

Special  
Section

## ENERGY & GREEN BUILDING



### Gateway largest retail center in nation to achieve LEED silver

Gateway Center at Bronx Terminal Market, one of the largest retail developments in New York City, has been awarded LEED Silver certification by the U.S. Green Building Council, distinguishing the center as the largest retail development in the country to achieve this status and the first retail development of any size in the Bronx to be LEED Silver Certified.

With this award, the nearly one million square-foot, \$500 million center also becomes the second largest project of any type to achieve core and shell LEED certification in the Northeast.

Developed by Related Companies as the first national retail complex in the Bronx, Gateway Center is 95 percent leased, 91 percent occupied, and includes an exciting mix of large-scale retailers and restaurants, including BJ's (first in the Bronx), The Home Depot, Best Buy, Target, Bed Bath & Beyond, Marshall's, Raymour & Flanigan, Staples, Best Buy, Toys "R" Us/Babies "R" Us "R" Superstore (first in the Bronx), and Applebee's. Gateway Center exemplifies one of the most successful retail stories of the last decade.

"Related is extremely proud of its early commitment to build green across all asset classes. We built one of the first LEED residential high-rises in the country and are thrilled by the distinction of Gateway Center at Bronx Terminal Market as the largest LEED Silver retail development in the country. We will continue to pursue efforts to advance the sustainability of our new developments, green our existing portfolio and reduce our carbon footprint," said Jeff T. Blau, president of Related Companies.

Gateway Center at Bronx Terminal Market contains a variety of green features that led to LEED Silver certification.

The rooftop reflects sunlight to keep it and the surrounding area cool; the development includes 130 advantageously located parking spaces reserved for low-emitting and hybrid cars; a stormwater filtration system was installed to protect the local waterways; over 30% of the construction materials were acquired regionally, and over 82% of the construction waste was diverted from ending up in landfills.

Gateway Center continues Related's unwavering commitment to sustainable design across the company's vast portfolio, including \$6 billion of green development completed or underway.

Related developed one of the first LEED Gold certified residential buildings in the nation, Tribeca Green in New York City, and Chicago's first LEED Silver certified residential building, 340 on the Park.

The company is currently developing a collection of new LEED residential buildings including The Brompton, The Harrison, 440 West 42<sup>nd</sup> Street and Superior Ink in New York City, The Clarendon in Boston, The Century in Los Angeles, as well as several green mixed-use and retail projects.

In addition, Related has also undertaken a multi-faceted initiative to green its management protocols and upgrade its existing building portfolio, including the installation of a

co-generation system at Manhattan Plaza.

This year, Jeff Brodsky, president of Related Management, was elected Chairman of the Board of Directors of the Urban Green Council, The New York Chapter of the U.S. Green Building Council.

Related Vice President of Sustainability, Charlotte Matthews, also played a key role on the NYC Green Codes Task Force and the development of the most sophisticated and comprehensive analysis of building codes ever conducted by a municipality. Ms. Matthews received the 2009 Urban Green Service Award for her work.

The Gateway Center at Bronx Terminal Market will generate more than \$20 million in annual tax and revenue for the City, and the project will create an estimated 2,100 permanent retail jobs when fully opened and approximately 2,900 union construction jobs in the South Bronx.

Nearly 40% of all construction contracts were awarded to Bronx-based companies, and nearly 15 percent have been awarded to Minority- and Women-owned Business Enterprises. More than 1,100 local Bronx residents have already been hired for permanent positions by retailers, filling 67% of the current job positions.