

MULTI-HOUSING NEWS

Two New Manhattan Condos Registered for LEED Certification

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By Erika Schnitzer, Associate Editor

New York--Two new eco-friendly luxury condominiums are currently under construction in uptown Manhattan. Related Companies has registered its two buildings, The Brompton, a 132-unit building located at 205 East 85th St., and The Harrison (pictured), a 193-unit project at 205 West 76th St., with the U.S. Green Building Council for LEED Silver Certification.

“We view our commitment to sustainability as an obligation to ensure that we play a role in reducing carbon emissions, protecting and preserving environmental resources and contributing to a cleaner, greener future for generations to come,” Jeff Blau, president of Related Companies., tells MHN.

The buildings, designed by architect Robert A.M. Stern, offer a high level of indoor air quality through their pressurized corridors, sealed units and use of low-VOC materials. Incorporated into the building, elements with a high Solar Reflectance Index (SRI), which measures a roof’s ability to eliminate solar heat, will decrease the “heat island effect” of the buildings. Both The Brompton and The Harrison will supply their units with power through the purchase of renewable energy.

Limiting water usage, the landscapes of the buildings employ sustainable methods as well. Landscape architects used temporary drip irrigation systems, and the gardens were designed using native and adaptive plants, both of which are tolerant of droughts and require low maintenance.

The Harrison features two towers that offer three or four bedrooms. Many bicycle racks and storage units are provided for residents, which are meant to promote a decrease in car usage.

A parking garage located in the building is expected to provide incentives for using hybrid cars and carpooling. Reserved parking spaces will offer the shortest wait time for owners of fuel efficient cars and those who carpool. Additionally, Related Companies has created a partnership with Zipcar and residents will be offered preferred rates to encourage car sharing.