

# Manhattan's biggest residential developers

*A look at total units built and planned, 2000-2005*

**Continued from page 1** it is switching from rentals and planning its first condo project at the former Downtown Athletic Club, which once housed the Heisman Trophy.

The largest developers are building bigger than ever today, and Rockrose, which finished fourth, typifies the trend. It is completing the 650-unit 2 Gold Street in Lower Manhattan even while much of its attention is focused on Long Island City, where it is planning seven buildings over the next 10 years and where it recently proposed what would be the largest condo in the five boroughs on the site of the city's now scuttled Olympic Village.

Boymelgreen Developers, which didn't have a Manhattan project under its belt until 2003, finished next on the list, and is now planning a 690-unit project in Lower Manhattan. JD Carlisle Development Corp., number six, is also ramping up quickly.

One massive project goes a long way. The Durst Organization and Silverstein Properties, not thought of as major residential builders, made the list on the basis of one or two projects. Silverstein's One River Place has more than 900 units, dwarfing well-known

boutique developers like Alchemy Properties, which averages around 30 units at a time and has built or planned some 375 units in Manhattan in the past five years.

The survey only included planned projects that were in the immediate pipeline, and where a definitive number of units had been announced.

For this reason, companies like Extell Development, which recently bought 66 acres from Donald Trump on the Upper West Side where it is planning 3,000 units, and which is seeking to replace Bruce Ratner as the developer of Atlantic Yards, weren't included.

Others gearing up for big projects include The Witkoff Group (Woolworth Building partial conversion and 42nd Street project), developers Nathan Berman and Ronny Bruckner (who plan to convert one million square feet of office space in Lower Manhattan), the Chetrit Group (Toy Center building conversion), the Gotham Organization (two-million-square-foot East Harlem project), The Dermot Co. (far West Side), Yair Levy (who bought the Sheffield with partners), and Avalon Bay (Lower East Side). **TRD**

## THE RELATED COMPANIES 4,187 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Condo project	250 East 53rd St	n/a (planned)
Condo and rental project	450 West 17th St	n/a (planned)
Condo and rental project	450 West 42nd St	800 (planned)
Condo project	70 Bethune St	104 (planned)
One Carnegie Hill	217 East 96th St	462 (2005)
Tribeca Green	325 North End Ave	274 (2005)
Astor Place	445 Lafayette St	39 (2005)
The Westport	500 West 56th St	371 (2003)
The Tate	535 West 23rd St	311 (2003)
TW Center (south)	Columbus Circle	135 (2003)
Park Imperial	230 West 56th St	130 (2003)
TW Center (north)	Columbus Circle	66 (2003)
The Westminster	80 West 20th St	254 (2002)
The Sierra	125 West 14th St	212 (2002)
The Sonoma	300 East 39th St	254 (2001)
Tribeca Park	Battery Park City	396 (2000)
The Lyric	2521 Broadway	285 (2000)
The Chatham	181 East 65th St	94 (2000)

Notes: \$3.46 billion worth of projects built in last five years. New York City residential projects outside Manhattan include 141-unit Riverwalk Place on Roosevelt Island.

## THE TRUMP ORGANIZATION 2,398 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
120 Riverside Blvd at Trump Place	120 Riverside Blvd	353 (2005)
240 Riverside Blvd at Trump Place	240 Riverside Blvd	291 (2005)
Trump Park Avenue	502 Park Ave	120 (2004)
220 Riverside Blvd at Trump Place	220 Riverside Blvd	440 (2003)
140 Riverside Blvd at Trump Place	140 Riverside Blvd	368 (2003)
160 Riverside Blvd at Trump Place	160 Riverside Blvd	450 (2001)
Trump World Tower	845 UN Plaza	376 (2001)

Notes: Finished Trump Place will have 5,700 units in 16 buildings on the Upper West Side. (Seven buildings are completed or under construction, including two finished before 2000.)

## THE MOINIAN GROUP 2,035 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Downtown Club	20 West St	288 (2005)
Marc	260 West 54th St	393 (2004)
The Biltmore	271 West 47th St	464 (2003)
90W	90 Washington St	398 (2003)
Ocean	One West St	492 (2000)

Notes: The Downtown Club is Moinian Group's first condo project; others are rentals.

## ROCKROSE DEVELOPMENT 1,674 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
2 Gold Street	2 Gold St	650 (2005)
Chelsea Centro	200 and 220 West 26th St	355 (2001)
22 River Terrace	22 River Terrace	324 (2001)
Tribeca Pointe	41 River Terrace	345 (2000)

Notes: Veteran Manhattan developer shifting more of its focus to Long Island City, where it is currently building a 32-story, 500-unit rental building on the Queens West site. The project could total seven buildings and 3,250 units over the next 5 to 10 years. The company also floated plans last month to build the largest condo in the five boroughs on the site of the city's now scrapped Olympic Village in Long Island City.

## BOYMELGREEN DEVELOPERS 1,595 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Condo project	20 Pine St	690 (planned)
Rental project	88 Leonard St	300 (2006)
Downtown by Philippe Starck	15 Broad St	326 (2005)
River Lofts	92 Laight, 424 Wash. Sts	68 (2005)
60 Spring Street	60 Spring St	39 (2004)
Hudson Park	323 West 96th St	172 (2003)

Notes: Brooklyn-based developer is becoming an increasing presence in Manhattan in addition to Brooklyn and Queens.

Developers are planning or completing Manhattan projects whose number of units is far bigger than what they've done in the past.

## JD CARLISLE DEVELOPMENT CORP 1,372 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Condo project	625 West 42nd St	478 (planned)
Centria	16 West 48th St	150 (planned)
Cielo	450 East 83rd St	128 (2006)
Morton Square	One Morton Square	147 (2004)
600 Washington	600 Washington St	136 (2004)
The Penmark	315 West 33rd St	333 (2001)

Notes: Developer Jules Demchick ramping up, with projects including the first luxury residential condo in Rockefeller Center on West 48th Street.

## DOUGLSTON DEVELOPMENT / LEVINE BUILDERS 1,254 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
325 Fifth Avenue*	325 Fifth Ave	250 (2006)
101 East 10th Street	101 East 10th St	34 (2006)
475 Greenwich Street	475 Greenwich St	21 (2006)
555 West 23rd Street	555 West 23rd St	336 (2005)
Hampton Court*	333 East 102nd St	229 (2004)
The Cameo	311 West 50th St	102 (2002)
171 Lexington*	171 Lexington Ave	41 (2002)
The Renaissance	130 Malcolm X Blvd	241 (2001)

Notes: Queens-based firm also to begin construction next spring on The Edge, a one-million-square-foot waterfront development in Williamsburg with mid-rise and high-rise towers and 1,000 units.

\*co-developed

## GLENWOOD MANAGEMENT 1,124 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
10 Barclay Street	10 Barclay St	381 (2006)
Liberty Plaza	10 Liberty St	287 (2004)
The Grand Tier	1930 Broadway	227 (2004)
Hampton Court*	333 East 102nd St	229 (2004)

Notes: Long Island-based company headed by Leonard Litwin has been developing residential projects in Manhattan since the 1960s, recently pushing the northern boundary of the Upper East Side and taking advantage of Liberty Bond incentives in Lower Manhattan.

\*co-developed

## THE DURST ORGANIZATION 1,060 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Rental project*	125 West 31st Street	460 (planned)
The Helena	601 West 57th Street	600 (2005)

Notes: Traditionally involved in office development, Durst made big foray into residential with the Helena, which occupies an entire block on the far West Side. Cut its teeth before the project playing a role in the development of the Historic Front Street Project, a 96-unit development by Sciamé in the South Street Seaport area.

\*co-developed

## DAVIS AND PARTNERS 965 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Park Avenue Place	60 East 55th St	76 (2005)
425 Fifth Avenue	425 Fifth Ave	176 (2004)
The Impala	404 East 76th St	277 (2003)
The Seville	300 East 77th St	84 (2003)
Wellington Tower	350 East 82nd St	147 (2000)
Century Tower	400 East 90th St	128 (2000)
The Empire Tower	188 East 78th St	77 (2000)

Notes: Joint ventured on projects with Aby Rosen and Michael Fuchs of RFR Holdings since Davis' first foray into Manhattan in 1996, but discontinued the long-term partnership earlier this year, according to reports.

## FOREST CITY RATNER 930 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Beekman St Tower	Beekman and Spruce Sts	600 (planned)
111 Worth Street	111 Worth St	330 (2003)

Notes: While focus is on their Atlantic Yards project in Brooklyn, Ratner looks set to increase its Manhattan residential presence with a 75-story tower that would be the second tallest proposed building in the Downtown skyline after the Freedom Tower. Construction planned for 2006.

## SILVERSTEIN PROPERTIES 921 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
One River Place	650 West 42nd St	921 (2000)

Notes: World Trade Center leaseholder Larry Silverstein's only residential property is a big one - a 921-unit rental building.

## ELAD PROPERTIES 855 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Condo project	650 Sixth Avenue	n/a (planned)
The Link	310 East 52nd St	210 (2006)
The Grand Madison	225 Fifth Ave	193 (2006)
The Plaza Hotel	Fifth Ave and Central Park S.	150 (2006)
The O'Neill Building	655 Sixth Ave	49 (2006)
West 58	426 West 58th St	16 (2005)
49 East 21st Street	49 East 21st St	43 (2004)
Capiello Collection	151 West 17th St, 224 West 18th St	82 (2003)
21 Astor Place	21 Astor Place	60 (2000)

Notes: Around one million square feet built or converted in the last five years.

## ALBANESE 847 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Project	Site 3, Battery Park City	n/a (planned)
The Verdesian	211 North End Ave	254 (2006)
The Solaire	20 River Terrace	293 (2003)
The Vanguard Chelsea	77 West 24th Street	300 (2000)

Notes: Long Island-based firm last month was designated to design another green residential building in Battery Park City, their third there following the Verdesian and Solaire. The new building will be more than 400,000 square feet and involve hundreds of apartments.

## THE CLARETT GROUP 769 UNITS

NAME OF PROJECT	ADDRESS	UNITS, YEAR COMPLETED
Sky House	11 East 29th St	139 (2006-2007)
Place 57	207 East 57th St	68 (2006)
Chelsea House	130 West 19th St	64 (2006)
Opus	2770 Broadway	64 (2004)
Post Toscana	389 East 89th St	199 (2003)
Post Luminaria	385 First Ave	138 (2002)
Montrose	308 East 38th St	97 (2000)

Notes: Has developed 1.1 million square feet in last five years; upcoming Brooklyn project (address not yet disclosed) will be Clarett's first.

The top 15 Manhattan developers have completed or have in the immediate pipeline some **17,000 units since 2000.**