

MILLENNIUM RESIDENCES

Location

30 West Street
New York, NY

Role

Construction Manager

Client

Millennium Partners

Architect

Handel Architects

Category

Residential, Sustainable

Millennium Partners engaged Gotham's construction management services for its 236-unit, 35-story, 440,000 sf condominium development in New York City's Battery Park. The project was conceived to meet a particularly high environmental standard, in keeping with the Battery Park City Authority initiative to create a sustainable community. As one of the first residential high rises to receive a LEEDs Gold Rating, Millennium Residences incorporates Green building elements, both in its infrastructure and architectural design.

The property features façade-mounted photovoltaic solar panels that provide 5% of the base building's energy requirements, a micro turbine to generate electricity throughout the building, a black water treatment plant in the basement, Forest Stewardship Certification for its use of wood products with no added urea formaldehyde resins, energy efficient heat pumps, and recycled content. In compliance with the LEEDs requirements for clean-air standards, there is also an advanced fresh-air filtration system. Several steps were taken to conserve potable water consumption - reduced flow fixtures, retention and reuse of storm water, and waste water treatment whereas all sanitary waste water is collected, treated and reused for toilet flushing water within the building. Many of the finishes, including kitchen cabinetry, moldings, and corridor materials contain recycled content. Construction materials were specified and used for their low VOC count such as adhesives, sealants, paints and coatings, and engineered wood products.

