The Hudson Companies, Inc.

- Founded in 1986
- $2.8b developed
- 7,800+ residential units completed
- 5,000+ residential units in development
- 320,000+ SF of commercial space
- 2017 USGBC Multi-Family Developer Award
- Committed to environmental sustainability
  - The House at CornellTECH
  - Dumont Green & Gateway Estates PV
Owner’s Requirements for New Projects

- Consider Passive House (premium < 3% - 5%)
- LEED Gold minimum
- NYSERDA MF NCP Tier 2 minimum
- Onsite Generation
  - Solar PV
  - Battery storage (when resiliency is a factor)
- Waste Collection / Reduction
  - In conjunction with the AIA Waste Design Guidelines
- Utilities
  - Electric VRF heating & cooling
  - Electric ranges in kitchens
  - Electric vs. Gas DHW on a project-by-project basis
Cooper Park Commons Building 2, Brooklyn
Architecture Outfit & Magnusson Architecture and Planning w/ Steven Winter
Cooper Park Commons Building 2, Brooklyn
Cooper Park Commons Building 2, Brooklyn

Landscape Roof Terrace
- Drought resistant and non invasive plants
- High albedo energy star roofing
- Permeable and high albedo pavers
- Green roof has all non occupied roof
- Vegetated bricks at roof terraces

Efficient Lighting
- All LED lighting
- Renewable or occupant sensor controls in all common areas
- Daylighting in public spaces

Efficient Appliances
- Energy star qualified appliances
- All kitchen range are electric which will increase combustion in residential units

Healthy Finish Materials
- Low/ no VOC finishes and sealants
- Low征信 moisture in composite woods
- Popelene engineered wood floors at units

High Efficient Plumbing Systems
- Low flow and waterless toilet fixtures
- Insulation on all domestic hot water piping
- Optimized hot water recirculation piping layouts

Low VAP Building Materials
- Metal framing with fios, fios post consumer and BPA free consumer recycled content
- Gypsum board with fios, 100% post consumer and BPA free consumer recycled content
- Low global warming potential mineral wood exterior insulation at all exterior walls
- No toxic wood species
- Recycled content in finishes (CEM, USG)
- Structural level to be an aerial level and materials in North America with electric cars fabricated and recycled content

Head Pump Hot Water Heating System
- All electric system
- Eliminates the need for natural gas in the building
- Reducing overall carbon emissions
- As the electrical grid transitions to renewable generation, an all electric building requires no future retrofitting to tie into the grid

Solar Panels
- Solar panel providing power to common spaces

High Efficient HVAC System
- Variable air volume (VAV) heating and cooling is residential
- HVAC is all as well as common areas
- Balanced ventilation supplied to common areas through energy recovery ventilators (ERV), connected to fresh room exhaust
- Balanced ventilation supplied to residential units through energy recovery ventilators (ERV), connected to kitchen and bathroom exhausts

High Performance Building Envelope
- R-42 mineral wool/rock wool insulation
- R-60 mineral wool/continuous insulation at above grade exterior walls with 1 1/2 inch air sealing
- Standoffs supporting brick relieving arches significantly reduce thermal bridging of standard angles and allow for continuous exterior insulation at brick cladding
- Composite air tightening system allows for continuous exterior insulation while reducing thermal bridging at EIFS panel cladding
- High efficiency, UHPV windows (U factor value to be 0.35 N-1000-W-10)

Healthy Living
- Natural light in most units to encourage use over elevator
- Situeto parking provided at elevator
- Sunfanning roof for tenants
- Community room to encourage socialization of tenants
- Laundry room, children’s room, and fitness room with direct access to rear yard
- Continuous filtered fresh air for all living spaces with a minimum ACMIA 0.1 filter rating

Water Conservation
- Standwater detection
- Backflow preventer valve detection and bypassed tree

Embodied Carbon Reduction Strategies
- Energy Efficiency Strategies
- Heat Island Effect Reduction Strategies
- Water Conservation Strategies
- Healthy Living Strategies

Indoor Air Quality
- Natural Fanless vent
The Lirio, Manhattan

CetraRuddy Architecture w/ Bright Power
The Lirio, Manhattan
265 Logan Street, Brooklyn
MHG Architects w/ Bright Power
Thank You