

THE EPIC

125 West 31st Street
New York, NY
Completed 2007

• Construction Manager

CLIENT

Durst Fetner Residential

ARCHITECT

SLCE Architects

TAGS

• Residential
• Sustainable



The Epic is a mixed-use, 580,000 sf, 59-story residential, office, and commercial tower located in the heart of Manhattan. This glass-sheathed tower earned a LEED Silver rating for its energy efficient systems and indoor environmental qualities. A multitude of project components had to be carefully considered and phased during construction planning. Adjacent to the St. Francis of Assisi Friary, the project included an extension of offices, a chapel, a library, and housing at the base for the friars. The site also houses a parking structure and 3 separate lobbies, and includes a new headquarters for the American Cancer Society and a Hope Lodge treatment center and hospice. The 4-story facade on 32nd Street incorporates an expansive glass and shadow-box curtain wall to give the Society its own identity. Above the base, the tower consists of 458 units of rental housing. This is a notable example of Gotham's expertise in high-end luxury building that incorporates a wide array of green building features. Gotham fulfilled the client's goals of using environmentally friendly and locally sourced construction materials. Sustainable building efforts included the following: over 20% of materials used were recycled; over 20% of building materials were locally manufactured, minimizing transportation energy; 50% of the wood consumed during construction was sustainably harvested; over 80% of demolition and construction waste was recycled; and a 12,000-gallon storage tank for a water reclamation irrigation system was installed. The building is also geared toward reducing the carbon footprint of its residents: Energy Star appliances, incandescent lighting, building-wide water and air filtration systems, and storage for over 150 bicycles.