

30 PARK PLACE



Upcoming 2008-2016

Four Seasons Downtown Hotel and
Residences at 30 Park Place

Developer: Silverstein Properties

Design Architect: Robert A.M. Stern
Architects

Architect of Record: SLCE Architects

Structural Engineers: WSP Cantor Seinuk

MEP Engineers: Flack + Kurtz

Height: 926 ft. | 282 m. | 82 floors

G.F.A: 694,000 sq. ft. | 211531 sq. m.

Units: 143 condos | 189 hotel units

Courtesy of Robert A.M. Stern Architects.

2006: Moody's announces sale of headquarters building to Larry Silverstein for \$170 million

2008: Construction Begins

2009: Site works stops

2013: Silverstein acquires up to \$660 million in construction financing, receives building permits, and construction resumes

2013: December: 30 Park Place breaks ground

50 WEST STREET



Upcoming

Developer: Time Equities, Inc.

Sponsor: 50 West Development, LLC

Design Architect: Jahn Architects

Architect of Record: SLCE

Interior Designer: Thomas Juul Hansen

Structural Engineers: DeSimone Consulting Engineers

MEP Engineers: I.M. Robbins

Height: 783 ft. | 63 floors

G.F.A: 546,000 sq. ft.

Units: 208 (191 residential condominiums, 15 office condominiums. 2 retail)

Image: DBOX. Courtesy of Time Equities, Inc.

2007: Demolition of 50 West Street Begins

2008: Community Board, Borough President and City Planning approve project

2012: Time Equities obtains financing

2013: Construction announced for fall, with a projected completion date of 2016

56 LEONARD



Upcoming 2009-

56 Leonard Street

Developer: Alexico Group/Gerald Hines
Interests

Design Architect: Herzog & de Meuron
Architekten

Architect of Record: Goldstein Hill & West
Architects

Structural Engineers: WSP Cantor Seinuk

Height: 796 ft | 243 m | 60 floors

G.F.A.: 480,364 sq. ft. | 146,414 sq. m.

Units: 145

Courtesy of Alexico Group/Gerald Hines
Interests.

2006: Alexico Group buys NY Law School site for \$135 million.

2007: Construction begins

2009: Foundation complete; work paused.

2012: Hines & Alexico Group obtain financing; construction resumes.

8 SPRUCE STREET



2006-2011

8 Spruce Street

Developer: Forest City Ratner Companies

Design Architect: Gehry Partners, LLP

Structural Engineers: WSP Cantor Seinuk

MEP Engineers: Jaros Baum and Bolles

Height: 870 ft | 265 m | 76 floors

G.F.A.: 1,100,00 ft² | 102,193 m²

Units: 903

Image: DBOX. Courtesy of Geto & de Milly, Inc.

2003: Forest City Ratner wins bid to develop NYU Downtown Hospital lot. Proposes mixed-use tower of condos, medical and university space.

2004: Pace Univ. no longer involved. Ratner makes deal to build K-8 school instead.

2009: Construction halts at 38th floor. Program switch from condos to rentals. Renegotiates contracts with unions.

2011: Building completed

W HOTEL DOWNTOWN



2006-2010

Address: 123 Washington Street

Developer: Moinian Group

Design Architect: Gwathmey, Siegel & Associates

Architect of Record: Avinash K. Malhorta Architects

Structural Engineers: Rosenwasser / Grossman Consulting Engineering, P.C.

MEP Engineers: Consentini Associates

Height: 630 ft. | 192 m. | 57 floors

G.F.A.: 439,996 sq. ft. | 40,877 sq. m.

Units: 400 (220 hotel rooms, 180 apartments)

Photograph: Evan Joseph.
Courtesy of Hundred Stories
PR.

2004: Deutsche Bank sells 4 Albany Street to the Moinian Group for \$30M. Demolition begins shortly afterward

2005: 53-story, \$240M (\$287M) tower to feature 223 condos & W Hotel announced

2005: Construction begins

2007: Building tops out