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LEED-Seeking Village Green West Prepares to Launch Sales

By Jessica Dailey



Penthouse living room rendering

With Chelsea Green nearing completion, **Alfa Development** is keeping busy with several other ecotastic projects around Manhattan. They have a new condo at 199 Mott Street, they recently purchased an old Hershey's factory in Chelsea, and **Village Green West** at 245 West 14th Street, a formerly stalled site, is preparing to launch sales. Alfa hosted a preview event late last week, showing off a model unit in the sales gallery on West 18th Street. Designed by KBA Architecture, the **27-unit** building is "not trying to be Park Avenue," according to Alfa founder Michael Namer, who describes the design as "industrial chic" with British and bespoke influences.

The building is set to earn **LEED Gold** certification thanks to sustainability features like water-conserving fixtures, energy-efficient appliances, high performance windows, and a heating and cooling system that cuts energy costs in half. All of the woods are FSC-certified (Forest Stewardship Council), and all paints, sealants, and coatings contain no VOCs (volatile organic compounds). Kitchens have Caesarstone countertops, water filtration systems, and garbage disposals.

Sales reps from Corcoran told us the offering plan is currently being finalized and listings should go live within the next few days. Eighteen of the 27 units are one-bedrooms, situated four to a floor. Two floors hold half-floor two-bedrooms, and the top four floors each have one full-floor unit, the most expensive of which is a 3,200-square-foot three-bedroom listed for **\$8.8 million**. The cheapest unit is a **\$1.21 million** one-bedroom. Most two-bedrooms will be asking in the \$3 millions.

Building amenities include a rooftop deck, bicycle storage, a 24-hour doorman, and a wellness center, which has floors made of reclaimed wood that came from Chelsea Green. Foundation work is currently progressing at the site, and Alfa expects the building to be ready for occupancy by **spring or summer 2015**.



Lobby rendering



Wellness center and lounge rendering



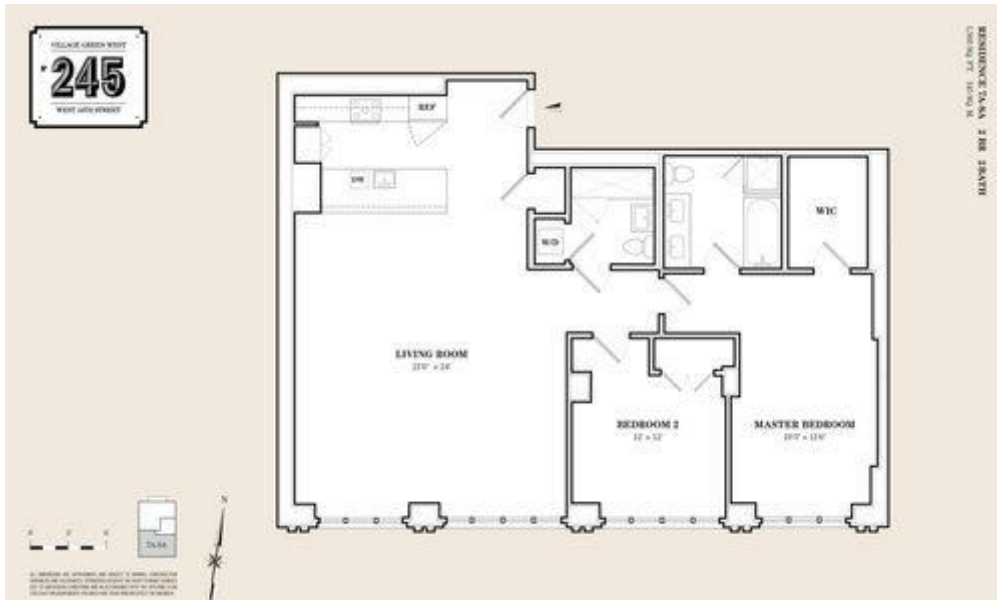
Model living room in the sales gallery



Model bathroom - to size! - in the sales gallery



Sample penthouse floorplan



Two-bedroom floorplan



One-bedroom floorplan

http://ny.curbed.com/archives/2013/09/30/leedseeking_village_green_west_prepares_to_launch_sales.php