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A guide to Essex Crossing's billion-dollar redevelopment

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Provided by Moso Studio

The New York Times calls it the "anti-Hudson Yards." *CityLab* says it is a "model mega-development."

The final bricks are yet to be set for Essex Crossing, but the \$1.9 billion redevelopment project on the Lower East Side is already receiving praise for its mix of affordable housing with community amenities.

Both New Yorkers and tourists are stopping by, as well. A report from the data firm Placer.ai found that the neighborhood received more than a half-million visitors in July and attracted daily crowds equal to that of Hudson Yards some summer days.

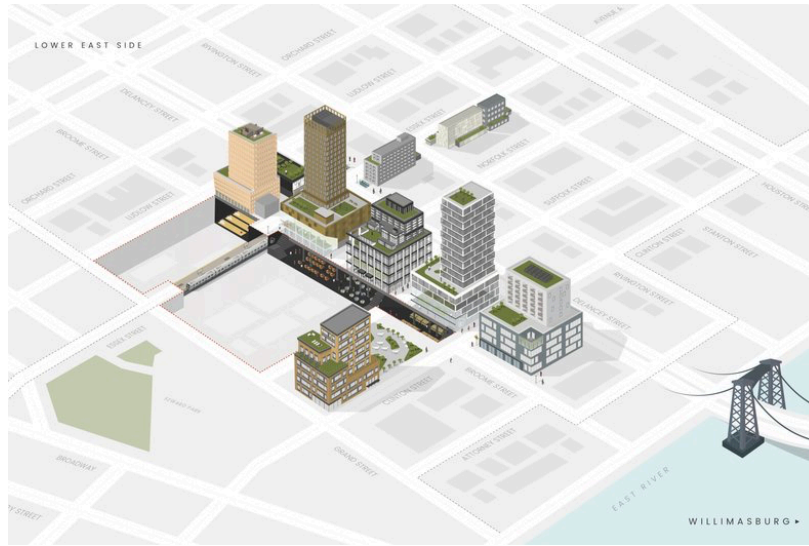
With seven of its nine properties either under construction or already open, here is a guide to the sprawling development site:

Design

SHoP Architects and Beyer Blinder Belle handled the master plan for the 6-acre site, which surrounds Delancey Street near the Williamsburg Bridge. About 2 million square feet of development includes 1,079 new apartments and condos, 51% of which will be offered at subsidized rates.

Developers

A consortium organized as the Delancey Street Associates started construction in 2015. The joint-venture developer includes BFC Partners, L+M Development Partners, Taconic Investment Partners, the Prusik Group and the Goldman Sachs Urban Investment Group.



Map of Essex Crossing.

Provided by QuallsBenson

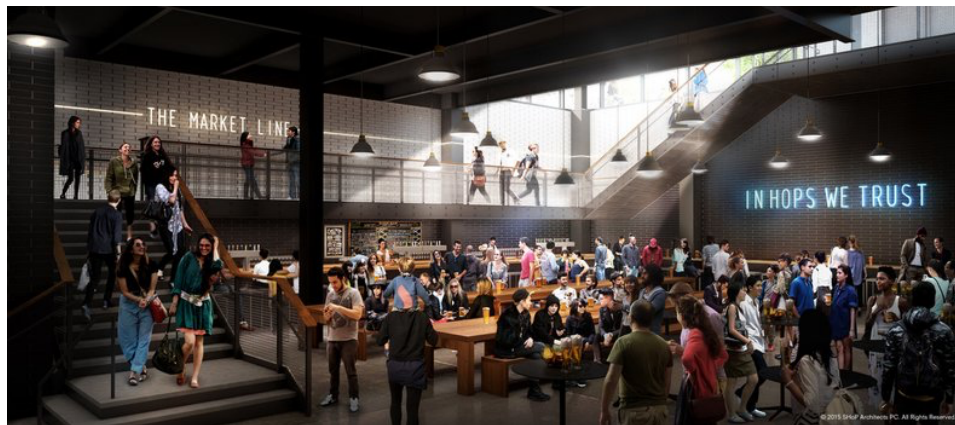
Attractions

Essex Street Market

The famed, nearly century-old, food market has a new home in the development, about twice the size of its old location. The city-run public market opened last spring at 88 Essex St., the base of one of the new apartment towers. The developers covered the costs for the 21 vendors who moved over from the former location across the street.

The Market Line

An expansive marketplace set to open beneath the Essex Street Market on Nov. 22. The 150,000 square-foot Market Line will feature a beer hall, food vendors, grocers and gallery space. All of this runs underground through three of the new buildings: 125 Delancey St., 202 Broome St. and 180 Broome St. The developers say it will be the largest marketplace in the city once opened.



Rendering of the beer hall at The Market Line.

Provided by SHoP Architects

Buildings

125 Delancey St.

Known as The Essex, construction wrapped at the start of the year on the 26-story mixed-use tower. Essex Crossing's tallest building, it features 195 apartments, a rooftop farm, 14-screen Regal cinema, Essex Street Market and part of the Market Line. Handel Architects designed the building.

242 Broome St.

A 14-story tower designed by SHoP. The building features 55 condos, a bowling alley called The Gutter and the International Center of Photography, a museum and educational center. All but three of the condos have sold, according to a project spokesman, with both the bowling alley and photography center set to open over the next few months.

145 Clinton St. (The Rollins)

Home to a Target and Trader Joe's, the 15-story building features 211 apartments, with 104 rent-regulated units. The building opened in 2018. A 15,000 square foot public park opened next door this summer. Beyer Blinder Belle is the architect.

175 Delancey St.

The 14-story building hosts the Frances Goldin Senior Apartments, 99 affordably priced units. The building—designed by Dattner Architects—opened in January 2018 and is fully leased. The ground floors are home to a medical center run by NYU Langone, a community center with a cafe and programming space for the Chinese-American Planning Council, along with other uses.

202 Broome St.

This 14-story building will feature both offices and condos once it opens in 2021. Construction crews topped off the final floor for the project last month. There will be 175,000-square-feet of office space and 83 condos. The building will also host an indoor public park.

180 Broome St.

Another mixed office and residential building, developers hope to finish construction on the 25-story building by December. There will be 263 apartments, split evenly between affordable and units offered at market-rate rentals. A separate part of the building will host 175,000 square feet of office space, expected to open in June. The project—designed by Handel Architects—was topped off by builders in April.

140 Essex St.

The second building in the development fully dedicated to affordable senior apartments will open early next year. The eight-story tower will feature 99 affordable apartments for seniors making between zero and 60% of area median income. The building is designed by Beyer Blinder Belle and includes just under 10,000 square feet of retail space.

Phase Three

Once all construction is complete on the project's second phase early next year, the development team moves on to the final two buildings in the third phase. At 116 Delancey St., there will be mixed-income rental units with retail in a nine-story building. Construction is scheduled to be completed sometime in 2021, according to a project spokesman. The final building, 121 Stanton St., isn't expected to open until 2024. A seven-story building there will feature condos and retail.