

Green Condos Under Construction at 100 Gold Street in Vinegar Hill

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Image Gallery



by [Stephen Del Percio](#)

1 comment

100 Gold Street is touting itself as the first green residential building in Brooklyn's Vinegar Hill neighborhood. Designed and developed Anthony Morena's REDD Group, the 5-story, 10-unit condominium development is currently under construction just a few blocks east of the Manhattan Bridge and is incorporating a variety of sustainable design features. 9-foot windows will provide ample natural daylight and Manhattan views for residents; gas-fired, wall-hung boilers in each unit should save up to 40 percent on heating costs. Recycled glass tile will be used for backsplashes in each kitchen and zero-VOC paints throughout are being supplied by Brooklyn-based Ivy Coatings. Other materials sourced locally include recycled-content roof pavers manufactured by Saugerties-based Unity Creations and hand-blown light fixtures by Beacon-based Niche Modern. Green features will also include on-site

bicycle storage, dual flush toilets, and compact fluorescent lights throughout. REDD also intends to purchase renewable energy credits to offset the building's projected energy consumption during its first year of operation. Note that the project does not appear to be seeking any third-party certification for its green efforts. According to Browstoner, REDD paid \$800,000.00 for the property back in 2008; the site was formerly occupied by some sort of dilapidated old house.

This is the second green boutique condominium project in Brooklyn that we've noted in the past week here at gbNYC that is not seeking third-party certification; although Aspen Equities has dubbed its 580 Sterling Place project "seriously green" it is similarly not seeking a LEED or other rating for its 5-story, 8-unit development in Prospect Heights. I'm curious about the decision-making process for each of these two developers in opting to market their projects as "green" and "eco-friendly" rather than pursuing formal certification and applying the LEED brand to their marketing materials. For Aspen Equities, with 2 out of 8 units under contract at 580 Sterling Place already, it may have no reason to look back. Regardless, it will be interesting and instructive to note if this becomes a pattern with smaller projects as we continue to move forward here in 2009.

- [Development Watch: 100 Gold Street](#) (Browstoner)