

860 Washington Street

New York, NY



A new class A, LEED Silver designed mixed-use building adjacent to the High Line on 13th Street, in the heart of the Meatpacking District. It offers 122,000 SF on 10 occupied floors; retail space on the first and second floors; high-end commercial on the third to tenth floors.

Architect of Record

AAI Architects, P.C.

Designer

James Carpenter Design Associates

Client

860 Washington Street LLC c/o Property Group Partners LLC (formerly Louis Dreyfuss)

Features

- Modern building offers an abundance of natural light in “loft-styled” space
- Highly designed glass curtainwall façade with 13'-0, 17'-0, and 22'-0 foot high glass panels maximizes views and light
- Reinforced concrete structure utilizes post-tensioning to achieve 17' cantilever slab, providing column-free space at perimeter and 33' interior column spacing
- Underfloor HVAC distribution with raised floor boosts views

Challenges

- Building's cellar is below water table, which required team to manage sitewide wellpoint dewatering operation. During foundation installation, the team encountered remnant foundations from meat packing buildings that formerly occupied the site.
- Tight coordination with High Line park and its activities was required to construct portion of building below the park.
- Adjoining landmark property, home to Diane von Furstenberg, had a large geodesic glass dome atop its roof that had to be fully protected.

Special Interests

Construction abuts and extends below High Line and is adjacent to the Standard Hotel in Gansevoort Market Historic District. During construction, the team monitored four adjacent landmark structures for vibration and movement. Space design was tailored for Google-type tenant seeking loft-styled space in modern structure. Slab-to-slab height on commercial floors three through nine is 14 feet, and 18 feet on the tenth. Building offers a bike storage room, locker room with showers, and a 4th floor outdoor terrace.

Services

Construction Management At Risk

CNY