

Rendering Revealed For 110 East 16th Street By Union Square, Manhattan



110 East 16th Street with skyline, development by Tishman

BY: ANDREW NELSON 8:00 AM ON JUNE 6, 2018

Development around [Union Square](#) has always been tightly monitored, which makes any news for the neighborhood all the more exciting. Today, YIMBY has an exclusive first look at new renderings for [110 East 16th Street](#), a Morris Adjmi Architects-designed mixed-use building which hopes to rise 21 floors above ground. The City Landmark Preservation granted approval in January for the proposal, though the [ULURP](#) process is still underway.

The current structure, a nine-story parking garage, may be one of the few in the area whose demolition won't cause a stir.



110 East 16th Street, via Google Maps

The new renderings provide a more attractive representation of how the building will affect the skyline. It reinforces the area's plateau, which is relatively low by Manhattan Standards. It stands just a dozen or so feet shorter than the 292-foot tall Zeckendorf Towers and the major block of the nearby Con Edison Building at 4 Irving Place. The distinctive building's clock tower will remain prominent.



110 East 16th Street

A release describes the building's design thusly:

In keeping with the historic context of the neighborhood and surrounding buildings, the new structure that will feature large inset casement windows framed by articulated metal trims, a limestone base, brick masonry, and a tapering profile inspired by the mansard roof of a neighboring landmark.



110 East 16th Street street view, development by Tishman

Permits remain unfiled for the proposal, but the developer, Tishman Realty, has announced some details ahead of filing. The building is expected to yield 100,000 square feet, with 3,000 square feet dedicated to retail and community facilities. 23 parking spaces will be included on site.

An estimated 50 condominiums would be created, averaging roughly 2,000 square feet apiece. From size alone, it's clear the site will have a hefty sell-out projection.



111 East 15th Street, via Google Maps

The development will include the restoration and preservation of a connected landmark building, 111 East 15th Street. Air rights purchased from the Lee Strasburg Theater Institution have included a 50-year funding commitment for the community center.

As the ULURP process continues, the expected completion date remains unclear.