# New New New

*The glass towers, block-long behemoths, and Roosevelt Island rentals going up right now.*

BY S. JHOANNA ROBLEDO

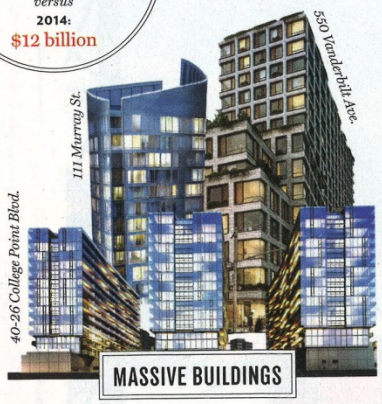
THE SCAFFOLDING DOESN'T LIE: We're in the midst of a serious condo-and-rental-building boom. Over 3,600 permits have been filed for new residential structures in the past two years—to be precise, 2,394 in 2014 and 1,230 thus far this year, compared with 2,804 in total for 2009 and 2010. Talk of the 421(a) tax abatement expiring this past summer (it didn't) may have spurred the recent frenzy, with much of it concentrated in the usual suspects of Hudson Yards, Downtown Brooklyn, and LIC. But new pockets of construction are emerging in unlikely corners, like the St. George neighborhood of Staten Island and the South Bronx. With an overwhelming number of projects to sift through, here's a selection of some of the more notable arrivals, for magnates and non-magnates alike.

*Photograph by James Porto*

**Overall spending on residential construction**
**2009:**
$2.6 billion
*versus*
**2014:**
$12 billion

# Look What's Rising

*A selection of new construction from Midwood to midtown.*




## MASSIVE BUILDINGS

**550 VANDERBILT AVE., PROSPECT HEIGHTS**
*On the market: June.*

*Apt. 621; studio*
*$625,000*
*The Corcoran Group*

The debut condo to be built in Pacific Park (the area formerly known as Atlantic Yards), a 22-acre development. Eventually, 15 buildings will go up here; this 17-story structure is the first of three planned condos and will launch 278 apartments out of the gate.

**40-26 COLLEGE POINT BLVD., FLUSHING**
*On the market: Fall.*
This is the second phase of the Sky View Parc development—the project will total 800 apartments by the time the third condo rises. Amenities include a private club with a swimming pool.

**111 MURRAY ST.**
*On the market: June.*
This 800-foot tower has architects and designers Kohn Pedersen Fox, David Mann, David Rockwell, and Edmund Hollander working together. Prices start at $2 million, and there's a private bakery and blowout bar.

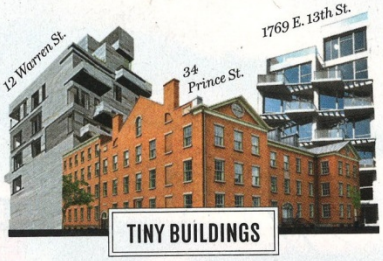
**GRAMERCY SQUARE**
*On the market: Fall.*
Straddling East 19th and 20th Streets, this project takes three existing buildings—including the former Cabrini Medical Center—and adds a brand-new structure to the mix. A large underground amenity space will link all four buildings and offer a "teen room" and swimming pool. Prices start at $1.35 million.

**180 E. 88TH ST.**
*On the market: Fall.*
This will be the tallest building above 72nd Street once it opens. Many of the 48 apartments will have 16-foot-high ceilings, a feature rarely seen in residential towers.

**111 W. 57TH ST.**
*On the market: Fall.*
By the time this JDS Development is finished in 2018, it'll stand 1,428 feet tall, in the courtyard of the old Steinway Building. There'll be a semi-private concert hall for residents.

**LARGEST GREEN SPACE FOR A MANHATTAN CONDO.** ➳

**PORTE-COCHÈRE ALERT!** ➳




## TINY BUILDINGS

**538 WASHINGTON AVE., CLINTON HILL**
*On the market: Sept.*

*Apt. 2A; one bedroom*
*$975,000*
*Katherine Akerly, Halstead Property*

There are just ten units, each with outdoor space. A 533-square-foot studio is priced at $499,000; a 2,650-square-foot three-bedroom with a garden is $2.4 million. Developer Sam Boymelgreen bought the once-stalled project in 2013 and hired interior designer Luca Andrisani to dress it up.

**12 WARREN ST.**
*On the market: Oct.*
There are only 13 units here, all hitting the market later this fall; on average, they're 3,500 square feet. DDG's Joe McMillan says they found a dearth of large, loftlike, newly built apartments in Tribeca and decided to fill the void.

**34 PRINCE ST.**
*On the market: Fall.*
This collaboration between Time Equities and Hamlin Ventures remade the interior of a 1966 building into nine units—two townhouses, plus seven apartments with prices starting at $7.74 million. Lots of amenities, including a "cold room" for perishable deliveries.

**1769 E. 13TH ST., MIDWOOD**
*On the market: Sept.*
This 11-unit project, called the Lighthouse Condos, will have a swimming pool, sauna, and rooftop terrace. Prices start at $770,000.

**1896 ON THE OUTSIDE, 2015 ON THE INSIDE.** ➳

## NEW OLD BUILDINGS

**360 CENTRAL PARK W.**
*On the market: June.*

*Apt. 8H; four bedrooms*
*$5.395 million*
*Alan Shaker and Jeffrey Stockwell, Stribling Marketing Associates*

A 1929 Rosario Candela reimagined by CetraRuddy. (The building will retain some rent-stabilized tenants, plus a church and school.)

**101 WALL ST.**
*On the market: June.*
Piet Boon is behind the interiors of this 1931 former office building.

**212 FIFTH AVE.**
*On the market: Sept.*
This 24-story former office building (Delmonico's once anchored its ground floor) will house 48 units, with two-bedrooms starting at $3.8 million.

**318 W. 57TH ST.**
*On the market: Fall.*
Known as "the Sorting House," it's being built atop a post office, which will continue to operate on the first two floors. Many of the apartments will have outdoor space; prices start at $1.3 million.

**275 W. 10TH ST.**
*On the market: Sept.*
The Shephard, from the Naftali Group, is an 1896 former warehouse, with prices starting at $4.35 million. There's a basketball court and golf simulator.

**NEWLY POPULAR AMENITY: A GOLF SIMULATOR.** ➳

## Why I'll Only Live in a New Building

*"At a certain point, character goes out the window."*

"I've been in the city since 1996, all over, and I had always lived in older buildings. I was just tired of hiking up and down to do my laundry, cooking with old appliances, and using old bathrooms. When you live in an old building, things break and run down more quickly. You're constantly maintaining stuff. I couldn't stand the old air conditioner anymore, the constant rattling. The heating in the winter was even worse. I couldn't control it. At a certain point, character goes out the window. My best friends lived in Williamsburg, so I was already semi-familiar with the area. So when I saw this building, **One North Fourth**, going up, I took it. I love being there. I love coming home to it. Where I used to want to be out all the time, now I want to be in. I have a washer and dryer, which has completely changed my life. It's worth every single penny in rent. It's a little Miami-esque, a very good vibe. I would never go back to old, unless it's an old mansion in Montauk."

—MARIA MAKRES, MEDIA SALES MANAGER