

OCTAGON PARK



Location

88 Main Street
Roosevelt Island, NY

Role

Construction Manager

Client

Becker & Becker Associates

Architect

Schuman, Lichtenstein, Claman & Efron

Category

Residential, Sustainable

Octagon Park is one of the largest Green developments ever to be completed in the United States. Listed on the National Register of Historic Places, this is an adaptive re-use residential facility combining historic restoration and new construction to create a 480,000 sf complex on Roosevelt Island located on the East River. The project blends the restoration of a 5-story octagonal structure built in 1839 with two new 14-story apartment wings. This landmark mixed-use complex is situated on 5 acres and incorporates an ecological park, tennis courts, swimming pool, playground, daycare center, below-grade parking and 500 residential rental units.

As construction manager, Gotham was responsible for a comprehensive site work plan that included sustainable elements such as high-efficiency mechanical and roofing systems, including an array of 50kw photovoltaic solar panels that use 40% less energy than conventional buildings. The project sourced 20% of its materials locally, and 50% of the construction materials included recycled content.

An equally compelling component of this project is the domed centerpiece which includes the reconstruction of the Octagon Tower, a bedrock-clad remnant of what was once the NYC Asylum for the Insane. The once-dilapidated tower was just a shell and now serves as a grand lobby connecting the two residential wings. The Octagon received the largest initial award of NYS Green Building Tax Credits and was recognized in the first NYC Green Buildings Competition as the recipient of the "Green Apple Award" for leadership in applying sustainable design principles to residential development.

