

PROJECT OF THE MONTH

Becker+Becker constructs Conn.'s first LEED Platinum residential project: 32-story, \$180 million mixed-tower at 360 State St.



Architect.....Becker + Becker Associates, Inc.
Owner Multi-Employer Property Trust and
Becker Development Associates, LLC
Construction Manager Suffolk Construction
Precast Concrete BPDL
Fire Protection..... MJ Daly

Geothermal, Geotechnical, Environmental
.....Haley & Aldrich
Limelight Garage Lighting System
.....TwistHDM
Telecom and Wireless/Rooftop Consultant
..... Riser Management Services Inc.

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NEW HAVEN, CT Becker+Becker, a Fairfield-based design and development firm, announced that residential leasing has begun at 360 State St., a new 32-story, \$180 million mixed-use tower located in the downtown area. The building has been garnering attention and winning praise as a model for sustainable, environmentally-friendly design.

"With 360 State St., we have transformed a long-vacant site into the greenest new structure in the state," said Bruce Becker, president of Becker+Becker. "From our use of recycled stone for countertops, to thermostats that know when you're home, to a pool heated with a fuel cell and elevators that recapture their own energy, the building is designed with half the carbon footprint of a conventional apartment building. And the energy savings will be passed onto our tenants through lower utility bills."

360 State St. will be the state's first Leadership in Energy and Environmental Design (LEED) Platinum residential project. This "green building" rating system, developed by the US Green Building Council (USGBC), sets standards for the environmentally sustainable design, construction and operation of buildings and neighborhoods. In a letter certifying 360 State St.'s designation, S. Richard Fedrizzi, who heads the USGBC, noted that Becker+Becker's work on the project had earned it "a place among the finest developments incorporating the principles of smart growth, urbanism, and green design."

On March 8th, Becker led state and federal officials through 360 State St. in a group headed by U.S. Senator Chris Dodd, who chose the project to promote his Livable Communities Act. The landmark bill will help communities cut traffic congestion, reduce greenhouse gas emissions and gasoline consumption, revitalize Main Streets and urban centers, and create more affordable housing. Accompanied by Deputy HUD Secretary Ron Sims and other officials, Sen. Dodd toured the building, and then spoke at the leasing office across the street.

"Through projects like this one here at 360 State St.," he said, "regions can keep their young people, attract new knowledge workers, put existing residents back to work, and accommodate the baby boomer generation as they enter retirement."



Speaking after Dodd, New Haven mayor John DeStefano. "By every measure," DeStefano said, "360 State St. exemplifies President Obama's concept of a partnership for sustainable communities."

360 State St. comprises 500 apartments atop 22,000 s/f of retail and a four-level public parking structure. Located directly across from the State Street Metro North train station, a half-mile from the Union Station Metro North station-and with a Zipcar sharing program in the parking garage-it is a transit-oriented residential development designed for those eager to have cars handy but minimize their use. New Haven Green is one block to the west, and Yale University, Yale New Haven Hospital and other downtown employers are within walking distance-as are hundreds of restaurants, shops, galleries, museums and clubs.

The 500 luxury apartments and 50 affordable units at 360 State St. are a mix of studio, one and two-bedrooms, and three-bedroom penthouses. All feature open floor plans, Energy Star appliances, stone countertops, stainless steel appliances, ample closet space and a full-sized washer and dryer. Oversized windows maximize views over the city and Long Island Sound. The resi-

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dence contains more than 36,000 s/f of community amenities, including 24/7 front desk and concierge services, resident lounge and game room with billiards, spacious fitness center including private yoga studio, business center with Apple computers and meeting rooms, expansive rooftop garden and lawn, heated outdoor pool and sundeck, and Wi-Fi access in all common areas.

Potential residents concerned about the energy and environmental costs of such luxury need not worry: 360 State St. will be the most eco-friendly mixed-use development in Connecticut.

"We set out to show how people can live large while leaving a smaller energy footprint," said Becker. When the building is up and running, Becker notes, it will have one-half the carbon footprint of a comparable code-compliant apartment building in Connecticut. "Senator Dodd's legislation makes clear that only by changing our pattern of development can we find a more environmentally and socially sustainable way to build and to live. From the start this has been the guiding principle of 360 State."

Key green design features include: a 400KW fuel cell to provide renewable power, heat and hot water to meet the majority of the building's needs; energy recovery of waste heat; demand control ventilation; high efficiency water source heat pumps with smart thermostats; high efficiency lighting and occupancy sensors; regenerative drive elevators; a half-acre rainwater harvesting green



roof with native plants, smart water meters and low-flow fixtures, bike storage, electric car charging stations and a Limelight Garage Lighting Systems, low-VOC paint and finishes, recycled fiber carpet, highly performance low-E glazing, enhanced insulation and envelope sealing, and a staggered truss structural system that reduces steel by 30%.

Speaking at the press conference in his leasing office, Becker noted that many Americans are embracing environmental responsibility as the next great national cause. "I see this as patriotic, Green is the new red, white and blue," said Becker.

The 360 State St. leasing office is currently open at 804 Chapel St., directly across the street from the building. The community's first residents are expected to move in this summer.

About Becker+Becker

B+B is a full service green architecture, planning, historic preservation and real estate development firm. Founded in 1950, it has been directed by Bruce Redman Becker, AIA, LEED AP, since 1987.