



## **Project of the Month: The Hudson Companies' Third + Bond Condos awarded LEED Platinum: \$30 million project team includes Rogers Marvel Architects and Steven Winter Associates**

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Third + Bond Condominium has been awarded the highest level possible by the United States Green Building Council (USGBC) in its LEED for Homes program: LEED-Platinum. Third + Bond is one of the first LEED Platinum residential projects in the borough. Third + Bond is also in the New York State Energy Research and Development Agency's (NYSERDA) Energy Star for Multifamily program, and anticipates certification soon. Developed by The Hudson Companies Inc., the \$30 million Gowanus/Carroll Gardens project was completed in January.

"We are proud to have developed Third + Bond to the highest of the LEED standards and adhered closely to the tenets of energy efficiency," said Alison Novak, senior project manager with Hudson. "Like the neighboring brownstones, these homes will likely be around for hundred-plus years. We wanted our contribution to the urban landscape to be a positive one."

The LEED-Platinum and Energy Star labels certify that the project has met stringent requirements for energy efficiency and environmental sustainability. LEED stands for Leadership in Energy and Environmental Design. Third + Bond was constructed using a pre-fabricated steel structural system with concrete floors; individual ducted central air conditioning; energy recovery ventilators for tempering and filtering fresh air continuously; locally sourced brick and recycled aluminum panels for the facade; water conservation measures such as dual flush toilets, super low-flow lavatories and drought-tolerant landscaping; low-VOC paints; and Forest Stewardship Council certified solid hardwood flooring.

Third + Bond is a modern adaptation of the traditional townhouse featuring 44 residential condominium apartments in eight 4.5-story townhomes. Third + Bond's development team included Rogers Marvel Architects, Steven Winter Associates (consulting for both the LEED and NYSERDA programs), Plus Group (mechanical and plumbing engineer), and KSK Construction Group (construction manager).

"Energy used in buildings accounts for almost 80% of New York City's greenhouse gas emissions. Buildings also account for most of our water use, waste stream and impact our health because we spend so much time indoors," said Steven Winter, president of Steven Winter Associates. "By building to LEED-Platinum, Hudson has made a real difference for N.Y.C."

"The USGBC'S LEED rating system has provided a framework that has shifted the building industry toward better, more environmentally sustainable buildings," said Russell Unger, executive director of Urban Green Council, the USGBC's N.Y.C. chapter. "Five years ago there were no LEED residential buildings in Brooklyn and few people were talking about 'green' building. Today we are congratulating Hudson on being awarded LEED-Platinum for Third + Bond."

Third + Bond offers a range of unit types including studio, one-bedroom, two-bedroom, and three-bedroom units with recreation rooms. Special features include duplexes with private rear yards, penthouse bedrooms with adjacent terraces, rear facing balconies, oversized windows, cellar storage bins and private entrances. Apartments qualify for a 15-year real estate tax exemption under the 421-a program. The project is 70% sold. Brokerage is by The Corcoran Group.

Third + Bond was featured weekly on [Brownstoner.com](http://Brownstoner.com), one of New York City's premier real estate blogs throughout construction. Each week's posting described a different aspect of the development process from acquisition to design to selection of finishes to offering plans and more. The series, *Inside Third + Bond*, featured over 150 separate postings. [www.thirdandbond.com](http://www.thirdandbond.com)

The Hudson Companies Inc is a real estate development firm active in residential development in New York City. Founded in 1986, Hudson's long record of successful real estate development reflects a commitment to managing the details of the development process from property acquisition, design and project finance through construction, marketing and property management. The firm is experienced in both new construction and building rehabilitation, including the adaptive re-use of historic structures. The firm's concentration in residential development spans the luxury, middle-income and subsidized affordable housing markets. To date, Hudson has developed over 4,400 new units of housing in over 40 projects and has several thousand more units currently under development. Hudson prides itself on creating high quality, attractive buildings appropriate for each marketplace. [www.hudsoninc.com](http://www.hudsoninc.com)

Steven Winter Associates, Inc. is a 39-year-old architectural/engineering research and consulting firm, with specialized expertise in technologies and procedures that improve the safety, performance, and cost effectiveness of buildings. SWA's staff that encompasses over 85 architects, engineers, and building scientists works to make buildings safer, more energy efficient, more durable, more affordable, more accessible, and overall, more sustainable. [www.swinter.com](http://www.swinter.com)

Urban Green Council is the New York Chapter of the U.S. Green Building Council (USGBC). Its mission is to lead the advancement of sustainability in the urban built environment, and to serve as a model for other cities, through education, advocacy, collaboration and research. A non-profit organization established in 2001, Urban Green is funded by contributions from foundations, its 1,200 members, and over 50 corporate sponsors. Our in-house experts and a dedicated network of volunteers are helping to transform the built environment in New York City with models that can be replicated in urban centers nationwide. [www.urbangreencouncil.org](http://www.urbangreencouncil.org)

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