



Atelier condo boasts highest solar array

March 21, 2011 - Green Buildings

Most people are used to seeing antennas or HVAC units atop the New York City skyline in midtown Manhattan. However, helicopter riders might be surprised to see 85 solar panels soaring 50 stories high when they ride past the Atelier on the Hudson.

The solar array was part of Atelier's desire to reduce long term operating costs and build on its already stellar image as one of New York City's premier luxury buildings.

"Since we've begun implementing our sustainability initiative, we've seen increased interest from prospective buyers and renters" said Atelier president Dan Neiditch.

In addition to the solar array, other energy improvements include delamping, lighting upgrades, occupancy sensors, supply procurement and demand response. The investment will pay for itself within two years, as Atelier obtained government and utility incentives to offset the costs.

This trend has become increasingly popular among commercial and residential buildings alike. Building managers realize that what was good enough for the past 100 years just will not cut it for the next hundred. Sustainable materials and proven energy efficiency technologies are readily available and affordable so it is just a matter of time until they can be found in all buildings nationwide. It is important to hire knowledgeable and experienced professionals that can make retrofits a seamless process for owners and tenants alike.

While some improvements such as demand response are free, others require upfront investments for the portion that incentives don't cover. In the case where a building does not have the budget to implement some of these improvements, there are many financing options available to offset the upfront cost which can be paid back as the energy savings are realized.

With over 4.5 million commercial buildings across the US, building managers have their work cut out for them. That is an exciting prospect with unemployment still hovering around 9%. Green job creation is an important factor in rebuilding our economy while securing an energy future that doesn't compromise our National Security.

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