

# ENR

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STARTS ON PAGE NY1

# New York

NEW JERSEY, NEW YORK

# TOP STARTS

**ENR**New York Ranks the Largest Projects Started in the Last Year

## NEW YORK CONSTRUCTION CONTINUES TO SOAR

Construction starts increased again in 2015, with residential and commercial work leading the way **BY ALISA ZEVIN**



**AHEAD OF THE CURVE**  
111 Murray Street will feature a curved glass design and stand 64 stories when complete.

**Construction starts** in New York and New Jersey continued to climb this past year, with new projects reaching a value of \$11.5 billion in 2015's hot market—surpassing the \$10-billion mark for the third year in a row.

A New York Building Congress analysis of construction data from Dodge Data & Analytics echoes that

trend; the report shows spending last year reached \$40.9 billion, a 53% increase from \$26.7 billion in 2014 and more than double the \$19.9 billion spent in 2013.

Office building One Manhattan West, developed by Brookfield Financial Properties and designed by Skidmore, Owings and Merrill, leads the top projects list with a value of more than \$1 billion. Residential buildings, however, had the strongest showing overall. According to the New York Building Congress report, residential starts saw an increase of 62% in 2015 to \$19.5 billion, up from 2014's \$12.1 billion

The Related Cos. and Oxford Properties' 72-story apartment building 15 Hudson Yards is valued at \$575 million. Building 3 of Riverside Center, which stands at 400 W. 61st St., is also valued at \$575 million. The 111 Murray Street project, developed by Witkoff Group, Fisher Brothers and New Valley, also broke ground this year; it is valued at \$500 million. Plaza Construction is the contractor for the project

"Perhaps never before in New York City has so much new housing been in the pipeline at one time," says Richard T. Anderson, president of the New York Building Congress, who will retire from the group at the end of 2016 after 22 years.

Outside of Manhattan, Mack Real Estate Group/

#### NEW HEIGHTS

One Manhattan West is No. 1 on this year's Top Starts list.

#### FIRM FOUNDATION

Work in progress on 242 W. 53rd St. (far right). The building will stand roughly 700 ft, making it one of the tallest on the western side of midtown Manhattan.



Palin Enterprises' 10 Huron Street, a \$385-million, 39-story apartment building in Greenpoint, Brooklyn, broke ground last year. In Queens, Rockrose's \$350-million Eagle Lofts will stand 54 stories. In Jersey City, Lefrak Organization's Ellipse Tower will include 376 residential units and is valued at \$169 million.

Among nonresidential buildings, construction starts reached \$18 billion, according to the Building Congress, up 65% from last year's \$10.9 billion.

Two large nonresidential projects broke ground on Manhattan's Upper East Side this year: the \$700-million Memorial Sloan Ket-



#### WEST SIDE WORK

Several of the Hudson Yards Development buildings broke ground in 2015.

rose in the past year, government spending dropped. The Building Congress reports that public works spending totaled \$3.4 billion in 2015, down from \$3.8 billion a year earlier.

Top starts in the public sector include the \$263-million Belt Shore Parkway Mill Basin bridge replacement project in Brooklyn—owned by the New York City Dept. of Transportation and built by joint venture Halmar International/Mill Basin Bridge Construction—as well as the MTA's \$405-million Grand Central Terminal Concourse, being built by

GCT Constructors Joint Venture (Schiafone/Picone).

"New York City and the construction industry are benefiting greatly right now from the private sector's desire to invest in real estate across the five boroughs," Anderson says. "Our main concern is that government investment in public works is not keeping pace despite the increasing demands inherent with all this economic growth."

tering Cancer Center and the \$285-million Rockefeller University river campus, both of which are being built by Turner Construction.

Farther south in the borough, the \$200-million South Street Seaport Pier 17 retail center, owned by the Dallas-based Howard Hughes Corp., and designed by SHoP Architects, was another top start.

While residential and nonresidential spending both

# TOP STARTS IN NEW YORK

| RANK | PROJECT/<br>LOCATION  | PROJECT<br>COST (\$ MIL.) | START DATE/<br>END DATE | OWNER   | TEAM   |
|------|---|---------------------------|-------------------------|---|--|
| 1    | <b>ONE MANHATTAN WEST</b><br>New York City  | 1,126                     | June 2015<br>2020       | <b>Brookfield Properties</b>                                  | <b>Design</b> Skidmore, Owings and Merrill<br><b>CM</b> Tishman Construction |
| 2    | <b>55 HUDSON YARDS</b><br>New York City   | 840                       | Jan. 2015<br>2018       | <b>The Related Cos. and Oxford Properties</b>                 | <b>GC</b> Gilbane Building Co.   |
| 3    | <b>MEMORIAL SLOAN KETTERING CANCER CENTER</b><br>New York City                    | 750                       | May 2015<br>2018        | <b>Memorial Sloan-Kettering Cancer Center, Hunter College</b> | <b>GC</b> Turner Construction Co.  |
| 4    | <b>30 HUDSON YARDS</b><br>New York City   | 600                       | April 2015<br>2019      | <b>The Related Cos. and Oxford Properties</b>                 | <b>Design</b> Kohn Pederson Fox  |
| 5    | <b>15 HUDSON YARDS</b><br>New York City   | 575                       | Feb. 2015<br>2018       | <b>The Related Cos. and Oxford Properties</b>                 | <b>GC</b> The Related Cos.   |
| 6    | <b>RIVERSIDE CENTER, BUILDING 3</b><br>New York City                              | 575                       | Dec. 2015<br>2018       | <b>GID Development</b>  | <b>Design</b> Goldstein, Hill and West                                       |
| 7    | <b>111 WEST 57TH STREET</b><br>New York City                                      | 500                       | Jan. 2015<br>2018       | <b>JDS Development</b>  | <b>GC</b> JDS Construction Group   |
| 8    | <b>111 MURRAY STREET</b><br>New York City   | 445                       | July 2015<br>2017       | <b>Witkoff Group, Fisher Brothers, New Valley</b>             | <b>CM</b> Plaza Construction   |
| 9    | <b>GRAND CENTRAL TERMINAL CONCOURSE</b><br>New York City                          | 405                       | April 2015<br>NA        | <b>MTA</b>  | <b>GC</b> GCT Constructors Joint Venture (Schiavone/Picone)                  |
| 10   | <b>425 PARK AVENUE</b><br>New York City   | 397                       | June 2015<br>2018       | <b>L&amp;L Holding Co.</b>                                    | <b>CM</b> Tishman Construction   |
| 11   | <b>10 HURON STREET</b><br>Brooklyn  | 385                       | March 2015<br>NA        | <b>Mack Real Estate, Palin Enterprises</b>                    | <b>Design</b> Ismael Leyva   |
| 12   | <b>EAGLE LOFTS</b><br>Queens, N.Y.  | 350                       | April 2015<br>NA        | <b>Rockrose</b>   | <b>Design</b> SLCE Architects  |
| 13   | <b>606 WEST 57TH STREET</b><br>New York City                                      | 344                       | April 2015<br>2017      | <b>TF Cornerstone</b>   | <b>Design</b> Arquitectonica   |
| 14   | <b>22 THAMES STREET</b><br>New York City  | 300                       | Feb. 2015<br>2018       | <b>Michael Shvo, Vector Group and Bizzi &amp; Partners</b>    | <b>Design</b> Rafael Vinoly Architects                                       |
| 15   | <b>242 WEST 53RD STREET</b><br>New York City                                      | 300                       | Aug. 2015<br>NA         | <b>Algin Management</b>                                       | <b>Design</b> CetraRuddy   |
| 16   | <b>ROCKEFELLER UNIVERSITY RIVER CAMPUS</b><br>New York City                       | 285                       | Dec. 2015<br>NA         | <b>Rockefeller University</b>                                 | <b>Design</b> Rafael Vinoly Architects                                       |
| 17   | <b>SOUTH STREET SEAPORT PIER 17 GLASS-ENCLOSED RETAIL CENTER</b><br>New York City | 285                       | Jan. 2015<br>NA         | <b>Howard Hughes Corp.</b>                                    | <b>Design</b> SHoP Architects  |
| 18   | <b>HUGH L. CAREY TUNNEL &amp; BROOKLYN PLAZA REHABILITATION</b><br>Brooklyn       | 283                       | March 2015<br>2018      | <b>MTA</b>  | <b>GC</b> Tully Construction Co.   |
| 19   | <b>BELT SHORE PARKWAY MILL BASIN BRIDGE REPLACEMENT</b><br>Brooklyn               | 264                       | July 2015<br>NA         | <b>NYC Dept. of Transportation</b>                            | <b>GC</b> Halmar International/Mill Basin Bridge Construction (JV)           |
| 20   | <b>180 WATER STREET</b><br>New York City  | 228.5                     | Dec. 2015<br>NA         | <b>Emmes Realty</b>   | <b>Design</b> Avinash K. Malhotra Architects                                 |
| 21   | <b>615 DEAN STREET</b><br>Brooklyn  | 218                       | Nov. 2015<br>NA         | <b>Greenland Forest City Ratner Partners</b>                  | <b>GC</b> Plaza Construction   |
| 22   | <b>DOMINO SUGAR FACTORY REDEVELOPMENT</b><br>Brooklyn                             | 200                       | March 2015<br>NA        | <b>Two Trees Management</b>                                   | <b>Design</b> SHoP Architects  |
| 23   | <b>HARMON SHOP PHASE 5, STAGE 1</b><br>Croton, N.Y.                               | 200                       | April 2015<br>2017      | <b>Metro-North Commuter Railroad Co.</b>                      | <b>GC</b> ECCO III Enterprises, Skanska USA Civil Northeast                  |
| 24   | <b>420 KENT AVENUE</b><br>Brooklyn  | 193                       | Nov. 2015<br>NA         | <b>Spitzer Enterprises</b>                                    | <b>Design</b> ODA Architects   |

| RANK | PROJECT/<br>LOCATION                             | PROJECT<br>COST (\$ MIL.) | START DATE/<br>END DATE | OWNER   | TEAM  |
|------|--|---------------------------|-------------------------|---|---|
| 25   | <b>532 NEPTUNE AVENUE</b><br>Brooklyn            | 191                       | June 2015<br>NA         | <b>Cammeby's International Group</b>              | <b>Design</b> SLCE Architects                       |
| 26   | <b>28-34 JACKSON AVENUE</b><br>Queens, N.Y.      | 188                       | April 2015<br>June 2018 | <b>Tishman Speyer</b>                             | <b>GC</b> Hudson Meridian Construction Group<br>LLC |
| 27   | <b>ELLIPSE TOWER</b><br>Jersey City, N.J.        | 169                       | Dec. 2015<br>2017       | <b>The Lefrak Organization</b>                    | <b>Design</b> Arquitectonica                        |
| 28   | <b>225 EAST 39TH STREET</b><br>New York City     | 168                       | March 2015<br>2017      | <b>Fisher Brothers</b>                            | <b>Design</b> Handel Architects                     |
| 29   | <b>86 FLEET PLACE</b><br>Brooklyn                | 152                       | May 2015<br>NA          | <b>The Red Apple Group</b>                        | <b>GC</b> Hudson Meridian Construction<br>Group LLC |
| 30   | <b>118 FULTON STREET</b><br>New York City        | 150                       | March 2015<br>2018      | <b>Carmel Partners</b>                            | <b>GC</b> Times Square Construction                 |
| 31   | <b>390 MADISON AVENUE</b><br>Brooklyn            | 149                       | April 2015<br>NA        | <b>L&amp;L Holding Co.</b>                        | <b>Design</b> Kohn Pederson Fox                     |
| 32   | <b>70 VESTRY STREET</b><br>New York City         | 132                       | Sept. 2015<br>Jan. 2018 | <b>The Related Cos.</b>                           | <b>Design</b> Robert A.M. Stern                     |
| 33   | <b>MARRIOTT COURTYARD HOTEL</b><br>New York City | 130                       | March 2015<br>NA        | <b>Atria Builders, Marx Development<br/>Group</b> | <b>Design</b> DSM Group                             |
| 34   | <b>55 BANK STREET</b><br>White Plains, N.Y.      | 114                       | Nov. 2015<br>NA         | <b>LCOR</b>                                       | <b>Design</b> SLCE Architects                       |

NA - NOT AVAILABLE