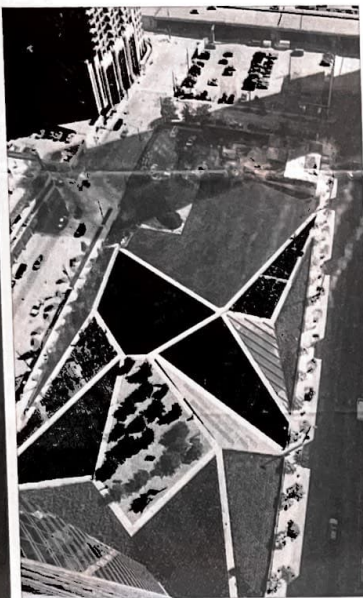


## Green with roof envy



Green roofs, like this one at the ParkView Condominiums in Chicago's Streeterville neighborhood, are becoming more common in other U.S. cities.

Other cities push to take Chicago's crown

By Lisa Anderson  
Special Contributor

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**NEW YORK**—When asphalt-neary American city dwellers yearn for a bit of greenery these days, more and more of them head for the roof.

The concept of planted green roofs, which gained

early popularity in Chicago, is beginning to take root in New York and other cities.

Construction of green roofs grew 30 percent in North America last year, ac-

ording to the third annual Green Roof Market Industry Survey by the Toronto-based non-profit group Green Roofs for Healthy Cities. For the third time, Chicago topped the list of U.S. and Canadian cities in terms of square footage installed in one year. Although it pulls only members of its group, the Green Roofs survey estimates it

reflects about 60 percent of all green roof industry activity in the U.S. and Canada.

Due to cost, green roofs appear primarily on public and commercial buildings, such as the new Bank of America tower in Manhattan or the Apple Store on Chicago's Michigan Avenue. But they also are beginning to appear on single-family homes and other private dwellings.

Among Chicago's other high-profile buildings with green roofs are City Hall, Millennium Park, the Chicago Center for Green Technology, and the Peggy Notebaert Nature Museum.

**What's in there?**

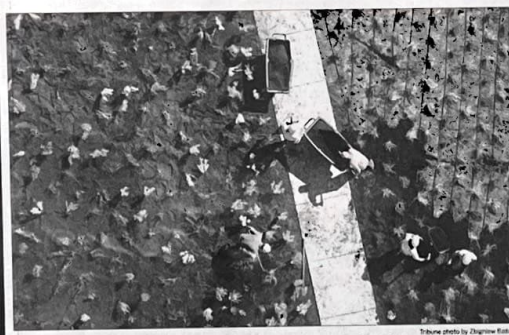
Typically composed of vegetation—often sedums and grasses—planted in soil or a lightweight growing medium above a waterproof membrane and drainage system, green roofing is more than a garden that sits on the same rooftop. It also can assist in reducing storm

water runoff and resultant water pollution, reducing energy costs, cooling urban air, improving air quality, extending roof longevity and even preserving habitats for plants, insects and birds—not to mention enhancing real-estate value.

"Green roofs are a wonderful technology. They have the upside of handling storm water very well but the downside of being very expensive," said Robit Agrawal, director of the New York City Office of Long Term Planning and Sustainability and chief architect of FiNYC. Mayor Michael Bloomberg's recently announced focused program for preparing the city to absorb an estimated 1 million new residents by 2030.

Nonetheless, for the first time, New York specifically the borough of Brooklyn—made it into the top five cities for green roofs last year. But with just more than 100,000 square feet of green roofing installed in 2007, it still lags far behind the 37,653 square feet constructed in Chicago.

That may change due to a



Workers plant the green roof atop the ParkView Condominiums parking garage earlier this month.

## GREEN

CONTINUED FROM PAGE 1

new law championed by Bloomberg and signed last month by New York Gov. David Paterson to encourage the construction and maintenance of green roofs in New York City. Under a pilot program that begins Jan. 1 and expires in 2013 unless extended, the law provides a one-year property tax credit of \$4.50 per square foot of green roof to building owners who install them on more than 50 percent of their available roof space.

"Mayor Daley got it before anybody," said Steven Beck, founder and president of Green Roofs for Healthy Cities, referring to Chicago's Richard Daley, who initiated a grant program for green roofs and turned the City Hall roof green in 2007. "New York, I hope, will surpass Chicago in a couple of years because of this new tax incentive mechanism."

New York's tax credit program, believed to be the first such state-approved green roof initiative, is designed to offset about 10 percent of the cost of installing a green roof.

# Chicago Tribune

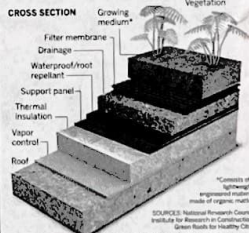
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## A roof idea that really holds water

Green roofs vary in plant types used, size and shape, but may consist of some or all of the following:



SOURCES: National Research Council Institute for Research in Construction, Green Roofs for Healthy Cities

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## Red, white and green?

Top 10 U.S. green roof cities by square feet installed in 2007

1. Chicago — 517,633
2. Wilmington, Del. — 196,600
3. Baltimore — 122,550
4. New York (Brooklyn) — 102,908
5. Virginia Beach, Va. — 100,500
6. Reynoldsburg, Pa. — 100,000
7. Washington — 56,046
8. Philadelphia — 46,820
9. Arden Hills, Minn. — 39,928
10. Germantown, Md. — 25,740

SOURCE: Green Roofs for Healthy Cities Annual Green Roof Market Industry Survey. For more information on green roofs, go to [www.greenroofs.com](http://www.greenroofs.com).

Learn more about green roofs and see one in Chicago.

**WHERE:** The Chicago Center for Green Technology, 645 N. Sacramento Blvd., 312-745-9642

**WHEN:** 9 a.m.-5 p.m. Mondays, Wednesdays and Fridays, 9 a.m.-8 p.m. Tuesdays and Thursdays and 9 a.m.-4 p.m. Sat. and Sundays

**Getting hard data on the efficacy of green roofs is key to moving the young industry beyond pilot programs to policy positions, according to several experts.**

"That's the biggest obstacle," Peck said. "We have to convince policymakers, regulators and engineers that green infrastructure is worthy of investment on its own merit in terms of its ability to deliver the goods."

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## ARCHITECTURE

# City-friendly building folds park into its plan

By Blair Kamin  
Tribune Critic

The recent march of skyscrapers onto the last bend between North Michigan Avenue and Navy Pier has not been easy on the eyes or good for the city's soul.

Most are plopped atop massive podiums that house parking garages. The result is urbanism on steroids—big blocks, big buildings, little charm. But a new condo tower and park alongside it offer the area some real bright spots. If they ever find their way, they will at least provide relief from it.

If you venture into the first level of the parking garage, as I did the other day, you will see fitting concrete ceilings that look like the handwork of some mad structural engineer. Some slope downward. Other's soar upward. The ceilings, it turns out, form the underside of the park's folded surfaces.

"Why do they fold in the first place?" By phone, I caught up with Mary Margaret Jones, a Hargreaves principal in London where she was working late into the night on the Olympics. In public meetings, she said, neighbors made it clear they didn't want the park to be an enclave cut off from street level. At the same time, the designers wanted the park to be inviting to the residents living under there. They also wanted to make the relatively small site, which is about half the size of the Lurie Garden in Millennium Park, seem larger and more complex than it really is.

"That's how we mess up with the idea of the folded surface, taking the planes and folding them like origami so you have different vantage points," Jones said. "So you have prospect and refuge, some places up and others down, where you are never quite satisfied."

Walkways divide the panels. The garden

But give McLean his due: He had Chicago's Whicker Architects transform the former North Pier warehouse from a cheery, inwardly focused mall into a chic, street-oriented mix of shops, eateries and lofts called the River East Art Center.

And now comes this latest city-friendly project, which consists of the park, about an acre and a half in size, the new tower, a 28-story tall, to rise like a bookend at the park's east end.

The granite ledges along Illinois will be good for watching the parade of tourists pass to and from Navy Pier. And the tourists will get to enjoy the park's arching fountain, which should make their last night before the pier and North Michigan a bit more interesting.

Sometimes, architects and landscape architects get off odds with others, but that wasn't the case here. Solomon Cordwell Buenz's principals on the job, Devon Paterson and John Lacey, have skillfully integrated their tower with the park. At the corner of Michigan Street and Illinois, for instance, the tower curves backward and still fits, rounded concrete columns, painted yellow, let spaces flow under through the building and draw you to a diagonal pathway that leads up to the park.

The park, which needs time to fill out, its undermost sections isn't even built. But the branching Lurie Garden, now 1 year old and a top prize winner in this year's American Society of Landscape Architects' awards, reveals that it's worth waiting for. It's a lush, green, mature, even if it's not quite as lush as the Lurie Garden's scale and aesthetic ambition, it is nonetheless a much-needed oasis in the urban canyon desert between Navy Pier and North Michigan.

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A green roof over the underground garage of ParkView Condominiums consists of sloping, mostly triangular-shaped sections that are inspired by organic. The building is faced in glass and a copper-anodized aluminum. [www.parkviewchicago.com](http://www.parkviewchicago.com)