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Trinity Church unveils design for new tower

Trinity Church Wall Street unveiled the design for its new building at 74 Trinity Place in the Financial District.

The design reflects extensive parish planning and nearly two years of engagement with the greater Lower Manhattan community in order to imagine what the new building should look like and explore the purposes best suited to Trinity's congregation, ministry partners, neighbors, and the city.

The Rev. Dr. William Lupfer, Rector of Trinity Church, said: "Our building is a statement of Trinity's dedication to serving the people of this community, this neighborhood, and the city of New York for a fourth century."

"Having been in conversation with our neighbors every step of the way, we are creating a dynamic, engaging home for Trinity's ministry activities. This Parish Center is a reflection of our core values and commitment to hospitality."

Designed by Pelli Clarke Pelli Architects as a ministry and community hub for the centuries-old Trinity Church Wall Street, the building will incorporate numerous functions into one single structure that will help meet the present and future priorities of Trinity's growing, active congregation and provide mission-driven services to the residents of Lower Manhattan. Featuring open public spaces and multipurpose rooms, the Center will connect workers, families, young people and neighbors to Trinity's faith community, events and programming, and support for those in need.

Located directly behind Trinity Church between Thames Street and Rector Street, 74 Trinity Place will include 26 floors totaling 310,000 s/f.

Trinity Church Parish Center will form the base of the building, the first nine floors totaling approximately 150,000 s/f that will house gathering spaces, an education center, a gymnasium, gallery and performance areas, family and youth spaces, and staff offices. Above the nine-story base will be a 160,000 s/f commercial office tower.

The commercial tower above the Parish Center will have a separate entrance and address on Greenwich Street. The addition of office space reaffirms Trinity's commitment to Lower Manhattan, which the Church views as an investment in continued economic development and job creation in the Financial District.

The commercial space will be marketed to attract a mix of office tenants that could include agencies and nonprofits that support the church's mission. The floors on average will have 10,000 s/f of rentable space.

As part of the community engagement process, Trinity commissioned studies that surveyed parishioners, neighborhood groups, civic leaders, and Lower Manhattan residents, which provided insights into how 74 Trinity Place could best serve its valued stakeholders.

The new project forms an ensemble with Trinity Church and Churchyard, creating an enlarged public setting for the ministries of the church.

The resulting design is conceived of as a companion to the historic church building — a supportive and resonant element in a larger urban composition, a sacred and welcoming public space.

When seen from Wall Street, the new parish

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The base of the tower will have nine stories dedicated to a parish center.

Thor starts work on Red Hook waterfront office campus

Thor Equities has announced the start of site work for Red Hook Point, a 7.7 acre waterfront office campus designed by Foster + Partners.

Located in Red Hook, Brooklyn, the project will include two heavy timber buildings totaling 795,000 s/f of creative office space on three levels, and 23,000 s/f of retail and restaurant space, making it the largest new heavy timber structure in North America. The design also features 125,000 s/f open floor plates.

"We are excited to begin work on Red Hook Point, which will provide an innovative environment for

businesses operating in the creative and technology sectors in New York," said Melissa Gliatta, COO of Thor Equities.

Red Hook Point is situated along the Brooklyn shore near IKEA, Fairway Market and Erie Basin Park.

The project is surrounded by water on three sides, with clear views of the Statue of Liberty and Lower Manhattan. A new waterfront esplanade, designed by SCAPE, will be adjacent to the bike-friendly Brooklyn Greenway.

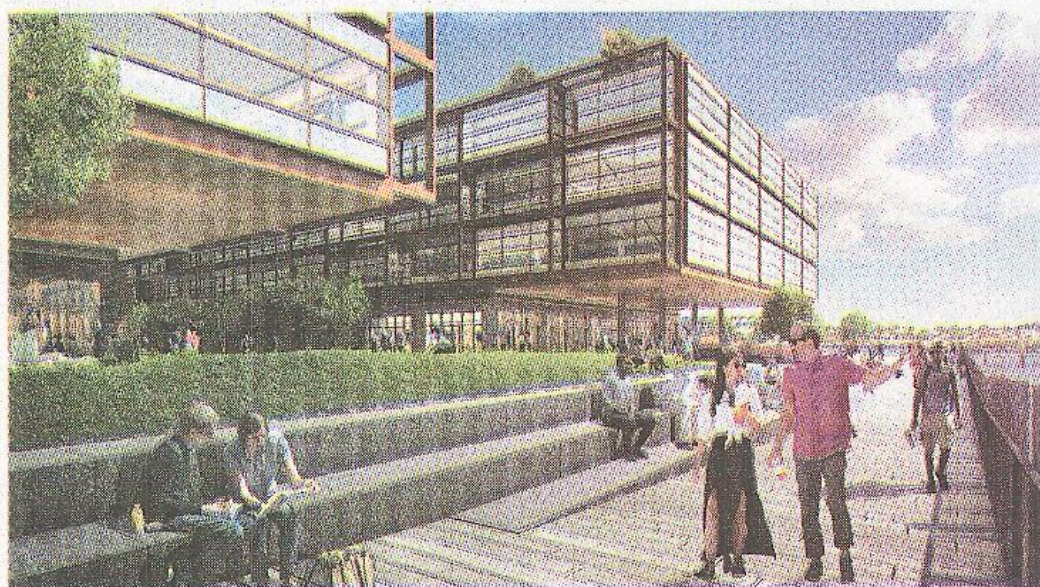
Additional amenities include a central open courtyard, 1.8-acre green rooftop on each building (3.6 acres

total), walking/meeting trails, bike valet, on-site underground parking, and a kayak launch.

Transportation to the area includes direct water taxi service, buses, and a planned shuttle to the nearby subway hubs. A planned Brooklyn-Queens streetcar will also serve the neighborhood.

Red Hook Point is being built to cater to creative users looking for a unique campus environment.

Among its real estate projects, Thor's developed 837 Washington Street in the Meatpacking District and leased it to Samsung for its new retail and office space.



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Sculptor tops out \$18M studio to accommodate large-scale projects

An \$18 million sculpture studio and fabrication facility has topped out at 193 Banker Street in the Greenpoint/Williamsburg Industrial Business Zone.

Sculptor Barry X Ball, construction manager Richter + Ratner (R+R), architect Andrew Berman, and Owner's Representative TADA completed the structural frame of the facility last week.

The traditional topping-out ceremony celebrated the completion of the structural frame of the new building.

The celebration culminated in the lifting of the structure's last steel beam to the roof of

the new studio.

The studio owner Barry X Ball; Deputy Brooklyn Borough President Diana Reyna; New York State Assembly Member Joseph R. Lentol; Evergreen Executive Director Leah Archibald and Business Services Manager Karen Nieves; Richter+Ratner CEO and President Marc Heiman; Andrew Berman, Principal of Andrew Berman Architect, PLLC; and TADA Principal Timothy Dumbleton led the event.

The complex is slated for completion in 2017.

Barry X. Ball is a world-class contemporary sculptor

based in New York City. He employs an elaborate array of equipment and procedures to realize his works, ranging from the cutting-edge to the traditional, from 3D digital scanning, virtual modeling, rapid prototyping, and computer-controlled milling, to hyper-detailed hand carving and polishing.

Ball's current studio, a 3,000 s/f three-story space with a backyard, is at 97 Grand Street in Williamsburg, Brooklyn. The small size of that studio relative to the ambitious plans for his art has forced Ball, to date,

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• JLL

Bronx Charter School expansion complete

JLL has completed its work for the Bronx Charter School of Excellence at its Benedict Avenue campus in the Bronx.

The school chose JLL Project and Development Services to manage the renovation and expansion of the original school building at 1960 Benedict Avenue and the ground-up construction of the Tower, a seven-story middle school at 1952 Benedict Avenue.

The effort was overseen by Randy Apfelbaum, senior vice president, along with Jennifer Mitchell, vice president; and Dan Morici, assistant project manager. They worked closely with Stacey Lauren, Board Chair, and Charlene Reid, CEO of the Bronx Charter School of Excellence.

JLL was tapped in 2013 to oversee the project, which was completed in two phases.

The first phase involved the construction of a two-story horizontal expansion to the two-story original school building, with the work completed in 2014.

The second phase involved the ground-up construction of the Tower, a new, seven-story middle school that will house students in the fifth grade through the eighth grade.

JLL completed construction of the new middle school in 2016. JLL was also responsible for managing the certificate of occupancy process for both buildings.

The school is now using both structures in a consolidated campus on Benedict Avenue.

• MACQUESTEN DEVELOPMENT

Ground broken for East New York affordable apartment buildings



New York City officials joined with MacQuesten Development to celebrate the groundbreaking for Van Sinderen Plaza.

The project will transform two vacant lots into a mixed-use complex featuring affordable rental apartments and retail space in the East New York section of Brooklyn.

The 155,000 s/f complex will include 130 affordable rental apartments and more than 20,000 s/f of retail and community space.

Located at 679 Van Sinderen Avenue and New Lots Avenue, the two-building complex is receiving funding from the New York City Housing Development Corporation (HDC) and the New York City Department of Housing Preservation & Development (HPD).

MacQuesten is also partnering with East Brooklyn Housing Development Corporation (EBHDC), a not-for-profit, and Best Development Group LLC, an affordable housing consultant and development company.

"The development of Van Sinderen Plaza will contribute to the revival of the East New York neighborhood by providing high-end, affordable housing units and expansive retail and community space that will benefit all Brooklyn residents," said Rella Fogliano, President of MacQuesten Development.

Van Sinderen Plaza will comprise two seven-story buildings featuring one-, two- and three-bedroom rental apartments.

The larger building, on Van Sinderen Avenue, will feature 95,037 s/f of residential space, 17,341 s/f of retail and 3,860 s/f of community space. The smaller building, on New Lots Avenue, will have 32,776 s/f of residential space, 3,931 s/f of retail and 2,049 s/f of community space.

There also will be 21 parking spaces available to residents of the two buildings.

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Kracauer made her first public appearance on behalf of the organization at the annual Industry Leaders Roundtable in San Francisco.

Women's advocacy group taps New Yorker to advance global profile, heighten impact

Announcing new leadership and plans for expanding and advancing its global profile, the Beverly Willis Architecture Foundation has tapped a respected and highly visible architect and association leader, Cynthia Phifer Kracauer, AIA, as its executive director.

The advocacy group presented Kracauer in a public announcement at its annual Industry Leaders Roundtable in San Francisco.

Kracauer brings to the organization high-profile executive and social-entrepreneurial experience as a former principal of the architecture and design firm Swanke Hayden Connell and in her more recent roles as managing director for the Center for Architecture and the American Institute of Architects chapter in New York City.

In this latest post, Kracauer conceived and led the initiative to create a citywide architecture-and-design festival called Archtober, now in its sixth year.

She has also served as managing director of Oculus magazine and as a California Emergency Management Agency-certified Disaster Services Worker. In other volunteer work, Kracauer has been active with WX: Women Executives in Real Estate and her Audubon Society chapter.

"The Beverly Willis Foundation is

delighted to welcome Cynthia as our new executive director," said Joan Blumenfeld, FAIA, FIIDA, the foundation's board chair and a principal with Perkins+Will.

"We believe that the expertise she brings as an architect and creative manager will build on the good work done by her predecessor, Carol Shapiro, to expand and broaden the reach and impact of the organization."

Founded in 2002 and based in New York City, the Beverly Willis Architecture Foundation (BWAFF) is committed to changing the culture of the building industry, for women, through education and research.

The national education and research 501(c)3 nonprofit organization is uniquely dedicated to women working in architecture, landscape, engineering, and construction — market sectors where only about 17% of its leaders are women.

The BWAFF Industry Leaders Roundtable, where Kracauer made her first official appearance for the group, took place October 18-19, 2016.

Now in its sixth year, the event convenes a select group

of national representatives from large AEC firms to present strategies for advancing women that are shown to have made a measurable impact in the building industry.

Among the featured firms are Stantec, Thornton Thomasetti, Skidmore, Owings + Merrill, Langan, and Perkins + Will, who will share how they are establishing and sharing best practices in the promotion of women.

"We are so pleased that Cynthia Kracauer will help us enthusiastically take on the many challenges women currently face in working in the building industry. Her energy and wide knowledge of the industry are ideal assets in helping expand knowledge about women's contributions to twentieth-century

American architecture," said Beverly Willis, FAIA, the founder and founding chair of BWAFF.

According to BWAFF, in the historically male-dominated architecture field women make up 42 percent of graduates from accredited schools but only 26 percent of licensed practitioners and a mere 17 percent of architects who are principals or partners of their firms.



CYNTHIA KRACAUER

Normandy unveils Gold Coast development plan



Normandy Real Estate Partners has announced the next phase in its plans to redevelop 800 Sylvan Avenue in Englewood Cliffs, NJ.

In June 2016, Normandy closed on the purchase of the 365,169 s/f office complex that includes three interconnected buildings situated on Route 9W in the Palisades Gold Coast area.

On October 11, 2016, Normandy sold 157,411 s/f of the property, which is under long-term lease to Unilever, to an undisclosed buyer.

Normandy plans to completely reposition and redevelop the remaining square feet at 800 Sylvan Way as one of the premier office buildings in Bergen County.

800 Sylvan Avenue is currently fully leased to Unilever, but the company plans to vacate the portion of the complex that Normandy plans to redevelop, currently under short-term lease, when its North American headquarters building is completed.

As previously announced, the 325,000 s/f headquarters, located at the adjacent 700 Sylvan Avenue, is also being developed by Normandy, in conjunction with OVG Real Estate.

The redeveloped property will be one of the most intelligent, energy-efficient and highly advanced corporate facilities on the East Coast when completed in late 2017.

"We are pleased to announce the next phase in the redevelopment of 800 Sylvan Avenue, which coincides with the sale of the long-term leased portion of the property," said Paul Teti, Principal of Normandy Real Estate Partners.

"We plan to completely redevelop the remaining 207,758 s/f of the complex into a premier, Class A building that complements the exceptional building we are developing for Unilever next door. 800 Sylvan Avenue is situated in an ideal location, atop New Jersey's Hudson River Palisades, directly across from New York City — and just minutes from the George Washington Bridge.

"This will be a rare opportunity for a corporate headquarters user looking for an outstanding location, coupled with a state-of-the-art facility in a submarket that offers a highly-educated labor pool."

Englewood Cliffs is one of the wealthiest towns in the country, and Bergen County is one of the most sought after destinations in the Tri-State area.

800 Sylvan Way is located near the largest convergence of highways in the New York Metropolitan area, allowing for immediate access to New York City and beyond.

Cushman & Wakefield represented Normandy in the sale of the long-term leased portion of the property.

A team led by Rob Donnelly, Jr. of Cushman & Wakefield of New Jersey, will represent Normandy in leasing the redeveloped portion of the property, with HLW Architects serving as the architect.

Trinity Church

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building will form a contemporary backdrop for the historic church. With a façade of glazed panels set into a light metal framework, the design resonates with the intricate stonework of Trinity Church Wall Street, the Gothic Revival Episcopal landmark that has stood at the west end of Wall Street since 1846.

The new building consists of two elements: a 9-story base with a 17-story volume above. The base will house the church's many ministerial and community service programs. The design links the tower directly to the church via a second-story bridge.

Plans have been submitted to city agencies for review. Groundbreaking is anticipated for early 2017, with completion anticipated for late 2019.

Sculptor

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to fabricate large-sized sculptures off-site, primarily in Italy.

Space limitations also capped Ball's staff of digital and other artists at 15. The new studio is designed to address the shortcomings of the current facility, support the artist's complex design and fabrication processes, and permit the realization of advanced new types of sculptures.

In addition to R+R, Berman and TADA, the project team includes structural engineer Gilsanz Murray Steficek, LLP; mechanical, electrical, and plumbing (MEP) engineer Plus Group; acoustical engineers Cerami & Associates; geotechnical engineer Piloni Associates; and environmental engineers Langan Engineering.

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