welcome.
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.
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
TYPICAL FLOOR PLAN
ROOF TERRACE FLOOR PLAN

- Community Room
- Roof Deck 1
- Roof Deck 2
- Mechanical Room
- Outdoor Mechanical Space
# LEED V4 BD+C – MULTI FAMILY MIDRISE - GOLD CERTIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Points Achieved</th>
<th>Points Possible</th>
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</thead>
<tbody>
<tr>
<td>Location &amp; Transportation</td>
<td>2</td>
<td>2</td>
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<tr>
<td>Sustainable Sites</td>
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<td>Water Efficiency</td>
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<td>Energy &amp; Atmosphere</td>
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<td>5</td>
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<tr>
<td>Indoor Environmental Quality</td>
<td>16.5</td>
<td>18</td>
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<tr>
<td>Innovation</td>
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<td>6</td>
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<tr>
<td>Regional Priority</td>
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<td>3</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>78.5</strong></td>
<td><strong>110</strong></td>
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</tbody>
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*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
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.
ENERGY & ATMOSPHERE

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

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

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

How we achieve these…
LIGHTING
EFFICIENT EQUIPMENT
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)
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
INDOOR ENVIRONMENTAL 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
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
10-15% of materials are wasted during construction.
Sustainability
Health and Wellness
Resilience
Equity
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.