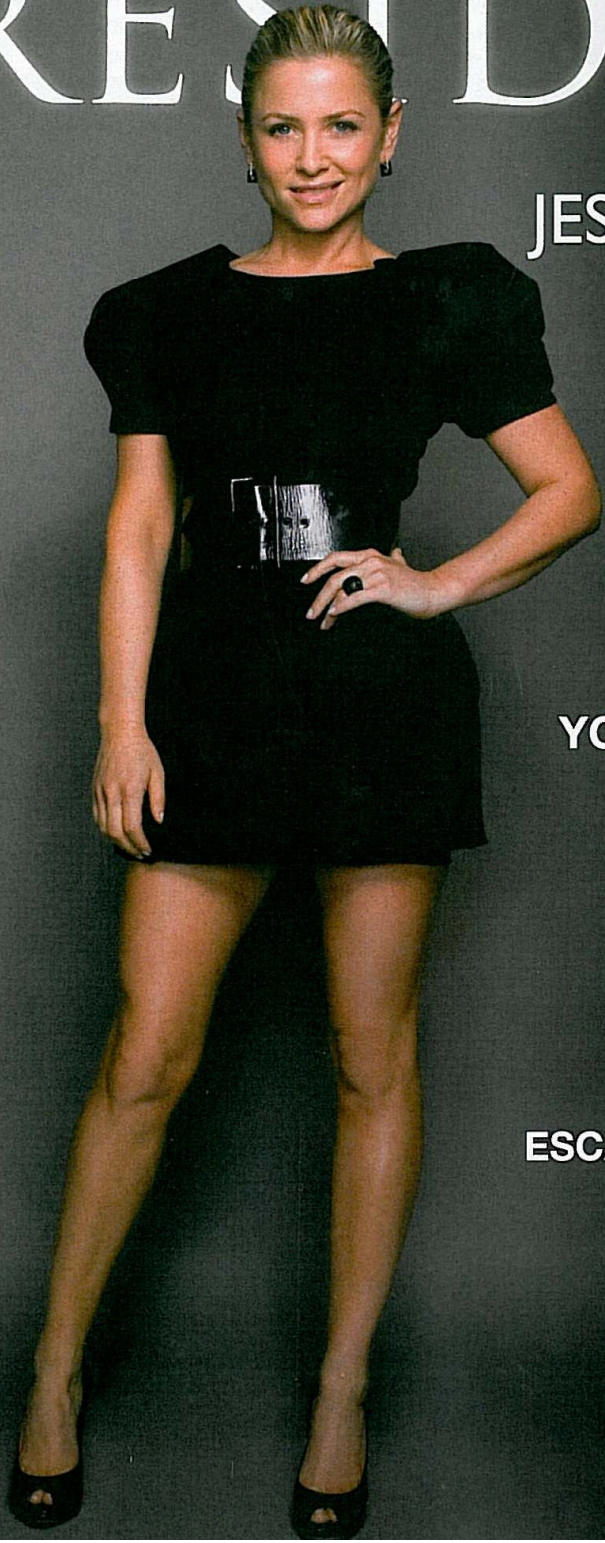


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JESSICA CAPSHAW

EXCLUSIVE

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Battery Park City: Urban Green Living at Its Finest

By Pamela Jacobs

Pierre Moran, associate broker with DJK Residential, has been a residential broker in the lower Manhattan neighborhood of Battery Park City for almost 22 years. His career is as old as the emerging waterfront community itself.

“Over the past few years the neighborhood has become the pioneer in green living through its residential developments, parks and recreation as well as schools,” says Moran.

This renaissance was shaped through standards developed by the Battery Park City Authority, which set guidelines for eco-friendly building and planning in their masterplan of the 92-acre site on the lower west side of Manhattan.

In 2002, The Albanese Organization developed the first green residential high-rise in North America, The Solaire, in Battery Park City, paving the way for the entire green building industry. Since then the company has developed two other green residential buildings, The Verdesian and The Visionaire condominium, both which have earned LEED Platinum, the highest rating for sustainability set by the U.S. Green Building Council. The Visionaire is considered the greenest residential high-rise in the United States.

“There is a strong demand for residential condominiums in Battery Park City, as this waterfront community has all the lifestyle benefits downtown Manhattan has to offer,” said Christopher

Albanese, principal of The Albanese Organization. “Spectacular river views, parks, esplanades, schools and recreational spaces as well as the conveniences of shopping, transit, nightlife, and expanding businesses are found in this residential enclave. The downtown waterfront community of Battery Park City is truly committed to preserving the natural environment while improving the quality of life.”

Recycled water, twice-filtered air and 40 percent energy savings are just some of the benefits of living in a home at The Visionaire, which offers a range of high-end homes and family friendly amenities like a playroom, indoor swimming pool and an extensive range of resident activities.

“The neighborhood’s latest green-triumph will be P.S. 276, a green pre-K through eighth school that will certainly help ease the city’s overburdened public school system,” said Moran, who adds that families are showing a strong interest in the neighborhood because of the new school opening in fall of 2010.

“I received a phone call the other day from a family wanting to relocate to New York City from Boston. They originally planned to live in their old neighborhood of the West Village; however, with news of P.S. 276 opening, they are now looking to make a home in Battery Park City.”

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Moran also highlights the neighborhood's green residential developments such as The Visionaire and 30 W. St. He notes that "all new residential developments coming into the area must comply with LEED regulations. Even developments that came in before those standards were set in place, have implemented green and eco-friendly practices."

Battery Park City resident Luigi Rosabianca, a principal attorney at real estate law firm Rosabianca & Associates, who has represented several buyers there, had to say about his neighborhood:

"From a quality of life perspective, I really feel that Battery Park City is in a class unto itself. One major benefit of Battery Park City's upkeep expenses is that purchase prices are relatively low when compared with those in surrounding areas. So if you're looking for a wonderful and more importantly healthy place to live, particularly if you have a family, Battery Park City is it. No other part of the city comes close to comparing."

The neighborhood's parks including The Wagner, Rector, Teardrop and Rockefeller, are also a major factor in families moving to the area.

"All of Battery Park City's parks are completely organic and have no pesticides or synthetic fertilizers," says Moran. "The area has the highest concentration of individual park areas compared to anywhere else in Manhattan."

POETS HOUSE, A NEW CULTURAL HUB FOR BATTERY PARK CITY

Poets House, one of the most comprehensive poetry libraries in the United States, recently opened its new home in Battery Park City. With the assistance of project management consultants Denham Wolf Real Estate Services, Poets House moved from its former

loft space in SoHo into a new 11,000-square-foot facility which is on track to achieve LEED-Gold certification. Poets House secured a rent-free lease for the space through 2069, producing millions in estimated rent savings over the term, which will go towards realizing its mission of inviting poets and the public to step into the living tradition of poetry.

"Over the past five years, Poets House has worked diligently to build its permanent home, and Denham Wolf is thrilled to have helped develop the project," said Jonathan Denham, principal of Denham Wolf. "Poets House is already a vital cultural asset in Lower Manhattan, providing education and access to the world's greatest poetry as well as bolstering Battery Park City's position as a leader in green development. The opening of Poets House is further evidence of Lower Manhattan's rebirth."

Founded in 1985 by Stanley Kunitz and Elizabeth Kray, Poets House is one of the great poetry destinations in the United States. The 50,000-volume library houses a variety of works including books, journals, chapbooks, audio and video tapes, and digital media. Every year, over 100 public programs featuring leading poets are presented by way of panels, lectures, readings, writing and workshops.

"We welcome visitors from around the globe to experience our new world-class home for poets and poetry," said Lee Briccetti, executive director of Poets House. "Poets House creates an opportunity for people to fall in love with language and, in such a glorious park setting, to celebrate the environment. Led by Denham Wolf, our exceptional project team created a wonderful space to showcase poetry and a lasting contribution to the life of Lower Manhattan."

