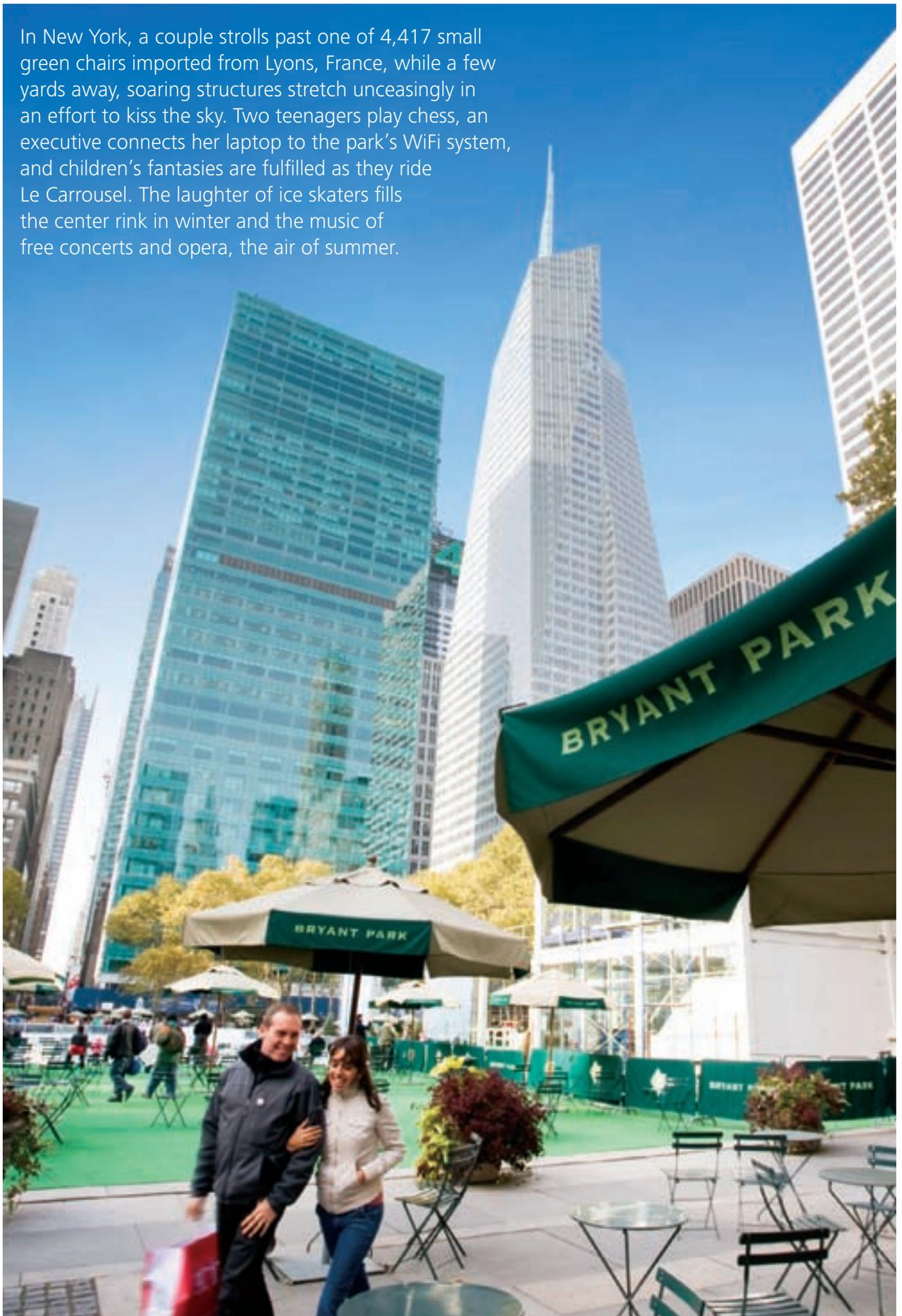


In New York, a couple strolls past one of 4,417 small green chairs imported from Lyons, France, while a few yards away, soaring structures stretch unceasingly in an effort to kiss the sky. Two teenagers play chess, an executive connects her laptop to the park's WiFi system, and children's fantasies are fulfilled as they ride Le Carrousel. The laughter of ice skaters fills the center rink in winter and the music of free concerts and opera, the air of summer.



A study in compatibility



This 9-acre oasis in the heart of Midtown Manhattan is Bryant Park. Here time stops to refresh itself and reminds wistful visitors of the parks of Paris and Vienna. Here, too, one can daydream about George Washington's troops as they marched through what was then a field, or the dedication ceremony in 1894 when the park was named for the poet and journalist William Cullen Bryant. Patience and Fortitude, two powerful marble lions, serve as silent sentries beside the entrance to the New York Public Library that borders the park at one side, while a magnificent new structure, the second tallest in New York, rises adjacent to another. ►

The Pond at Bryant Park in New York City. Photo courtesy of Jose Luis R. Cortes.



► Building the future

The Bank of America Tower at One Bryant Park stretches 54 stories and 1,200 feet into New York City's skyline and stands as one of the most environmentally friendly buildings in the world. Designed by Cook+Fox Architects and built by The Durst Organization, One Bryant Park employs novel, ecologically sensitive systems and will be one of only a small number of skyscrapers to receive the coveted LEED® Platinum Certification.

According to Jody Durst, co-president of The Durst Organization, "Our vision was to construct not only the most environmentally responsible building, but the best building we could to meet the needs of our tenants." Richard Cook, a partner at Cook+Fox, adds, "As an architect, I think we must immediately and radically change the way we build buildings and cities. I hope that when people look at One Bryant Park they'll see an icon for the time when we started thinking fundamentally and differently about the environmental impact of a skyscraper."

Green inside and out

Constructed in large measure from recycled materials, the 68,000 cubic yards of concrete used in the building contain 40 percent furnace slag. This helped reduce the total amount of cement required, increased the material's strength and reduced the amount of greenhouse gases required for its manufacture. The steel used throughout contains 60 percent recycled material. Floor-to-ceiling insulating glass walls create a crystalline facade that conserves energy demand for air conditioning and lighting, while offering a view of its neighbor, the park below. Supply air coming into the building is filtered to 95 percent, resulting in exhausted air from the building being cleaner than when it came in. The building recycles every drop of rainwater, produces ice during off-peak cooling hours, and then uses the ice in what is called phase transition to handle periods of extreme cooling demand. It also produces 70 percent of its own energy from an on-site natural gas power plant.

Durst continues, "With each project, we learn better ways of doing things, and how to apply new and more effective technologies. The Durst Organization takes the philosophy that we have opportunities, when we're designing and constructing a building, to make it as advanced and environmentally responsible as possible." As Cook says, "When working on a really big scale, if you make little changes, they can make a big difference."



Jody Durst, co-president, The Durst Organization. Photo by Friedman Studio/ David Dooley, courtesy of The Durst Organization.



One Bryant Park, New York City



Trailblazing mobility

Schindler has also made a difference at One Bryant Park by installing some of the most technologically advanced elevator and escalator systems in the world to serve the needs of tenants and visitors. These include three Schindler 9300® Advanced Edition escalators and 52 Schindler elevators. According to Durst, “The passenger elevators incorporate the Schindler ID® destination-dispatch system with access control. Not only does this technology add to passenger convenience, it improves overall elevator system efficiency by reducing the number of trips significantly, saving energy in the process. And energy savings are an important consideration in LEED certification.” Another feature that contributes to the energy efficiency of the building is the use of Schindler regenerative drives that actually generate electricity in empty-car-up trips.

When one considers that commercial buildings account for 40 percent of total U.S. energy consumption, the importance of a building like One Bryant Park becomes apparent. And, while there is no doubt that some increased costs are involved in constructing an ecologically friendly skyscraper, “If we save energy, in the long run we’ll save vast sums of money,” adds Cook.



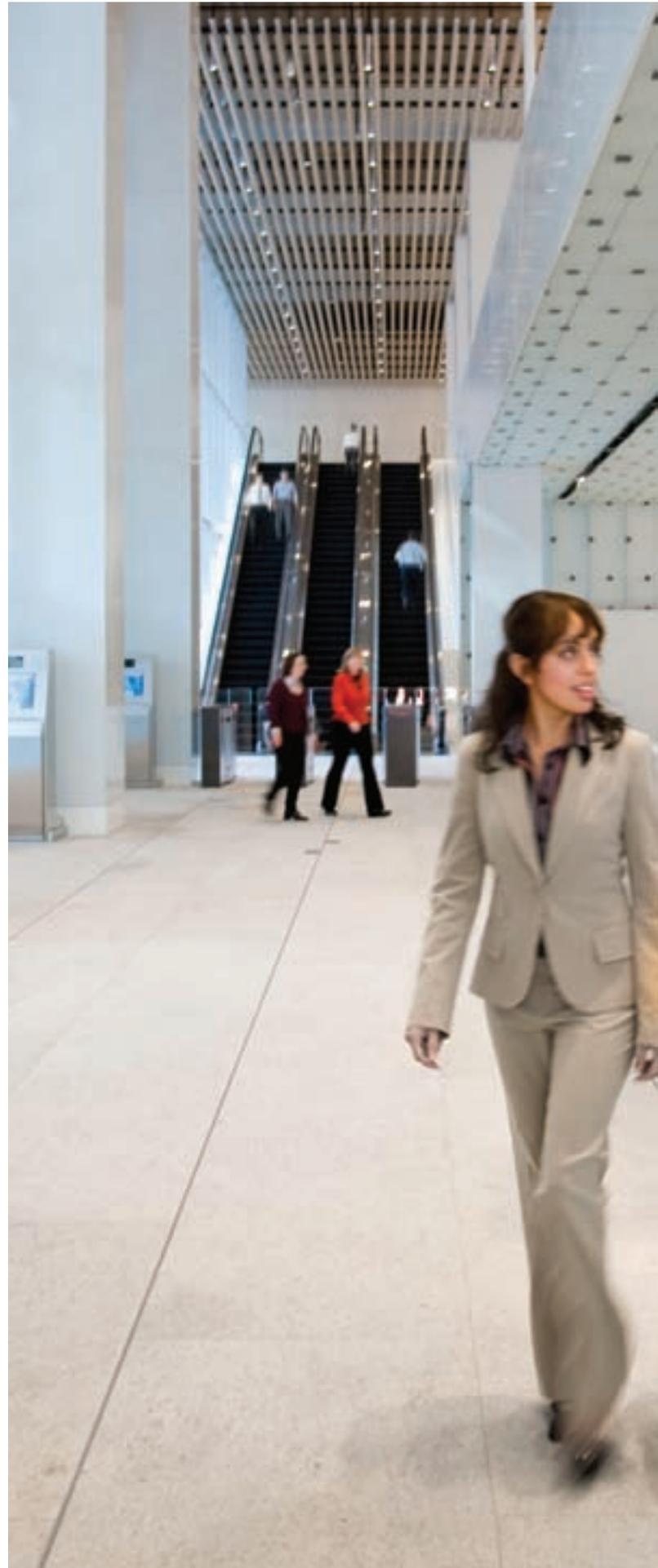
Schindler ID® destination-dispatch system with access control is gaining widespread use for enhanced building security. Passengers identify themselves with a badge, PIN code or other electronically readable device. The system automatically assigns an elevator car that conforms to their approved level of access.

“Beyond energy savings,” adds Durst, “we work to find ways in which the design and operation of the building improve employee productivity, reduce absenteeism and improve employees’ sense of well-being. For example, we went to great lengths to provide the higher air quality so that people feel the benefits of additional fresh air.” ▶



► **Convergence**

Two forces are intersecting at 42nd Street and Sixth Avenue in Manhattan — business interests and environmental conscience. The significance of One Bryant Park transcends the immediacy of its architecture and finds expression in heralding the beginning of a new era in building construction. This structure is emblematic of the cooperation that must take place between architects, contractors, material suppliers and building owners if we are to preserve our precious resources and achieve sustainability. It stands as proof of what is possible when concerns for our planet are combined with the interests of business. And, while One Bryant Park embodies an issue of global importance, it also fills the vision of the young couple seated on small green chairs imported from Lyons, France, while a few yards away soaring structures kiss the sky. ■





LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

Leadership in Energy and Environmental Design®

(LEED) is the U.S. Green Building Council's effort to provide a national standard for what constitutes a "green building." LEED aims to improve occupant well-being, environmental performance, and economic returns of buildings using established and innovative practices, standards and technologies.

LEED assigns numerical scores in five categories:

1. Sustainability
2. Water efficiency
3. Energy performance
4. Material and resource use
5. Indoor environmental quality

And LEED has four levels of certification:

1. Platinum
2. Gold
3. Silver
4. Certified

One Bryant Park is LEED Platinum Certified, the highest LEED certification a building can be awarded.

Elevators and escalators can contribute to LEED certification through:

1. Efficient use of energy
2. Use of Forest Stewardship Certified wood in cab paneling
3. Recycling construction waste
4. Use of low-emitting materials in adhesives, sealants and coatings

LEED is a registered trademark of the U.S. Green Building Council.

Fast Facts

One Bryant Park's Environmental Goals

To build the world's most environmentally responsible high-rise office building, focusing on sustainable sites, water efficiency, indoor environmental quality, energy and atmosphere

To be the first high-rise building to receive the "Platinum" designation from the U.S. Green Building Council's Leadership in Energy and Environmental Design

Reduce energy consumption by a minimum of 50 percent

Reduce potable water consumption by 50 percent

Reduce storm water contribution by 95 percent

Utilize 50 percent recycled material in building construction

Obtain 50 percent of building material within 500 miles of site
