

Jersey Builder Opens First LEED for Homes Multifamily Community in the Country

by Peter L. Mosca

The 544-unit Alexan CityView, the largest LEED for Homes multifamily community in the country, is officially open with the recent move-in of the first residents of the luxury rental community, according to Richard Murphy, managing director of Trammel Crow Residential (TCR), developer of the property. Alexan CityView, offering studio to three bedroom units, is situated on 297 acres on the Peninsula at Bayonne Harbor at 302 Constitution Avenue in Bayonne, New Jersey.

“Alexan CityView was specifically designed and carefully constructed to minimize the environmental impact beginning with the efficient use of the land, and carrying through to its use and disposal of building materials, efficient use of energy, responsible conservation and use of water and of course, a healthy indoor environmental quality,” said Murphy.

Murphy recently conducted a guided tour of Alexan CityView, including the 10,000-square-foot clubhouse as well as model apartments, for Jeanne M. Fox, president of the New Jersey Board of Public Utilities (NJ BPU) and Nate Kredich, vice president, residential market development, U.S. Green Building Council (USGBC). Working in close association with the NJ BPU, the New Jersey Clean Energy Program and the USGBC, TCR designed and built Alexan CityView as a sustainable structure in accordance with the stringent rating requirements of the LEED for Homes Silver certification.

For example, each apartment is equipped with exhaust systems to remove humidity, dust and other airborne particles on a continuous basis. Other environmentally friendly highlights and features of Alexan CityView include:

- ‘Transit-orientation’ of the community with easy proximity to the ferry, light rail and bus.
- Resident recycling program.
- Increased water management practices to reduce mold infiltration.
- Every apartment is ENERGY STAR rated for appliances, windows, lights as well as efficient heating and cooling systems.
- 165 covered bike racks as well as easy access to walking paths.
- Property landscape design includes drought tolerant plants and high efficient sprinkler system.
- Resident shuttle service to/from light rail during rush hour.
- Discount Zipcar memberships for all residents.

Investing in energy-efficient homes through the New Jersey Energy Star Homes program is one of the many ways to support the goals of Governor Corzine’s Energy Master Plan,” said Fox. “Trammel Crow’s Alexan

CityView development will reduce greenhouse gases, improve air quality and help ensure a safe, reliable and secure energy future for New Jersey," she added.

In commenting about Alexan CityView, Kredich said that the "LEED rating system is considered the benchmark standard for green building. LEED for Homes serves as a 'nutrition label' giving a clear and concise picture of all of the ways a home, such as Alexan CityView, performs at a higher level." The Alexan CityView will offer its residents a comprehensive menu of amenities including a fully equipped fitness studio, indoor basketball half court, executive business center, heated pool with sundeck and WiFi, controlled-entry enclosed garage parking, neighborhood dog park, on demand 24/7 concierge services.

Editor's Note: Kettler Property Management, Washington, D.C., provides property management services for Alexan CityView. For additional information, including tour and leasing information, please visit <http://www.alexancityview.com>.

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