

welcome.



**Buildings of
Excellence**





2050 GRAND CONCOURSE



UNIQUE PEOPLE SERVICES

Our mission is to serve—holistically and without judgment—those who may have been denied compassionate and considerate treatment elsewhere due to their race, religion, gender, sexual orientation, developmental level, health status or criminal or substance use history.

PROJECT CONCEPT



OUR FUTURE: 2050 GRAND CONCOURSE



Understanding the Social Determinates of Health

- Homelessness
- Poverty
- Race and Economic Disparities

THE IMPORTANCE OF THIS PROJECT



FRAMEWORK KEY AREAS

SOCIOECONOMIC CONTEXT

- Availability of community-based resources in support of community living
- Address income levels through the deconcentration of poverty

NEIGHBORHOOD ENVIRONMENT

- Transportation options
- Prevent residential segregation, by creating a mixed income environment
- Economic infusion

BUILT ENVIRONMENT

- Aesthetic elements such as good lighting, and a welcoming natural environment, such as green space which includes seating
- A housing design that respected the community
- No physical barriers, especially for people with disabilities

UNIQUENESS AND IMPACT OF PROJECT

SUSTAINABILITY



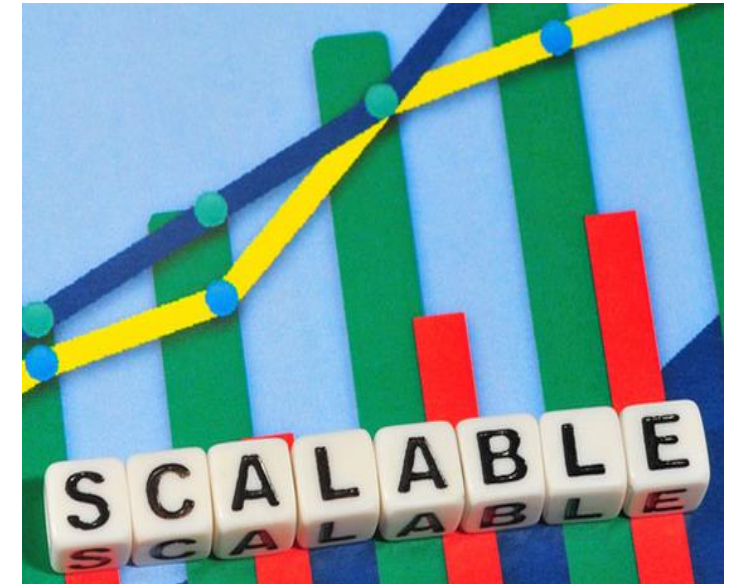
**Lead to change for
Vulnerable Populations**

PROFITABILITY



**Include a probability
indicator in the strategy**

SCALABILITY

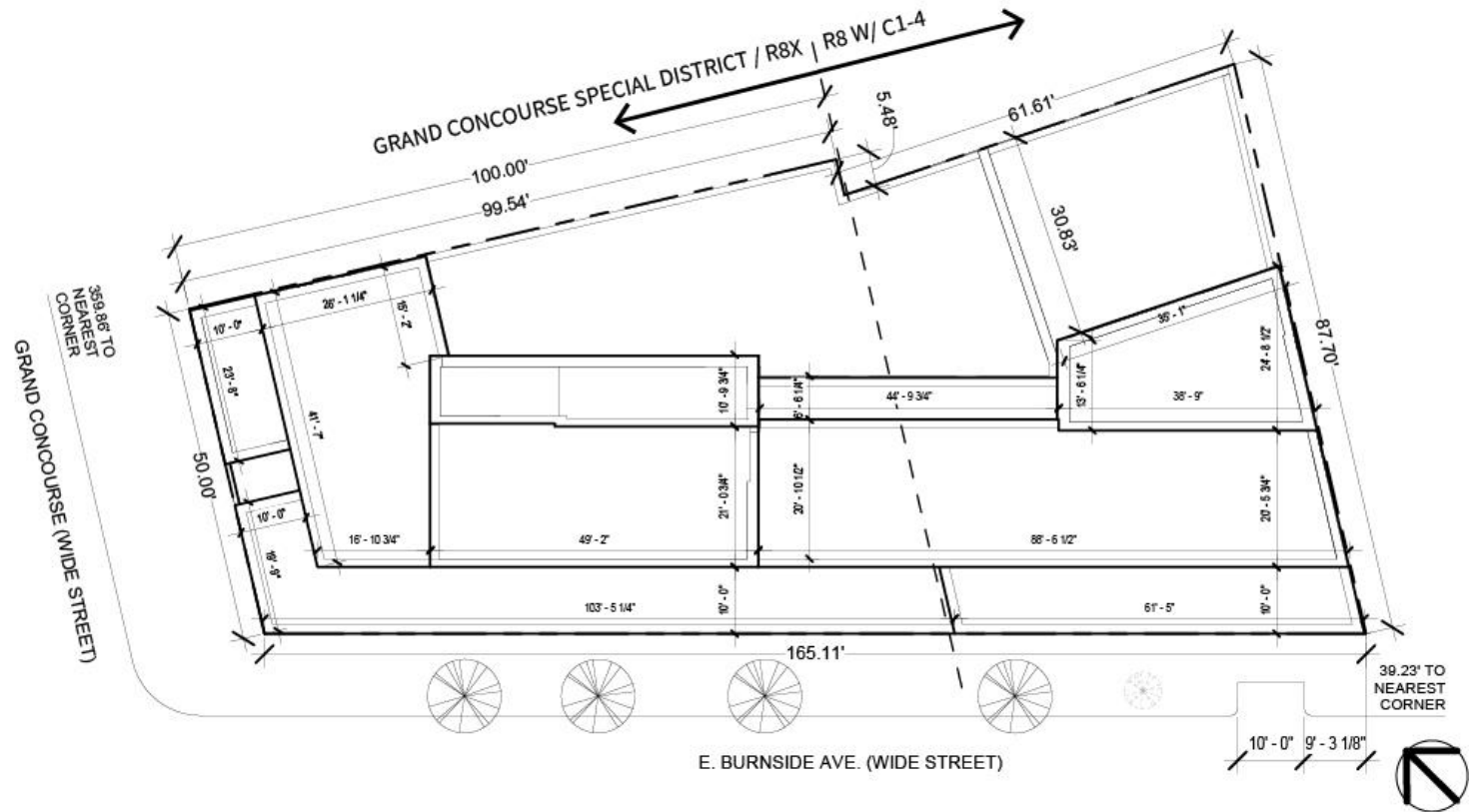
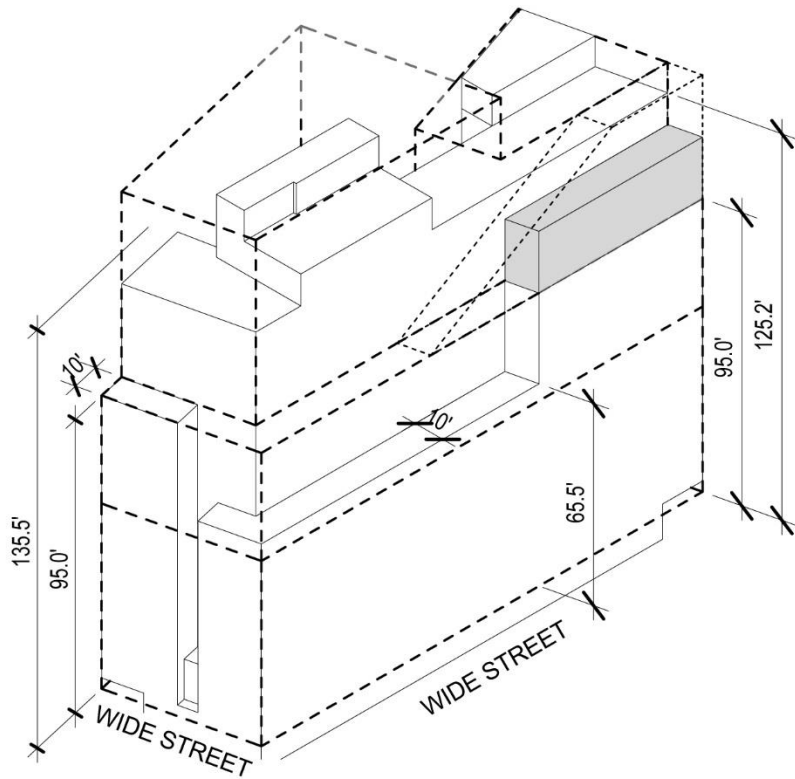


**Create a project that has
been proven to work in
other communities**

PROJECT LOCATION



ZONING





DESIGN CONCEPTS

BOLD GEOMETRIC FORMS



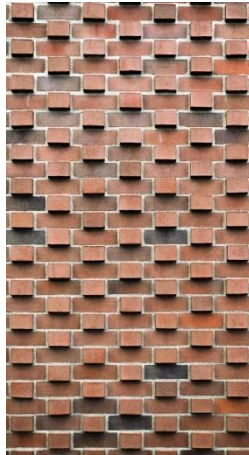
METAL CLADDING



CORNER WINDOW



BRICK DETAILING



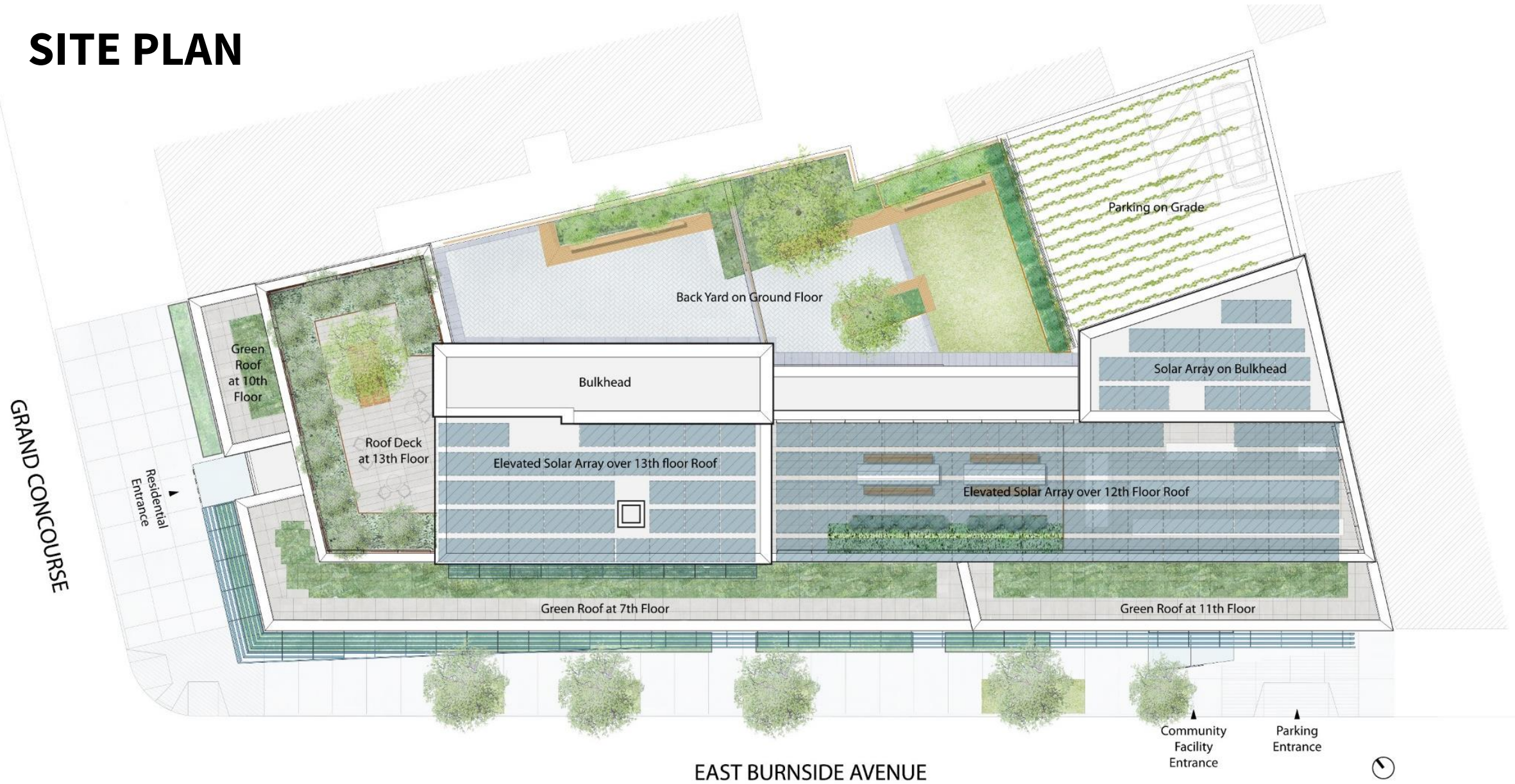
THE GRAND CONCOURSE



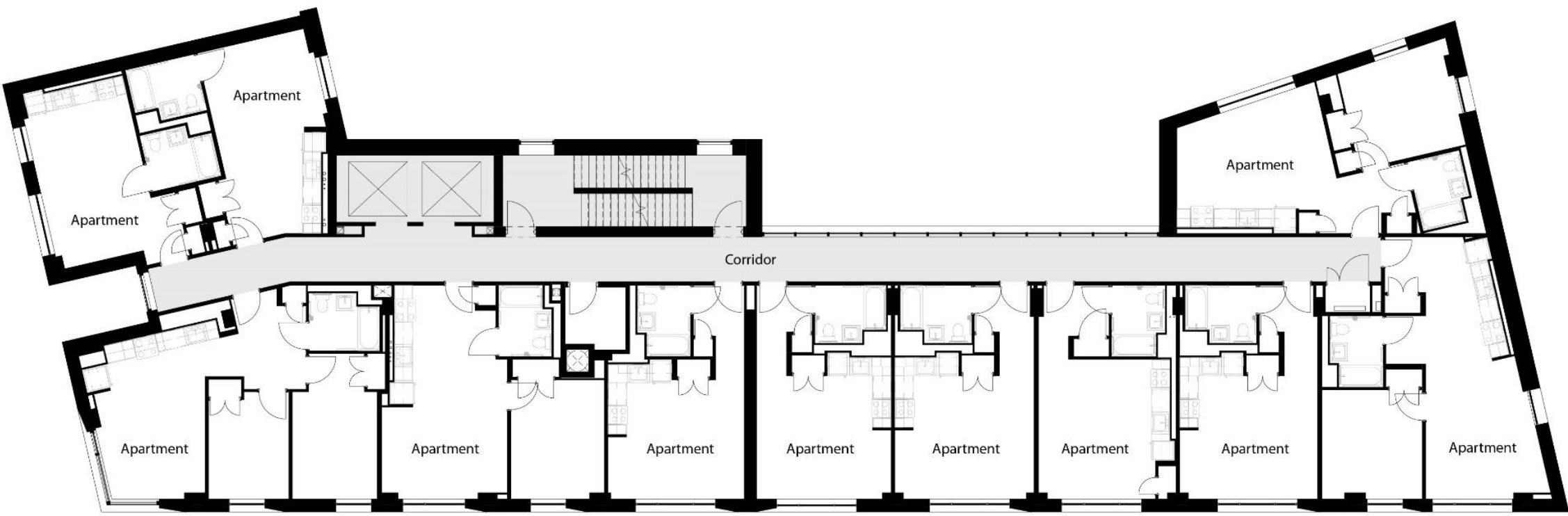




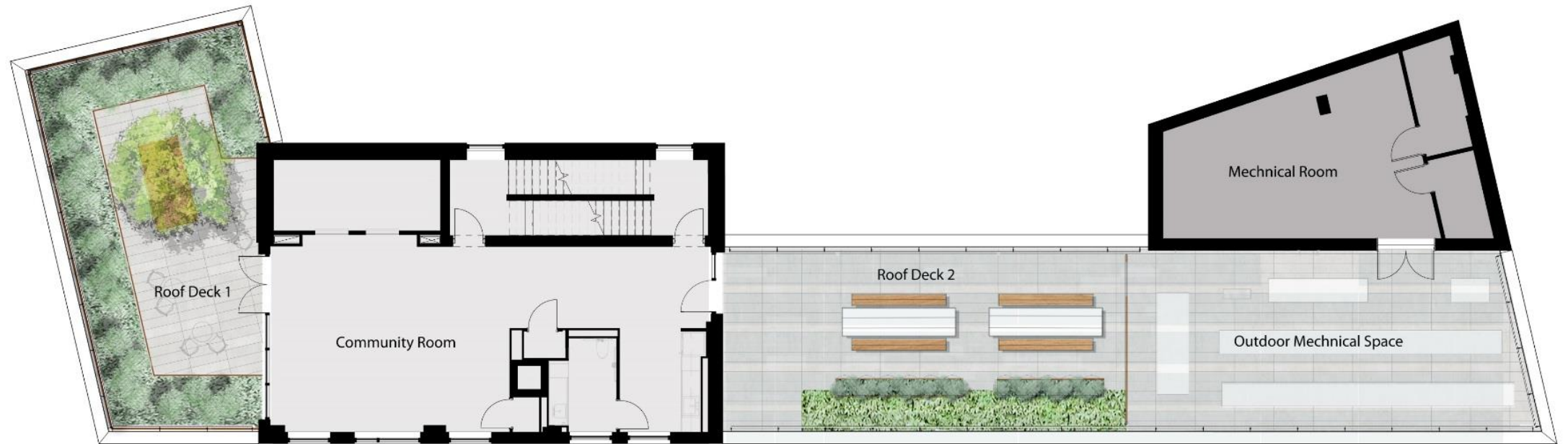
SITE PLAN



TYPICAL FLOOR PLAN



ROOF TERRACE FLOOR PLAN



LEED V4 BD+C – MULTI FAMILY MIDRISE - GOLD CERTIFICATION

	POINTS ACHIEVED	POINTS POSSIBLE
LOCATION & TRANSPORTATION	2	2
SUSTAINABLE SITES	7	7
WATER EFFICIENCY	5	12
ENERGY & ATMOSPHERE	22	37
MATERIALS & RESOURCES	9	5
INDOOR ENVIRONMENTAL QUALITY	16.5	18
INNOVATION	3	6
REGIONAL PRIORITY	4	3
TOTAL	78.5	110

CERTIFIED: 40 - 49 POINTS

SILVER: 50 – 59 POINTS

GOLD: 60 – 79 POINTS

PLATINUM: 80 – 100 POINTS

INTEGRATIVE PROCESS

POINTS POSSIBLE

2

POINTS ACHIEVED

2

How we achieve these...

- Regular meeting with Design Team, Ownership & Builder
- Green charrette including ownership team, design team and sustainability consultants



LOCATION & TRANSPORTATION

POINTS POSSIBLE 15

POINTS ACHIEVED 15

How we achieve these...

- Outside 100-year Flood Plain boundary
- Previously developed
- Located in Urban Area with a mix of commercial and Residential
- Easy access to public transit (bus and subway)
- Residents Bicycle storage



SUSTAINABLE SITES

POINTS POSSIBLE 7

POINTS ACHIEVED 7

How we achieve these...

- Controlled construction activity prevention
- No invasive plants
- Heat island reduction with high albedo roofing, pavers and vegetated roofs
- Rainwater management with vegetated roofs at setbacks, drought resistant plantings, permeable paving, detention tank
- Nontoxic pest control with solid concrete below grade walls, screens openings and robust sealing of joints



ROOFING CAP SHEET BY LAURENCO WITH SOLAR REFLECTANCE VALUE OF 0.65 OR HIGHER



GREEN ROOF TRAY SYSTEM BY CONSERVATION TECHNOLOGY AT SETBACK ROOFS



DROUGHT RESISTANT LANDSCAPING AT REAR YARD AND ROOF TERRACES



PERMEABLE PAVERS BY HANOVER AT REAR YARD



SYNTIPEDE 354 SYNTHETIC TURF BY SYNLAWN AT REAR YARD

WATER EFFICIENCY

POINTS POSSIBLE 37
(65% reduction of indoor and outdoor water use over standard practices)

POINTS ACHIEVED 22
(30% reduction of indoor and outdoor water use over standard practices)

How we achieve these...

- Reuse of stormwater captured in detention tank for landscape irrigation
- Low flow plumbing fixtures (shower heads, kitchen and bathroom faucets, toilets, clothes washers). Water sense showerheads and faucets.



EDGEWATER™ KITCHEN FAUCET BY
AMERICAN STANDARD
1.5 GPM FLOW RATE



COMPOSED® BATHROOM FAUCET BY
KOHLER
1.2 GPM FLOW RATE



FLOWISE® SHOWER HEAD BY
AMERICAN STANDARD
1.5 GPM FLOW RATE



YORKVILLE FLOWISE™ TOILET BY
AMERICAN STANDARD
1.1 GPF FLOW RATE

ENERGY & ATMOSPHERE

POINTS POSSIBLE	37
<u>Annual Energy Use</u>	<u>30</u>
<i>(60% reduction in energy usage below ASHRAE baseline)</i>	
<u>Efficient Hot Water Distribution</u>	<u>5</u>
<u>Advanced Utility Tracking</u>	<u>2</u>

POINTS ACHIEVED	22
<u>Annual Energy Use</u>	<u>19</u>
<i>(28% reduction in energy usage below ASHRAE baseline)</i>	
<u>Efficient Hot Water Distribution</u>	<u>2</u>
<u>Advanced Utility Tracking</u>	<u>1</u>

Energy Use Intensity 40 kBtu/sf/yea
 Approx. annual savings \$23,000

How we achieve these...

LIGHTING

EFFICIENT EQUIPMENT



ALL LED LIGHTING
W/ BI-LEVEL AND OCCUPANCY CONTROLS
IN ALL COMMON AREAS



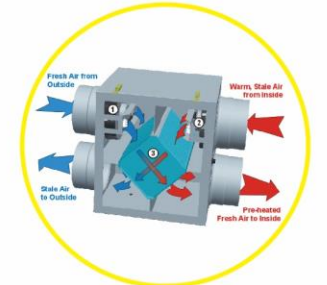
ENERGY STAR RANGE HOODS BY
GE



ENERGY STAR REFRIGERATORS BY
GE



VARIABLE REFRIGERANT FLOW SYSTEM
BY DAIKIN
ELECTRIC HEATING AND COOLING FOR
RESIDENTIAL UNITS AND COMMON AREAS



ROOF TOP ENERGY RECOVERY VENTILATOR
BY GREENHECK
PROVIDES CONDITIONED FRESH AIR
TO CORRIDORS



IQ751 WATER HEATER BY
INTELLIHOT
94% EFFICIENCY

ENERGY & ATMOSPHERE

ROBUST THERMAL ENVELOPE:

- R-30 Roof Insulation
 - R-16.8 Continuous Mineral Wool Insulation at Exterior walls
 - Stand of brackets for relieving angles to provide continuous insulation at brick cladding
 - R-12 Continuous Foundation Installation
 - Robust Air Sealing details throughout
 - UPVC Windows and Window walls
- (0.28 U-Value and 0.30 SHGC)



FERO FAST BRACKET
ENSURES CONTINUOUS INSULATION
BEHIND RELIEVING ANGLES



SUPERA WINDOWS AND WINDOW WALLS
BY INTUS
U VALUE: 0.28
SHGC: 0.30



R-4 INSULATION AT ALL DOMESTIC
HOT WATER PIPING



CAVITYROCK INSULATION BY
ROCKWOOL
R-16 CONTINUOUS AT ABOVE GRADE
EXTERIOR WALLS

ENERGY & ATMOSPHERE

Additionally

- Solar panels providing power to community facility space (approx. 50.1 KW system)



MATERIALS & RESOURCES

POINTS POSSIBLE 9

POINTS ACHIEVED 5

How we achieve these...

- Local products as much as possible (aggregate for concrete)
- Materials with recycled content (framing, gypsum, concrete aggregate)
- 75% diversion rate for Construction Waste Management per NYC Building Code



UP TO 50% FLY ASH AGGREGATE
IN CAST IN PLACE CONCRETE



RECYCLED METAL FRAMING



RECYCLED CONCRETE AGGREGATE



RECYCLED GYPSUM



MIN 75 % DIVERSION RATE OF
CONSTRUCTION WASTE
PER NYC BUILDING CODE

INDOOR ENVIROMENTAL QUALITY

POINTS POSSIBLE 18

POINTS ACHIEVED 16.5

How we achieve these...

- Enhance ventilation
- Contaminant control
- Low VOC paints and coatings specified
- Healthy finishes
- Green Label Plus Certified carpet tile
- Smoke free building policy



ENERGY STAR INLINE EXHAUST FAN
BY FANTECH
FOR KITCHENS AND BATHROOMS



GRIDLINE G6 ENTRANCE WALK OFF MAT
BY CONSTRUCTION SPECIALTIES



NO SMOKING INSIDE BUILDING AS WELL AS
WITHINK 25' OF BUILDING ENTRANCES



GREENGUARD GOLD CERTIFIED
ACOUSTIC INSULATION
AFB BY ROCKWOOL



GREEN LABEL PLUS CERTIFIED CARPET TILE
BY INTERFACE



FLOORSORE CERTIFIED LUXURY VINYL TILE
BY INTERFACE

NYSERDA FINANCIAL INCENTIVES

MULTIFAMILY NEW CONSTRUCTION PROGRAM.....	\$77,600
BUILDINGS OF EXCELLENCE COMPETITION AWARD.....	\$750,000
SOLAR INCENTIVES	\$50,000
REAL TIME ENERGY MANAGEMENT PROGRAM.....	30%

COST OF INSTALLATION AND MONITORING SERVICE



2050 GRAND CONCOURSE







205,000 LEED APs

**100,000 registered and certified
LEED commercial projects**

100 certified cities which impact
more than 53 million people

8,058 projects participating in **Arc**

LEED v4.1

Powered by Arc

**The first green building performance
standard in the world**

The image features a high-contrast silhouette of a construction site against a solid orange background. In the foreground, two workers are visible: one on the left holding a bucket, and another in the center holding a tool. To the right, a large crane arm extends diagonally across the frame. The scene is divided into a grid by dark vertical and horizontal lines, suggesting a window or panel structure.

10-15% of materials are wasted during construction.

LEED[®] Zero



Sustainability

Health and Wellness

Resilience

Equity

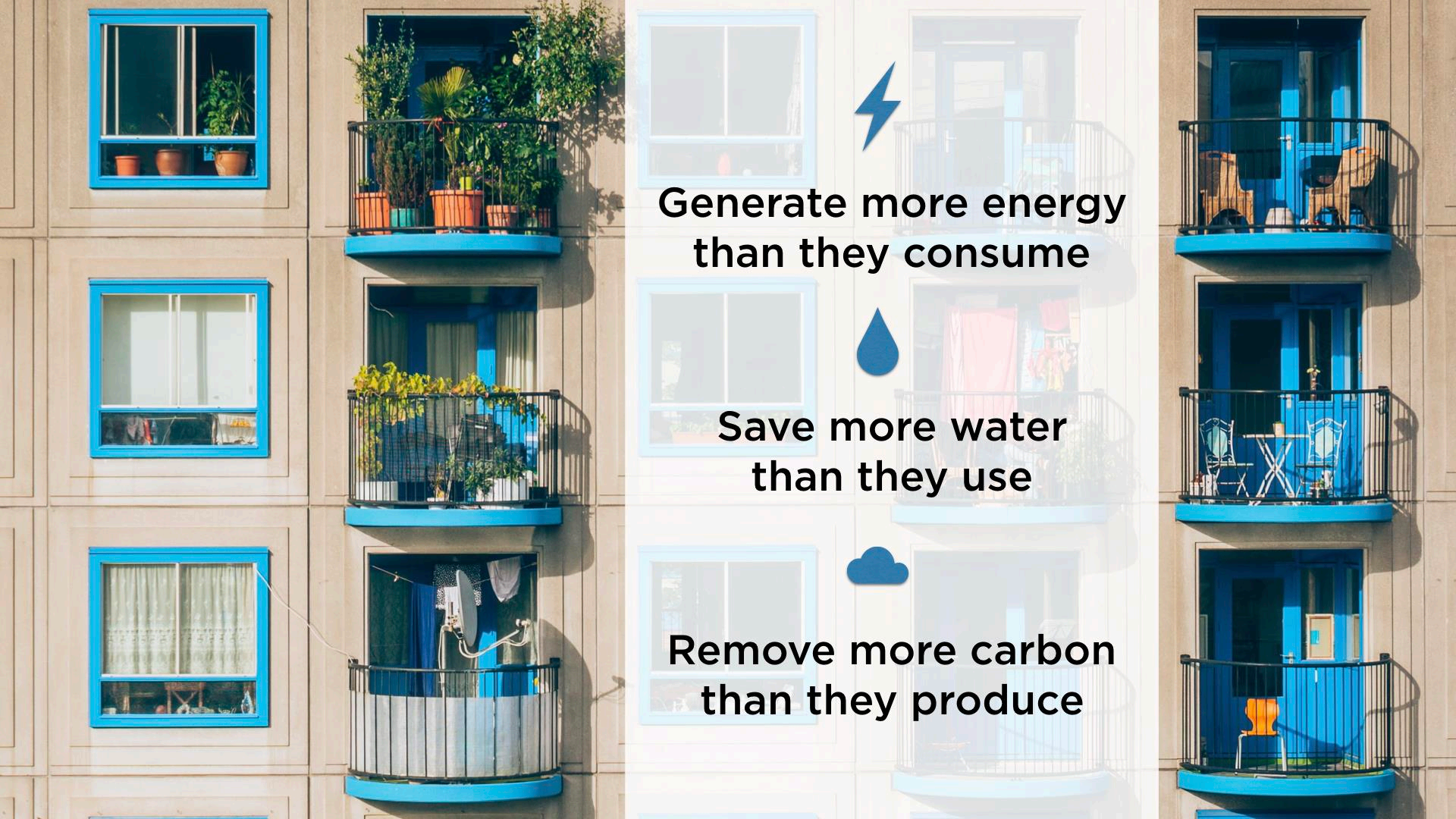




LEED

LEED Zero

LEED Positive



**Generate more energy
than they consume**



**Save more water
than they use**



**Remove more carbon
than they produce**

Create a **better**
living standard for **all**.

discussion.



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Excellence**

