

THE EPIC

Location

125 West 31st Street
New York, NY

Role

Construction Manager

Client

Durst Fetner Residential

Architect

Schuman, Lichtenstein, Claman & Efron

Category

Residential, Sustainable

The Epic is a mixed-use 580,000 sf, 59-story residential, office and commercial tower located in the heart of Manhattan. This glass sheathed tower earned a LEEDs Silver Rating for its energy efficient systems and indoor environmental qualities.

A multitude of project components had to be carefully considered and phased during construction planning. Adjacent to the St. Francis of Assisi Friary, the project includes an extension of offices, a chapel, a library, and housing for the Friars at the base. The site also houses a parking structure and three separate lobbies, and includes a new headquarters for the American Cancer Society and a Hope Lodge treatment center and hospice. The 4-story facade on 32nd St. incorporates an expansive glass and shadow box curtain wall to give the Society its own identity. Above the base, the tower consists of 458-units of rental housing.

This is a notable example of Gotham's expertise in high-end luxury building that incorporates a wide array of Green building features. Gotham fulfilled the client's goals of using environmentally-friendly and locally sourced construction materials. Sustainable attributes include over 20% recycled materials; over 20% of building materials were locally manufactured, minimizing transportation energy; 50% of the wood consumed during construction was sustainably harvested; over 80% of demolition and construction waste was recycled; and there is a 12,000 gallon storage tank for a water reclamation irrigation system. The building is also geared toward reducing the carbon footprint of its residents: Energy Star appliances, incandescent lighting, building-wide water and air filtration systems, and storage for over 150 bicycles.

