

# CRAIN'S

---

## NEW YORK BUSINESS®

---

March 17, 2008

## B'klyn Navy Yard sees first fruit of green push

Windmills, solar panels are features in new building; breakeven in 3 years

**T**HE BROOKLYN Navy Yard is about to get a "green" building—the first fruit of a plan announced last year by yard President Andrew Kimball to remake the 300-acre facility as a green industrial park.

The 85,000-square-foot structure, which will feature wind turbines, a roof full of photovoltaic cells and even a system for capturing and reusing rainwater, is scheduled to open this summer. It will house SurroundArt, a fine arts exhibition and storage company.

"Sustainable design is a major attraction for the fine arts community," says Michael Murray, chief executive



A RENDERING of the Navy Yard's new SurroundArt building.

of the company, whose clients include major museums and art institutions. SurroundArt plans to lease part of its building—which is silver-certified under the Leadership in Energy and Environmental Design program—to other conservators and restorers that have been squeezed out of Manhattan in recent years.

Under the Navy Yard's green ef-

fort, all new construction and major renovations to existing buildings must at least meet the LEED Silver standard. Over the next few years, the Navy Yard will invest \$200 million in new sewer lines, a storm-water containment system, and solar-powered lights and trash compactors.

When it comes to saving energy, however, appearances can be deceiving. The new building's turbines and solar panels will generate only 4% of its energy needs. Less visible and less glamorous components, like special insulation and an energy-saving lighting system, will allow SurroundArt to break even on its green investments in three years, Mr. Murray says.

Since Mr. Kimball took over at the Navy Yard in 2005, upgrades worth \$250 million have added 1.7

million square feet of space, and the workforce has expanded by more than 1,800. Over 5,000 people work at the yard. That is a far cry from the yard's heyday in World War II when nearly 70,000 came to work there each day, turning out such famous products as the battleships *Missouri* and *New Jersey*, but Mr. Kimball wants to make sure that future growth is done responsibly.

"For the long-term future of the yard, I want to make sure that we've made a positive impact on the surrounding community," he says.

—MATTHEW SOLLARS