



Project: Solaire



Building Type: Residential Apartment

Location: New York City

Floor Area: 35,000 square meters

LEED Status: Gold

AST Staff Involvement: Light

Rob Watson provided early LEED pre-certification evaluation, clarification of LEED Criteria and documentation requirements and advice on green design strategy and technologies.

Green Features:

Site/Land-use

- Resident-use, pesticide-free rooftop garden provides natural insulation for building.
- Transit-friendly location and in-building bicycle storage area.

Water Quality & Treatment

- Central water-filtration system for entire building.
- Refrigerators that provide doubly filtered drinking water and ice.
- Building wastewater treatment system for toilets HVAC cooling tower and irrigates adjacent park.
- Rainwater storage and reserve for roof garden irrigation.

Energy

- 35% energy savings and 67% lower peak demand.
- Computerized building management system and environmentally responsible operating and maintenance practices.
- Natural gas-fed central heating and cooling system, free of ozone depleting refrigerants.
- Photovoltaic panels supply over 5% of the building's electricity.

Materials

- Project recycled over 75% of construction waste
- Over 25% of all materials used contained recycled content
- Half of all materials used were procured within 500 miles
- Building has occupant recycling storage and sorting area.

Air Quality

- Advanced central air-filtration system.
- 24/7 exhaust in every bath and kitchen.
- In-building 24-hour air quality monitoring system.
- Building materials and paints with low or no off-gassing.