



CELEBRATING
55 YEARS

nerej

Becker and Becker Associates' 360 State St. set to open

August 19, 2010 - Connecticut

After 21 months of construction, the much anticipated 360 State St. is set to open its doors. The building, which boasts the largest fuel cell to operate in a residential building worldwide, is the first new major residential construction in New Haven in over 15 years.

Located at the corner of Chapel St. and State St. in the heart of downtown New Haven, the 32-story, 700,000 s/f building will offer 500 rental residences ranging from studios to three bedrooms and feature 28,000 s/f of retail space.

Behind this pioneering project - one that turned a former surface parking lot into what is expected to be a model for the future of urban building and green technology innovation - is Becker and Becker Associates, Inc., an integrated architecture and development firm. Innovation has led the second generation company to many recent great successes on challenging projects such as the LEED Silver certified Octagon, on Roosevelt Island in New York City and the Wauregan Hotel redevelopment in Norwich, both once derelict properties now fully revitalized into thriving residential communities.

The development is set to maintain the highest level of green by becoming a certified LEED Platinum Plus, the first of its kind to be recognized by the U.S. Green Building Council in the Pilot Neighborhood Development Program for exemplifying the principles of smart growth, urbanism, and green design prior to, during and post-construction. The use of pre-cast concrete floor planks and a staggered truss structural system allowed for a 25% reduction in steel, all mass-fabricated off site. The 400 kW fuel cell will provide nearly 100% of the building's thermal energy and reduce its carbon footprint by 50%.

The mixed-use development will house a public parking structure accommodating 500 cars and 200 bicycles. The garage will house a Zipcar car sharing program and electric car charging stations. New Haven's first food co-op is planned in 20,000 s/f on the ground floor.

Becker+Becker with financing from the Multi-Employer Property Trust began construction of the urban infill project in November 2008. The building is expected to be 100% complete by December 1st.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540