

Green Roof

Morgan Processing and Distribution Center (P&DC)

The U.S. Postal Service's first green roof is another example of its proactive environmental leadership, and continues the Postal Service's commitment to making a positive impact on the environment. The Morgan Processing and Distribution Center (P&DC) is a showcase of resource conservation and innovation.

- The Morgan P&DC was built in 1933, and designated a historical landmark in 1986. It features 1,600 windows, and at 2.2 million interior square feet, it is one of the largest mail processing facilities in the country.
- The green roof project began seven stories above the **streets of Manhattan**, in September 2008 after the old roof was deemed strong enough to support the additional weight of soil and vegetation. Construction was completed in July 2009. The facility also replaced 1,600 windows and deployed other energy-saving enhancements.
- The green roof atop the Morgan P&DC is the first for the Postal Service. At 109,000 square feet — nearly 2.5 acres — **it is the largest in New York City and one of the largest in the country**. It also is one of the largest Postal Service environmental projects to date.
- The Morgan green roof is an **outdoor oasis**, providing a safe and sustainable environment for employees. It features 14 benches and an art wall made of Brazilian ipe wood, certified sustainable by the Forest Stewardship Council and requiring no maintenance, sealants or staining. All plants and vegetation are native to the region and comprise approximately 59 percent of the green roof surface. **Native plants** and ground cover include: Coral Carpet, John Creech, Weihenstephaner, Immergrunchen, Fuldaglut, and Red Carpet. Native plants and ground cover include: Coral Carpet, John Creech, Weinhenstephaner, Immergrunchen, Fudaglut, and Red Carpet.
- It is much more than a pretty space. The roof will last 50 years, **twice as long as the roof it replaced**, and will reduce the amount of storm water runoff into the New York municipal water system by as much as 75 percent in summer and 40 percent in winter.
- The green roof is more energy efficient than a traditional roof, and was projected to **save the Postal Service \$30,000 annually** in heating and cooling costs. The results of the green roof and other energy saving enhancements have surpassed that estimate, saving more than \$1 million in the first year. The increased savings are attributed to a 40 percent reduction in energy use and an average decrease in energy expenses of 15 percent.
- Nearly 90 percent of the original roof was **recycled and reused** on the new roof. The 176 copper column caps, now green due to natural oxidation, are original to the building, and continue to define Morgan as a historic building.
- USPS is pursuing Leadership in Energy and Environmental Design (**LEED**) **certification** for the Morgan facility. The green roof is part of the Postal Service's successful greener facilities strategy, including a goal to reduce energy use 30 percent by FY 2015.

