

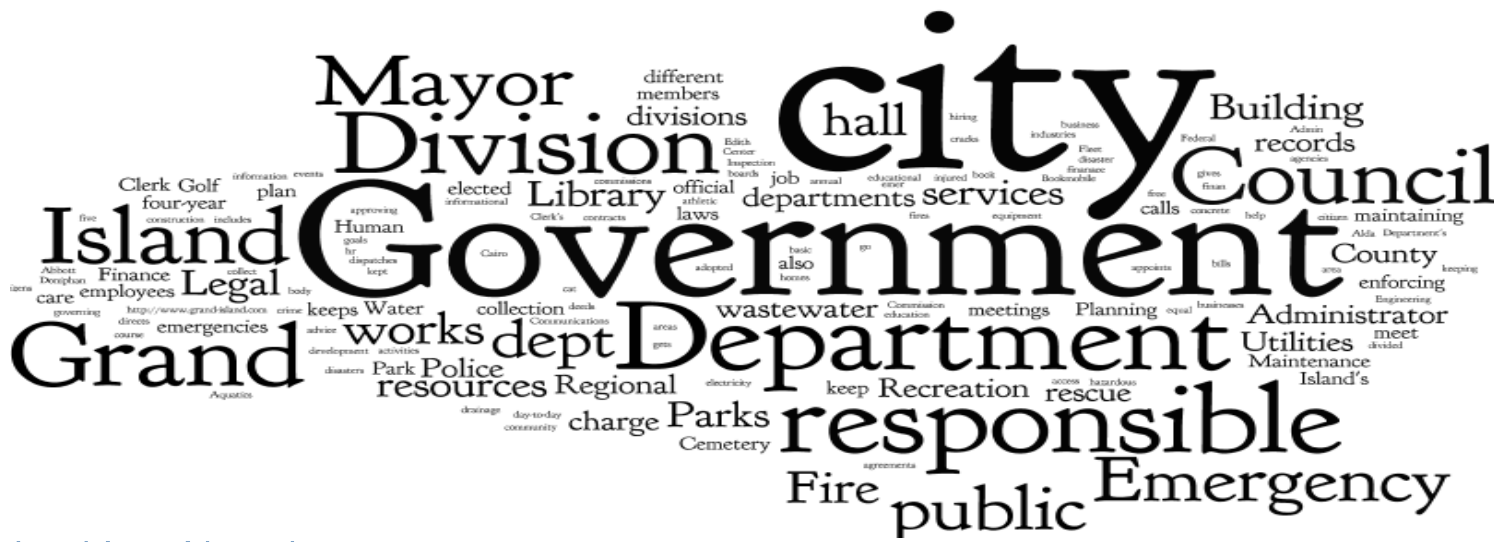


# Development News Highlights

## MANHATTAN - MID-2<sup>ND</sup> QUARTER 2020

### PLUS AN OUTER BOROUGH SNAPSHOT





## Looking Ahead

## HPD Releases RFP for Affordable Housing Projects on NYCHA Land

A request for proposals (RFP) was released on March 6th by New York City Housing Preservation and Development (HPD), in partnership with the New York City Housing Authority (NYCHA), seeking developer proposals for (2) 150- to 200-unit affordable housing projects to be constructed on underutilized areas within existing NYCHA complexes. The submission deadline originally set for June 2, 2020, has been postponed indefinitely until further notice as a result of the COVID-19 pandemic.

- **Site 1: Bronx – Morris II Houses** – The 24,000-square-foot site is located on a portion of the 147,806-square-foot parcel at the corner of St. Paul’s Place and Park Avenue in the Morrisania neighborhood. Upon construction completion, the new development will join (2) existing 16-story story buildings offering a combined total of 339,386 square feet and 354 housing units.
- **Site 2: Brooklyn – Kingsborough Extension** – The 25,000-square-foot site is located on a portion of the 63,254-square-foot parcel at Bergen Street between Buffalo and Ralph Avenues in the Crown Heights neighborhood. The new development will join (2) existing 25-story buildings offering a combined total of 129,082 square feet and 184 housing units.

The RFP is part of the city's **Seniors First initiative**, which was launched by the HPD in response to the de Blasio administration's commitment to create or preserve 30,000 senior households by 2026 under the 10-year **Housing New York** plan, in order to meet the growing housing needs of city residents over 64-years of age. The 3-pronged strategy includes:

- Making more homes accessible to seniors and people with disabilities to allow for **Aging in Place**;
- The allocation of underused sites by NYCHA to allow for **Developing New Senior Housing on NYCHA Land** that will be financed by HPD through the Senior Affordable Rental Apartments (SARA) program; and
- **Supporting Seniors through Preservation**, which targets approximately 170 buildings created through the HUD Section 202 program with 14,000 apartments as well as other existing senior housing developments.



## Looking Ahead (cont'd)

### Governor Cuomo Moves Ahead with Renewable Energy Development Efforts

The March 13th press release by Governor Cuomo's office revealed details of the \$1 billion state investment in awards for (21) large-scale solar, wind, and energy storage projects across upstate New York that will deliver 1,278 megawatts of new renewable capacity; and had been noted in the Governor's 2020 State of the State address delivered on January 8th. Some of the projects awarded came in at bids 23% lower than the bids received 3-years ago as renewable energy costs continue to decline, with the weighted average award price of \$18.59 per megawatt hour of production for this solicitation over the 20-year term of the awarded contracts representing the lowest average award price from a New York Energy Research and Development Authority (NYSERDA) large-scale renewables solicitation in over a decade.

The projects to be overseen by the NYSERDA, along with other state and local agencies, are expected to "spur over \$2.5 billion in direct, private investments toward their development, construction and operation and create over 2,000 short-term and long-term jobs;" and are expected to generate over 2.5 million megawatt-hours of renewable energy annually and power over 350,000 homes, while reducing carbon emissions by more than 1.3 million metric tons annually — equivalent to taking nearly 300,000 cars of the road every year.

The latest awards help to accelerate the state progress towards the Governor's **Green New Deal** goal to obtain 70% of the state's electricity from renewable sources by 2030, as "codified by the **Climate Leadership and Community Protection Act**, and supports the state mandate for a 100% carbon-free electricity sector by 2040." Since 2018, NYSERDA has awarded over 67 projects as part of the state's commitment to shift to renewable energy sources, with the latest awards representing the third in a series of annual NYSERDA land-based renewable procurements that are expected to result in the development of dozens of large-scale renewable energy projects over the coming decade; and combined with New York's offshore wind agreement announced last July, will reportedly be capable of generating over 12% of the state's expected electricity demand in 2030.

In addition to the NYSERDA projects, Governor Cuomo reportedly announced at a May 26th news conference plans to install new power lines from upstate to bring wind and solar power down from the state's rural regions to New York City and its suburbs. The Governor is also seeking to expedite a previously announced \$3 billion plan to deliver hydropower from Canada, through a transmission project that has been in the works for years according to reports. Known as the **Champlain Hudson Power Express** (CHPE), the project would reportedly move large-scale impoundment hydro underground from Quebec to NYC; and is "expected to bring 2,000 union jobs to the state and create an estimated \$1.7 billion in new taxes to municipalities and school districts along its 333-mile route over its first 30-years in operation." Decisions for the more immediate push of both proposals is reportedly part of the Governor's efforts to revive the state's economy, which has been severely impacted by the COVID-19 pandemic, and accelerate economic growth by investing now in major infrastructure projects such as energy and transportation.





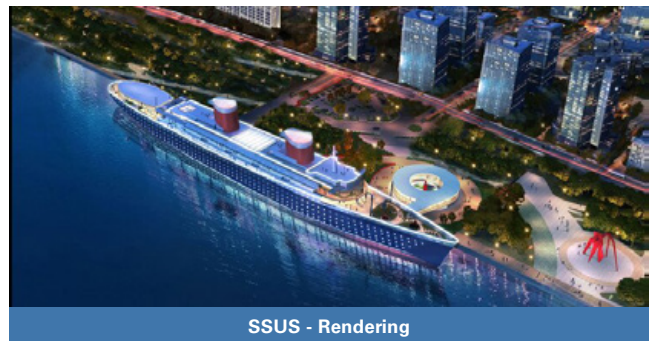
SS United States

## In the News

### RXR Realty Seeking Partner for Proposed Repurposing of SS United States

New York-based developer RXR Realty is reportedly seeking a partner for the proposed repurposing of the iconic **SS United States**, which made its maiden voyage in 1952; and represents the largest ocean liner ever entirely made in America, as well as the fastest to ever cross the Atlantic. As part of the project intended to bring new life to the 990-foot-long vessel, the 600,000 square feet of available redevelopment space will be repurposed for a mix of hospitality and cultural uses, including a museum honoring the ship's history and exploring mid-century design, art and innovation; and will be permanently moored and anchored by a hotel program. Over 1,000 jobs, generating new direct and indirect economic activity are expected to be spurred by the project, while activating the waterfront at its destination.

Currently owned by the SS United States Conservancy and docked in Philadelphia, a Request for Expressions of Interest (RFEI) was released by the developer to several major U.S. waterfront cities including Boston, New York, Philadelphia, Miami, Seattle, San Francisco, Los Angeles, and San Diego. An architectural and engineering team have already been assembled through a two-part design competition which began in 2018, inclusive of the vessel's original naval architect according to reports. During its tenure of active service, the SSUS that was initially designed as reportedly part of a Cold War Pentagon program to serve as a troop transport ship, hosted more than a million passengers including U.S. Presidents, celebrities, and tourists.



SSUS - Rendering



## Midtown Development Activity

### New to Market

**1150 Sixth Avenue** (Times Square) – Fortuna Realty Group has reportedly introduced the sale offering of the vacant 7,375-square-foot parcel located between West 44th and 45th Streets, hoping to fetch in the mid-\$90 million range. The developer had acquired the site from the sellers of the eponymous 8-story, 48,000-square-foot Pan American Magazine Building for \$39 million in March 2012, which has since been demolished; and in July 2013 acquired 27,812 square feet of unused development rights for roughly \$4.749 million (\$171 per square foot) from nearby 59 West 44th Street. Permits were approved in March 2017 for Fortuna’s planned 41-story, 195,807-square-foot hotel development, the developer apparently opting to abandon its own plans to construct the 415-foot-tall, 310-key hotel, which new ownership could move forward with or not since zoning of the site reportedly allows for a number of possible uses including a “combo hotel-retail project or a boutique office building.”



### Projects on the Horizon

**260-270 Twelfth Avenue** (Hudson Yards) – Longtime property owner Georgetown Company is reportedly proposing to construct a 25-story, 1.1 million-square-foot office development on the 113,157-square-foot waterfront parcel currently used as a parking lot that spans the entire 12th Avenue block-front between West 29th and 30th Streets. Although new building applications for the reportedly as-of-right development have yet to be filed, demolition permits were secured in mid-March for the existing 2-story, 7,701-square-foot structure. Reports indicate that groundbreaking is tentatively expected sometime in 2021, upon a \$96 million easement transacted in 2010 with the Port of Authority of New York & New Jersey expiring, with hopes of a 2024 delivery. The estimated \$1 billion project’s design will result in approximately up to 80,000-square-foot floorplates, Georgetown opting to exchange height for the “harder-to-find large floor plans that are attractive to tech tenants” according to reports.



# Midtown (cont'd)

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## Projects on the Horizon (cont'd)

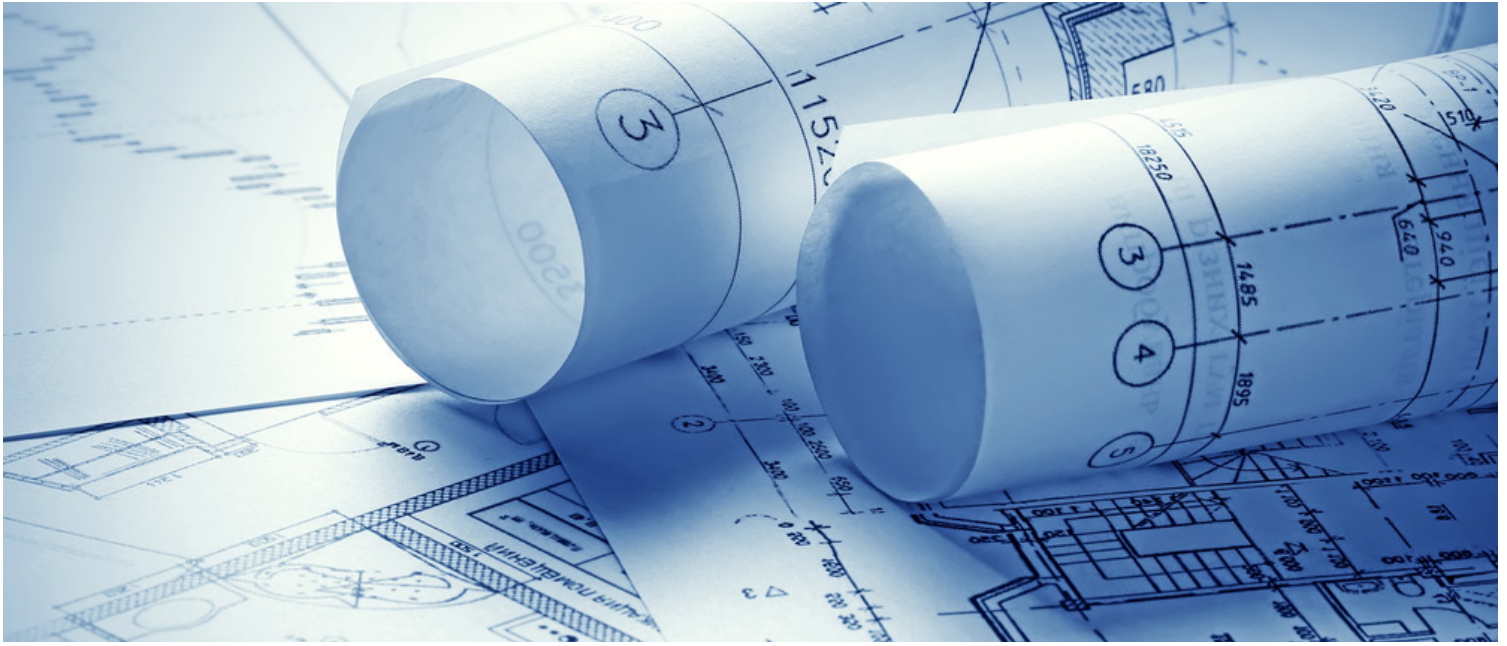
**341, 343-345 and 347-355 Madison Avenue** (Grand Central) – The longtime planned redevelopment of the former Metropolitan Transportation Authority (MTA) headquarters took a major step forward in April following the announced agreement between the New York State agency and New York City. As part of the agreement, real estate taxes and other revenue from the future ground lease for the redevelopment of the property will be dedicated to the MTA capital program according to the agency's press release. More than \$1 billion is expected to be generated over the life of the ground lease to fund approved transit projects; while establishing a "creative way for the City of New York to fulfill its obligation to provide \$600 million from alternative non-tax-levy revenue sources as part of its \$2.66 billion contribution to the MTA's 2015-2019 Capital Program." The project will also include more transit improvements in the Grand Central neighborhood including a new entrance on Madison Avenue with direct connection to Grand Central Terminal and the new Midtown East Long Island Rail Road terminal upon the expected 2022 completion of the East Side Access project.

An initial request for proposal (RFP) offering the leasehold was released in 2013, but had failed to secure a deal. In 2014 the MTA ultimately re-opened the bidding for the 3-parcel assemblage located along the Vanderbilt Avenue corridor, releasing an amended RFP in anticipation of the impending rezoning of the 5-blocks along Vanderbilt Avenue. New bids were to be based upon on a floor area ratio (FAR) of 24-30 — equating to as much as 753,150 square feet. Prior to the Vanderbilt Avenue rezoning adopted May 2015 the site could accommodate about 376,575 buildable square feet, which reportedly at the time would potentially have netted the agency over \$150 million. The MTA vacated the property in 2014, shifting employees to a building it owns in Lower Manhattan at 2 Broadway. The Midtown site can reportedly be redeveloped into either a luxury residential tower, high-end hotel, Class A Office building, or a mixture of the 3; however, prior to construction start the project proposal will be required to undergo the city's 7-month Uniform Land Use Procedure (ULURP), at which time a set of transit improvements to be constructed will be proposed in exchange for a zoning bonus. The MTA reportedly had a potential deal with Boston Properties as the conditionally designated developer of the site in early 2016 for a 99-year leasehold valued at about \$430 million according to reports at the time. However the transaction ultimately stalled due to a question of whether or not the Metropolitan Transportation Authority (MTA) can transfer its tax exempt status to a private company for the duration of the lease; and instead of paying taxes the developer would make those payments to the MTA as a "payment in lieu of taxes" (PILOTs), adding more revenue to the agency's capital plan.

## Project Plans in Progress

**308-312 West 43rd Street / 314 West 43rd Street** (Times Square) – The joint venture of Taconic Investment Partners and National Real Estate Advisors filed new building applications in March for a 32-story, 373,133-square-foot mixed-use development. The 401-foot-tall structure will host 321 residential units spread across 269,559 square feet and 25,202 square feet of commercial space. The developers control the 2-parcel, 32,665-square-foot block-through assemblage under a 99-year leasehold that runs through March 2117 acquired in 2018 from fee-owner 1199SEIU Healthcare Workers East for \$95.062 million (\$255 per buildable-square-foot). Located between 8th and 9th Avenues, the properties currently host a parking lot and a 13-story, 62,416-square-foot building that was formerly occupied by the healthcare union's benefit fund, 1199SEIU, which recently relocated along with the union to a consolidated 580,000-square-foot space at 498 Seventh Avenue (Penn Plaza/Garment). During the interim of the 2-years prior to the building being vacated the co-developers were able to utilize the time to finalize the project's designs and plans, while continuing to generate some rent income.

**534-540 Third Avenue** (Murray Hill) – Property owner Gilar Realty filed new building applications in May for a planned 17-story, 121,017-square-foot mixed-use development. The 190-foot-tall structure will host 122 residential units spread across 89,552 square feet and 3,883 square feet of commercial space. New construction will rise on the 3-parcel, 9,876-square-foot assemblage located on the corner of East 36th Street. Demolition permits have yet to be filed for the trio of existing low-rise mixed-use buildings. The larger 4,938-square-foot corner parcel has been longtime owned by Gilar; while that (2) 2,498-square-foot parcels were purchased through separate transactions in 2005 and 2015 for \$5 million and roughly \$8.004 million respectively.



# Midtown (cont'd)

## Project Plans in Progress (cont'd)

**10-18 West 55th Street (Plaza)** – Garden Homes Development filed new building applications in May for a planned 24-story, 152,689-square-foot mixed-use development. The 289-foot-tall structure will host 96 residential units, and appears to be part of a 2-building project that upon full construction completion will total approximately 432,306 square feet offering a mix of 304,273 square feet of residential space and 128,033 square feet of commercial space per permit details posted on the Department of Buildings website. New construction will spread across 19% of a 55,028-square-foot development site that includes a mix of land area and transferred development rights acquired over the past few years.

- 10 West 55th Street – The 2,312-square-foot parcel last traded in March 2019 for \$20 million, having been sold by JD Carlisle Development Corp. according to city records. Demolition permits had been previously secured in December 2016 for the existing 4-story, 9,200-square-foot commercial building. (lot 44)
- 12-18 West 55th Street – The vacant 4-parcel, 8,034-square-foot assemblage was acquired by Garden Homes Development-affiliate Skyline Developers in August 2017 for \$83 million from reportedly Cornerstone Advisors, which abandoned its own plans for a condo-hotel development. The assemblage can reportedly accommodate up to 150,000 buildable square feet as a result of previously transferred additional development rights that were originally amassed by Lincoln Property in 2005 and 2006 for a combined total of roughly \$8.217 million, after purchasing the 4-parcels for \$22 million in 2005.
  - 9-11 West 54th Street – 21,238 square feet of transferred development rights (TDRs) were acquired for \$4.3 million (\$202 per square foot) in 2005;
  - 7 West 54th Street – 7,500 square feet of TDRs were acquired for roughly \$1.599 million (\$213 per square foot) in 2005; and
  - 5 West 34th Street – 9,969 square feet of TDRs were acquired for roughly \$2.318 million (\$233 per square foot) in 2006.
- 13-15 West 54th Street – 17,760 square feet of TDRs were acquired for roughly \$6.626 million (\$373 per square foot) by Garden Homes Development in 2015.





# Midtown South Development Activity

## Recently Sold Sites

**42-48 Second Avenue** (East Village) – LA-based Gemini Rosemont has purchased the 7,500-square-foot parcel for \$40 million from the Roman Catholic Church of Most Holy Redeemer. The property located between East 2nd and 3rd Streets currently hosts a 3-story, 6,400-square-foot structure the formerly served as the Church of the Nativity, which was reportedly closed in 2015 by the Archdiocese of New York and merged with nearby Most Holy Redeemer church. Although redevelopment plans for the site that can accommodate up to 45,150 buildable square feet have yet to be announced, demolition permits for the existing structure were approved in March. Other activity in Manhattan by Gemini includes a 13-story, mixed-use development at 531 Sixth Avenue (aka 101 West 14th Street), a 45-unit condominium development with 5,830 square feet of retail space that topped-out in January.

## Project Plans in Progress

**708 Broadway / 404 Lafayette Street** (NoHo) – New York University is planning a repositioning of the adjoining buildings situated on the block-through tax lot located within the NoHo Historic District. Since acquiring the 147,000-square-foot property in October 2014 for \$157.5 million, the buildings have undergone numerous transformations according to details posted on the university’s website. As part of the latest project, the 10-story, 1896-era building that offers approximately 100,000 square feet of useable space will become the new home of the **NYU School of Global Public Health**. Upon full construction completion, the building will house research and educational facilities, a conference center, collaborative workspaces, a fitness center, on-site bike storage, new office space, and communal kitchen facilities. Expected to debut by early 2021, the project is part of NYU’s planned \$6 billion, 1.9 million-square-foot expansion in the neighborhood dubbed **NYU 2031**, which will add new humanities and liberal arts classrooms and study centers, a gym, and faculty housing to the University’s campus. Construction is well underway for the **Zipper Building**, which is one of the largest projects within the expansion plan; and upon delivery the new 25-story, 980,000-square-foot building will include a new gym to replace the existing **Coles Sports Center**, as well as performing arts space for the **Tisch School of Arts**.





# Midtown South (cont'd)

## Project Plans in Progress (cont'd)

**2 Hudson Square** (Hudson Square) – Preliminary renderings have been revealed for a planned office tower atop a new public school that will be developed by Taconic Investment Partners and Nuveen. The project's design is reportedly targeting LEED Platinum certification on the core and shell of the building, and WELL Platinum certification for the commercial office space, a mandate reportedly within the Affordable Care Act. The newly created standards were the result of the collaborative effort doctors, scientists, and real estate professionals that intend to create environments that include quality air, water, and light to better the health and wellness of tenants. Upon delivery of the tower, the International WELL Building Institute will conduct tests and inspections to ensure the project has met the required standards for certification. Manhattan's 425 Park Avenue development was reportedly the first project in the city to seek the certification; however in the wake of the COVID-19 pandemic, more project designs may target WELL certification moving forward.



2 Hudson Square - Rendering

Although permits have yet to be filed, reports indicate that the 26-story, 450,380-square-foot development will include a mix of office, retail and community facility space. The office space featuring outdoor terraces on the 9th and 10th floors will total 331,910 square feet, the majority of which to span the 11th through 25th floors, (16,000 square feet each) with the remaining 76,000 square feet of office space on floors 7 through 10 (19,000 square feet each) within a podium at the base of the tower. Mechanicals will be housed on the 26th floor, as well as the sixth floor, along with some additional office space. The 77,100 square feet of community facilities space spanning 5-floors within the podium will house a 444-seat elementary school for pre-K through 5th grade students; and will have a 3,000 square-foot outdoor playground to be created on the 5th floor. In addition there will be 8,890 square feet of retail space, fronting Canal and Varick Streets.

In October the co-developers had reportedly entered into contract at an undisclosed price for the long-term leasehold of the 32,960-square-foot site, which longtime fee-owner Trinity Real Estate had introduced to the market in the fall of 2018. The deal is reportedly being structured as a "99-year leasehold with a single upfront payment and no ongoing rent; and \$408 million in either construction or predevelopment financing is being sought for the project, reports in December indicating that the loan was expected to close in January, but has yet to be listed on city records.

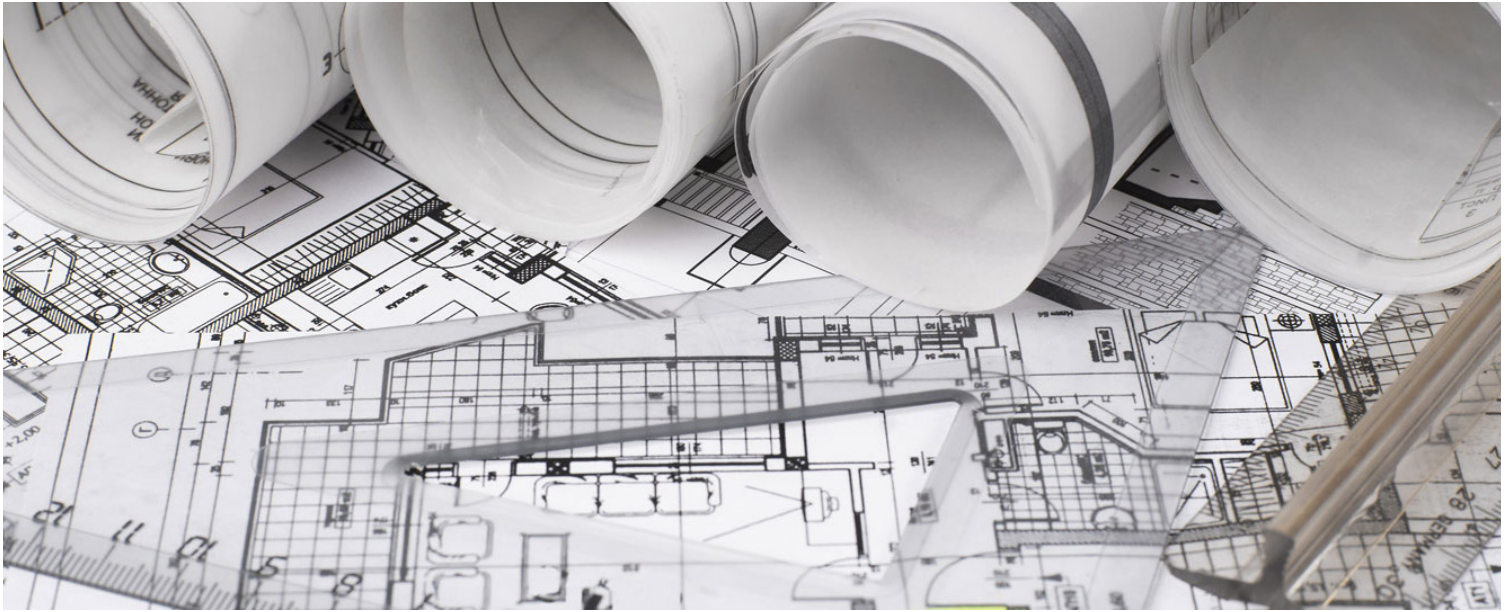
**144 West 15th Street** (Chelsea) – City Creek Reserve, which reportedly serves as the real estate arm of the Mormon Church, pre-filed new building applications in May for an 11-story, 79,839-square-foot mixed-use development. The 120-foot-tall structure will host 61 residential units spread across 50,165 square feet and 10,937 square feet of community facility space. New construction will rise on the 11,584-square-foot block-through site located between 6th and 7th Avenues. A 5-story, 33,806-square-foot building is currently located on the site, having formerly operated as a religious chapel and administrative space for The Church of Jesus Christ of the Latter-day Saints, also referred to as the Mormon Church according to reports.

**31 East 17th Street aka 36 East 18th Street** (Union Square) – New building applications were filed in April by the longtime owner under the entity Four Roses LLC for an 11-story, 39,669-square-foot development. The 168-foot-tall structure will host 26,023 square feet of commercial space and 12,240 square feet of community facility space. New construction will rise on the 5,262-square-foot block-through site located at the northern edge of Union Square Park between Park Avenue South and Broadway. Demolition permits have yet to be filed for the existing 2-story, 10,166-square-foot commercial structure that is currently occupied by an AT&T store in a portion of the space fronting 17th Street; a children's play space Union Square Hospitality on the ground and lower level fronting 18th Street; while the remaining space on the 2nd floor previously housed a Kellogg's concept store, which recently transitioned to pop-up use.

**268-272 East 2nd Street** (East Village) – New York-based Barrier Free Living (BFL) filed new building applications in May for a 13-story, 65,696-square-foot mixed-use development dubbed **Freedom Village**. The 136-foot-tall structure will host 75 residential units spread across 62,582-square-feet and 3,114 square feet of community facility. New construction will rise on the 8,162-square-foot parcel located between Avenues C and D; and replace BFL's current 3-story, 17,405-square-foot facility according to demolition permits secured last year. News of the planned redevelopment of the site initially surfaced in December 2018; however, it is uncertain if designs for the estimated \$30 million supportive housing development have been altered since then by the non-profit that provides temporary and permanent housing for adults with significant physical disabilities.



268-272 East 2nd Street  
2018 Rendering



# Midtown South (cont'd)

## Project Plans in Progress (cont'd)

**60 Norfolk Street / 43-65 Suffolk Street** (Lower East Side) – The Gotham Organization pre-filed new building applications in March for a 30-story, 376,987-square-foot mixed-use development that is part of a 2-building project reportedly being constructed in partnership with the Chinese-American Planning Council (CPC) under the entity Go Broome LLC. New construction will rise on the 2-parcel, nearly full-block 32,395-square-foot assemblage comprised of a 7,438-square-foot parcel longtime-owned by the religious organization and an adjacent city-owned parcel at 43-65 Suffolk Street, which hosts a “largely unused parking lot” connected to the 14-story, 137,909-square-foot senior affordable housing development known as **Hong Ning Housing for the Elderly** at 50 Suffolk Street that is run by the CPC. Gotham will control the latter site under a ground lease from the CPC, with rent payments being used to help the social service non-profit sustain and expand its services within the community according to reports.



60 Norfolk Street - Rendering

Demolition permits were filed in December 2019 for the remains of the Congregation Beth Hamedrash Hagadol’s landmarked former synagogue dating back to 1850 that was ravaged by a fire in 2017. However, previous reports indicate that (3) main walls of the structure were salvaged, and will be incorporated into the project for the planned new “synagogue and cultural heritage center, along with artifacts that will be displayed in the lobby with signage spelling out their history.” Although yet to be filed, the second development is expected to add a 16-story building; and upon full construction completion the complex will host a combined total of approximately 519,365 square feet comprised of 488 residential units spread across 467,170 square feet, of which 208-units will be permanently affordable — 93 Mandatory Inclusionary Housing units and 115-units designated for senior housing under the 2016 launched **Affordable Independent Residences for Seniors** (AIRS) program that allows increased density in exchange dedicated space for the elderly; 8,542 square feet of commercial space; and 43,653 square feet of community facility space to house a permanent home for CPC. Prior to construction zoning changes were required including mapping the area for Mandatory Inclusionary Housing (MIH) and updating the area’s large scale residential development district to reflect changes to the lot. As of February 28th the proposal had been sent to Mayor de Blasio for review according to the application status details posted on the Department of City Planning website.

**89-91 Ludlow Street** (Lower East Side) – A partnership under the entity 91 Ludlow Street, LLC filed new building applications in March for a 12-story, 40,583-square-foot mixed-use development. The 135-foot-tall structure will host 41 residential units spread across 28,653 square feet and 3,333 square feet of commercial space. New construction will rise on the 4,437-square-foot parcel located between Broome and Delancey Streets that last traded in October 2019 for \$12.3 million (\$303 per buildable-square-foot). Demolition has yet to get underway for the existing 3-story, 6,000-square-foot industrial building; however, permits had been previously secured in June 2017 per the Department of Buildings website.





## Downtown Development Activity

### Project Plans in Progress

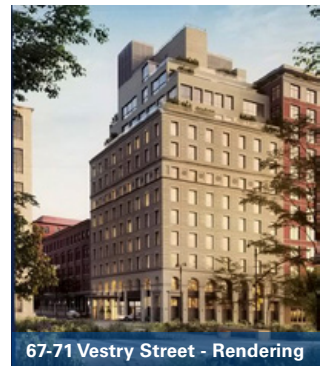
**250 Water Street aka 288-302 Pearl Street (FiDi)** – Official renderings have been released for the Howard Hughes Corporation’s proposed mixed-use development. According to reports, the scope of the full-block development relies on the transfer of about 700,000 square feet in air rights, of which about 415,000 square feet from the developer’s redevelopments at **Pier 17** and the **Tin House** are jointly controlled by Howard Hughes along with the city; and can be used in the Seaport District by obtaining discretionary approvals from the city according to previously reported details of the company’s 2018 annual report. If plans move ahead as proposed, an 89-story, 1,038,950-square-foot tower reaching a linear height of nearly 1,052-feet will rise on the 47,800-square-foot site bound by Pearl Street, Water Street, Beekman Street and Peck Slip. The structure will host a mix of commercial space within a 5-story podium — 47,820 square feet on the ground level featuring 20-foot ceiling spans and 179,370 square feet spanning the 2nd through 5th floors; 156,800 square feet of hotel space on floors 7 through 22; and 608,630 square feet of residential space spread across the 24th through 87th floors, with mechanicals occupying 46,330 square feet on the 6th, 23rd, 88th and 89th floors. As part of project plans, a composite timber, also known as engineered wood<sup>1</sup> will be used in the superstructure, making it the tallest partially wood-framed skyscraper in the world according to reports.



250 Water Street - Rendering

Howard Hughes acquired the debt-free site for roughly \$182.723 million from longtime owner Milstein Properties, having last traded in 1979 for reportedly \$5.8 million. The acquisition was financed by a roughly \$129.723 million loan provided by the seller; and included “an initial interest-free term of (6) months, with three (6) month extension options at a rate of 6% annually — the second and third extension options each requiring a \$30 million paydown” according to reported statements by a Howard Hughes spokesperson at the time. Several previous proposed development plans by Milstein continued to hit roadblocks, likely leading to the ultimate decision to sell the site that can reportedly accommodate as-of-right 289,000 buildable square feet under a Seaport downsizing passed in 2003.

**67-71 Vestry Street aka 260-262 West Street (TriBeCa)** – Iliad Realty Group is moving ahead with the planned repositioning and vertical expansion of the existing 24-unit, 73,334-square-foot mixed-use rental building, having reportedly filed an offering plan with the Attorney General’s office in 2018. According to alteration applications initially filed in November 2018, and approved in November 2019, the 9-story structure will undergo a 4-story vertical expansion, adding 15,378 square feet, and the existing 23-units will be repositioned into 15 condominium units. Iliad had acquired the 7,710-square-foot site for \$55.5 million in December 2017, seller RFR Realty deciding to abandon its own plans for the ground-up construction of an 11-story, 42-unit condominium totaling 64,333 square feet according to reports at the time. The former warehouse that dates back to 1910 underwent a residential conversion in 2002, and in addition to the residential space includes about 7,000 square feet of retail space



67-71 Vestry Street - Rendering

<sup>1</sup>Engineered wood, also called composite wood, man-made wood, or manufactured board; includes a range of derivative wood products which are manufactured by binding or fixing the strands, particles, fibers, or veneers or boards of wood, together with adhesives, or other methods of fixation[1] to form composite materials. These products are engineered to precise design specifications which are tested to meet national or international standards.



## Uptown and Upper Manhattan Development Activity

### Uptown

#### Recently Sold Sites

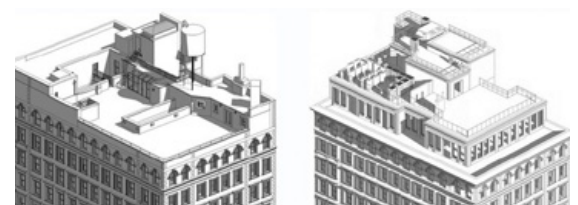
**150-152 East 79th Street** (Upper East Side) – HFZ Capital has acquired the 2-parcel, 2,179-square-foot assemblage for \$30.515 million. News of the purchase appears to indicate that the developer is trying to assemble a 6-parcel, 8,551-square-foot development site, having purchased (3) other parcels on the block in recent years.

- 154 East 79th Street – The 1,360-square-foot parcel last traded in February 2020 for \$18.65 million.
- 135 Lexington Avenue aka 148 East 79th Street – The 1,224-square-foot parcel last traded in January 2018 for \$22.5 million.
- 1131 Lexington Avenue – The 1,196-square-foot parcel that currently hosts a 2-story commercial building last traded in November 2017 for \$7.1 million; and is separated by the other (4) parcels by 1133 Lexington Avenue

In February a \$43.6 million loan collateralized by the (5) parcels, which included a newly originated \$22 million gap mortgage, was secured from W Financial REIT, LTD according to city records.

#### Project Plans in Progress

**1295 Madison Avenue** (Upper East Side) – Adellco, LLC under the entity 1295 Property LLC has reportedly proposed a hotel-to-residential condominium conversion of the landmarked 89-key **Hotel Wales** located on the corner of East 92nd Street. Proposals are currently under review by the Landmarks Preservation Commission (LPC) for the project, that if it proceeds as proposed will deliver a 21-unit mixed-use condominium with 52,267 square feet of residential space and 3,914 square feet of commercial space. In addition to refurbishing the façade and replacement of the existing windows, the developer is seeking approvals for a reportedly “full-floor enlargement of the existing penthouse including an infill of existing roof skylights open to levels below,” thereby creating a 10th floor and increasing the structure’s current 100-foot linear height by 14-feet per details of a December 2019 filing that is yet to secure approvals from the city’s Department of Buildings. Adellco acquired the 9-story, 62,620-square-foot building in November 2018 for \$56.25 million (\$898 per square-foot), seller DLJ Manhattan Real Estate, an affiliate of DLJ Real Estate Capital Partners apparently opting to flip the property about 15 months after its purchase of the asset for \$35 million (\$559 per square foot) in August 2017. The purchase by Adellco was financed by a \$51.3 million loan provided by Arbor Realty SR, Inc., which consolidated the refinancing of roughly \$35.588 million in unpaid principal of a \$38.805 million loan provided by Acore Capital in August 2017 with a new \$15.713 million gap mortgage.



1295 Madison Avenue - Before/After Artist Sketch



# Uptown and Upper Manhattan (cont'd)

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## Project Plans in Progress (cont'd)

**1165 Madison Avenue aka 48 East 86th Street / 50 East 86th Street** (Upper West Side) – Naftali Group per-filed new building applications in May for a proposed 13-story, 67,680-square-foot mixed-use condominium development. The 210-foot-tall structure will host 12 residential units spread across 58,919 square feet and 3,749 square feet of commercial space. New construction will rise on the 2-parcel, 6,358-square-foot assemblage the developer purchased in December from Vornado Realty Trust for \$71 million. California-based Cit Bank provided a \$41.611 million financing package to close on the transaction including a \$35.5 million senior loan, \$875,128 building loan, and a roughly \$5.236 million project loan according to city records. Currently hosting a 2-story, 10,103-square-foot commercial building that was reportedly home to **Ristorante Morini** until closing last August, and a 5-story, 8,765-square-foot mixed-use building, the properties last traded in December 2015 for a combined total of \$60 million. Other projects in the area by the developer include **1045 Madison Avenue**, an 18-story, 84,161-square-foot mixed-use condominium that is expected to launch sales this year

**2686 Broadway** (Upper West Side) – Toll Brothers filed new building applications in March for a 13-story, 118,958-square-foot mixed-use development. The 145-foot-tall structure will host 73 residential units spread across 84,020 square feet and 7,743 square feet of commercial space. New construction will rise on the 3-parcel, 10,803-square-foot assemblage on the corner of West 103rd Street that currently hosts a trio of 5-story commercial building, which the developer acquired in August 2019 for \$44 million (\$370 per buildable-square-foot).

## Upper Manhattan

### Recently Sold Sites

**620-628 West 153rd Street aka 619-623 West 152nd Street** (Washington Heights) – The partnership of brothers Eli and Isaac Chetrit and Jacob Jacob Aini have closed on the purchase of the 24,941-square-foot development site located mid-block between Broadway and Riverside Drive for \$28.75 million. According to city records, owner telecommunications firm Verizon divided the existing 2-story, roughly 50,844-square-foot garage into (2) condo units, selling Unit A, which represented about 60% of the asset to Anbau Enterprise in February 2018 for \$22.5 million; and subsequently in January 2020, sold the remaining 40% condo interest initially retained to the NoMad-based developer for \$4.25 million. The contract vendees reportedly plan to construct a 28-story, 135,000-square-foot luxury residential project on the site, Anbau apparently abandoning its own plans to redevelop the initially acquired 60% condo interest of the site into a pair of residential condominiums hosting about 150 market-rate units per 2018 reports.

### Project Plans in Progress

**22 West 137th Street** (Harlem) – The NYC Department of Health + Hospitals (HHC) pre-filed new building applications in April for a 10-story, 239,253-square-foot community facility development that will reach a linear height of 187-feet and host 187,840 square feet of usable space. New construction will house a public health laboratory that will replace an existing 5-story structure per demolition permits secured in January; and rise on a portion of the 220,926-square-foot parcel that spans nearly the entire West 137th Street block-front between Lenox and 5th Avenues. Upon construction completion the new building will join the (6) existing buildings that currently make up the Harlem Hospital Center; and be in addition to HHC's current lab at 455 First Avenue in Kips Bay. Reports indicate that plans for the roughly \$400 million project were initially announced in 2018, with an expected opening around 2025; and "aimed to give the agency more flexibility for its lab equipment and allow staffers to work more easily during a health crisis."

# Uptown and Upper Manhattan (cont'd)

## Project Plans in Progress (cont'd)

**142-198 East 125th Street / 167 East 124th Street** (Harlem) – Extell Development pre-filed new building applications in April for a 9-story, 418,780-square-foot commercial development. The 120-foot-tall structure will host 313,499 square feet of commercial space to include a mix of office space and ground level retail space, as well as 40,851 square feet designated for community facility use. New construction will rise on the nearly full block 2-parcel, 78,769-square-foot assemblage bound by East 124th and 125th Streets between Lexington and 3rd Avenues. Extell acquired the parcel through (2) transactions in 2014 for a combined total of \$49 million (\$117 per buildable-square-foot)



- **149 East 124th Street (aka 142 East 125th Street)** – The 68,677-square-foot parcel the hosts a single-story, 64,363-square-foot commercial building that formerly served as the home of a **Pathmark** supermarket, was acquired from the East Harlem Abyssinian Triangle Limited Partnership. As part of the deal, a total of \$11 million was reportedly paid by the Harlem-based Abyssinian Development Group to the city upon the settlement of legal action in November 2016 requiring the religious organization to pay a share of the profits from the sale due to a 1995 agreement that paved the way for the construction of the Pathmark store on a portion of the site that was originally city-owned land. The Pathmark shuttered in 2015 following parent company A&P's (The Great Atlantic & Pacific Tea Company) filing for bankruptcy. Demolition permits had initially been filed in 2016, but subsequently withdrawn and refiled earlier this year.
- **167 East 124th Street** – The 10,092-square-foot parcel was acquired for \$10 million from the U.S. Postal Service. Demolition permits for the 3-story, 20,860-square-foot former postal facility were initially filed in 2016, but subsequently withdrawn and refiled in mid-2019.

**72 East 120th Street aka 1700 Park Avenue** (Harlem) – BFC Partners pre-filed new building applications in April for a 20-story, 251,869-square-foot mixed-use development. The 216-foot-tall structure will be subject to mandatory inclusionary housing; and will host 218 residential units spread across 180,699 square feet and 4,137 square feet of commercial space. New construction will spread across 20,183 square feet that appears to be city-owned, indicating that it will likely be an affordable housing development.

**77 East 118th Street** (Harlem) – BFC Partners filed new building applications in April for a 20-story, 233,246-square-foot mixed-use development. The 216-foot tall structure will host 202 residential units spread across 169,053 square feet and 3,133 square feet of commercial space. New construction will rise on the 17,642-square-foot corner parcel that spans the majority of the Park Avenue block-front between East 188th and 119th Streets; and appears to be city-owned, indicating the likelihood that the development will be for affordable housing.

**4037 Broadway / 601 West 169th Street / 620 West 170th Street** (Washington Heights) – New York-Presbyterian Hospital, under Royal Charter Properties, filed new building applications in April for a 13-story, 212,237-square-foot mixed-use development. The 135-foot-tall structure will host 132 residential units for spread across 110,551 square feet the hospital's employees, 8,723 square feet of commercial space, and 73,646 square feet of community facility space to include 98 guest rooms that will be available to patients receiving care at the hospital, and their families; a community center to include an early childhood hub with an indoor playground and a library; retail and a 62-car parking garage. New construction will rise on the 2-parcel, 35,362-square-foot assemblage longtime owned by the hospital; and located near its **Columbia University Irving Medical Center** campus. Commercial tenants currently occupying the existing buildings are currently on month-to-month leases since the hospital gave notification of redevelopment plans; and include a Gristedes supermarket, although it is unclear if the grocer will reopen in the retail space in the new building. The new facility will add to the more than 2,300 apartments the not-for-profit health system reportedly already owns in neighborhoods adjacent to its Columbia and Weill Cornell campuses in Washington Heights and the Upper East Side respectively.





# NYC Outer Borough Highlights

BROOKLYN | QUEENS | BRONX | STATEN ISLAND







## Brooklyn Development

### New to Market

**14-28 India Street aka 145 Java Street** (Greenpoint) – The investment group led by Brooklyn-based real estate firm RedSky Capital and London-listed private equity fund JZ Capital Investors has reportedly introduced the sale offering of the 219,975-square-foot waterfront site at an asking price of \$165 million. The sellers had acquired the full block site in 2009 for \$83.5 million, which can accommodate up to 1,324,250 buildable square feet according to available online resources; and offers 3-sides of frontage. In September 2018 a refinancing was secured for roughly \$57.452 million from Seven Valleys Capital LLC according to city records. News of the sale indicates that the developers have opted to abandon their own redevelopment plans despite initially filing new building applications in May 2018 for what appears to have been a 2-building mixed-use project with 617,612 square feet of residential space, 35,342 square feet of retail space, and 1,066 square feet designated for community facility use, with intentions to subdivide the parcel into (2) separate tax lots according to a subsequent filing in September 2018. According to the 2018 filing details on the Department of Buildings website, had the sellers' project moved ahead, it would have delivered:

- 40-story, 622,503-square-foot mixed-use development reaching a linear height of 695-feet to host 569 residential units.
- 6-story, 232,202-square-foot mixed-use development reaching a linear height of 65-feet to host 202 residential units. |

### Recently Sold Sites

**35 Jay Street aka 167-181 Plymouth Street** (DUMBO) – Edward J. Minskoff Equities has purchased the 18,955-square-foot parcel for \$61.5 million from longtime owner Forman Realty Management LLC. Bank of America originated a \$40 million loan to finance the transaction according to city records. The site currently hosts a single-story, 21,735-square-foot commercial building; and although development plans have yet to be announced, per available online sources, the parcel zoned M1-4/R8A, MX-2 can accommodate up to 189,550 buildable square feet.

**251 Douglass Street** (Gowanus) – Charney Companies and Tavros Capital Partners have acquired the 3-parcel, 18,500-square-foot assemblage for \$22.5 million from reportedly longtime owner David Linn of the Galinn Fund. Citibank provided \$12.18 million in financing to close on the transaction, consolidating \$8.5 million in existing debt with a new \$3.68 million gap mortgage. The primarily vacant site located between Nevins Street and 3rd Avenue can accommodate about 37,000 buildable square feet of commercial development under its current zoning for low-density industrial uses, or about \$608 per buildable-square-foot; but if the proposed Gowanus neighborhood rezoning moves forward, it could open the door to an up to 96,000-square-foot commercial and residential development, or about \$234 per buildable-square-foot according to reports.



# Brooklyn (cont'd)

## Projects on the Horizon

**1620 Cortelyou Road aka 375 East 16th Street** (Flatbush) – A longtime property owner under the entity 1600/20 Realty Corp filed zoning applications with the city’s Department of City Planning (DCP) in June 2018 seeking approvals for a mixed-use development. If a special permit is secured, the project will fall under the Mandatory Inclusionary Housing program. The Environmental Assessment Statement filed in January has reportedly passed a review by the DCP. Reports indicate that a 9-story, 82,962-square-foot project has been proposed; and if construction moves ahead as currently proposed, the development will host 85 residential units spread across approximately 73,402 square feet on the 2nd through 9th floors, of which 25% will be designated for affordable housing. A new grocery store is reportedly planned for a portion of the 9,560 square feet of ground level retail space; and a 44-car parking garage will be constructed in the cellar level. New construction will rise on the 14,815-square-foot parcel, replacing a single-story, 12,844-square foot commercial structure that currently serves as the home of a Key Food supermarket and (3) other retail tenants.



## Project Plans in Progress

**167-171 North First Street** (Williamsburg) – LA-based Gemini Rosemont pre-filed new building applications in April for a 7-story, 70,536-square-foot residential development. The 70-foot-tall structure will host 59-units spread across 49,802 square feet. New construction will replace an existing single-story, 13,800-square-foot industrial building according to demolition permits secured in February. Gemini acquired the 13,867-square-foot parcel located between Bedford and Driggs Avenue for \$18.6 million (\$503 per buildable-square-foot) in March from longtime owner Kevsta Inc.

**107 South 6th Street** (Williamsburg) – Joyland Group LLC filed new building applications in May for a planned 26-story, 170,218-square-foot development. The 255-foot-tall structure will have 137,302 square feet of useable space including a mix of a 242-key hotel and office space, as well as a 20,688-square-foot parking facility to accommodate 94-cars. The actual development site is unclear, details on the Department of Buildings references several surrounding parcels in addition to the 5,525-square-foot parcel located between Bedford Avenue and Berry Street, all of which appear to be separately owned by unrelated parties. An existing 4-story, 20,150-square-foot structure currently situated on the site had at one time served as the 1,000-seat **Seaver’s Opera House** that stretched block-through to 5th Street until the block was split to make room for the Williamsburg Bridge on-ramp along South 5th Street according to reports; and currently houses fitness center Soma Health Club on the ground floor. It is unclear if the existing structure will be demolished, or partially or fully incorporated into the project’s design.



# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

**698 Atlantic Avenue** (Prospect Heights) – Greenland USA filed new building applications in May for a planned 41-story, 587,200-square-foot mixed-use development. The 397-foot-tall structure within the multi-building **Pacific Park** complex will host 682 residential units spread across 580,324 square feet and 4,362 square feet of commercial space. New construction will rise on the vacant 21,330-square-foot B5 site located on the corner of 6th Avenue.



Pacific Park - Rendering

The estimated \$4.9 billion project that secured approvals in 2006 launched development with the construction of the **Barclays Center** sports and event venue, which opened in 2012. Upon full construction completion, the multi-building, 22-acre complex initially envisioned in 2003 as **Brooklyn Atlantic Yards**, and re-branded in 2014, is expected to deliver 6,430 housing units, of which 35% will be designated for affordable housing; as well as a mix of office and retail space, a public school, and 8-acres of public green space. In an effort to accelerate construction and meet the 2025 deadline to deliver a total of 2,250 affordable housing units, as reportedly stipulated in the agreement with the state to avoid the cash penalty if the deadline is not met, Greenland sold the development leases for (3) of the sites to the Brodsky Organization and TF Cornerstone.

Among the planned (15) buildings that will eventually complete the project, (4) buildings have delivered; and in addition to the latest permit filing by Greenland, applications for another (4) buildings have submitted to the city's Department of Buildings (DOB).

- **461 Dean Street** (B2) – The 32-story, 50/50 tower formerly known as **B2 BKLYN** delivered in late 2016; having hit several roadblocks along the way since receiving permit approvals from the Department of Buildings in late 2012. The first mixed-use development to break ground, the 322-foot-tall, 346,000-square-foot building on the corner of Flatbush Avenue reportedly boasted the title as the “world’s tallest modular” tower at the time; and hosts a total of 363 residential units and (2) commercial units.
- **38 6th Avenue** (B3) – The 23-story, 341,595-square-foot mixed-use building on the corner of Dean Street delivered in 2017, hosting 303 affordable housing units and 8,700 square feet of retail space and medical offices.
- **535 Carlton Avenue** (B14) – The 19-story, 283,968-square-foot mixed-use building that spans the entire Carlton Avenue block-front between Dean and Pacific Streets delivered in 2017; and hosts 298 affordable housing units and (1) commercial unit.
- **550 Vanderbilt Avenue** (B11) – The 17-story, 268,405-square-foot mixed-use condominium received an initial temporary Certificate of Occupancy in March 2018. The structure hosts a total of 278 residential units and (3) commercial units.
- **18 6th Avenue aka 674 Atlantic Avenue** (B4) – Greenland USA closed in December on a \$460 million construction loan that includes a roughly \$380.78 million building loan and \$79.221 million project loan; and was provided by a consortium of lenders led by M&T Bank and Bank of New York. Greenland will be co-developing the mixed-use tower with the Brodsky Organization, following a newly created joint venture with the master site developer announced last April. According to new building applications initially filed in October 2018 and approved in early December 2019, the 51-story, 832,448-square-foot development will reach a linear height of 525-feet; and host 858 residential units spread across 781,052 square feet and 51,396 square feet of commercial space. Construction already underway, the estimated \$640 million tower is tentatively slated to deliver sometime in 2022.
- **664 Pacific Street aka 37 6th Avenue** (B15) – The 26-story, 380,944-square-foot mixed-use development that originally secured permit approvals in 2015 is being constructed by the Brodsky Organization. The 272-foot tall structure will host 323 rental units, of which 30% will reportedly be designated for affordable housing, and 69,858 square feet of community facility space for a new middle school.
- **595 Dean Street / 615 Dean Street** (aka 595-645 Dean Street) (B12/13) – TF Cornerstone is developing the pair of adjacent sites. Applications were filed in November for the 2-building project that will give rise to adjoining east and west 29-story towers offering a combined total of 921,290 square feet. Upon full construction completion a total of 798 residential units spread across 743,380 square feet and 177,910 square feet of commercial space will be created. Groundbreaking is slated for sometime in 2020, the building to reportedly be constructed on a deck over the exposed LIRR yard on the site's Atlantic Avenue side, pending MTA approvals. Pre-leasing activity has already secured a lease for a 103,000-square-foot field house and fitness club to be operated by **Chelsea Piers**.

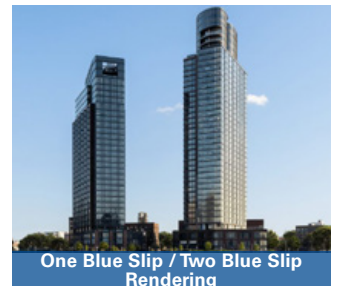
# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

**33 Commercial Street** (Greenpoint) – Park Tower Group pre-filed new building applications in April for a 22-story, 344,463-square-foot mixed-use development. The 213-foot-tall structure will host 374 residential units spread across 311,471 square feet and 7,123 square feet of commercial space. New construction will rise on the 44,599-square-foot parking lot located between Clay and Box Streets. The project is part of the 11-building mixed-use **Greenpoint Landing** waterfront complex for which Park Tower Group affiliate Greenpoint Landing Associates is serving as master developer. Upon full construction completion the multi-building complex that launched construction in June 2015 will span 10-blocks and 22-acres, adding over 5,500 residential units with 1,400-units designated for affordable housing, 9-acres of new parks, an elementary school, riverside walkways and open space, and a potential ferry landing to the neighborhood. The project is expected to take about 10-years to complete.

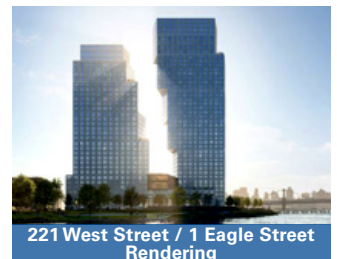
Other activity at the complex includes multiple buildings being developed by Brookfield Property Partners:

- **1 Bell Slip** (formerly 65 Commercial Street) – New building applications were filed in 2018 for the 31-story, 379,803-square-foot mixed-use development currently under construction. The 311-foot-tall structure rising on the 2-parcel, approximately 49,200-square-foot assemblage will host 408 residential units spread across 292,029 square feet and 992 square feet of commercial space.
- **One Blue Slip** at 37 Blue Slip (formerly 37 Commercial Street) – The 30-story, 369,843-square-foot mixed-use development located adjacent to a 1.5-acre park hosts 359 residential units; and opened in August 2018 delivering the first market-rate tower within the complex. Tenant amenities reportedly include indoor and outdoor lounges, a yoga terrace, a gaming room, a fitness center, a bar with an outdoor terrace, a children's playroom and co-working space.
- **Two Blue Slip** at 41 Blue Slip – The 40-story, 448,412-square-foot mixed-use development opened in 2019. Reaching a linear height of 400-feet, the tower hosts 421 residential units and 813 square feet of commercial space.



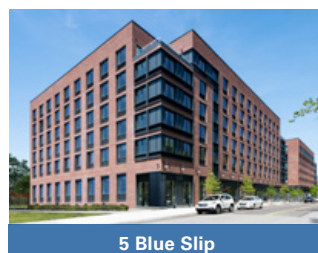
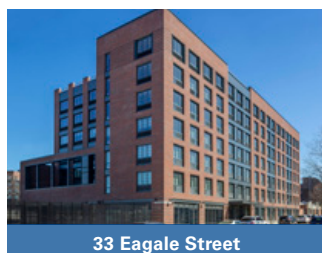
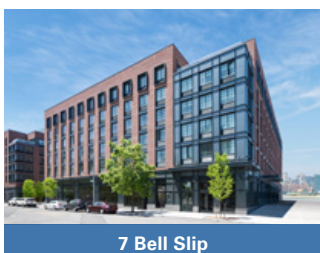
And more recently a 3-building project filed in 2019 that kicked-off Phase 2 of development will include the creation of a one-acre public waterfront space that will surround the new buildings; and upon construction completion will be donated back to the city so it can function as a public park in perpetuity that will expand the existing public waterfront esplanade creating a total of 2.5-acres of continuous public open space.

- **1 Eagle Street** – The 39-story, 387,896-square-foot development will reach a linear height of 435-feet to host 335 residential units.
- **221 West Street** – The 29-story, 287,519-square-foot development will reach a linear height of 336-feet and host 302 residential units.
- **15 Eagle Street** – The 7-story, 175,431-square-foot development will reach a linear height of 67-feet to host 108 residential units.



Previously constructed developments by L+M Development Partners alongside Park Tower that delivered in 2016 include:

- **7 Bell Slip** (aka 21 Commercial Street) – A 6-story, 85,033-square-foot development containing 93 affordable housing units and 2,557 square feet of commercial space.
- **33 Eagle Street** – A 7-story, 98-unit affordable housing development.
- **5 Blue Slip** – The 6-story, 105,475-square-foot mixed-use building delivered in 2017. The 65-foot-tall structure hosts 102 residential units and 3,789 square feet of ground level retail space.



# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

**134 Hope Street / 426-430 Rodney Street** (Williamsburg) – Twin Group Associates filed new building applications in April for a 7-story, 148,507-square-foot mixed-use development. The 70-foot-tall structure will host 143 residential units spread across 97,456 square feet and 707 square feet of commercial space. New construction will spread across the 3-parcel, 27,500-square-foot assemblage, the majority of which is vacant; while the existing (4) low-rise residential and mixed-use buildings will be demolished according to demolition permits filed in January. Ownership of the development site is unclear; and although unverified it appears Twin Group may be co-developing the project with Clipper Equities.

In 2013, Heatherwood Luxury Rentals had acquired (3) parcels – 134 Hope Street, 130 Hope Street, and 429 Keap Street for \$12.75 million, which were merged into a single 20,000-square-foot corner parcel in August 2018. However, in October 2019, reports indicated that Heatherwood appeared to be abandoning its own plans for a 100-unit, 104,647-square-foot residential development, despite filing permit applications in 2018; and instead opting to sell. CW Realty was reportedly expected to purchase the parcel along with (3) adjacent parcels at 424 Rodney Street, 426 Rodney Street, and 114-116 Hope Street (aka 430 Rodney Street), but it seems the deal never moved forward; and instead Heatherwood appears to have sold its interest in the site to Clipper Equity. The remaining (2) parcels that complete the assemblage at 426 Rodney Street, and 114-116 Hope Street (aka 430 Rodney Street) were acquired in mid-January 2020 for roughly \$3 million and \$5.4 million respectively by the entity associated with the latest permit filing, Hope-Keap Owner, LLC.

**1010 Pacific Street** (Crown Heights) – Twin Group Associates filed new building applications in April for a 9-story, 164,571-square-foot residential development that will reach a linear height of 90-feet, and host 175 residential units. New construction will rise on the 2-parcel, 25,850-square-foot assemblage located between Grand and Classon Avenues; and will replace an existing 23,188-square-foot industrial building according to demolition permits filed in 2019. The site last traded in November 2019 for \$20.25 million (\$123 per buildable square foot), Citibank providing a roughly \$21.587 million construction financing package in December 2019 that included an \$18.6 million senior mortgage, \$397,321 building loan, and roughly \$2.59 million project loan according to city records.



In August 2018 applications were filed with the Department of City Planning, by reportedly AVO Construction, seeking a zoning map amendment from M1-1 to R7D/C2-4 to allow a proposed mixed-use project to move forward, that if approved as initially proposed, would have given rise to 128 residential units spread across 138,685 square feet, of which 39-units will be designated for permanently affordable housing, 8,458 square feet of commercial space, and 5,149 square feet for a community center according to reports; and the new building's façade was expected to incorporate some external elements of the existing warehouse structure. Approvals were secured in May 2019 following modifications to the project that as a result of the rezoning will be required to designate a portion of the units to affordable housing; however it is unclear if AVO Construction is still connected to the project.

**96 Dekalb Avenue / 98 Dekalb Avenue / 104 Dekalb Avenue** (Fort Greene) – Rockrose Development pre-filed new building applications in April for a 47-story, 418,092-square-foot mixed-used development, representing the developer's first project in the borough. The 490-foot-tall structure will host 609 residential units spread across 414,317 square feet and 3,775 square feet of commercial space. New construction will rise on the 3-parcel, 19,581-square-foot assemblage the developer acquired for \$62 million in April, simultaneously purchasing 115,000 square feet of unused development rights for \$18.975 million (\$165 per square foot) from the adjacent 4-story, 27,486-square-foot mixed-use condominium at 1 Rockwell Place (aka 84-94 Dekalb Avenue), for a combined total of \$80.975 million (\$194 per buildable-square-foot) in reportedly an all-cash deal. News of the deal entering into contract initially surfaced in August 2019, about (4) months after the (3) parcels had been introduced to the market at a reported asking price of \$65 million by longtime owner the Kotler family. Last trading in 1968 for an undisclosed price, the portfolio originally included 4-parcels; however, in 1984 the 1,360-square-foot parcel at 102 Dekalb Avenue was sold. While offering 213-feet of continuous frontage along Ashland Place, the frontage along Dekalb Avenue is in (2) sections – 40-feet and 18-feet due to the sale of 102 Dekalb and the adjacent property at 100 Dekalb Avenue which has been longtime owned by another party.



# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

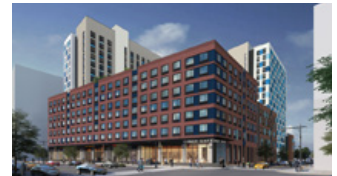
**144-150 Noll Street** (Bedford-Stuyvesant) – New building applications were filed in April for a 5-story, 92,086-square-foot mixed-use development by a longtime property owner under the entity Noll Street Realty USA, LLC. The 54-foot-tall structure will host 78 residential units spread across 54,677 square feet and 5,138 square feet of community facility space. New construction will rise on the 5-parcel, 25,000-square-foot block-through assemblage comprised of parking lots and a single-story, 15,000-square-foot industrial building.

**491 Herkimer Street** (Bedford-Stuyvesant) – The Federation of Organizations for the New York State Mentally Disabled, Inc., a multi-service, community-based social wellness not-for-profit agency based in West Babylon, Long Island, filed new building applications in April for an 8-story, 110,603-square-foot development. The 81-foot-tall structure will host 5,948 square feet of ground level community facility space and 121 senior housing units under the city's **Affordable Independent Residences for Seniors** (AIRS) program, which allows developers to increase the scale of their project if they dedicate a portion of their projects to seniors. New construction will spread across a 10-parcel, 21,034-square-foot assemblage owned by New York State's public finance and construction authority, the Dormitory Authority of the State Of New York (DASNY); and located between Albany and Troy Avenues within the Stuyvesant Heights section of the neighborhood.

**240 Huntington Street** (Gowanus) – Monadnock Development filed permit applications in February for a 6-story, 99,646-square-foot development. The 86-foot-tall structure will host a mix of 34,639 square feet of commercial space and 65,007 square feet of manufacturing space. New construction will rise on the 49,900-square-foot vacant parcel that traded in May 2017 for \$9.5 million (\$95 per buildable-square-foot) according to city records; and formerly hosted a single-story concrete structure that was demolished in 2017.

**1430 39th Street** (Borough Park) – SNL Storage filed new building applications in March for a 4-story, 108,213-square-foot self-storage facility. The 60-foot-tall structure will host 57,645 square feet of useable commercial space. New construction will rise on the 2-parcel, 28,828-square-foot assemblage originally comprised of (6) tax lots acquired through multiple transactions in December 2019 for a combined total of \$15 million (\$139 per buildable-square-foot). A \$35.35 million financing package was originated by Saperain Capital III Originator, LLC, which appears to be associated with Florida-based Kayne Anderson Real Estate Advisors; and included an \$8.5 million acquisition loan, a roughly \$8.128 million project loan, and \$8.722 million project loan. The properties currently host a 2-story, 15,500-square-foot parking garage according to demolition permits filed in February; while existing 2-story commercial building will be retained and combined into a single structure.

**1607 Surf Avenue** (Coney Island) – L+M Development Partners, along with BFC Partners and Taconic Investment Partners pre-filed new building applications in March for a 10-story, 360,912-square-foot mixed-use development. The 104-foot-tall structure will host 376 affordable housing units spread across 282,095 square feet and 11,191 square feet of commercial space. New construction to rise on the 3-parcel, 59,405-square-foot vacant assemblage that last traded in June 2018 for \$5.9 million according to city records.



1607 Surf Avenue - Rendering

The project is Phase 2 of a 3-phase development that closed in June with a total development cost of \$253.9 million. According to previous reports over \$77 million in tax-exempt bonds were provided by the Housing Development Corp. (HDC). In addition, the project benefits from Low-Income Housing Tax Credits (LIHTC), which generated more than \$64 million in tax credit equity from investors through Wells Fargo, who also provided the letter of credit according to a press release by the city's Department of Housing Preservation and Development (HPD). Upon full construction completion over 1,000 affordable housing units will be delivered. Earlier activity includes:

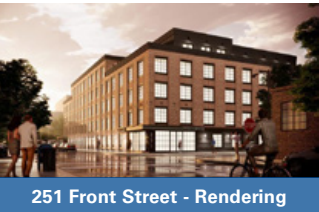
- **2926 West 19th Street** (Phase 1) – The 16-story, 521,135-square-foot mixed-use development filed in March 2018 will reach a linear height of 165-feet; and host 446 affordable housing units spread across 342,198 square feet and 82,372 square feet of commercial space. The development will include a pair of 16-story towers above a 7-story podium; and will feature (2) landscaped roof decks on the 8th floor for passive recreational use. The New York City Human Resources Administration will occupy 66,000 square feet of newly created office space on the ground and 2nd floors within one of the buildings. Designs for the buildings incorporate several flood-proofing technologies including deployable flood barriers at the main residential entrances as well as the retail spaces to provide resiliency to future businesses. In addition, all residential units and mechanical areas are elevated above the ground level. New construction on the 88,986-square-foot parcel that spans nearly the entire city block bound by Surf and Mermaid Avenues and West 19th and 20th Streets is tentatively expected to be completed in 2021.



# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

**251 Front Street aka 68 Gold Street** (Vinegar Hill) – CW Realty pre-filed new building applications in April for a 66,000-square-foot residential development. The 50-foot-tall structure will host 59-units spread across 39,866 square feet. The developer purchased the 19,991-square-foot parking lot that spans the entire Gold Street block-front between Water and Front Streets for reportedly \$20 million (\$303 per buildable-square-foot) earlier this year. Seller, longtime owner Tocci Brothers was initially planning to construct a 9-story, 110,795 residential development to host 95-units, of which 23-units would be designated for affordable housing; having filed applications with the Department of City Planning (DCP) in 2015 under the Mandatory Inclusionary Housing (MIH) program. However, the site required an upzoning to allow increased density and height; but despite securing DCP approvals for a scaled-down 72-unit project, the developer withdrew the application amid opposition of the project by local officials.



251 Front Street - Rendering

**583 Albany Avenue aka 633 Rutland Road** (East Flatbush) – New building applications were filed under the entity 575 Albany Ave LLC for a 6-story, 53,138-square-foot mixed-use development. The 75-foot-tall structure will host 19 residential units spread across 29,330 square feet, 7,536 square feet of commercial space, and 557 square feet designated for community facility use. New construction will rise on the 10,028-square-foot vacant parcel acquired along with a noncontinuous 4,000-square-foot parking lot at 575 Albany Avenue for \$4.5 million in December 2016 according to city records.

**407 Remsen Avenue** (Brownsville) – Highline Developers filed new building applications in March for a 7-story, 60,843-square-foot mixed-use development. The 74-foot-tall structure will host 44 residential units spread across 35,663 square feet, 5,773 square feet of commercial space, and 6,175 square feet of community facility space. New construction will rise on the 10,040-square-foot parcel that currently hosts a single-story, 5,552-square-foot commercial building. Located between Lenox Road and Kings Highway, the property last traded to Brooklyn-based entity HKS Remsen Ave LLC for \$3 million, the transaction financed by a \$2.85 million loan provided by Manhattan-based G2 Funding LLC according to city records, leaving it unclear if the project is being developed on behalf of ownership; or co-developed.





# Brooklyn (cont'd)

## Project Plans in Progress (cont'd)

**402 Mother Gaston Boulevard** (Brownsville) – TOT Developers filed new building applications in May for a 13-story, 87,146-square-foot mixed-use development. The 144-foot-tall structure will host 62 residential units spread across 42,340 square feet, 15,136 square feet of commercial space, and 16,902 square feet designated for community facility use. New construction will spread across the vacant 2-parcel, 10,000-square-foot assemblage located between Pitkin and Belmont Avenues, having last traded in August 2019 under the entity 394 Mother Gaston LLC. A subsequent purchase of development rights from adjacent **384 Mother Gaston Boulevard** was transacted in November 2019, the developer paying \$650,000; however the total square feet of unused air rights purchased from the single-story, 7,500-square-foot property that has 10,725 square feet available is unclear.

**1946 Ocean Avenue** (Midwood) – Red Group Management filed new building applications in March for a 7-story, 59,231-square-foot mixed-use development. The 70-foot-tall structure will host 49 residential units spread across 44,461 square feet and 238 square feet of community facility space. New construction will replace low rise structures according to demolition permits previously filed. The former (3) tax lots merged in March were acquired through separate transactions between 2017 and 2019 for a combined total of \$5.245 million (\$89 per buildable-square-foot) according to city records.

**3103-3125 Ocean Avenue aka 3441 Shore Parkway** (Sheepshead Bay) – New building applications under the entity 257 East 17th Street LLC were filed in May for a planned 5-story, 79,883-square-foot development. The 72-foot-tall structure will host 15,184 square feet of commercial space and 27,008 square feet of community space designated for ambulatory diagnostic offices and school uses, with onsite parking for 90 cars. New construction will rise on the 21,113-square-foot parcel that last traded in April 2014 for \$5.4 million (\$68 per buildable-square-foot); and replace the existing 2-story, 9,520-square-foot structure according to demolition permits secured in December.





## Sunnyside Yard: City's Vision Revealed for the Proposed Mega-Project

Since the New York City Economic Development Corporation's (NYCEDC) initial release of a comprehensive feasibility study in early 2017 for the proposed large-scale development to be constructed over Sunnyside Yard, further progress on making the de Blasio administration's vision a reality has included the selection of a team reportedly led by architect Vishaan Chakrabarti in March 2018 to develop a master plan for the 180-acre train yard in Queens; and about 2-months later the launch of the development planning process by a reportedly 26-member steering committee to be overseen by the city in partnership with Amtrak. The railway operator owns the majority of the Western Queens yard, which also includes 44-acres of city-owned air rights that lie over 66-acres owned by the state-controlled Metropolitan Transportation Authority (MTA) — although their exact location is reportedly not clear.

In March the city's Housing and Economic Development agency and Amtrak, released the **Sunnyside Yard Master Plan** for the 80%, or 115-acre area that is feasible for over-decking, which is intended to serve as:

- An infrastructure-first approach that includes meeting urban needs like resiliency, drainage, open space, and transportation;
- A detailed technical guide for creating new publicly controlled land by building a “deck” over the rail yard that protects rail operations while connecting neighborhoods; and
- A framework to guide future decision-making and implementation over many decades with sustained public input.

The decking over the Sunnyside Yard is estimated to cost \$5.4 billion, which when spread across the full proposed development program amounts to \$250 to \$300 per buildable-square-foot. In addition, the building of streets and fill (to create surface level) has an estimated \$1.1 billion price tag; while the open space and utilities (electrical, gas, telecom, and renewable energy) have estimated costs of \$240 million and \$1.8 billion respectively, plus an estimated \$1 billion for required modifications to tracks and other existing infrastructure as well as new mechanical systems for lighting and ventilation.

Development and construction will be done in 3-phases, with each phase anticipated to take approximately 10-years. The first phase will include the construction of the **Sunnyside Station**, 1.9 million square feet (approx.42-acres) of new land via decking, 3,800 affordable homes, a 1.3 million-square-foot research and education institution, 750,000 square feet of office space, 600,000 square feet of social infrastructure, and 7.2 acres of open space. Expected to create up to 7,000 potential new permanent jobs and 30,000 construction industry jobs, key aspects of the Master plan that is not fixed, nor expected to be executed exactly as conceived within the plan, include:

- 12,000 New affordable homes, of which 50% will be designated for very low-income families, and the remaining 50% to provided homeownership through a 21st century Mitchell-Lama Program.
- The creating of a new Sunnyside Station regional rail hub that will connect Western Queens to the Greater New York City region and Northeast Corridor, with the potential to become a transit hub that could be served not only by the Long Island Rail Road (LIRR), but also Metro-North Railroad and eventually New Jersey Transit and Amtrak, plus the planned addition of a new bus rapid transit( BRT) line.
- 60 Acres of new public open space serving Western Queens communities, alongside 10-12 new schools, 2-3 libraries, and 30-plus new child/healthcare centers.

## Sunnyside Yard Vision (cont'd)

Development Program			
Uses	Size	Uses	Size
Housing	10M – 12M SF (11,300 – 13,600 homes)	K-12 Schools	1.0M – 1.2M SF
Office	1.5M – 1.7M SF	Child Care Centers	150K – 300K SF
Commercial/Industrial	1.2M – 1.4M SF	Sunnyside Station	50K – 70K SF
Retail	0.9M – 1.1M SF	<b>Total</b>	<b>16.2M – 19.5M SF</b>
K-12 Schools	1.0M – 1.2M SF	Open Space	58.8 Acres

The Master Plan provides the following Sustainability and Resilience Principles for Sunnyside Yard:

- Creation of a carbon neutral neighborhood through the use of cross-laminated lumber; passive and highly efficient buildings without combustion-based systems; and on-site renewables and energy storage.
- Installation of rainwater capture and harvesting systems for uses on site and in buildings; minimizing food waste and creating a resilient food system with urban agriculture; and enabling circular supply chains for construction and manufacturing materials.
- Elevated land that is away from the floodplain with buildings designed to withstand climate-intensified weather, plus the layering of hard and soft infrastructure to create redundancies and minimize impacts.
- Growth of the New York City region green economy by developing strategies for jobs and education that prioritize green industries and a just transition for the local workforce; providing institutional space dedicated to research and development that will be needed to keep Sunnyside Yards carbon neutral; and through large scale sustainable and resilient design and construction that can stimulate industries.

Currently one of the busiest rail yards in the country, Sunnyside Yard currently serves as a key train storage yard and maintenance hub for Amtrak's Northeast Corridor. In addition it is also utilized by New Jersey Transit as well as the Long Island Rail Road which is currently developing storage tracks and maintenance facilities at the site as part of the East Side Access Project — a massive project being constructed by the Metropolitan Transit Authority (MTA) that will extend the Long Island Rail Road to the east side beneath Grand Central Station. Heightened activity at the Sunnyside Yard by Amtrak and the MTA offer a “unique moment for the city to coordinate long-term planning for the future of the yard” according to the NYCEDC.

Discussions of an overbuild at Sunnyside Yard have been intermittently ongoing for over a century. In 2012 city officials proposed construction of a major sports arena as part of the city's bid to host the 2012 Summer Olympics; followed by the former Bloomberg administration's suggested idea to construct a 3.1 million-square-foot convention center to be financed by the sale of the Jacob K. Javits Center on Manhattan's West Side, an idea that subsequently resurfaced and was expanded to reportedly include the addition of 14,000 housing units — 50% designated affordable, 2 million square feet of office and retail space, several hotels and infrastructure upgrades at a cost of \$8 billion.

# Sunnyside Yard Vision (cont'd)

Sunnyside Yards - Renderings







# Queens Development Activity

## Projects on the Horizon

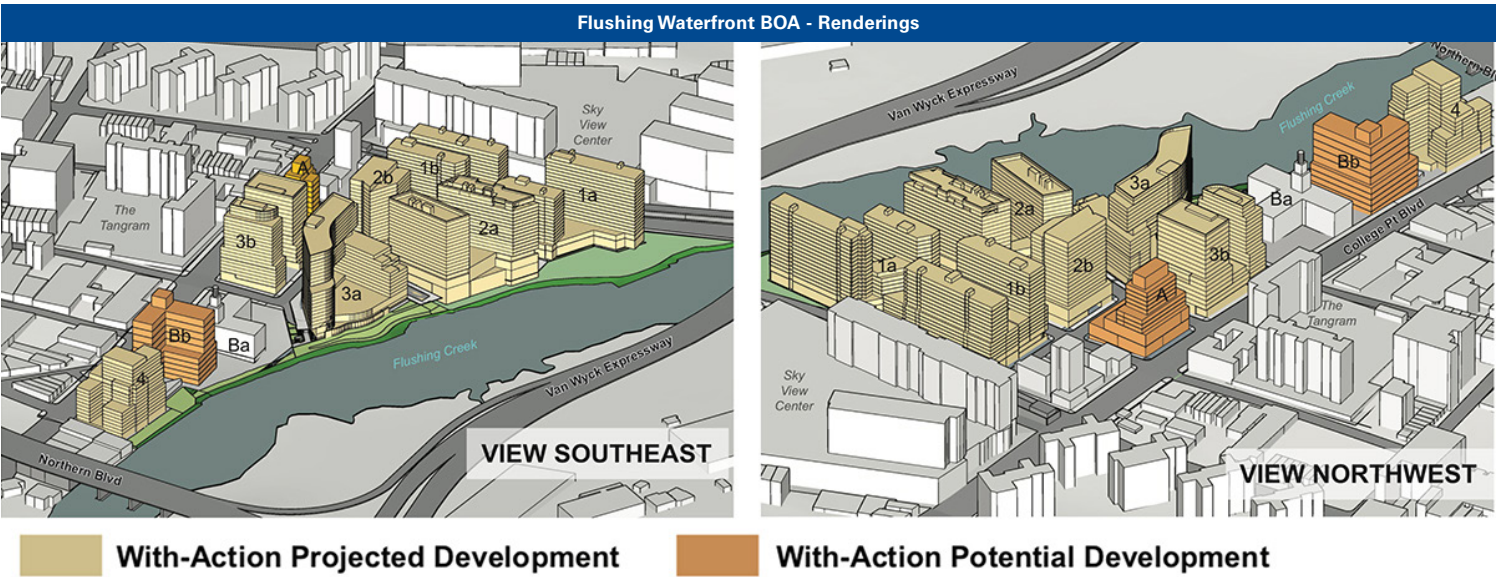
**Flushing Waterfront BOA** (Flushing) – Non-profit organization Flushing Willets Point Corona Local Development Corp. (FWCLDC) is seeking approvals to redevelop 29-acre along College Point Boulevard and Flushing Creek between 40th Road and the 36th Avenue. Prior to the proposed multi-building project moving forward, zoning map amendments were required; as well as several zoning text amendments including the establishing of a new special district known as the **Special Flushing West District** (SFWD). Currently the parcels host a mix of vacant unpaved lots, a single-story lumber, 4-story storage/shipping facility, a paved parking lot, scrap yards and single-story auto repair shop, a 3-story commercial building and (2) 11-story residential towers. (page 41) While “much of the land could be developed as of right, in exchange for the rezoning of the northernmost section, which is currently zoned for manufacturing, the developers promise to build 100 below-market-rate apartments, publicly accessible parkland, and a road network that will integrate with the existing street grid according to reports in late February. According to details of the 2017 Environmental Assessment Report (EAR), the reasonable worst-case development scenario (RWCDs) for the “Projected Development Sites,” which represents the area more likely to be developed within the 10-year build-out period is detailed below.

Land Use	No-Action Condition	With-Action Condition	No-Action to With-Action Increment
Residential Affordable at 25% Affordable at 30%	2,426-units 0-units 0-units	2,648-units 56-units, or 67-units	+222-units +56-units, or +67-units
<b>Total Residential</b>	<b>2,660,106 SF</b>	<b>2,882,406 SF</b>	<b>+222,300 SF</b>
Retail	1,377,775 SF	1,416,734 SF	+38,959 SF
Hotel	589,095 SF	511,040 SF	-78,055 SF
Office	258,229 SF	357,009 SF	+98,780 SF
<b>Total Commercial</b>	<b>2,225,099 SF</b>	<b>2,284,783 SF</b>	<b>+59,684 SF</b>
Community Facility	31,000 SF	31,465 SF	+465 SF
Industrial	216,310 SF	181,209 SF	-35,101 SF
<b>Total Built Floor Area</b>	<b>5,132,572 SF</b>	<b>5,379,863 SF</b>	<b>+247,348 SF</b>
<b>Parking Spaces</b>			
At 25%	0	83	+83
At 30%	0	78	+78

Initially formed in 2008, FWCLDC (aka LDC) is reportedly “composed of private and public sector stakeholders working to develop comprehensive economic development goals for the Flushing, Willets Point and Corona neighborhoods; and over the years has “played a key role in the City Planning Department’s (DCP) project to create **Flushing West**, a planned community with waterfront access and housing and commercial space on the Flushing waterfront.” Reports further indicate that in 2010, FWCLDC “received a roughly \$1.506 million New York State Brownfield Opportunity Areas (BOA) grant to develop plans to revitalize the Flushing waterfront,” which the DCP decided to incorporate into its housing study of Flushing West; and in 2018, The Flushing Waterfront BOA received official BOA Designation from Governor Cuomo’s office, after having been determined by the New York Department of State, which administers the program, that the project met the necessary requirements and criteria.

# Flushing Waterfront BOA (cont'd)

In December 2019, The DCP reportedly certified FWCLDC’s proposal, allowing the proposed redevelopment of the 40-acre Special Flushing Waterfront District to begin the city’s Uniform Land Use Review Procedure. If redevelopment of the 29-acre stretch moves forward per the latest updated proposal, a total of (9) new buildings will be constructed; and host 1,725 residential units, 21,913 square feet of community facility space, and 1,397,040 square feet of commercial area — 298,811 square feet of retail, a 714,588-square-foot hotel, and 383,641 square feet of office space. In addition, parking for 1,533 cars and 3.14 acres of publicly accessible open space will be created. However, despite a reportedly favorable community board vote, the proposal has sparked some opposition from local officials.





# Flushing Waterfront BOA (cont'd)



## Queens (cont'd)

### Projects on the Horizon (cont'd)

**38-42 12th Street** (Long Island City) Longtime property owner United Hoisting Company is reportedly considering constructing a roughly 400,000-square-foot commercial development on the 63,842-square-foot parcel. Stretching block-through between 11th and 12th Streets, the property currently hosts a trio of single-story industrial buildings totaling about 12,200 square feet. JNY Capital will co-develop the project as a joint venture partner as result of the reportedly \$32.5 million transaction. Although still in very early planning stages that could significantly change down the road, the development is expected to include a mix of retail, office and entertainment uses. News of the potential project represent a shift in directions, the company that is reportedly one of New York City's biggest supplier of scaffolding and sidewalk sheds had previously considered an outright sale of site that can accommodate about 319,210 useable floor area for upwards of \$35 million.

### New to Market

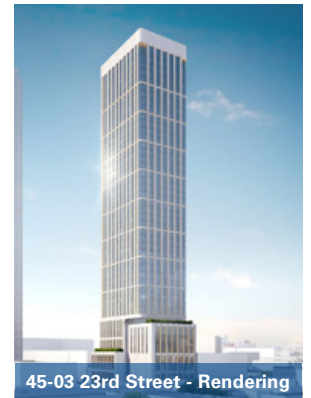
**163-05 Archer Avenue** (Jamaica) – BRP Companies is reportedly seeking \$286 million in joint venture equity for its planned 24-story, 535,814-square-foot mixed-use development that will break ground upon a closing of the JV financing. The 250-foot-tall project dubbed **Archer Towers** will host 605 residential units, of which 424-units will be market-rate and 181-units will be mixed-income, as well as 14,077 square feet of commercial space. Tenant amenities will reportedly spread across 20,000 square feet; and include a movie screening room, pet spa, rooftop space, a basketball court and a pickleball court. New construction will rise on the 45,080-square-foot site that also goes by the address **92-33 Guy Brewer Boulevard**, which the developer acquired in January 2018 for \$20 million (\$37 per buildable-square-foot) according to city records. The transaction was financed with a \$35 million mortgage from Goldman Sachs that was also collateralized by the adjacent 45,900-square-foot parking facility at **163-25 Archer Avenue** acquired simultaneously by BRP for \$35 million. A reportedly second phase project that will host 432 residential units, of which 130-units will be designated for affordable housing, is planned for the site; and is expected to begin construction in 2021 as part of the new JV. Since the project is situated within an opportunity zone, "the 10-year investment horizon 'will allow for the submarket to further develop, resulting in significant rent appreciation and value capture on reversion';" and will reportedly also benefit from a 35-year tax abatement under the Affordable New York Housing Program (ANYHP) according to reported marketing material details.



163-05 Archer Avenue - Rendering

### Projects in Progress

**45-03-45-09 23rd Street / 23-10 45th Avenue / 23-14-23-16 45th Avenue** (Long Island City) – Tavros Capital and Charney Companies filed new building applications in March for a 48-story, 350,844-square-foot mixed-use development in the Hunters Point section of the neighborhood. The 544-foot-tall structure will host 285 residential units spread across 194,423 square feet, 76,996 square feet of commercial space, and 3,388 square feet designated for community facility use. Tavros began piecing together the assemblage in 2016, having acquired (3) parcels along 23rd Street through separate transactions in July 2016 for a combined total of \$11.25 million; and in March 2017 another (4) parcels along 23rd Street and 45th Avenue were acquired for a combined total of roughly \$21.547 million, with a \$13.355 million mortgage gap mortgage collateralized by all (7) parcels simultaneously provided by Metropolitan Commercial Bank according to city records. The permits were filed under the partnership entity Court Square 45th Ave LLC, but it remains unclear if Tavros is developing the project along with (2) separate longtime owners of (3) other parcels listed as part of the development site per filing details posted on the Department of Buildings website, or if there are pending transactions for a sale or transfer of unused development rights.



45-03 23rd Street - Rendering

**27-10 44th Drive** (Long Island City) – Longtime owner Werwaiss & Co., filed new building applications in March for a 20-story, 146,507-square-foot mixed-use developments. The 224-foot-tall structure will host 157 residential units spread across 107,377 square feet and 10,170-square feet of commercial space. New construction will rise on the 2-parcel, 14,740-square-foot irregular-shaped assemblage that offers frontage along 44th Drive, Thomson Avenue and Jackson Avenue. Demolition permits have yet to be filed for existing low-rise commercial and mixed-use structures.



## Queens (cont'd)

### Projects in Progress (cont'd)

**26-35 3rd Street aka 3-01 27th Avenue** (Astoria) – Goose Property Management under the entity Developing NY State, LLC, in what appears to be a partnership with the entity Third Street Equity, LLC associated with Hong Jing, filed new building applications in April for 7-story, 93,058-square-foot mixed-use development. The 76-foot-tall structure will host 58 residential units spread across 40,600 square feet, 14,780 square feet of commercial space, and 14,681 square feet designated for community facility use. Demolition permits were secured in March 2019 for the existing single-story, 9,032-square-foot industrial building to make way for new construction. The 14,614-square-foot parcel last traded in September 2019 for \$8.95 million (\$96 per buildable-square-foot), the sale financed with a \$5.37 million loan provided by Bank Leumi according to city records.

**Rockaway Village – Phase 3** (Far Rockaway) – Not-for-profit Phipps Houses filed new building applications in May for a trio of developments as progress continues for the multi-building affordable housing complex. The 8-building project that is being constructed in (5) phases will add a combined total of 1,700 affordable housing units, over 100,000 square feet of commercial space, a new public plaza and underground parking spread. The buildings will range in height between 8- and 15-stories.

- **20-12 Mott Avenue** – The 10-story, 68,871-square-foot development will reach a linear height of 98-feet and host 55 residential units plus a portion of the planned 112,293-square-feet of commercial space.
- **21-02 Mott Avenue** – The 15-story, 155,398-square-foot mixed-use development will reach a linear height of 150-feet and host 129 residential units and 7,650 square feet of community facility space.
- **17-21 Redfern Avenue** – The 12-story, 409,662-square-foot development will rise to a linear height of 123-feet and host 354 residential units plus a portion of the planned 112,293-square-feet of commercial space.



**Phase 1:** Construction of the 3-building first phase, which began in the fall of 2018, is tentatively expected to be completed in 2021, with full completion hoped for by 2026.

- **1725 Village Lane** – A 12-story, 298,071-square-foot mixed-use development will rise to a linear height of 125-feet to host 226 residential units spread across 217,262 square feet and 38,184 square feet of commercial space to include (3) retail bays and a grocery store. In addition, 295 parking spaces will be created, of which 198 spaces will be constructed below-grade.
- **1701 Village Lane** – A 15-story, 237,017-square-foot residential development will reach a linear height of 155-feet and host 232 residential units spread across 229,477 square feet
- **1720 Village Lane** – A 12-story, 316,082-square-foot mixed-use development will reach a linear height of 124-feet and host 230 residential units spread across 220,503 square feet and 53,600 square feet of commercial space.

#### Phase 2:

- **20-10 Mott Avenue / 20-02 Mott Avenue** – The 9- and 15-story buildings which have yet to be filed will host 316 residential units, of which 224-units will be permanently affordable, plus 13,000 square feet of commercial space.

The Rockaway Village complex is located within the 23-block area of Downtown Far Rockaway that was rezoned in 2017 to further help achieve the affordable housing goals of Mayor de Blasio's aggressive 10-year Housing New York plan. As part of the rezoning the city committed roughly \$91 million in public funding of the total promised investment in the area of \$128 million, to be used to acquire several neglected properties surrounding the Far Rockaway-Mott Avenue subway station. Rockaway Village is being constructed on the former **Far Rockaway Shopping Center** (aka Thriftway Mall) which spreads across 150,000 square feet at 20-02–21-18 Mott Avenue. Phipps controls the site along with several smaller bordering parcels under a 99-year lease secured in June 2018 from fee-owner the Estate of Rita Stark for roughly \$23.183 million according to city records.



## Queens (cont'd)

### Projects in Progress (cont'd)

**19-19 Cornaga Avenue** (Far Rockaway) – Brisa Builders Corp. filed new building applications in April for a 9-story, 61,092-square-foot mixed-use development. The 91-foot-tall structure will host 92 residential units spread across 19,379 square feet and 34,117 square feet of community facility space. New construction will rise on the 2-parcel, 21,091-square-foot assemblage located between Beach 19th and 20th Streets, which the developer acquired in October 2017 for \$550,000. The Zichrobn Shlomo Charitable Organization provided a \$499,000 loan to close on the transaction according to city records.

**35-01 Beach Channel Drive** (Edgemere) – The New York City Housing Preservation and Development agency filed new building applications in March for an 8-story, 137,342-square-foot mixed-use affordable housing development. The 83-foot-tall structure will host 138 housing units, of which 20% will be designated for **Affordable Independent Residences for Seniors** (AIRS), and 5,173 square feet of commercial. The 7,625-square-foot parcel that also fronts Beach 35th Street is vacant; however, filing details associate an additional 5-parcels adjacent with the development for a total lot area of 37,490 square feet.

**136-20 Maple Avenue** (Flushing) – A property owner under the entity Main St LLC filed new building applications in March for the second of a 3-phase mixed-use project. The 9-story, 76,752-square-foot community facility development will reach a linear height of 92-feet. Plans were previously filed in January for the first tower that will rise 14-stories and 147 linear feet with a total of 104,413 square feet and 74 residential units. The adjacent buildings will share 35,313 square feet of above ground open space creating by the construction of a new roof platform above the roof of an existing 2-story commercial building on the adjacent lot as a result of a subdivision of the original 39,096-square-foot parcel. Upon full construction completion the 2-building project will have 158,111 square feet of usable space comprised of 68,151 square feet of residential space, 39,501 square feet of commercial space, and 50,459 square feet designated for community facility use. Ownership of the roughly; 18,000-square-foot subdivision where the ground-up construction will take place appears to be Itzhaki Acquisitions under the entity 4201 Main St LLC, having acquired the parcel in June 2019 for roughly \$23.74 million in February 2020; while the remaining parcel will be retained by longtime owner Maple Main Associates LLC, associated with the Estate of Gloria B. Silver according to city records.





## Queens (cont'd)

### Projects in Progress (cont'd)

**95-01 37th Avenue** (Jackson Heights) – Prudential Queens Realty filed new building applications in March for a 6-story, 56,176-square-foot mixed-use development. The 62-foot-tall structure will host 49 residential units spread across 29,134 square feet and 8,737 square feet of commercial space. New construction will replace an existing single-story, 12,566-square-foot commercial building according to demolition permits filed in April 2019. The 12,734-square-foot parcel located on the corner of 95th Street was acquired by the developer in June 2011 for \$3.7 million (\$66 per buildable-square-foot) according to city records.

**32-14 111th Street** (Corona) – Essex Plaza Management, under the partnership entity Astoria & 110th Street Associates, filed new building applications for a 7-story, 69,884-square-foot residential development that will reach a linear height of 70-feet and host 65-units. New construction will rise on the approximately 24,590-square-foot parking area portion of a 44,618-square-foot parcel that has been subdivided, with the existing 7-story, 75,201-square-foot residential building that hosts 62-units on the Astoria Boulevard and 111th Street corner of the original L-shaped tax lot to remain.

**59-19 Maurice Avenue** (Maspeth) – Home improvement chain Home Depot filed new building applications in May for a 6-story, 136,084-square-foot warehouse that will reach a linear height of 64-feet with 133,684 square feet of useable commercial space. New construction will rise on a 9,508-square-foot subdivision of the 7.26-acre site the Atlanta, GA-based retailer acquired in August 2017 for \$63 million. Demolition permits were secured in 2018 for the existing 202,050-square-foot warehouse situated on the main site, which was reportedly occupied by the Coca-Cola company for its bottling plant under a triple-net lease expired in March. Other activity at the site will give rise to the ground-up construction of a single-story, 134,737-square-foot retail development under the address 59-02 Borden Avenue, that was initially filed in January 2019, and approved in August 2019.

### Lending

**30-07 Vernon Boulevard** (Astoria) – A developer under the entity 3005 Vernon Blvd Joint Venture LLC has secured a \$26 million financing package from S3 Capital Partners, the lending arm of Spruce Street Capital Partners. The new debt includes a \$4.15 million mortgage, a roughly \$18.376 building loan, and a \$3.474 project loan according to city records. Proceeds from the construction financing will help fund the development of a planned 7-story, 88,852-square-foot mixed-use development. The 70-foot-tall structure will host 67 residential units spread across 46,417 square feet and 6,009 square feet of commercial space. New building applications were initially filed back in February 2016, with project approvals secured from the Department of Buildings about one year later. Construction will spread across the 2-parcel, 18,550 block-through assemblage that last traded through separate transactions in February 2014 for a combined total of \$5.7 million (\$64 per buildable-square-foot). A pair of single-story industrial buildings are currently situated on the parcels; but have yet to be demolished. Flushing-based CTI Construction is reportedly serving as general contractor for the project.



# Bronx Development Activity

## Projects in Progress

**1041 Prospect Avenue** (Morrisania) – Metro Futures has reportedly revealed renderings for a potential mixed-use residential development hosting up to 261-units that has yet to file permit applications. Reports indicate that if plans move ahead, the project would be constructed on a 17-parcel, 125,102-square-foot assemblage fronting the entire East 165th Street block-front between Prospect and Union Avenues, which is currently owned by the parent company of the Western Beef supermarket chain, Cactus Holding. The largest parcel among the assemblage that can reportedly accommodate approximately 352,000 buildable square feet, offers 84,557 square feet of land area; and currently hosts a single-story, 43,335-square-foot retail shopping center anchored by a Western Beef supermarket. Cactus Holdings acquired the parcels through multiple transactions during the years of 1998, 2003, 2006 and 2011 according to city records.

News of a potential project comes about one year following the filing of a 9-story, 242,279-square-foot mixed-used development in the Belmont neighborhood of the borough at 4720 3rd Avenue. Cactus Holdings is co-developing the 159-unit project that will include 61,493 square feet of commercial space and a small community facility component with Ashkenazy Acquisitions, having acquired the development site in early 2018.



1041 Prospect Avenue - Rendering

**299 East 161st Street** (Concourse Village) – New building applications were filed for a 12-story, 143,653-square-foot mixed-use development in April under the entity Bronx 161 LLC, which appears to be associated with Diamond Property Management. The 124-foot-tall structure will host 154 residential units spread across 103,256 square feet and 13,827 square feet of commercial space. New construction will span a 6-parcel, 17,035-square-foot assemblage located between Park and Morris Avenues that was acquired through separate transactions in June 2019 for a combined total of \$9.495 million (\$66 per buildable-square-foot).

**2045-2047 Ryer Avenue** (Fordham Heights) – UA Builders Group filed new building applications in March for an 18-story, 74,081-square-foot residential development. The 174-foot-tall structure will host 102 residential units spread across 67,673 square feet. The latest filing represents a modification of applications initially filed in October 2018, detailing a smaller 13-story, 68,386-square-foot project with 91-units spread across 61,082 square feet. New construction will replace a low-rise walk-up building and single-story garage according to demolition permits filed on June 2018. The developer acquired the 11,747-square-foot parcel located between East Burnside Avenue and East 180th Street for \$3 million (\$40 per buildable-square-foot) in July 2018, financing the transaction with a \$2.4 million loan from Capital Management LLC according to city records.



# Bronx (cont'd)

## Projects in Progress (cont'd)

**1740 Andrews Avenue South** (Morris Heights) – The Volunteers of America-Greater New York filed new building applications in February for a 9-story, 96,502-square-foot residential development. The 101-foot-tall structure will host 118 residential units spread across 76,123 square feet. According to filing details on the Department of Buildings website, the units are being provided through the city's **Affordable Independent Residences for Seniors program** (AIRs). Launched in March 2016 as part of the Zoning for Quality and Affordability text amendment, AIRs allows developers to increase the scale of their project if they dedicate a portion of their projects to seniors. New construction will rise on the vacant 15,280-square-foot parking lot located between West Tremont Avenue and West 176th Street, having last traded in March 2019 for \$3.95 million to Andrews Avenue South Housing Development Fund Co., Inc. A \$5.27 million financing package was provided by the Corporation for Supportive Housing to close on the transaction; and included a roughly \$3.899 million acquisition loan, \$868,899 project loan, and \$502,302 building loan according to city records.

Other recent projects by the New York City-based non-profit organization founded in 1986, includes the 14-story, 91,363-square-foot affordable senior housing development at **112 East Clarke Place** in the Bronx neighborhood of Concourse. The 122-unit supportive housing development, of which 37-units are reserved for chronically homeless seniors, was filed in July 2017. Upon construction completion the new building that topped-out in September; will provide permanent housing for seniors who are considered very-low and low-income according to a press release by VOA-GNY.

**1073 Summit Avenue** (Highbridge) – Stagg Group filed new building applications in March for a 9-story, 110,035-square-foot mixed-use development. The 96-foot-tall structure will host 105 residential units spread across 71,475 square feet and 5,780 square feet of community facility space. New construction will rise on the 4-parcel, 21,875-square-foot block through assemblage, of which (2) parcels currently serve as parking lots, while there are low-rise residential structures on the remaining (2) parcels. It is unclear if the developer has a pending purchase for the properties that appear to be longtime owned under the James Taylor family trust account.



**2332 Loring Place North aka 148 West Fordham Road** (University Heights) – (have image) The Stagg Group filed new building applications in March for a 7-story, 52,465-square-foot residential development. The 80-foot-tall structure to go by the address 140 West Fordham Road will host 54-units spread across 41,945 square feet. New construction will rise on the primarily vacant L-shaped 10,884-square-foot parcel that last traded in March 2019 for \$2.95 million (\$56 per buildable-square-foot) to the entity One Forty West Fordham Road LLC. As part of the transaction Signature Bank assumed a \$1.5 million mortgage at closing from Bank Hapoalim, which had originated the debt in June 2017 according to city records. It is unclear if the affordable housing developer is associated with the LLC; or developing the project on behalf of a separate owner.



**1810 Watson Avenue** (Soundview) – The New York City Housing Authority (NYCHA) filed new building applications in March for a 16-story, 136,374-square-foot senior housing development. The 182-foot-tall structure will host 201 housing units and 3,350 square feet of community facility space. The development team of Xenolith Partners, The Kretchmer Companies, ELH Management, and the Jewish Association Serving the Aging (JASA) were selected in March 2019 by the New York City Housing Preservation and Development (HPD) and NYCHA to construct the development dubbed **Casa Celina**. Although unverified it seems likely that new construction will replace an existing parking lot on the corner of Watson and Thierot Avenues. Upon construction completion the new building will join the (7) existing 7-story buildings as part of NYCHA's 28-building, 1,497-unit **Sotomayor Houses** complex that stretches along Watson Avenue between Leland and Soundview Avenues. The project is part of the HPD's **Seniors First** program, a three-pronged strategy intended to increase the availability of housing for seniors and people with disabilities.

**2413 3rd Avenue** (Mott Haven) – RXR Realty pre-filed new building applications in April for a 27-story, 224,362-square-foot mixed-use development. The 297-foot-tall structure will host 200 residential units spread across 164,595 square feet and 796 square feet of commercial space. New construction will rise on the 2-parcel, 27,730-square-foot assemblage the developer acquired for roughly \$23.715 million (\$107 per buildable-square-foot) in March. The existing 5-story, 39,422-square-foot industrial building will be demolished to make way for new construction according to demolition permits simultaneously filed. Seller Somerset Partners had acquired the site in September 2016 for \$17 million; and at the time had planned to combine the properties with the larger adjacent site at 2401 3rd Avenue, which along with the Chetrit Group was expected to be co-developed into a 3-tower, 416,446-square-foot mixed-used development. However in 2018, the developers abandoned plans and sold the site to Brookfield Property Partners

# Bronx (cont'd)

## Projects in Progress (cont'd)

**1641 Underwood Avenue** (Morris Heights) – The Stagg Group pre-filed new building applications in April for a 7-story, 62,185-square-foot residential development. The 68-foot-tall structure will host 66-units spread across 43,688 square feet. New construction will rise on the 3-parcel, 13,014-square-foot assemblage located between West 175th and 176th Street. Ownership of the parcels is unclear since there is no recent sale posted on city records, and the (3) properties that currently host 2-story, one-two family structures appear to be under separate longtime ownership.



**581 Austin Place** (Hunts Point) – SNL Storage filed new building applications in May for a 7-story, 441,110-square-foot self-storage development that will reach a linear height of 89-feet. New construction will rise on the 67,388-square-foot parcel located by East 149th Street along the Bruckner Expressway that currently hosts a single-story, 46,629-square-foot industrial building, for which demolition permits have yet to be filed. According to city records, SNL entered into contract in January to purchase the site from Paladino Realty Corp for an undisclosed price.

**1323 Boston Road / 1330 Clinton Avenue** (Morrisania) – Foxy Management filed new building applications in May for a planned 8-story, 111,383-square-foot affordable senior housing development that will reach a linear height of 80-feet and host 150-units. Reports indicate that the 2-wings of the building will be connected by a 60-foot greenhouse. New construction will rise on the 2-parcel, 21,863-square-foot assemblage that currently hosts a pair of single-story 13,950-square-foot and 7,913-square-foot structures designated for parking use. The block-through site located between East 169th Street and Jefferson Place last traded in April 2019 for \$3.5 million (\$31 per buildable-square-foot), the transaction financed with a \$1.85 million mortgage provided by Woodmere-based 1330 Clinton Funding LP according to city records.

**1965 Lafayette Avenue** (Unionport) – New building applications were filed in May under the partnership entity PL Sara LLC, which appears to be associated with Manhattan-based Pembroke Residential Holdings, LLC, for a 14-story, 112,482-square-foot residential development. According to the Department of Buildings filing, the building will reach a linear height of 145-feet and host 154-units spread across 101,354 square feet. New construction will rise on a 25,262-square-foot portion of a 157,890-square-foot parcel that currently host a 21-story, 400,932-square-foot residential building with 353-units of mixed-income housing.

**6375 Broadway** (Riverdale) – The Stagg Group filed new building applications in May for a planned 7-story, 66,320-square-foot residential development that will reach a linear height of 68-feet and host 77-units spread across 45,647 square feet. New construction will span an 11,487-square-foot site that sits along the Henry Hudson Pkwy between West 254th and 256th Streets. Reports indicate that the property was acquired by the developer just a few days prior to the filing for \$4.75 million (\$72 per buildable-square-foot); however, the transaction has yet to be listed on city records.

**3095 Webster Avenue** (Norwood) – Non-profit Geel Community Services filed new building applications in May for an 11-story, 76,387-square-foot affordable and supportive housing development. The 106-foot-tall structure will host 116 housing units spread across 23,309 square feet and 42,351 square feet of community facility space. New construction will rise on the 3-parcel, 11,875-square-foot assemblage located between East 204th Street and East Mosholu Parkway North. Geel acquired the development site through multiple transactions in August 2019 for a combined total of \$4.875 million (\$63 per buildable-square-foot); and the transaction was financed with a roughly \$6.338 million loan provided by the New York City Acquisition Fund LLC, including a roughly \$4.544 million acquisition loan, an \$854,400 building loan, and a \$939,053 project loan according to city records.

**4435 White Plains Road** (Wakefield) – The Stagg Group filed new building applications in May for a 7-story, 92,345-square-foot mixed-use development. The 75-foot-tall structure will host 82 residential units spread across 54,998 square feet and 17,020 square feet of community facility space. Although unverified it appears the project is being developed on behalf of longtime property owner and religious organization the Northeastern Conference Group of Seventh Day Advent. New construction will rise on the vacant 18,008-square-foot parcel located between East 239th Street and Nereid Avenue. In 2018, the religious organization sold the site of its existing 3-story, 10,820-square-foot mixed-use facility one door over at **4421 White Plains Road** for \$2.6 million, where a 7-story, 47,640-square-foot development hosting a mix of residential, retail and community space is planned by new ownership according to permits filed last year. It is uncertain if Northeast Conference is using the proceeds from the sale to help fund construction of the new building.





# Bronx (cont'd)

## Lending

**2505 Bruckner Boulevard** (Schuylerville) – Co-developers Innovo Property Group and Square Mile Capital have reportedly secured construction financing for the planned 4-story, 840,000-square-foot distribution center. The \$305 million loan for the estimated \$300 to \$500 million project was reportedly led by Arkansas-based Bank OZK, which provided \$265 million, with the remaining \$40 million provided by the finance arm of EverWest Real Estate Investors. New construction will replace the former 14-screen, 71,452-square-foot Whitestone Multiplex Cinemas that has already been demolished. Expected to bring the first of its kind for New York City, offering two different levels of loading and unloading allowing for speedier and faster service on site. The 829,300-square-foot parcel located along Westchester Creek, and next to a major intersection with access to (3) major expressways, was acquired in 2017 from Extell Development for \$75 million; and in early 2019 permit applications for the project were filed with the city’s Department of Buildings (DOB).



2505 Bruckner Boulevard - Rendering

**423-425 Westchester Avenue / 601 Bergen Avenue** (Woodbridge) – AB Capstone and Starwood Capital have reportedly secured a \$51 million construction loan. Centennial Bank provided the new debt for the 10-story, 147,661-square-foot development that broker ground in May 2019. The 158-foot-tall building will be anchored by **Zeta Charter Schools**, with the 115,539-square-feet of community facility space pre-leased in mid-2019 to house its elementary and middle school classrooms, as well as teacher administrative office space. An additional 10,478 square feet of commercial space has been designated for a non-profit group and retail stores. Construction is rising on the 2-parcel, 19,155-square-foot development site formerly serving as a parking lot, which the developers purchased in September 2017 for \$7 million (\$47 per buildable-square-foot) according to city records. The project is significant in that it is the first investment made by Starwood’s \$500 million **Opportunity Zone Fund** announced in early 2019.



423-425 Westchester Avenue  
Rendering



# Staten Island Development Activity

## Projects in Progress

**2636 Arthur Kill Road** (Charleston) – SNL Storage pre-filed new building applications in April for a 4-story, 97,607-square-foot storage facility that will reach a linear height of 55-feet. A total of (4) loading berths spread across 2,400 square feet will be constructed, along with (3) onsite parking spaces. New construction will rise on the primarily vacant 3-parcel, 49,801-square-foot assemblage located on the western border of the Rossville neighborhood between Zebra Place and Bloomingdale Road. According to city records, Long Island, NY-based SNL paid \$3.125 million (\$32 per buildable-square-foot) in real property transfer taxes (RPTT) in January.

**4965 Arthur Kill Road** (Tottenville) – Bridgewater Capital filed new building applications in April for a 4-story, 134,044-square-foot self-storage facility. The 50-foot-tall structure will be constructed on the 89,298-square-foot vacant parcel located near the Outerbridge Crossing on the border of the Charleston neighborhood. Ownership of the property is unclear, but Bridgewater appears to have acquired an interest in the site in May 2018 for an undisclosed price per city records.





For More Information Please Contact:

212.400.6060 • [www.absre.com](http://www.absre.com)

200 Park Avenue South, 10th Floor, New York, NY 10003

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