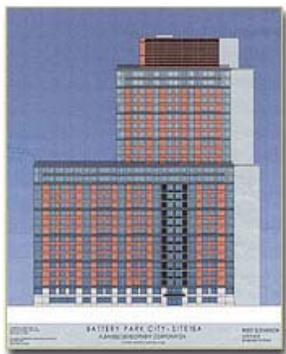




**THE CONDE-NAST BUILDING AT 4 TIMES SQUARE, NEW YORK, NY**, is the first large scale speculative office building in the United States to be marketed as green. The 47-story office tower is designed with attention to energy efficiency, indoor air quality, and material selection. Four Times Square has photovoltaics integrated into the building's spandrel glass, producing significant power on hot summer afternoons—the time of peak electrical demand in New York City. Other green technologies include gas-absorption chillers and fuel cells for power generation. The 1.6-million-square-foot building was part of an experiment run by Rocky Mountain Institute, The Energy Foundation, and Eley & Associates on energy-related performance-based compensation. In this system, the design team shares in the energy savings if they design a higher-performance building. The development team is also working with lead tenants on measures that can improve the energy and environmental performance of their interior improvements. The high quality, high performance green building was largely pre-leased before construction was completed.

<http://www.rmi.org/sitepages/pid202.php>



**SOLAIRE, RESIDENTIAL APARTMENT BUILDING, NY** Albanese Development Corporation was recently designated by the Battery Park City Authority in New York City to develop what has been called the nation's first environmentally sustainable high-rise residential building. The building will include many innovative features including photovoltaic cells integrated within the exterior walls that will generate five percent of the building electricity; HVAC systems that will provide enhanced indoor air quality to each residence; an air conditioning system free of ozone depleting refrigerants and fueled by natural gas that will reduce peak electricity loads; water reclamation systems that will substantially reduce water consumption; a complete building management and monitoring system that will control and track air quality and energy performance; the use of building materials free of formaldehyde and VOC's; and the use of materials containing high recycled content or manufactured with renewable or rapidly renewable resources. The 27-story, 262-unit luxury residential tower is scheduled for completion in Spring 2003.

<http://www.albanesedev.com/project/batteryprk.htm>



**WALMART'S EXPERIMENTAL "ECO-STORE" IN LAWRENCE, KANSAS.** A novel day lighting system was installed in half the store and normal fluorescent lighting in the rest of the store. Cash registers hardwired to corporate headquarters revealed significantly higher sales of merchandise on the daylight side as compared to sales in other stores. Workers claim to have preferred it too. Wal-Mart is now experimenting with daylighting and other environmental concepts in other prototype stores.

<http://www.rmi.org/sitepages/art7117.php>



**THE ING (FORMERLY NMB) BANK IN SOUTHEAST AMSTERDAM, NETHERLANDS** was completed in 1987 with two mandates. The first was that the design would be "organic," full of light, water features, art and happy workers. The second mandate was that the building was not to cost one guilder more than conventional construction. The headquarters accomplished both mandates and much more. The building featured an integrated design team process, passive solar heating and ventilation, daylighting, water-efficient landscaping and rainwater capture. ING bank has seen a 92 percent reduction in energy used when compared to a conventional building of similar size, resulting in \$2.9 million in annual savings. The energy efficiency features themselves were paid back in just three months. Most valuable of all, the bank saw a significant increase in worker productivity, with absenteeism dropping 15 percent. ING has since grown to become one of the largest banks in the Netherlands.



Every office has natural air and natural light; heating and ventilation systems are largely passive, and no conventional air conditioners are used; indoor and outdoor gardens are fed by rainwater and collected on the roof.

<http://www.rmi.org/sitepages/art7117.php>