

CELEBRATING 20 YEARS

**URBAN  
GREEN** 20

**2021 ANNUAL REPORT**



# OUR MISSION

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**Transforming buildings for a sustainable future in New York City and around the world.**

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We develop cutting-edge policies, educate a broad range of professionals and research solutions that drive laws and best practices nationally and globally.







# DEAR FRIENDS

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2022 marks Urban Green's 20th anniversary. We're relatively young for an organization, but we've come a long way since our inception in 2002. While doing our part to help advance the climate movement, we've evolved from an entirely volunteer-run organization to become stalwarts in New York City's sustainability community. We're incredibly proud of the impact and progress we've made in realizing cleaner, healthier, low-carbon buildings for all New Yorkers.

Our first 20 years have been filled with challenges and triumphs, and 2021 was no exception. Last year, we continued to shape the implementation of Local Law 97, held briefings with 24 mayoral and City Council candidates and, in our newest report, Grid Ready, answered the question: Is New York's grid prepared for all-electric buildings?

We continue to offer a robust lineup of industry-leading public programs and are constantly working to refine and implement our Diversity, Equity and Inclusion initiatives to make our organization and our work more inclusive and accessible to all. And in the final days of 2021, NYC became the largest city in the world to adopt a fossil fuel phaseout in new construction based on Urban Green's recommendations. This groundbreaking legislation sets NYC on a path to net zero and avoids investments in new gas assets.

We've accomplished so much in our first 20 years, and we owe our success in no small part to your tremendous support and guidance. As you look through this report, take a moment to think back 20 years and appreciate how far we've come — and where we'll need to be 20 years from now.

Sincerely,



**Sabrina Kanner**  
Urban Green Council Board Chair  
Executive Vice President  
Development, Design and  
Construction  
Brookfield Properties



**John Mandyck**  
CEO  
Urban Green Council

# WE EDUCATE

**HOSTED**  
**1,946**

attendees at our public programs

**TRAINED**  
**1,167**

building professionals in the New York Energy Code

**EDUCATED**  
**1,019**

tradespeople, building operators and other professionals through GPRO, our green training program

## Breaking new ground at our 2021 conference

*Climate, Equity and Health: No More False Choices* investigated how we can optimize policy and building design for sustainable, equitable and healthy outcomes for all.



## PROGRESS ON DIVERSITY, EQUITY AND INCLUSION GOALS

Urban Green is dedicated to fostering a diverse, equitable and inclusive environment for our staff and community. Over the last two years, we have developed concrete steps to become an anti-racist organization, which includes action plans in four key areas: human resources, employee education, program delivery and member engagement.

In 2021, we increased our focus on exploring environmental justice and health issues in NYC buildings, introduced a more inclusive blind hiring process and provided free memberships to students from underrepresented communities.

# 2021 GALA

## The green building party of the year was back on October 6!

We were delighted to present the inaugural Héctor Figueroa Leadership Award to Sevdet Kukaj and the SEIU 32BJ team at 117 E 57th Street for their selfless work throughout the COVID-19 pandemic.



2021 Urban Green Gala, The Lighthouse at Chelsea Piers.



“The GPRO Operations & Maintenance class helped me see buildings as a whole from the energy standpoint. And Construction Management brought forth a lot of practices I should be aware of, such as ways to channel waste and recycle—things that reduce carbon throughout the whole process.”

**-Tom Hall**, Director of Sustainability and Energy Solutions, EMCOR New York/New Jersey, Inc., GPRO Student



# WE ADVOCATE

## NYC's all-electric new buildings law

Urban Green helped shape [groundbreaking legislation](#) to phase fossil fuels out of new construction starting in 2024.

The bill was signed into law by Mayor Bill de Blasio on December 22, 2021, and Urban Green spoke at Local Law 154's signing.

## Advising the next administration

To ensure that New York's next mayor and city council are well-versed in sustainability issues, Urban Green held briefings with **24** mayoral and City Council candidates and staff.

## Advancing Local Law 97 implementation

Through engagement in the law's Advisory Board and Working Groups, we helped drive recommended improvements to Local Law 97 and worked to ensure that compliance options spur investments into energy efficiency and benefit NYC. We also created a brief to help inform the real estate industry on the city's new PACE loan program, which can help finance energy efficiency projects.



Urban Green CEO John Mandyck and Mayor Bill de Blasio with the pen used to sign Local Law 154.

“Furnaces, boilers and hot water heaters cause more carbon emissions in NYC than all uses of electricity combined. With this legislation, New York becomes the largest city in the world to phase fossil fuels out of new construction. NYC continues to lead the way with transformational steps toward cleaner, healthier, low-carbon buildings.”

–John Mandyck, CEO, Urban Green Council

# WE RESEARCH

## Grid Ready: NYC's grid is ready for electrification!

We found that:

- 1 Building electrification poses almost no immediate risk to the grid
- 2 NYC's winter power demand could grow by **42 percent** before exceeding summer demand
- 3 There's enough room to convert about **300 multifamily buildings** in most of the 70 network areas before we see any winter peaks

View our [interactive online map](#) to explore various electrification scenarios and their effect on the grid.



# URBAN GREEN TURNS 20!

2022 marks Urban Green’s 20th anniversary! Given this milestone, we’re launching a special [anniversary campaign](#) to strengthen our resources in these unprecedented times and help ensure that New York City remains on track to achieve its ambitious sustainability goals in feasible, fair and equitable ways.

**We encourage all organizations to participate through a combination of organizational membership, annual sponsorship and our 2022 gala.**

For more information, please contact:

**Theresa Wetzler**

Associate Manager, Operations

212-514-9385, ext. 138






development@urbangreencouncil.org

“Urban Green Council has always been at the cutting edge of green building policy in New York City. Bringing the highest environmental ambitions together with real estate and labor expertise has been Urban Green’s special addition to the evolution of policy and practice around green buildings in New York.”



**-Rit Aggarwala**, Chief Climate Officer and Commissioner, NYC Department of Environmental Protection

## 20TH ANNIVERSARY CAMPAIGN LEVELS AND BENEFITS

	 Listing in anniversary promotional materials	 Invitation to special member events	 Company logo on dedicated campaign webpage	 Special recognition in weekly newsletter	 Dedicated member spotlight video
<b>Guardian</b> \$50k+	✓	✓	✓	✓	✓
<b>Steward</b> \$35k+	✓	✓	✓	✓	✓
<b>Leader</b> \$20k+	✓	✓	✓	✓	
<b>Advocate</b> \$10k+	✓	✓			
<b>Partner</b> \$2.5k+	✓	✓			





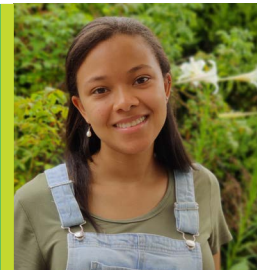
# LOOKING AHEAD

Urban Green is more committed than ever to finding practical solutions that achieve the carbon savings we need for the future we want. Here's what's on the horizon:

- 1** The year 2022 brings a new mayor and 35 new council members. We were appointed to Mayor Eric Adams' Transition Committee, met with new council members and hosted Local Law 97 briefings exclusive to the 2022 City Council and staff.
- 2** We will continue to advocate for flexible compliance options for Local Law 97 that prioritize investment in environmental justice areas with a new capital stream for energy efficiency and carbon reduction.
- 3** Through our 2022 conference, we will build on our leadership role in retrofitting New York, examining how we can accelerate electrification across all building sectors.

"My internship at Urban Green was pivotal in my career. It sparked my interest in building systems and exposed me to how crucial it is to address buildings to reach our climate goals. I chose my current job because it's similar to the work I was exposed to at Urban Green."

-**Carolyn Tolentino**, Research Assistant, ACEEE



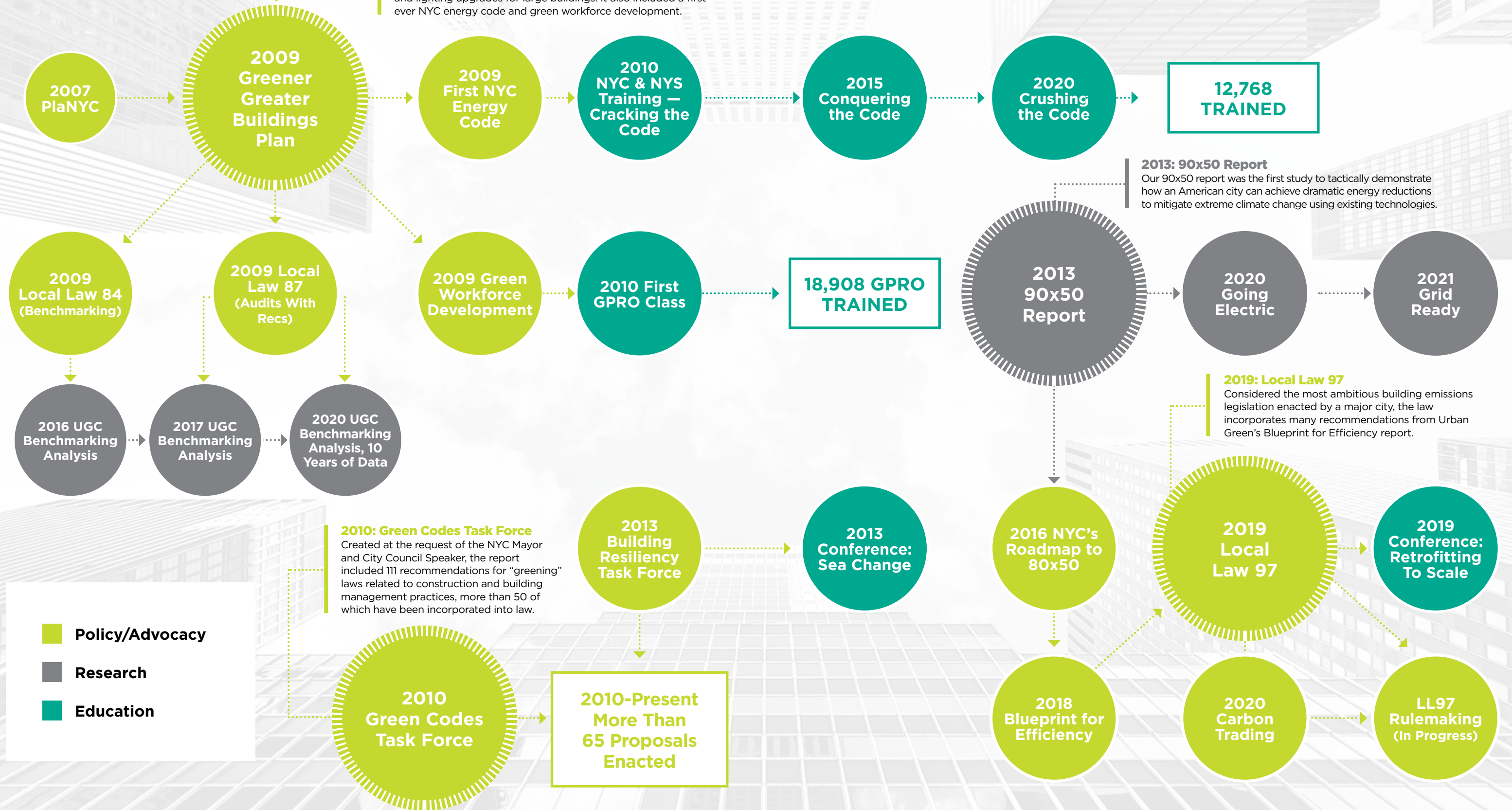


# 20 YEARS OF URBAN GREEN: BUILDING ON SUCCESSES

Urban Green started in the late 1990s as an informal group of design and real estate professionals who cared about green building, amplifying LEED and the threat of climate change. The all-volunteer group officially incorporated in 2002 and added paid staff in 2007, allowing for greater reach and impact. Below is a map of some of our most impactful achievements and initiatives. Click on the circles to learn more and see how our work has transformed NYC!

## 2009: Greener, Greater Buildings Plan

This groundbreaking suite of laws mandated audits, benchmarking and lighting upgrades for large buildings. It also included a first-ever NYC energy code and green workforce development.



**12,768  
TRAINED**

## 2013: 90x50 Report

Our 90x50 report was the first study to tactically demonstrate how an American city can achieve dramatic energy reductions to mitigate extreme climate change using existing technologies.

**18,908 GPRO  
TRAINED**

## 2019: Local Law 97

Considered the most ambitious building emissions legislation enacted by a major city, the law incorporates many recommendations from Urban Green's Blueprint for Efficiency report.

**Policy/Advocacy**

**Research**

**Education**



# SUPPORT URBAN GREEN

## For Individuals

**Become a member** and receive discounted admission to events and access to special programs and tours.

**Join the Trust for Urban Green** by making a donation of \$1,000 or more. Trust benefits include Urban Green membership, invitations to exclusive events throughout the year and the opportunity to network with NYC's most committed green building advocates.

## For Organizations

**Become an organizational member** to demonstrate your firm's commitment to sustainability and join an influential community of firms that publicly support the green building movement. This includes individual memberships for staff.

**Become a sponsor** for increased visibility within the Urban Green community and expanded benefits, including promotion on our website, in our newsletter and at events. This includes individual memberships for staff.

To find out about ways to support us, please contact **Theresa Wetzler, Associate Manager, Operations:**



212-514-9385, ext. 138

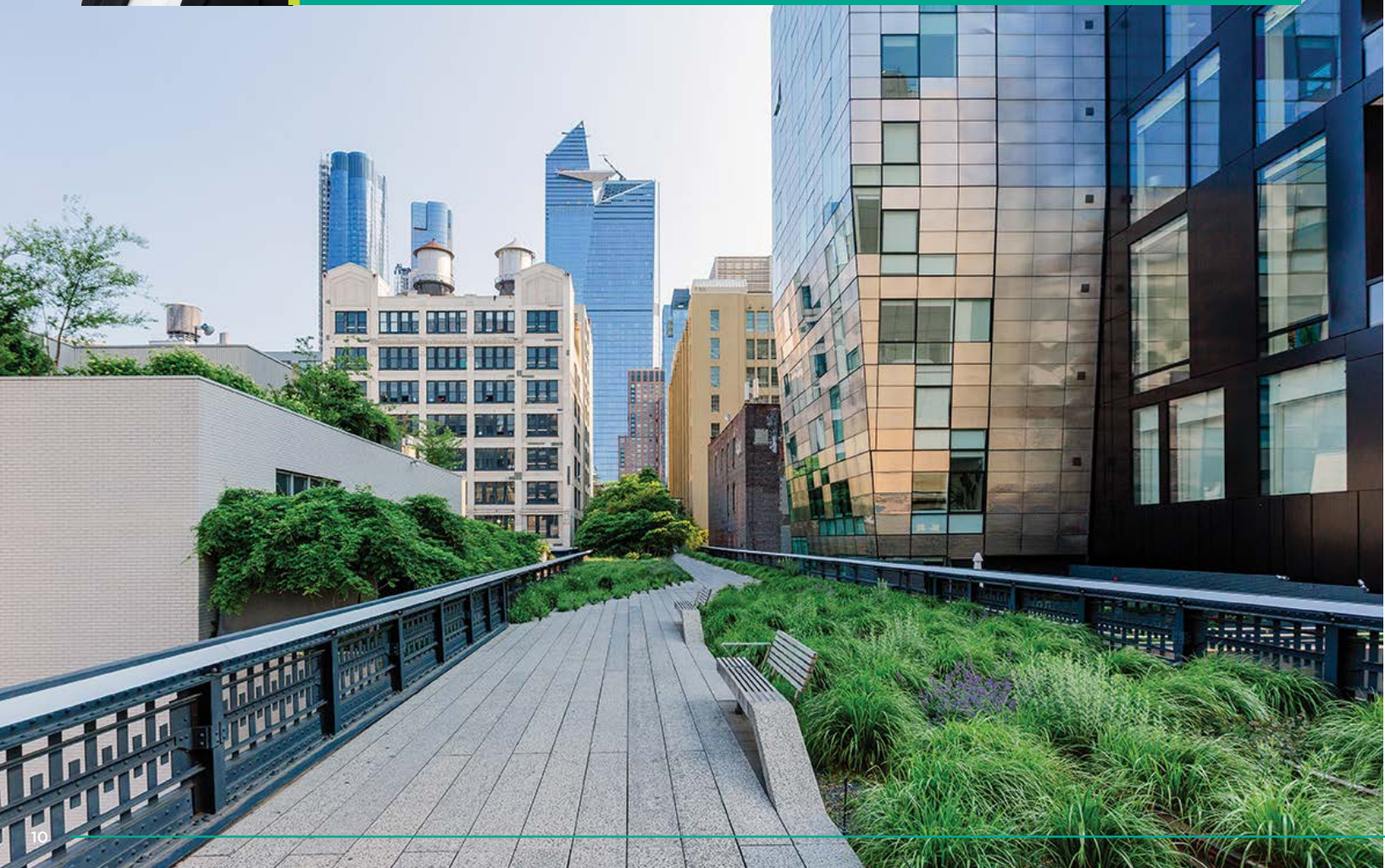


development@urbangreencouncil.org



"I attended Emerging Professional events for about two years. The social events were great! I was able to network and make lots of new connections, and EP allowed me to immerse myself in the current conversation around sustainability."

-**Sara Bayer**, Associate Principal and Director of Sustainability, Magnusson Architecture and Planning, Former Emerging Professionals Participant



# THANK YOU

TO OUR 2021 SUPPORTERS. YOUR GENEROSITY MAKES OUR WORK POSSIBLE.

## \$100,000+

- Carrier
- Energy Foundation
- New York Community Trust

## \$50,000+

- New York Power Authority
- Eric Rudin

## \$25,000+

- AKF Group
- Brookfield Properties
- Con Edison
- Jaros, Baum & Bolles
- Skidmore, Owings & Merrill
- USGBC

## \$15,000+

- Atelier Ten
- Counterpointe Sustainable Real Estate
- Daikin US Corporation
- Pelli Clarke & Partners
- May and Samuel Rudin Family Foundation
- SL Green Realty
- Silda Wall Spitzer
- Thornton Tomasetti
- Trane Technologies
- View
- Vornado Realty Trust

## \$10,000+

- 32BJ SEIU
- Arup
- Beyer Blinder Belle
- Boston Properties
- Calpine Energy Solutions
- Empire State Realty Trust
- Hydro-Québec
- Johnson Controls
- Kohn Pedersen Fox Associates
- Otis Elevator Co.
- Related Companies
- ROCKWOOL
- James M. and Margaret V. Stine Foundation

## \$5,000+

- Bright Power
- Jeffrey Brodsky
- Buro Happold Engineering
- COOKFOX Architects
- Danfoss
- Douglas Elliman Property Management
- EMCOR Services NY/NJ
- FXCollaborative
- Goldman Sachs
- HOK
- HXE Partners LLC
- Hyde and Watson Foundation
- Hydromx
- Lendlease
- Mitsubishi Electric
- Northwell Health
- Rafael Pelli
- Redaptive Services, LLC
- Secure Source Energy
- Trystate Mechanical

## \$2,500+

- BKS Architects
- Brightcore Energy
- CANY
- Duval & Stachenfeld
- EN-POWER GROUP
- FirstService Residential
- HLW International
- Sabrina Kanner
- Klima NY, LLC
- Legacy Engineers
- Metropolitan Valuation Service
- New York University
- Phase Change Solutions
- Renegade
- John Rhodes
- John Rice
- Rockefeller Group
- Schneider Electric
- Sive, Paget & Riesel
- SRS Enterprises
- Steven Winter Associates
- Tishman Speyer

- Transmission Developers, Inc.
- Turner Construction
- Vidaris Inc.
- WSP USA

## \$1,000+

- Actual Energy
- Joseph Allen
- Amalgamated Bank
- CarbonQuest
- Carleton Energy Consulting
- CodeGreen Solutions
- Cooper Recycling
- enVerid Systems
- Rick Fedrizzi
- Gregg Fischer
- Scott Frank
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- Jill Lerner
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- New Water Street Corp.
- Omnispective
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SVP and Director of Sustainability  
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