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**316 11th Ave.****COST: \$138 MILLION**

**One of the largest** residential towers going up along the 11th Avenue corridor in Manhattan's recently rezoned Chelsea district is Douglaston Development's 34-story 316 11th Ave. Like other buildings by the developer, including Hampton Court on the Upper East Side, the project takes advantage of the 80/20 affordable housing program, funded in part by bonds from the New York State Housing Finance Agency to make available 20 % of the units to families earning 50 % or less of the New York City area median income.

In addition to 369 rental units, ranging from 550-sq-ft studios to over 1000-sq-ft two-bedrooms, the tower, when completed next October, will have 4,000 sq ft of retail at street level, 28,000 sq ft of parking spread across two floors at street-level and underground, and a 5,600 sq ft rooftop terrace. Another outdoor terrace will be located at the second floor, in addition to a lounge with a working fireplace, fitness center, and banquet room. Rounding out the amenity package of the poured-in-place-concrete tower, designed by Stephen B. Jacobs Group of New York, will be a three-level lobby, which will connect to the retail space and act as an ar-

cade between the entrance to the building and the doorman-controlled access to the rest of the building.

While the team did not pursue LEED certification on the \$138 million project, the actual construction has three environmental challenges that required coordination with the Department of Environmental Protection: soil remediation, air quality, and noise pollution.

The DEP required a remedial action work plan, but, fortunately for Levine Builders, the construction management arm of Douglaston Development that's overseeing the project, the crew did not encounter contaminated soil on the site, according to Steven Charno, development manager with Douglaston, despite the site's industrial past.

"The facade materials, from the window wall to the concrete and metal panels, were required to attenuate noise to meet the requirements of the noise," adds Charno. "[The team] was using gas because it burns cleaner, and had to locate the stack on the roof in a spot to meet the requirement of the air designation." The West Chelsea rezoning was the first rezoning that had all three - soil, air, and noise - (E) designations in the city, requiring cleaner construction methods and materials.

In addition, the team is using gas instead of oil on the site, and is filtering all of the water coming into the building. The units all come with Energy Star appliances.

**Key Players**

**Developer:** Douglaston Development, New York

**Construction Manager:** Levine Builders, New York

**Architect:** Stephen B. Jacobs Group, New York