

THE REAL DEAL

NEW YORK REAL ESTATE NEWS

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Top 10 biggest real estate projects coming to NYC

The largest plans currently in the works, based on August's permit applications

By Claire Moses

An office building in Hudson Yards. A new hotel in Long Island City. A six-story residential development in the Bronx. The connection? The three projects were among the top 10 biggest permit applications filed with the city's Department of Buildings in August. Half of the top 10 projects were filed in Manhattan, while three were in Queens, one in Brooklyn and one in the Bronx, according to data from PropertyShark.



400 11th Avenue

1. 400 11th Avenue/3 Hudson Boulevard

The Moinian Group filed a permit application to construct a new building in Hudson Yards. While the application with the Department of Buildings asks for 466,256 square feet in commercial space, the building's website announced that the entire tower will be 1.8 million square feet. The permit filed with the DOB also states that the building will be 15 stories and will include 72 parking spaces. The building's website advertises that the tower will be 66 stories tall.

2. 68 Trinity Place

Trinity Church Development applied to construct a 44-story tower at this location. The proposed tower will stand 499 feet tall. Trinity Church will take up 93,180 square feet across the first seven floors of the building. In total, the application calls for 250,995 square feet of residential space, divided among 111 apartments. Of that amount, 157,815 square feet will be residential. This application follows a prior plan to build a 25-story Pelli Clarke Pelli-designed building atop a seven-story base.

3. 44-26 Purves Street

Brause Realty applied to build a 207,053-square-foot residential tower at this Court Square location in Long Island City. FXFowle is the architect of record, according to Department of Buildings records. The project includes 517 square feet of commercial space and 206,536 square feet of residential, divided over 270 units. This tower – which will be 33 stories and 374 feet tall – is one of multiple residential developments in the area.



A prior rendering of 151 Maiden Lane

4. 151 Maiden Lane

Peter Poon is designing the 33-story hotel planned for this Lower Manhattan location. The building will stand 345 feet tall and will total 110,207 square feet. The application calls for 271 rooms. Fortis

Property Group is developing the tower. Reportedly, a taller residential building – likely 51 stories – will rise right next door.



32-35 Queens Boulevard

5. 32-55 Queens Boulevard

Bronx-based developer Fongtar Realty applied for a permit to construct a 26-story Wingate by Wyndham hotel in Long Island City. The application calls for 150 rooms across 59,994 square feet. A community facility will occupy 44,430 square feet of the project's total 104,424 square feet. Queens-based architect Raymond Chan is designing the building, which will be 256 feet tall.

6. 2230 Broadway

Friedland Properties is looking to build this residential tower on the Upper West Side. The application calls for a 14-story mixed-use building, which will include 55 units. In total, the development will be 102,977 square feet, 95,589 of which will be used as residential space. The building will include a 7,388-square-foot commercial component. Fox's Designer Off Price and DSW Shoe Warehouse are currently located on the block. Stephen B. Jacobs Group is the architect of record.



950 Summit Avenue

7. 950 Summit Avenue

Bronx-based developer JCAL Development, under the moniker 950 Summit Ave LLC, applied to construct a six-story, 55,740-square-foot residential building on a currently empty lot in Highbridge in the South Bronx. The application calls for 58 units in the building, which will be 54 feet tall. New York-based Aufgang Architects is designing the structure.

8. 11-51 47th Avenue

Charney Construction and Development is putting up an 11-story mixed use building in Long Island City. The project will be a total of 54,008 square feet, divided between residential and commercial use. The building's commercial space will take up 1,280 square feet, while residential will total 52,728 square feet for 56 units. Fogarty Finger Architecture is designing the building.

9. 570 Broome Street

A new 18-story condo development will rise here, at the foot of the Holland Tunnel. The 51,625-square-foot project will have a 919-square-foot commercial component. The remaining 50,705 square feet will be divided into 30 units. Soho Broome Condos LLC is developing the site and according to prior reporting by Curbed, Tahir Demircioglu of BuiltD is the architect of record.

10. 7516 Bay Parkway

Developer Charles Luk bought this Bensonhurst site for \$6.3 million earlier this year and is now planning to construct a mixed-use building on the empty plot of land. Shiming Tam Architect will design the seven-story building, which will boast 51,355 square feet of space. The building will have a 11,625-square-foot community facility. The residential development is slated to include 44 units across the remaining 39,730 square feet. The development comes with 30 parking spaces.