

Addressing sustainability is one of the most critical issues facing our city, and our district. Tremendous effort at all levels of government has been put into making New York City a truly sustainable city. PlaNYC has led this effort by setting the goal of reducing carbon emissions by 30% by the year 2030 in addition to improving the amount and accessibility of open space, remediating brownfields, improving water quality, supporting alternative forms of transportation, and addressing air quality issues.

Beyond PlaNYC, CB7 has identified sustainability as one of its primary concerns on the Upper West Side. This focus has been demonstrated in our most recent District Needs Statement in which sustainability was listed first and was identified as one of our core goals.

In evaluating the RSC proposal CB7 identified three elements that were deemed non-negotiable. If any of these three non-negotiable items were not included in the final RSC proposal then CB7 would not support the application. These three non-negotiable elements include a six section pre-k through eighth grade school, 20% permanent affordable housing measured by square foot, and environmentally responsible building design and construction. It is no longer acceptable to permit buildings to be built which do not contribute towards our city and district-wide sustainability goals

CB7 requires a comprehensive commitment to sustainability at RSC. To meet this requirement RSC must adhere to sustainable practices in design/construction and commit to energy efficient operations and maintenance (O&M) in perpetuity. RSC should serve as a model for innovation in sustainable design and must be guided by the principles set forth in PlaNYC. CB7 requires RSC to adhere to, at a minimum, these requirements in sustainable design, construction, and operations:

- 1) RSC must achieve Leadership in Energy and Environmental Design (LEED) Platinum certification from the United States Green Building Council (USGBC) and is required to use the most current version of the LEED certification available at the start of construction.
- 2) Beyond all technologies and practices required to achieve LEED Platinum certification, RSC must adopt the best available technologies to reduce energy and water consumption that provide a 10 year or shorter payback on investment. This includes, but is not limited to, cogeneration and other technologies that generate electricity or other forms of energy onsite, or improve the energy efficiency of any building system, such as the building envelope, lighting, heating, ventilation, or air conditioning.

- 3) RSC must have the best available energy management system and implement a comprehensive O&M protocol which includes continuous commissioning.