



PERSPECTIVE NEW YORK

The comprehensive view of real estate, design and construction

VOL. 8, NO. 2 March 2009

TISHMAN TECHNOLOGIES

...Mission Critical Thought Leaders and Builders

INSIDE:

• NEW YORK'S HOTTEST PROJECTS

...RFR HOLDING'S 350 WEST BROADWAY, HOK AND RSC ARCHITECTS' UNION CITY HIGH SCHOOL, SL GREEN'S 100 PARK AVENUE

SPECIAL TECHNOLOGY SECTION:

• TOP IT CONSULTANTS

• AN ECONOMIC IMPERATIVE:

REDUCING DATA CENTER EXPENSES

• THE 113th ANNUAL REBNY GALA

• NEIGHBORHOOD SPOTLIGHT:

"BATTERY PARK CITY: A CITY WITHIN THE CITY"

BATTERY PARK CITY

The City Within a City

By Lisa Martone and Robert D. Greenberg, AICP

Twenty years ago, the huge sign covered the wall of one of the first buildings erected in the area, positioned to be read by the harried commuters crawling along West Street trekking north to the West Side Highway or queuing up for the Brooklyn Battery Tunnel. It read: "If you lived here, you'd be home by now." A novel approach for its time, the concept of living in Lower Manhattan near the heart of the Financial District, Battery Park City has proven to be one of the great success stories as to how to create a new 24/7, amenity-rich lifestyle environment.

After more than three decades, Battery Park City is nearing its final stages of development. This 92-acre neighborhood, which was created through the deposit into the Hudson River of landfill dug out during the construction of the original World Trade Center, has filled all of its vacant space.

"Battery Park City has achieved a worldwide acclaim as a successful exercise in community renewal."

James F. Gill, Chairman, Battery Park City Authority

BATTERY PARK CITY AUTHORITY

The main work of the Battery Park City Authority (BPCA), a public benefit corporation created by the New York State legislature in 1968 to oversee development of the neighborhood, was to fill the vacant land in the area. The anticipated date of this milestone is 2009, according to the BPCA.



Battery Park City

The site, created on the lower west side of Manhattan, is comprised of 9.3 million SF of commercial space, 7.2 million SF of housing, 9000 residents, 52 shops and services, 22 restaurants, 20 works of public art, three public schools, two hotels, a multi-screen movie theater, a marina, a 1.2-mile long esplanade, the Irish Hunger Memorial, Museum of Jewish Heritage, New York City Police Memorial and the Skyscraper Museum.

Battery Park City is also home to 35 acres of open space, which includes parks, gardens, playing fields, playgrounds, plaza and walkways. All of this land is permanently protected and open to the public (for more information on Battery Park City's open space visit www.bpcparks.org.)

As families continue to discover this charming neighborhood, with its riverfront walkways, creatively designed parks and abundant recreational activities for kids and adults, the community's population is quickly growing. At about 10,000, it is projected to grow to between 12,000 and 14,000 as the sites are completed, according to the BPCA.

The last three remaining sites---Riverhouse, Greenwich Club and The Visionaire---are in various final stages of development and occupancy:

RIVERHOUSE

Riverhouse, located at 1 River Terrace, is situated on the last and most desirable waterfront property in Battery Park City, a block west of Tribeca in the northern section of the district. Riverhouse is one of the greenest residential buildings in America, exceeding LEED (Leadership in Energy and Environmental Design) Gold certification according to the rankings of the US Green Building Council. Residents will enjoy twice-filtered air, filtered water, non-toxic materials and lower energy costs. Riverhouse has one-to-five bedrooms residences with amenities and interiors designed by David Rockwell, exterior architecture by Polshek Partnership, and interior layouts by Ismael Leyva.

Amenities include valet on-site parking, fitness center with yoga studio, 50-foot lap pool, children's playroom, billiards room, media café, and a second floor landscaped garden overlooking Tear Drop Park. City Bakery, Poet's House and a new branch of the New York Public Library will comprise

the retail spaces. Steps away are Tribeca's culinary delights, including the new Whole Foods two blocks away at 101 Warren and conveniently located to all trains, shopping, and the Financial District. It is also the only waterfront condo close to the northern end of Tribeca.



Riverhouse

There are currently several one to four bedroom units still available. The prices range from \$900,000 to \$5 million. For more information visit Corcoran at www.corcoran.com.

GREENWICH CLUB

This 37-story, Art Deco skyscraper at 88 Greenwich Street, also known as the Greenwich Club, has been converted from a rental to a 458-unit condominium apartment building by Thorwood Real Estate, which bought it for \$195 million from World-Wide Holdings. The building was erected in 1930 and was designed by Lafayette A. Goldstone. The tower has several setbacks that are highlighted by green, yellow, brown and beige terra cotta patterns and bands of red brick also are used to visually modulate the facades.

This property features spectacular residences with soaring ceilings, oversized windows and unrivaled views. Amenities include 24-hour attended lobby with concierge and valet services, onsite fitness center, residents-only lounge and roof deck, as well as laundry rooms on each floor.

The architects for the project were Ismael Leyva and McCarten Design architects, who were responsible for renovated the 1920's Art Deco building with studio, one and two bedroom rental apartments. The prices range from \$500,000 to \$2,000,000. Many units are still available. For more information visit Corcoran at www.corcoran.com.

THE VISIONAIRE

The Visionaire, a 'green' architectural beauty, is home to 251 condominium residences. Located at 70 Little West Street, the building was designed by Pelli Clarke Pelli. The building utilizes natural and environmentally safe building materials throughout. From eco-friendly paints, pesticide-free rooftop gardens to the custom bamboo cabinets and wood flooring that was harvested in accordance with the Forest Stewardship Council, living green at the Visionaire is both luxurious and healthy.

Kitchens in the homes are equipped with bamboo cabinets topped with river washed absolute black granite as well as backsplashes made from bricks of art glass by Waterworks. Master baths offer a modern, organic feel and are finished with glass mosaic tiling and limestone flooring, both which highlight the teak cabinets and Waterworks fixtures.

“Through the public/private partnership between the Battery Park City Authority and private developers, this planned community has become a blueprint for urban development,” according to the Battery Park City Authority. And as the sign once said, if you lived here, you’d be home right now.



The Visionaire

The Visionaire will bring downtown New York its first five-star caliber hotel, with condominium residences that offer a level of service and comfort, with the staff of The Ritz-Carlton at their service day and night. With Wall Street only a short walk away to the east, The Ritz-Carlton Hotel and Residences place their guests and owners within easy walking distance of the most important addresses and best-known corporations in the worlds of business and finance.

The Visionaire was developed by The Albanese Organization and designed by Pelli Clark Pelli Architects. Battery Park

City's parks maintenance facility, which sits in the first floor of the Visionaire, is used as a headquarters for the Battery Park City Parks Conservancy, the not-for-profit organization charged with maintaining the parks and open spaces in Battery Park City.

The building will also have numerous features such as a

Mr. Gill describes the 92-acre Battery Park City as a “city within a city.” “We have something for everyone. We have hotels, marinas, public schools, 36 acres of parks and gardens, public art, movie theaters, ballfields, environmentally friendly residential buildings and world class office space.”

health club with swimming pool, residential lounge, rooftop garden, kids' playroom, garage, and storage room. The project was completed in the summer 2008. For more information visit www.thevisionaire.com or contact The Marketing Directors Inc. at (516) 746-6000. ■