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People and Places

... THIS WEEK



The LEED Platinum-targeted Visionaire condominium tower by [Pelli Clarke Pelli Architects](#) recently opened in New York City. Image: Courtesy Quinn & Co.

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The Visionaire mixed-use residential high-rise (pictured above) recently opened in Battery Park City, New York City. Rafael Pelli of New Haven, Connecticut-based [Pelli Clarke Pelli Architects](#) designed the 35-story, 500,000-square-foot (46,000-square-meter) project, which houses 251 residences and also includes 40,000 square feet (3,700 square meters) of office space and 4,000 square feet (370 square meters) of ground-floor retail.

LEED Platinum certification is targeted. The high-performance building envelope consists of terra cotta and glass, with low-E insulated glazing. A 48-kilowatt photovoltaic solar power system is integrated into the building facade. Open floor plans and floor-to-ceiling windows in living rooms transmit ample daylight.

High-efficiency natural gas-fired heaters and microturbine simultaneously generate electricity and hot water. The HVAC system also incorporates high-efficiency pumps and motors and energy recovery technology. A 25,000-gallon- (95,000-liter-) per-day wastewater treatment plant in the basement recycles water to resupply toilets and provide makeup water for the HVAC system cooling tower. The roof garden catchment system harvests up to 12,000 gallons (45,000 liters) of rainwater for irrigation.

Other sustainable features include a high-efficiency air filtration system with a 24-hour indoor air quality monitoring system; occupancy light sensors in common areas; no- and low-VOC paints, adhesives, and sealants; [FSC](#)-certified sustainably harvested oak; regionally sourced and recycled-content materials; and water-conserving plumbing fixtures and appliances. Over 85 percent of site construction waste materials were collected and processed for recycling.

[SLCE Architects](#) of New York City served as building architect.

http://www.architectureweek.com/2009/0121/news_1-1.html