

August 28, 2014

## **Construction Update: 15 Renwick Street**



*15 Renwick Street*

After years of recession-induced delay, 15 Renwick Street, on the southern edge of the newly-rezoned Hudson Square area, is finally entering the home stretch. While it doesn't appear to be topped out – it will eventually reach 11 stories – it appears to be almost there, and has made considerable progress since June, when it had just barely poked its head above the surface.



*15 Renwick Street*

The original Ismael Leyva design was ditched when the downturn forced Harry Jeremias to give up the site. But Jeremias's loss was the Izaki Group's gain – they picked up the site for just \$11 million, and tapped ODA, an architectural practice led by Eran Chen that's been seeing a lot of work lately, to redesign the project.



*15 Renwick Street, image by ODA*

ODA's design for 15 Renwick won't be quite as boxy as some of his others – for example, his building on Jackson Avenue in Long Island City – but it will nevertheless have his signature proliferating boxes towards the top, where the strong grid-like design will dissipate into cantilevered penthouses, which will also maximize green space.

“In the original plans, it was a glass building, a curtain wall from bottom to top, and we changed the façade, added more industrial elements, consistent with the cast iron architecture of the neighborhood,” the developer told the *Observer*. ODA's new design, on the other hand, “has a more industrial finish and the apartments will all have exposed columns.”



*15 Renwick Street*

A sign on site sets puts completion of the 31-unit condo building at spring 2015, which seems about right given the pace of construction thus far.