

Green for go as 1250 Broadway aims for LEED cert

Jamestown and Murray Hill Properties, co-owners of 1250 Broadway have unveiled an ambitious plan to introduce multiple sustainable initiatives in the pursuit of the U.S. Green Building Council (USGBC)'s Leadership in Energy and Environmental Design (LEED) certification.

Located in Midtown Manhattan adjacent to the Empire State Building, 1250 Broadway's green initiative is being led by Jamestown subsidiary Green Street Properties in partnership with WorkingBuildings.

Planned improvements include adopting new green cleaning and green purchasing practices, the establishment of more rigorous recycling goals, indoor air quality improvements, retro-commissioning all energy systems to save energy and major reductions in the building's water consumption.

"Jamestown and Murray Hill are dedicated to making a positive measurable impact on our environmental footprint by making practical upgrades and operational

improvements to 1250 Broadway," said William P. Reiter, senior vice president, director of operations at Murray Hill. "We also want to save money in the long run and present a higher quality product to current and future tenants."

Ben Gainey, director of asset management for Jamestown, added, "We realize that all buildings will eventually be evaluated based on their environmental impact, and 1250 Broadway's initiatives align perfectly with our focused real estate strategy."

In the pursuit of the LEED for Existing Buildings: Operations & Maintenance certification for 1250 Broadway, Green Street Properties has registered the building with the USGBC. Once planned operational and system improvements are made in late 2009 and early 2010, the USGBC will determine final eligibility for the LEED

Gold certification.

In addition, 1250 Broadway ownership has applied for Technical Assistance funding from NYSERDA to improve the scope of energy saving studies conducted at the building.

Building managers will continually monitor the building's performance each year following certification to ensure the LEED standard will be maintained.

The installation of state-of-the-art water fixtures in 1250 Broadway will save five million gallons of water annually. Another strategic goal will be to improve outdated lighting and controls specifications and conduct a pilot light project to evaluate LED lighting in the main lobby of the building. Several floors of the building will be improved during the certification process using more energy efficient components and water saving features.