

# Battery Park City Site 19-B – Tribeca Green New York, New York



**Construction Value**  
\$70 Million

**Building Size**  
357,000 sf

**Completion**  
2005

**Assignment**  
Construction Management

**Client**  
Related Companies

**Architect(s)**  
Robert A.M. Stern  
Ismael Leyva



The main residential entry to an approximately 3,500 sf lobby is centered on the North End Avenue frontage with the secondary drop-off/ service entry on Warren Street. Residents have direct access to elevators, mail and package facilities, and the management office from the main lobby, as well as access to the eastern public open space adjacent to Parcel 19B. Approximately 3,000 sf of amenity space on the ground floor of the building include the lobby, a state-of-the-art health club, a business center and the leasing and management offices.

Storage, mechanical/electrical/plumbing spaces, and a garage, accessible by way of an entrance from Warren Street, share a fully excavated 21,000 sf cellar.



Bovis Lend Lease managed the construction of this Battery Park City residential building for the Related Companies. This project was built under the Battery Park City Residential Environmental Guidelines to achieve LEED NC Gold certification, which it successfully attained in June of 2006.

The 357,000 gross sf structure made up of reinforced concrete and flat plate contains 24-stories and 270 apartments with 8'6" ceiling heights.

The building – designed to be a wholly integrated architectural statement that blends in with its Battery Park City environment – conforms to special Battery Park District requirements, with a mandatory 135-foot street wall on North End Avenue containing the first 14 residential floors, including the ground floor. Floors 15 through 24 rise in a 95-foot residential tower, set back five feet, on the corner of North End Avenue and Warren Street for the maximum length of 120 feet along Warren Street.

The majority of the building is faced with red brick. The two-story base of the building is clad in limestone, and the upper stories are relieved with the two-story glass and metal expression zones and metal cornices as mandated by the guidelines. The use of interior mechanical systems leaves the exterior facades free of air conditioning grilles.

## LEED

### Green Building Procurement Strategy

The building represents a modern type of residential Green Building and meets Battery Park City Residential Environmental Guidelines for sustainable design.

In order to obtain the ambitious goals for procuring project materials – 40 percent from local manufacturers and 10 percent consisting of recycled materials – Bovis Lend Lease tracked product origin and recycled content from bidding through project delivery for all trades. This vigilant tracking allowed the use of some materials that were neither local nor recycled without jeopardizing environmental goals. Bovis Lend Lease's established reputation and long-standing relationships with contractors proved crucial in obtaining the material costs and supporting documentation necessary to satisfy these goals.

### Green Building Construction Strategy

During construction, low-impact and air quality protection were heavily emphasized. Bovis Lend Lease developed a Storm Water and Sedimentation Control Plan to protect the abutting landscaped park and surrounding properties from construction impact. Moreover, a Construction Indoor Air Quality Plan was developed to protect HVAC equipment and finishes from dust, moisture and "Volatile Organic Compounds", which carry odors and chemicals emitted from such products as paint and particleboard.

## Green Building Design Elements

Innovative design elements, which not only save resources, but also create a healthy interior environment include:

- 100% fresh, filtered and (de)humidified air supplied to all apartments year round;
- Treatment and recycling of building wastewater for toilet flushing and mechanical cooling;
- Collection and use of storm water for irrigation and mechanical cooling;
- A vegetated "green" roof;
- Photovoltaics to offset five percent of the building's energy with renewable energy;
- A cogeneration system generating power and hot water from natural gas more efficiently than the local power authority; and
- Material selection and construction procedures to meet LEED and Battery Park City Authority air quality standards.

