

Kalahari brings new meaning to sustainability

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As the sustainability movement takes hold in New York City and throughout the nation, how does a developer deliver a product that offers the green technologies and materials that promise a brighter future, while maintaining top quality homes and affordable price points?

Kalahari condominium, the 249-unit luxury, green condominium at 40 West

116th Street, aims to do just that. Kalahari takes into consideration the large role buildings play in carbon emissions. Consumers have more say in reducing their carbon footprint by buying into a building with truly sustainable technology.

Kalahari homes utilize Bamboo-strip flooring, one of the most environmentally-friendly, swiftly replenishing materials available to developers in today's market. Best of all, it is also one of the most attractive and durable woods for many uses. Master baths offer Kohler fixtures, marble tile and glass-enclosed showers, opulent powder rooms and balconies; kitchens include shaker-style cabinets, volcanic-tone countertops with glass backsplash, and Grohe faucets with stainless-steel appliances. Luxury and sustainability can go hand-in-hand.

The building envelope has two sustainable purposes – cultural and environmental. Taking full advantage of the existing urban core infrastructure on a site designated as a brownfield, this condominium might be one of the first truly sustainable icons in Manhattan.

One of the main features of Kalahari that differentiates it from the pack is the developers' unique approach indoor air quality. One hundred percent of outdoor air is filtered at MERV 13 and delivered to each individual unit and exhausted through heat recovery units on the rooftop that pre-temper the incoming air. The energy recovery is realized through the heat recovery units, adding up a signifi-

cant cost savings. The fresh air system was particularly important in Harlem because of its abnormally high asthma rates. Beyond bringing in filtered fresh air, the finishes also went through extensive scrutiny for urea-formaldehyde and VOC content. The fresh-air filtration system at Kalahari will offer the toxin-free atmosphere and indoor air quality most homes — old and new — do not.

One additional way Kalahari is sustainable to homeowners is the reduced energy costs realized by the inclusion of Energy Star appliances; lighting throughout the apartment and common spaces; and other efficiency design measures. Each apartment is sub-metered with a digital display unit in the home allowing homeowners to monitor their energy usage.

Photovoltaic Panels adorn the mechanical bulkheads to generate electric for part of the public area loads and an additional 25% of the electric grid demand comes from renewable wind energy farms in upstate New York. Kalahari's solar- and wind-generated energy will offer not only a more sustainable future, but are likely to decrease utility costs.

As the importance of green living and a healthy lifestyle grow ever more relevant, Kalahari will be an important addition to the pantheon of Harlem's culturally significant institutions. Through its architecture and environmental stance, it sets the stage for sustainable design into 2008 and beyond.