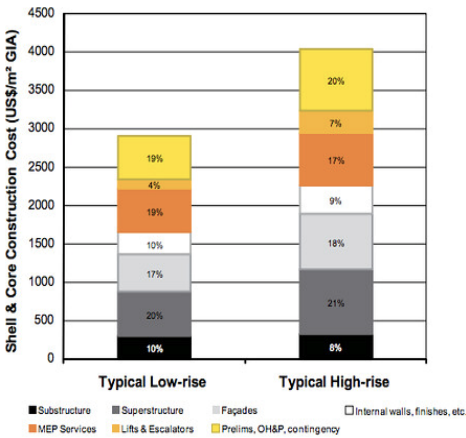


Tall Buildings Cost
They cost a lot to build
they sell for even more

\$300 / sf - typical low-rise
\$400 / sf – typical high-rise
\$600 / sf - luxury high-rise



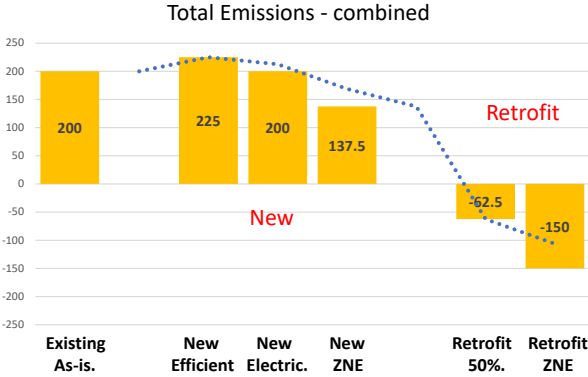
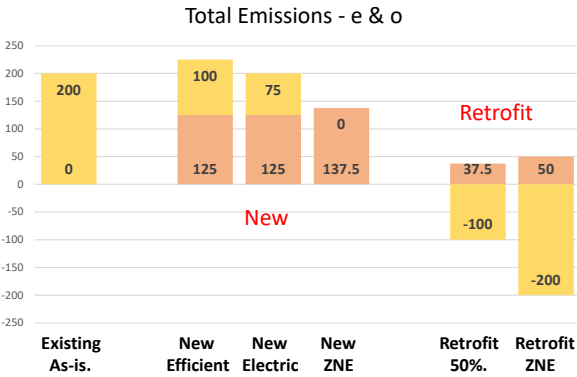
Bottom line:

Wealthy people live
in tall buildings.

Wealthy people use
A lot energy

Building	City	Floors	Height (meters)	year	Cost (\$Billion)	Cost per Floor (\$ million)
One World Trade Center	New York City	104	541	2014	3.9	37.5
Shanghai Tower	Shanghai	121	632	2015	2.4	19.8
The Shard	London	73	306	2013	1.9	26.0
Taipei 101	Taipei	101	509	2004	1.8	17.4
Burj Khalifa	Dubai	163	828	2010	1.5	9.2

Small, Lightweight, Wood Frame Building

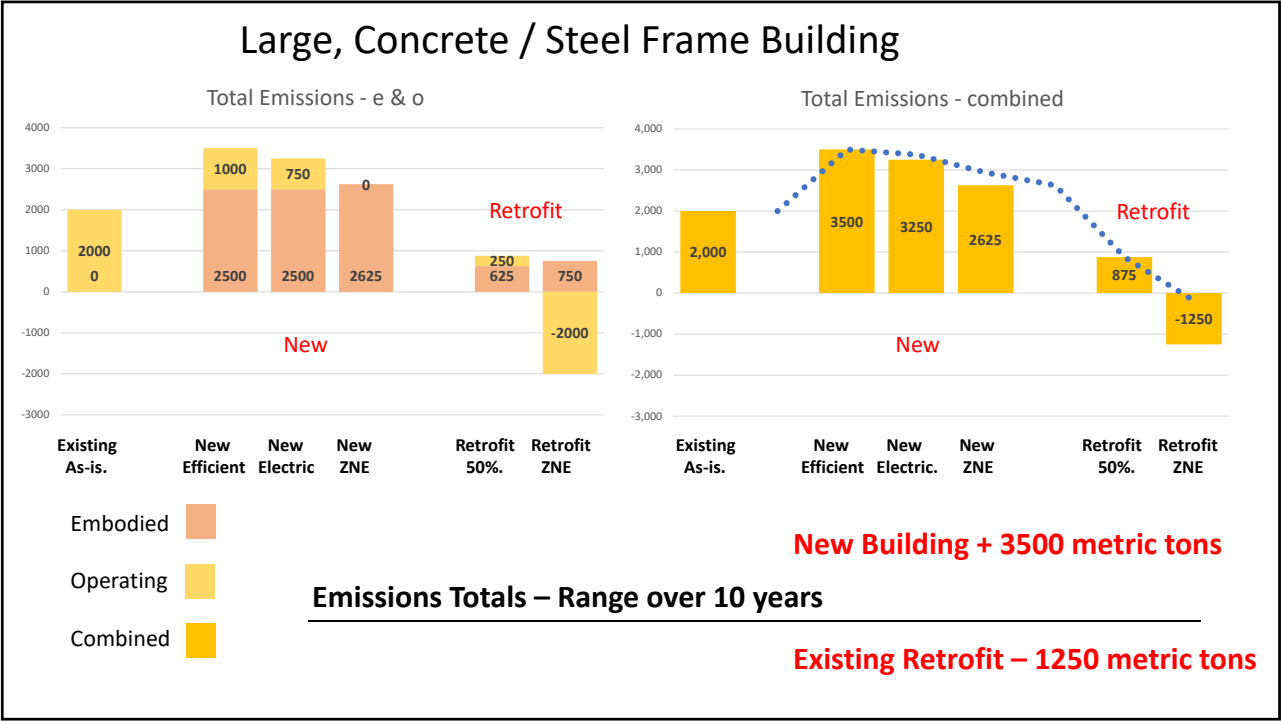


Embodied
Operating
Combined

Emissions Totals – Range over 10 years

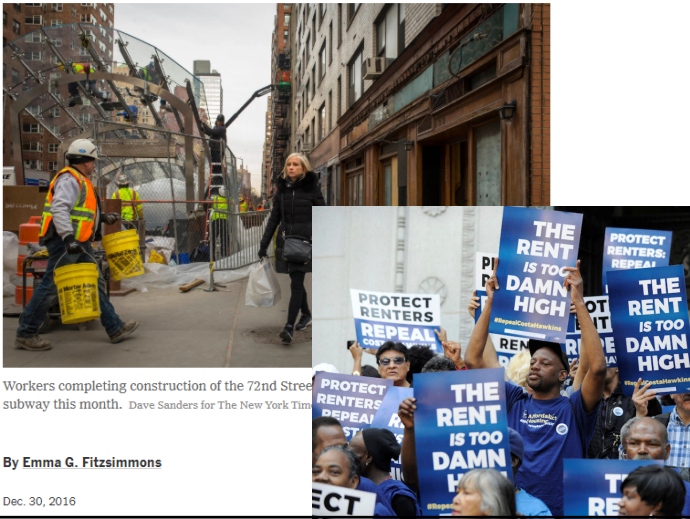
New Building + 225 metric tons

Existing Retrofit – 150 metric tons



The New York Times

Second Avenue Subway's Arrival Brings Fear That Rents Will Soar



Workers completing construction of the 72nd Street subway this month. Dave Sanders for The New York Times

By Emma G. Fitzsimmons

Dec. 30, 2016

AFFORDABILITY

“Across the United States, **good transit access often leads to higher real estate prices**, with home values near rapid transit in Boston, Chicago, Minneapolis-St. Paul, Phoenix and San Francisco far outpacing other properties during the last recession.”

Source: American Public Transportation Association



RESILIENCY

“All-glass buildings lose heat through their windows in winter and gain it in summer.”

Source: Urban Green Council, New York



- No elevators?
- No heating?
- No cooling?

LIVABILITY

Where is
the street
life better?



- Sun
- Wind
- Shade
- Scale



“High buildings ...
damage people’s minds
and feelings.”

Source: A Pattern Language,
Alexander, et al.

CALL TO ACTION: demand **HARD DATA** for every
project:

- **LOWEST ACHIEVABLE**
embodied + operating emissions
- Demonstrable **REDUCTIONS** in
vehicle emissions *and* congestion
- Assured **RESILIENCE & AFFORDABILITY**
- **IMPROVED livability** for existing
and new residents and workers

CO₂ BENEFITS
must **outweigh**
IMPACTS over the
next 10 years!

There's No
Plan[et] B



SIEGEL & STRAIN Architects
<http://www.siegelstrain.com>

