



A COALITION OF THE NATIONAL READY MIXED CONCRETE ASSOCIATION

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BUILD WITH STRENGTH NEW YORK CITY MARKET INTELLIGENCE REPORT

Analysis of property, architecture, construction, and management projects

UPDATED 8.23.2016

The mission of Build with Strength is to educate the building and design communities and policymakers on the benefits of ready mixed concrete, ensuring it remains the material of choice for low-to mid-rise structures. There is no other material that can replicate concrete's advantages in terms of strength, durability, safety, and ease of use.

Based upon a review of publicly available information, our analysis shows at least 31 current property development companies, including real estate, architecture, and construction firms, with projects in various planning phases throughout New York City. Several newsworthy structures are expected to open to tenants as soon as this fall, while others in the next four years. The projects range from multi-income and luxury residential, commercial, and mixed-use property developments. They vary in size, from under 9-stories, 12 to 30-stories, 40 to 60-stories, and others at 80-stories. From residential construction to public accommodations, the real estate market is investing strongly in New York's thriving population and economy.

Some of the projects are making use of concrete, such as the 69-story 3 World Trade Center, whose concrete core makes it safe and durable against heavy winds. There is also HFZ Capital Group's new concrete midtown high-rise which will be completed in 2017.

These projects, highlighted in the real estate market for their designs, offer tremendous opportunity to highlight those New York structures that we know are already being built with strength. In addition, we now have insights and familiarity with upcoming projects that we can leverage to bring awareness to the benefits of building with concrete so that New York can continue to be a city built to withstand the test of time.

This high-level analysis is meant to provide general awareness of the market and direct resources and efforts to highlight the use of ready mixed concrete and to educate others on the benefits of building with ready mixed concrete.

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LIST OF COMPANIES

- Arun Bhatia Development Organization – Real Estate
- Beyer Blinder Belle – Architecture
- BSKS Architects – Architecture
- Ceruzzi Properties – Real Estate
- Clinton Housing Development Company – Real Estate
- Extell Development Company – Real Estate
- FXFOWLE Architects – Architecture
- Georgica Green Ventures – Real Estate
- Gotham Organization – Real Estate
- Handel Architects – Architecture
- HFZ Capital Group – Real Estate
- Holt Construction Corporation – Construction
- Icon Realty Management – Real Estate
- Ismael Leyva Architects – Architecture
- JDS Development – Real Estate and Construction
- JLS Designs Architecture & Planning – Architecture & Construction
- Kohn Pedersen Fox – Architecture
- The Moinian Group – Real Estate
- Roe Corporation – Real Estate
- Shawmut Design and Construction – Construction
- Silverstein Properties – Real Estate
- SL Green Realty – Real Estate
- SHoP Architects – Architecture
- Soho Properties – Real Estate
- SOMA Architects – Architecture
- Stonehill & Taylor – Architecture
- Structure Tone – Construction
- Taconic Investment Partners – Real Estate
- Tishman Speyer – Real Estate
- Tishman Realty & Construction – Construction
- Turner Construction – Construction

DEVELOPMENT PROJECTS IN THE NEWS

ARUN BHATIA DEVELOPMENT ORGANIZATION DEVELOPED A STUDENT DORMITORY THAT WILL BE COMPLETED BY SPRING 2018

Arun Bhatia Development Organization (ABDO) announced that Helaba Bank has provided \$42 million in permanent financing for ABDO's recently completed ground up development at 35 Cooper Square.

The firm's 12-story project, which also has the address 200 East 6th Street, has been fully leased and is now used as student dormitories by Marymount Manhattan College.

ABDO and Sherwood Equities will soon break ground on a 16-story luxury condominium project at 10 West 17th Street in the trendy Flatiron District.

Designed by Beyer Blinder Belle, the property will include 15 luxury residences. The residential building will be completed in spring 2018. ([Real Estate Weekly](#), Helaba Bank antes up \$42M for downtown dormitory, 5/25/2016)

BEYER BLINDER BELLE DESIGNED A STUDENT DORMITORY THAT WILL BE COMPLETED BY THE SPRING OF 2018

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BKSK ARCHITECTS DESIGNED A 30-STORY MIXED-UNIT IN THE HUDSON YARD DISTRICT THAT WILL BE COMPLETED IN 2017

Since hitting 22 stories in height back in June, the 30-story, 225-unit mixed-use tower under construction at 509 West 38th Street, in the Hudson Yards District, has topped out. The progress can be seen thanks to photos posted to the YIMBY Forums by user JC_Heights earlier this month. The 361-foot-tall tower encompasses 243,689 square feet. There will be 13,739 square feet of retail space across parts of the ground and second floors, along with 29,180 square feet of community facility space on parts of the ground through fifth floors. The residential units, rental apartments, should average 786 square feet apiece and 20 percent (46 units) will rent at below-market rates through the affordable housing lottery. Imperial Companies is the developer and BKSK Architects is behind the architecture. Completion is anticipated in 2017. (Reid Wilson, [New York YIMBY](#), 30-Story, 225-Unit Mixed-Use Project Tops Out At 509 West 38th Street, Hudson Yards District, 8/16/2016)

CERUZZI PROPERTIES CO-DEVELOP A MIXED-USE COMPLEX IN DOWNTOWN

A new \$340 million, 230,000-square-foot HOK-designed mixed-use development is coming to the northeast corner of East 86th Street and Lexington Avenue.

The residential portion of the building, on floors five to 20, will be home to 50 luxury condominium units, developer Lou Ceruzzi of Ceruzzi Properties, a partner in the project primarily responsible for the retail component, told Commercial Observer. There will be about 30,000 square feet of retail space on the ground, second and lower levels of the building to be erected at 147 and 151 East 86th Street (it will use the address 147 East 86th Street). New York Sports Clubs will occupy 24,000 square feet on the third and fourth floors through a sale-leaseback. The asking rent for the commercial portion is \$10 million net a year, said Ripco Real Estate's Andrew Mandell, who is marketing the retail space.

Ceruzzi Properties, Stillman Development International and Kuafu Properties acquired 147 and 151 East 86th Street plus development rights through a series of complex deals. (Lauren Elkies Schram, [Commercial Observer](#), \$340M Mixed-Use Development Coming to East 86th Street, 6/26/2016)

CLINTON HOUSING DEVELOPMENT COMPANY CO-DEVELOPED A MULTI-INCOME HELL'S KITCHEN RESIDENTIAL COMPLEX THAT PLANS TO BE COMPLETED IN 2017

Taconic Investment Partners' new multi-phase residential development in Hell's Kitchen is now one step closer to completion and is now donning a hearty brick facade along its lower floors. The market-rate + affordable housing (80/20) development stands on a thru-block lot at 525 West 52nd Street and 526 West 53rd Street. The two buildings, which will be 24 and 16 stories tall respectively, will host 392 residential units between them. Handel Architects is designing the pair of brick and glass buildings that step down in height as they approach DeWitt Clinton Park and the Hudson River. The terraced design also echoes that of Mercedes House just north of the project. Clinton Housing Development Company and Ritterman Capital have joined Taconic as developers.

This largest phase of the project has been pegged for completion in 2017 and follows the already completed 12-story, 96-unit affordable residential building at 535 West 52nd Street, dubbed The Park Clinton. The final number in the plan will be a 13-story, 104-unit mixed-income building that is now underway at 548 West 53rd Street.

The towers at 525 West 52nd Street will span 446,409 square feet, 22,503 square feet of which will be allocated for retail at the ground and basement levels. Each residential unit will average 826 square feet. 6sqft recently announced that 79 of the total 392 units have been designated as affordable housing. These units will be priced at \$913/month for studios, \$980/month for 1-bedroom units, and \$1,183/month for two-bedroom units. The lottery opened on Tuesday, and will remain open until October 8. Preference for 50 percent of the units will be given to residents of Manhattan Community Board 4. The remaining market-rate units should come online by the end of this year.

Amenities at 525 West 52nd Street will include a café, tenant lounges, bicycle storage, a fitness center, and an outdoor terrace on the second floor, an entertainment room, and an outdoor terrace on the 15th floor of the southern building. The development stands directly west of AvalonBay's Avalon Clinton, which currently has twenty apartments for

rent. ([City Realty](#), Taconic's Pair of Mixed-Income Towers in Hell's Kitchen Nears Completion, 8/12/2016)

EXTELL DEVELOPMENT COMPANY DEVELOPED A LOWER EAST SIDE RESIDENTIAL TOWER THAT WILL OPEN IN SEPTEMBER 2016

Extell's Lower East Side tower is already courting buyers overseas, but the building will hit the market domestically this September. To drum up excitement surrounding the sales launch, there's a new video that shows off the 80-story tower's Adamson Associates Architects-designed exterior (yes, the firm behind The Shard at London Bridge and the National 911 Memorial Museum Entry Pavilion designed this behemoth.) The video also, of course, touts the bonkers views from One Manhattan Square's upper floors.

Apartments at One Manhattan Square will range from one- to three-bedrooms with prices starting at \$1.15 million. In February, Extell head honcho Gary Barnett announced that the firm was scaling back pricing in the building to reflect the slowdown in sales in NYC's luxury-tier market. (Zoe Rosenberg, [Curbed New York](#), Extell's Lower East Side Tower Imagined as Part of NYC Skyline In New Video, 6/23/2016)

FXFOWLE DESIGNED A 51-STORY MIXED-UNIT IN BROOKLYN THAT WILL OPEN IN SEPTEMBER 2016

Construction is wrapping up on the exterior of the 51-story, 585-unit mixed-use project under development at 250 Ashland Place, in Fort Greene, Brooklyn. That's at the corner of Fulton Street in the BAM Cultural District. The progress can be seen in photos supplied to YIMBY by photographer Tectonic.

Façade installation was underway and had reached the 20th floor last September, but they're now racing to the finish line, as the leasing office will open soon. The project is being developed by the Gotham Organization and FXFOWLE Architects is responsible for the design.

Dubbed simply the Ashland, it has risen 568 feet and will encompass 521,247 square feet. With 496,955 square feet devoted to residential use, the studio to three-bedroom apartments should average over 849 square feet apiece. Nearly half of the units are due to be affordable, including some inclusionary units, with the rest going at market rates.

There will be 13 units each on floors four through 30, nine apartments on the 31st floor, 14 apartments each on floors 32 through 42, and eight apartments each on floors 43 through 51.

There will also be 24,292 square feet of commercial space. That will go to retail in the cellar, a restaurant and office lobby on the first floor, and office space on the second floor.

The site is just a block from the Brooklyn Academy of Music and Mark Morris Dance Center. It's less than half a mile from the Atlantic Terminal Mall and Barclays Center. That means

convenient to very convenient access to the A, B, C, D, G, N, Q, R, 2, 3, 4, and 5 trains and the Long Island Rail Road.

Occupancy should come before the end of September, as on-site signage shows “Summer 2016 Occupancy.” (Evan Bindelglass, [New York YIMBY](#), Exterior Work Wrapping At The Ashland, 250 Ashland Place, Fort Greene, 7/8/2016)

GEORGICA GREEN VENTURES PLANNED A RESIDENTIAL REDEVELOPMENT ON CONEY ISLAND

Georgica Green Ventures and Concern for Independent Living are planning a massive redevelopment of a 170,000-square-foot vacant lot at the corner of West 21st Street and Surf Avenue, fronting the historic Coney Island boardwalk. Named Surf Vets Place, the complex will usher in hundreds of new residential units to the former amusement site that was rezoned for residential and commercial use by the Bloomberg administration in 2009. Permits were filed this past April for the initial phase of the project, which is a 9-story building at 2002 Surf Avenue. City documents reveal there will be a total of 135 residences split between affordable and supportive housing units.

According to a document detailing potential financing sources, the initial phase of development will hold 7,000 square feet of retail and commercial space, 82 apartments for homeless veterans, and 52 affordable apartments for households earning below 60% of the area's median income. In June, an article from Crain's noted that many housing nonprofits have sought to better integrate vulnerable populations within the existing community. ([City Realty](#), First Look at Ambitious Housing Plan Coming to Coney Island, 8/9/2016)

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HANDEL ARCHITECTS DESIGNED A MULTI-INCOME HELL'S KITCHEN RESIDENTIAL COMPLEX THAT WILL BE COMPLETED IN 2017

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directly west of AvalonBay's Avalon Clinton, which currently has twenty apartments for rent. ([City Realty](#), Taconic's Pair of Mixed-Income Towers in Hell's Kitchen Nears Completion, 8/12/2016)

HFZ CAPITAL GROUP FEATURED A NEW CONCRETE MIDTOWN HIGH-RISE THAT WILL BE COMPLETED IN 2017

HFZ Capital Group's The Bryant is now clad in the feature that will make it stand out on the NYC skyline. Thanks to David Chipperfield Architects' sensible design, the exterior features precast concrete terrazzo panels with a mosaic of marble and sandstone chips, a combination that yields a soft matte finish. Located at 16 West 40th Street in Midtown West, the mixed-use tower rises to 34 stories, and will ultimately host 215 hotel rooms on floors two through fifteen and 57 residences above starting on the sixteenth floor. The high-rise is slated for completion in 2017.

Situated across from the New York Public Library in Bryant Park, The Bryant has a prime location in the heart of Midtown West. Bryant Park is not only host to beautiful gardens and space for socialization, but historical monuments and urban amenities open to the public year-round. Close to Times Square's many entertainment options and Fifth Avenue's high-end shops, The Bryant makes for a full living experience inside and out. ([City Realty](#), The Bryant Gets Its Cast Stone & Aggregate Façade, 8/9/2016)

HOLT CONSTRUCTION WAS INVOLVED IN BUILDING AN ANIMAL TERMINAL AT JFK

ARK Development, LLC, an affiliate of leading real estate company Racebrook Capital, announced today it has signed a 30-year lease with the Port Authority of New York and New Jersey to develop, finance, construct, operate and manage The ARK at JFK, a \$48-million, 178,000 s/f state-of-the-art animal handling and intelligent air cargo facility.

The ARK will be the world's only privately owned animal handling cargo terminal and USDA-approved, full-service 24-hour airport quarantine facility for the import and export of horses, pets, birds, and livestock.

The ARK at JFK will be constructed at the current site of Cargo Building 78 at JFK, with 14.4 acres of surrounding ground area, which includes direct airside access to the taxiway and large aircraft ramp parking. It will be divided into three complementary sections: the air cargo wing, a central administrative and business center with 24-hour veterinary hospital, and the main animal handling facility with pet boarding, animal import and export center, and livestock export handling system.

Holt Construction has been intimately involved in the construction planning of The ARK at JFK for the past several years. Holt's President Christopher Asaro is "thrilled to be part of this unparalleled project. The importance of this project cannot be overstated, as it is the first of its kind. The ARK will stimulate the local economy while providing a wider range of services to a variety of animals, its benefit to the airlines as well as the local and global

communities makes this a model project in our industry.” ([Real Estate Weekly](#), \$48M deal to build animal ARK at JFK Airport, 1/14/2015)

ICON REALTY MANAGEMENT FILED PLANS TO BUILD A 30-STORY RESIDENTIAL TOWER ON THE UPPER EAST SIDE

Developer Icon Realty has filed plans for a 30-story tower on an Upper East Side block it began snatching up property on years ago. The Real Deal spotted plans for a 208,500-square-foot building on the corner of East 80th Street and Second Avenue. The residential building will take the address 301 East 80th Street, with an alternate address of 1538 Second Avenue.

According to plans filed with the Department of Buildings, the tower will have 63 apartments and amenities including a basketball court, gym, yoga studio, game room, and lounge. Floors 28 and 29 will each have one full-floor apartment, and the building’s whole ground floor covering just shy of 9,000 square feet will be devoted to commercial space. At this time it’s unclear whether the building will be rentals or condos.

Icon filed plans to demolish a four-story rental building at the site last year, and while they’ve been moving forward with this project, their plans for a site just north on Second Avenue are now being reworked. In 2014, Icon filed permits for a 43,832-square-foot, 14-story prewar-style apartment tower for the northeast corner of Second Avenue and 81st Street at 301 East 81st Street. TRD says those plans have since been withdrawn and sources say Icon is reworking them before filing for a building over twice as large with 28 apartments. (Zoe Rosenberg, [Curbed New York](#), 30-story tower will sprout on Upper East Side’s Second Avenue, 8/2/2016)

ISMAEL LEYVA ARCHITECTS CO-DESIGNED A 45 PARK PLACE RESIDENTIAL TOWER THAT WILL BE COMPLETED IN 2018

Soho Properties announced it secured \$219 million in financing for the construction of its Tribeca condominium tower at 45 Park Place.

\$174 million in construction financing is being provided by an international syndicate of lenders, with Malayan Banking Berhad, called Maybank (South East Asia’s fourth largest bank) and Warba Bank (Kuwait) serving as joint Lead Arrangers and Intesa Sanpaolo (Italy) as Documentation Agent.

The 665 ft. tall glass and steel tower will commence construction this summer and be completed in 2018.

Designed by Michel Abboud of SOMA Architects in collaboration with Ismael Leyva Architects, the 43 stories of 45 Park Place include 112,721 s/f of residential condominiums, 788 s/f of retail space at ground level, and a 2,821 s/f public plaza. The residential component will have 48 condos, including two multi-floor penthouse apartments on the top four floors. Tenant amenities, including a fitness center, lounge and children’s room,

will be on the second floor, and the building's 50-foot indoor pool will be located on the basement level. ([Real Estate Weekly](#), Soho Properties secures Sharia-compliant financing for 45 Park Place, 5/26/2016)

JDS DEVELOPMENT BUILT THE AMERICAN COPPER BUILDINGS RESIDENTIAL TOWERS NEAR THE EAST RIVER THAT WILL BE COMPLETED IN 2017

The American Copper Buildings at 626 First Avenue along the East River are catching everyone's attention thanks to their sumptuous copper cladding and the 300-foot high, amenity-filled sky-bridge connecting its two towers. The rental development, designed by SHoP Architects, reach 41 and 48 stories once open will hold a total of 761 apartment units. New renderings of its lavish, condo-level interiors were released earlier this week and show rich earth-toned materials applied throughout.

The project is being developed by JDS Development who have said the new towers "will bring energy and inspiration for future innovative growth in its neighborhood." The residences will feature 10-foot- high ceilings, custom-designed oak floors, statuary marble counters in the kitchens, and black pearl stone floors in the master baths. A luxurious amenity package includes a porte cochere, "curated marketplace", resident lounge, fitness center, a 75-foot lap pool, , rooftop deck and infinity pool.

Construction is wrapping up and is slated for an early 2017 completion; leasing on the apartments is set to begin this fall.and 20% of the units will be leased through an affordable housing lottery. Prices will range from \$833/month studios to \$1,247/month three-bedrooms. The lottery will be open from Monday, August 15, 2016 until October 14, 2016. Half of the 160 units will be reserved for current Community Board 6 residents. ([City Realty](#), The American Copper Buildings Readies For Leasing With New Renderings and Website, Affordable Housing Lottery Begins Monday, 8/12/2016)

JLS DESIGNS ARCHITECTURE & PLANNING DESIGNED A LONG ISLAND RESIDENTIAL BUILDING THAT WILL BE COMPLETED IN 2017

The long planned Star Tower at 27-17 42nd Road has finally risen above street level. First envisioned by Roe Development" in 2008 as a hotel, the forthcoming 26-story tower will bring 184 condo units to the emerging Queens Plaza area in Long Island City. Joseph Sultana of JLS Designs Architecture & Planning is the designer of the tower, which is distinguished by a planted roof deck, a curved glass corner at 28th Street and 42nd Road, and a slick glass skin.

In 2014, Eastern Star Development purchased the 13,500-square-foot lot for \$44 million, and commissioned JLS to redesign the tower. Hiwin USA currently owns the building and tapped Milestone Construction for the project. In March, the perimeter basement wall was complete and the interior foundation was underway. Now, construction has surpassed street level and is rising past the first floor.

Star Tower's 184 residences are split between one and two bedroom homes; 75% are one-bedrooms and 25% are two-bedrooms. The building will amass 221,266 square feet which includes two retail spaces with parking at the ground level. The high-rise will top out at 258 feet, making only a small imprint on the burgeoning Long Island City skyline. Construction is expected to finish in late 2017. ([City Realty](#), LIC's Star Tower Condos Finally Emerges Above Street Level, 7/20/2016)

KOHN PEDERSON FOX DESIGNED THE VANDERBILT 1 “SUPERTOWER” IN EAST MANHATTAN THAT WILL BE COMPLETED IN 2020 designed

While most of YIMBY's recent supertall coverage has focused on the 57th Street corridor projects like 220 Central Park South (nearly supertall) and 217 West 57th Street (Central Park Tower), there's also a commercial supertall set to shine over Midtown, and it's getting closer to beginning its ascent.

That building is One Vanderbilt, located at the corner of East 42nd Street and Vanderbilt Avenue. That's right across the street from Grand Central Terminal. With demolition of the site's previous occupants complete, excavation is now underway. This update comes via photos posted to the YIMBY Forums by user robertwalpole.

It's being developed by SL Green, designed by Kohn Pedersen Fox, and built by Tishman Construction. The latest official information from the construction company says the 58-story tower will rise to 1,401 feet. The developer says the 67-story number often reported is an error. One Vanderbilt will encompass 1.6 million square feet, and the latest building permit says 1,295,140 square feet will be usable commercial space.

That space will be a mix of retail and offices. TD Bank has already signed on to take up 200,000 square feet in the podium. There will also be retail in the top occupiable floors (the actual top floors will be for mechanical equipment).

The very top of the building will be a bright, shining spire – a decidedly modern take on the iconic tops of many of New York City's other skyscrapers.

At the bottom will be a host of transit improvements, including a 4,000-square-foot space intended to act as an extension of Grand Central Terminal's waiting area. This will be particularly useful when East Side Access, the project that is bringing the Long Island Rail Road to Grand Central, is finally complete. East Side Access is essentially a third train station for the site (if you count the existing Metro-North Railroad and subway stations as two). The MTA's latest completion estimate for that is 2022. One Vanderbilt is currently slated for completion two years before that, in 2020. (Evan Bindelglass, [New York Yimby](#), Excavation Underway For One Vanderbilt, Midtown East, 8/17/2016)

THE MOINIAN GROUP DEVELOPED A 66-STORY TOWER IN THE HUDSON YARDS NEIGHBORHOOD

With a one-million s/f anchor tenant circling, The Moinian Group has begun construction on its newest Hudson Yards building.

The developer announced yesterday (Tuesday) it has begun foundation work on its 3 Hudson Boulevard tower on the Far West Side.

The 66-story, approximately two million-square-foot tower is set to occupy the entire square block between 11th Avenue and Hudson Boulevard Park from West 34th Street to West 35th Street, in the Hudson Yards neighborhood.

Designed by architect Dan Kaplan FAIA, LEED, of FXFOWLE Architects, 3 Hudson Boulevard includes 48,000 s/f floor plates on the podium level, 30,000 to 35,000 s/f column-free floor plates in the tower office floors

The tower also anchors Hudson Boulevard Park, which opened to the public last year.

The Moinian Group recently began construction on its newest residential building, 572 11th Avenue, and opened Sky, its 71-story, 1,175-unit luxury residential tower at 42nd Street and 11th Avenue. (Holly Dutton, [Real Estate Weekly](#), With 1M s/f tenant circling, Moinian starts building 3 Hudson Boulevard, 5/11/2016)

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SHAWMUT DESIGN AND CONSTRUCTION WAS TAPPED TO RECONSTRUCT THE NEW YORK BARCLAY HOTEL IN MIDTOWN

Manhattan, NY Shawmut Design and Construction is gearing up to complete its renovations of the InterContinental New York Barclay hotel at 111 East 48th St. in Midtown's East Side. Shawmut's complete remodel and expansion maintains the hotel's 1926 Federal-style heritage while catering to the needs of its modern day clients.

The \$180 million project is the largest in Shawmut's history. Working with architecture firm Stonehill + Taylor and interior designers HOK, the refurbishment of the historical landmark includes an extensive exterior restoration, massive mechanical upgrade, and updates to all 704 guest rooms with 31 suites including an expansive Presidential Suite and a Penthouse Sky Suite, lobby, bar and lounge, and fitness center. The Shawmut team has also added two large ballrooms atop the building's lower levels, and created a new signature Club InterContinental. The Barclay's new interiors will reveal a contemporary take on the luxurious residential feel of the original 1926 hotel.

Shawmut put together a strategy that enabled them to thread structural steel beams the size of two semi-trucks through the packed streets of Manhattan and up through the hotel's two towers. Most astonishingly, the team coordinated with the New York MTA to operate on a platform atop a subway car to access certain parts of the hotel since it's situated over two operational subway tracks. ([New York Real Estate Journal](#), Shawmut Design and Construction to complete \$180 million renovation project; Project team includes: Stonehill + Taylor and HOK, 2/16/2016)

SHOP DESIGNED THE AMERICAN COPPER BUILDINGS RESIDENTIAL TOWER THAT WILL BE COMPLETED IN 2017

The American Copper Buildings at 626 First Avenue along the East River are catching everyone's attention thanks to their sumptuous copper cladding and the 300-foot high, amenity-filled sky-bridge connecting its two towers. The rental development, designed by SHoP Architects, reach 41 and 48 stories once open will hold a total of 761 apartment units. New renderings of its lavish, condo-level interiors were released earlier this week and show rich earth-toned materials applied throughout.

The project is being developed by JDS Development who have said the new towers "will bring energy and inspiration for future innovative growth in its neighborhood." The residences will feature 10-foot- high ceilings, custom-designed oak floors, statuary marble counters in the kitchens, and black pearl stone floors in the master baths. A luxurious amenity package includes a porte cochere, "curated marketplace", resident lounge, fitness center, a 75-foot lap pool, , rooftop deck and infinity pool.

Construction is wrapping up and is slated for an early 2017 completion; leasing on the apartments is set to begin this fall. and 20% of the units will be leased through an affordable housing lottery. Prices will range from \$833/month studios to \$1,247/month three-bedrooms. The lottery will be open from Monday, August 15, 2016 until October 14, 2016. Half of the 160 units will be reserved for current Community Board 6 residents. More information on qualifying household earnings and how to apply can be found here. For those interested in the market-rate apartments, stay tuned at [CityRealty](#). ([City Realty](#), The

American Copper Buildings Readies For Leasing With New Renderings and Website, Affordable Housing Lottery Begins Monday, 8/12/2016)

SILVERSTEIN PROPERTIES FEATURED CONCRETE CORES IN THE 3 WORLD TRADE CENTER THAT WILL OPEN IN 2018

If you think Santiago Calatrava's transportation hub and shopping mall looks like a bird (or a stegosaurus), you might find 3 World Trade Center next door reminding you of an upside-down Popsicle, with the stick at the top.

Its surprising profile — which is only temporary — results from a construction technique rarely used in New York office towers. The concrete core of the 69-story skyscraper is rising ahead of the steel columns and beams around its perimeter, sometimes 20 or more floors ahead.

On most office towers, structural completion is marked by a "topping out" in which the uppermost beam, signed by the workers, is raised to the building's pinnacle. Things will be different in June at 3 World Trade Center.

The steel topping out should occur in October. The \$2.75 billion building, designed by Rogers Stirk Harbour & Partners, is to open in 2018. It is being constructed by Tishman Construction, a unit of Aecom. (And like many buildings, its floor count is inflated for marketing purposes, to 80 stories.)

Do not be fooled by the core's slender aspect on the skyline.

Those concrete walls are three feet thick, on average, and embedded with steel rebar. Within that enclosure, and sheltered from any impact, are emergency stairways, elevator shafts and the vertical channels through which electrical, communication and plumbing lines run.

"The concrete core is its own safety system, both in sturdiness and in the egress it gives," said Janno Lieber, the president of World Trade Center Properties at Silverstein. (David Dunlap, [The New York Times](#), Skyscraper at Trade Center Rises From the Inside Out, 5/25/2016)

SL GREEN REALTY DEVELOPED A "SUPERTOWER" IN EAST MANHATTEN THAT WILL BE COMPLETED IN 2020

While most of YIMBY's recent supertall coverage has focused on the 57th Street corridor projects like 220 Central Park South (nearly supertall) and 217 West 57th Street (Central Park Tower), there's also a commercial supertall set to shine over Midtown, and it's getting closer to beginning its ascent.

That building is One Vanderbilt, located at the corner of East 42nd Street and Vanderbilt Avenue. That's right across the street from Grand Central Terminal. With demolition of the

site's previous occupants complete, excavation is now underway. This update comes via photos posted to the YIMBY Forums by user robertwalpole.

It's being developed by SL Green, designed by Kohn Pedersen Fox, and built by Tishman Construction. The latest official information from the construction company says the 58-story tower will rise to 1,401 feet. The developer says the 67-story number often reported is an error. One Vanderbilt will encompass 1.6 million square feet, and the latest building permit says 1,295,140 square feet will be usable commercial space.

That space will be a mix of retail and offices. TD Bank has already signed on to take up 200,000 square feet in the podium. There will also be retail in the top occupiable floors (the actual top floors will be for mechanical equipment).

The very top of the building will be a bright, shining spire – a decidedly modern take on the iconic tops of many of New York City's other skyscrapers.

At the bottom will be a host of transit improvements, including a 4,000-square-foot space intended to act as an extension of Grand Central Terminal's waiting area. This will be particularly useful when East Side Access, the project that is bringing the Long Island Rail Road to Grand Central, is finally complete. East Side Access is essentially a third train station for the site (if you count the existing Metro-North Railroad and subway stations as two). The MTA's latest completion estimate for that is 2022. One Vanderbilt is currently slated for completion two years before that, in 2020. (Evan Bindelglass, [New York Yimby](#), Excavation Underway For One Vanderbilt, Midtown East, 8/17/2016)

SOHO PROPERTIES SECURED THE MONEY TO DEVELOP A RESIDENTIAL TOWER AT 45 PARK PLACE THAT WILL BE COMPLETED IN 2018

Soho Properties announced it secured \$219 million in financing for the construction of its Tribeca condominium tower at 45 Park Place.

\$174 million in construction financing is being provided by an international syndicate of lenders, with Malayan Banking Berhad, called Maybank (South East Asia's fourth largest bank) and Warba Bank (Kuwait) serving as joint Lead Arrangers and Intesa Sanpaolo (Italy) as Documentation Agent.

The 665 ft. tall glass and steel tower will commence construction this summer and be completed in 2018.

Designed by Michel Abboud of SOMA Architects in collaboration with Ismael Leyva Architects, the 43 stories of 45 Park Place include 112,721 s/f of residential condominiums, 788 s/f of retail space at ground level, and a 2,821 s/f public plaza. The residential component will have 48 condos, including two multi-floor penthouse apartments on the top four floors. Tenant amenities, including a fitness center, lounge and children's room, will be on the second floor, and the building's 50-foot indoor pool will be located on the

basement level. ([Real Estate Weekly](#), Soho Properties secures Sharia-compliant financing for 45 Park Place, 5/26/2016)

SOMA CO-DESIGNED A 45 PARK PLACE RESIDENTIAL TOWER THAT WILL BE COMPLETED IN 2018

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STONEHILL & TAYLOR DESIGNED THE NEW WHITBY HOTEL IN BILLIONAIRE'S ROW THAT WILL OPEN IN THE SUMMER OF 2016

The Whitby Hotel, at 18 West 56th Street, has finally uncovered its limestone facade and warehouse-style windows. Adopting a historical take on an industrial-chic aesthetic, the Whitby is bringing some refinement to a relatively dingy block, occupied by a mix of downtrodden townhouses and a sprinkling of upscale establishments. The hotel is being developed by acclaimed London-based hoteliers, Firmdale Hotels. This is their second hotel in New York City (the first was the Crosby Street Hotel in SoHo). The Whitby rises 16 stories/196-feet tall and holds 86 rooms. Designed by Stonehill + Taylor Architects, it features a 120-seat theater, ground floor bar, "green" roof with garden, terraces and more. The Billionaire's Row hotel is readying for its opening later this summer. ([City Realty](#), The Whitby Shows Off Limestone Exterior as it Readies for Billionaires Row Launch, 8/10/2016)

STRUCTURE TONE OVERSAW THE REDEVELOPMENT OF NEW YORK'S ST. PATRICK'S CATHEDRAL PRIOR TO THE POPE'S VISIT IN 2015

NEW YORK (AP) — A three-year restoration project at St. Patrick's Cathedral, the seat of the Roman Catholic Archdiocese of New York and one of the country's most well-known

churches, is coming to an end just in time for a late September visit from Pope Francis. Most of the scaffolding has already been taken down and officials are steadfast in saying it will be done in time.

"It would be a constant dance as we were moving around," said Eileen McCarthy, one of the project managers from Structure Tone, the construction company overseeing the work.

The project seemed to have the luck of the Irish. Jeff Keeley, a foreman for the scaffolding company, said it was "very uneventful," there were no safety incidents, and clear skies and good weather were on hand when they needed it. They've been "very fortunate in a lot of ways," he said, adding after thinking about it, "probably blessed."

That extends to the timing of the project's end and its high-profile visitor. Pope Francis is scheduled to be at St. Patrick's on Sept. 24 for evening prayer.

Keeley said workers were excited to find out their efforts would be seen by the head of the church. (Deepti Hajela, [Associated Press](#), St. Patrick's Cathedral restored in time for pope's visit, 11/7/2015)

TACONIC INVESTMENT PARTNERS CO-DEVELOPED A MULTI-INCOME HELL'S KITCHEN RESIDENTIAL COMPLEX THAT WILL BE COMPLETED IN 2017

Taconic Investment Partners' new multi-phase residential development in Hell's Kitchen is now one step closer to completion and is now donning a hearty brick facade along its lower floors. The market-rate + affordable housing (80/20) development stands on a thru-block lot at 525 West 52nd Street and 526 West 53rd Street. The two buildings, which will be 24 and 16 stories tall respectively, will host 392 residential units between them. Handel Architects is designing the pair of brick and glass buildings that step down in height as they approach DeWitt Clinton Park and the Hudson River. The terraced design also echoes that of Mercedes House just north of the project. Clinton Housing Development Company and Ritterman Capital have joined Taconic as developers.

This largest phase of the project has been pegged for completion in 2017 and follows the already completed 12-story, 96-unit affordable residential building at 535 West 52nd Street, dubbed The Park Clinton. The final number in the plan will be a 13-story, 104-unit mixed-income building that is now underway at 548 West 53rd Street.

The towers at 525 West 52nd Street will span 446,409 square feet, 22,503 square feet of which will be allocated for retail at the ground and basement levels. Each residential unit will average 826 square feet. 6sqft recently announced that 79 of the total 392 units have been designated as affordable housing. These units will be priced at \$913/month for studios, \$980/month for 1-bedroom units, and \$1,183/month for two-bedroom units. The lottery opened on Tuesday, and will remain open until October 8. Preference for 50 percent of the units will be given to residents of Manhattan Community Board 4. The remaining market-rate units should come online by the end of this year.

Amenities at 525 West 52nd Street will include a café, tenant lounges, bicycle storage, a fitness center, and an outdoor terrace on the second floor, an entertainment room, and an outdoor terrace on the 15th floor of the southern building. The development stands directly west of AvalonBay's Avalon Clinton, which currently has twenty apartments for rent. ([City Realty](#), Taconic's Pair of Mixed-Income Towers in Hell's Kitchen Nears Completion, 8/12/2016)

TISHMAN SPEYER SECURED \$1 BILLION FOR A 65-STORY "SPIRAL" TOWER IN MANHATTAN

Tishman Speyer has unveiled the BIG-Bjarke Ingels Group conceptual design for its planned 65-story tower at 66 Hudson Boulevard in Manhattan.

The developer also announced that it has secured more than \$1 billion in equity for the project from a group of international investors.

Called The Spiral, the 2.85 million square-foot tower will rise to 1,005 feet and feature a cascading series of landscaped terraces and hanging gardens as its signature element, both functionally and visually.

Located at the intersection of the High Line and the four-acre Hudson Boulevard Park, The Spiral and its cascading terraces will visually extend these new, linear green spaces vertically and literally to the sky.

For multi-story tenants, the interior amenity spaces can be adapted to connect to multiple other office floors. This element offers an alternative to elevators, thus encouraging physical activity and enhanced interaction among colleagues. ([Real Estate Weekly](#), Tishman Speyer secures \$1B in financing to build new Bjarke Ingels-designed Spiral, 2/8/2016)

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TURNER CONSTRUCTION WAS TAPPED TO OVERSEE NYU'S SCIENCE RESEARCH CENTER CONSTRUCTION THAT WILL BE COMPLETED IN 2017

Located in New York City, NYU Langone Medical Center has set out to fulfill an ambitious vision: to be a world-class patient-centered integrated academic and research medical center.

Standing tall at 435 East 30th Street, just south of the NYU Joan and Joel Smilow Research Center, the new addition will include over 365,000 square feet of space spread over 15 floors.

Due for completion in 2017, the project is moving along swiftly with the facade enclosure skinning the building. Turner Construction was given the task to manage the construction for this campus facility with R.A. Heintges as the facade consultant.

The glass and aluminum rich facade isn't all for show. It has been designed to incorporate green design approaches and sustainable technologies targeting to achieve a LEED Gold certification from the U.S. Green Building Council (USGBC). ([Glass On Web](#), New NYU Langone Science Building Highlights Landmark Expansion for One of The World's Finest Research Centers, 8/5/2016)