



Greenwich Exterior

Boutique Luxury for Lower Manhattan

NYC real estate company works on a unique mixed-use tower in Lower Manhattan

A new tower in New York’s Lower Manhattan will bring a boutique living experience to a bustling neighborhood just north of Battery Park.

Known as 77 Greenwich, the tower will deliver striking city and water views, sophisticated design and a wide range of amenities.

Trinity Place Holdings Inc., the vertically-integrated developer of the project, began working on the formerly underutilized site in late 2017.

“The bulk of the site was a [off-price retail clothing store] Syms, and it also includes a historic, landmarked facade and some air rights from the building next door,” says Matthew Messinger, President and CEO of Trinity Place Holdings. “When looking at potential development, we determined what the best use of this parcel would be.”

MIXED-USE SPACE

Trinity Place Holdings is incorporating a diverse combination of uses into the property, including 7,000 square feet of retail.

“We know that at grade, a small retail program makes sense along Greenwich Street,” Messinger says. “It is economically viable and is good programming to activate the other uses.”

The tower, located at 77 Greenwich Street, will also host a public primary school capable of serving nearly 500 students from pre-kindergarten through fifth grade. A portion of the school will sit inside the Admiral Robert and Anne Dickey House, the landmarked but rundown building that is being revitalized as part of the work at the site.

“The historic building will be incorporated into the school,” says Miriam Harris, Executive Vice President for Trinity Place Holdings. “It will be a teaching tool for the faculty of that school. Their kids are going to be sitting in a building that was built at the beginning of the 19th century.”

The presence of a primary school in the building will provide benefits to the community and the building’s residents, as well as local shop owners.

“It’s an amenity for our residents,” Messinger says. “As the population on this side of Manhattan has become increasingly family oriented, and as [nearby]

Trinity Place Holdings, Inc.

PRESIDENT & CEO
Matthew Messinger

EXECUTIVE VICE PRESIDENT
Miriam Harris

LOCATION
New York City, New York

Battery Park City has become built out, the demand for schools of all sorts has been huge."

The building's first eight floors will house the school. Messinger says this will elevate the 90 condominium homes well above street level, ensuring that all homes have water views of the nearby Hudson River and New York Harbor.

"The lowest residential floors are already 150 feet in the air."

"We are pretty excited," Messinger says. "We see this as a win-win for the community, the city and our development."

LEADING-EDGE DESIGN

The world-renowned firm FXFOWLE Architects designed 77 Greenwich to perfectly accommodate the structure's diverse uses.

"It's going to be a great building and an attractive building," Messinger says. "The historic landmark component coupled with the tower's giant windows and skyline views juxtaposed against each other in one structure is just fantastic."

Critical to ensuring the development would be as energy efficient as possible was Dagher Engineering, a widely respected building systems engineering and sustainability consulting firm based in Manhattan.

The building's design actively preserves and accentuates the Dickey House's historical significance.

"The first challenge we addressed was the landmarked building," Harris says. "We worked with the [city] Landmarks Preservation Commission to get a design that was appropriate. We created something that works for the school and works for the residents who live above it. We came to a design that we are really happy with."

Numerous design elements incorporated into the development's architecture will enhance residents' quality of life.


"One of the interesting design features of the building is that there is a pleated wall on the western side—there's a pop-out in each unit," Messinger says. "Even the units facing primarily west get southern exposure, as well."

The building's interior design echoes the stunning exterior. Trinity Place Holdings procured the services of Deborah Berke Partners, known for its gor-



geous and minimalistic designs. Deborah Berke is also Dean of the Yale School of Architecture.

The firm is certainly making its mark on Manhattan with 77 Greenwich. The tower's striking design, boutique environment and valuable mixture of uses makes the building one of the most significant ongoing developments in New York City.

"This underbuilt bunker of an old building was a bit of an eyesore, and I think that this will be a catalyst to develop some of the few remaining things around it," Messinger says. "It is a critically important development. This is really the gateway to Lower Manhattan." 

DAGHER ENGINEERING

Dagher Engineering is an award-winning building systems engineering and sustainability consulting firm based in New York City. Our portfolio includes work in the residential, commercial office + retail, cultural, educational, healthcare, and hospitality market sectors for both U.S.-based and international clients. While our core services include traditional HVAC, electrical, plumbing, fire protection, fire alarm, and low-voltage systems engineering, we also offer CFD Analysis, energy modeling, and commissioning. Dagher Engineering is proud to partner with Trinity Place Holdings Inc. on 42 Trinity Place.

A blue promotional banner for Dagher Engineering. At the top left is the logo 'DE' in white, followed by 'DAGHER ENGINEERING' in white text. Below the logo is the text 'Building Systems • Sustainability Consulting'. The banner features three images: a modern building with a pleated facade, a close-up of the pleated facade, and a view of a park with a winding path and a body of water in the background. At the bottom, the website 'dagherengineering.com' and phone number '212.480.2591' are displayed in white.