

## 30 PARK PLACE/99 CHURCH, NEW YORK, NY



### Facts

**Location:**  
New York, NY

**Description:**  
Luxury high-rise residential  
and hotel

**Project Owner:**  
Silverstein Properties

**Architect**  
Robert A.M. Stern Architects

**Completion Date:**  
2016

**Objective:**  
LEED Silver

Developed by Silverstein Properties and designed by Robert A.M. Stern Architects, 30 Park Place is a luxury high-rise condominium building perched atop a Four Seasons Hotel in New York City's Tribeca neighborhood. The striking 710,000-square-foot tower stands 82 stories, making it the largest residential tower in the downtown skyline at 926 feet tall.

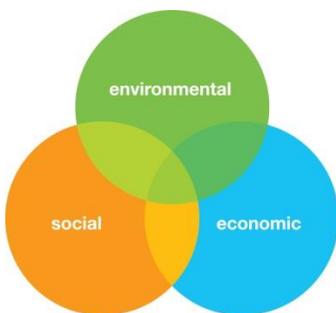
Silverstein needed to build a project that worked in tandem with the revitalization of the financial district. Redevelopment of the World Trade Center was a catalyst meant to deliver a brighter, more vibrant experience for downtown New York's luxury market.

Paladino was engaged to fully manage the LEED certification effort, guiding the process for Silverstein Properties and the project team. We began with an eco-charrette, and then provided tools and techniques to the team, managing documentation, submission, and fielding any questions from GBCI.

## About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit [www.paladinoandco.com](http://www.paladinoandco.com)



*Paladino's abundance framework  
(people, planet, prosperity)*

By using LEED certification as a back-check on sustainability strategies, Silverstein was able to affirm its leadership position in this highly competitive market.

This project made a leading-edge concept into a vibrant reality through Silverstein's entrepreneurial vision for mixed use property. By stacking the program and using the abundant available amenities, they were able to maximize dollar per square foot and ROI while using density to their advantage. The combination of the hotel and the condominiums creates a "sense of place" that makes 30 Park Place and highly desirable destination. The interplay of the hotel, condominium, and address instantly creates excitement for the luxury traveler.

Further, the building has helped reinvigorate the neighborhood by offering residents a desirable place to live in lower Manhattan, once a predominately commercial area.

The shared spaces and systems heavily contributed to the sustainability program. Bringing the benefits for hotel guests together with the benefits for condominium residents drove greater integration and higher sustainability achievements.

Residents can even tap into services and amenities offered by the Four Seasons Hotel, which opened in September 2016, with access to the hotel restaurants including Wolfgang Puck's CUT, a 75-foot swimming pool, spa, salon, ballroom, meeting rooms, and business center.

Other building amenities focus on resident health and wellness and include a fitness center, vaulted conservatory, screening room, private yoga studio, children's playroom, dining room with separate catering kitchen, and two double-height loggias.

The project achieved its sustainability goals through site selection, community connectivity, and stormwater management. Additional features include water efficient landscaping, optimized energy performance, smart daylighting techniques, and innovation in design. Sustainability features include convenient control of lighting, shades, and climate to minimize energy use. The project also includes a landscaped park for resident and public access. Materials significantly contributed to the sustainability outcomes and proved that sustainable materials can also be luxurious and durable.

The building achieved LEED Silver certification. After launching sales in June 2014, the building exceeded \$110 million in sales by Dec. 2016.