



FROM **FUTURE NEW YORK**

Downtown's Next Supertall Gears Up for Construction, New Rendering Appears On-Site

BY **ONDEL HYLTON**
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Rendering of 45 Broad Street posted on construction fence (CityRealty)

The birthplace of the New York skyscraper is set to receive its first supertall outside of the World Trade Center site. **45 Broad Street**, located in the heart of the **Financial District** one block south of the New York Stock Exchange, will soar 1,115 feet high into the world's most storied and romantic skyline. The 66-floor building will be stacked with approximately 200 condos and is being developed through a joint-venture between Robert Gladstone's **Madison Equities** and **Pizzarotti IBC**.

CetraRuddy are the architects. The firm is behind several tall towers in Manhattan including [One Madison](#), [200 East 59th Street](#) and [Aro](#). This svelte, feathery tower, however, will be their tallest building yet and resembles none of their prior work— or any other New York skyscraper for that matter. Despite its uniqueness, the tower whispers jazzy Art Deco and pointed Gothic with its thrusting verticality and golden filigree, making it quintessentially New York.



Construction site as of mid-September 2017 (CityRealty)

The project had its [ceremonial groundbreaking](#) back in April but there has been little work done on-site since. However, a mountain of paperwork filed with the Department of Buildings reveals the necessary approvals in order to erect New York's next condo colossus. Zoning approval was granted in May and last week a refined rendering of the building was posted on the construction fence, signaling that construction is imminent.

ZD1 Zoning Diagram
Must be Specified

Other Use Only
 ZD1 Zoning Diagram

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. Yes No

Location Information

House No(X) 43
 Street Name 880AD STREET
 Borough MANHATTAN
 Block 25
 Lot 7
 BBN 1484632

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) _____
 JIMMY CHEN
 Signature _____ Date 7/17/17

REGISTERED ARCHITECT
JIMMY CHEN
STATE OF NEW YORK
118881

P.E., R.A. Seal (2017) expires on _____ and date ever used

Internal Use Only

BIS Doc # _____

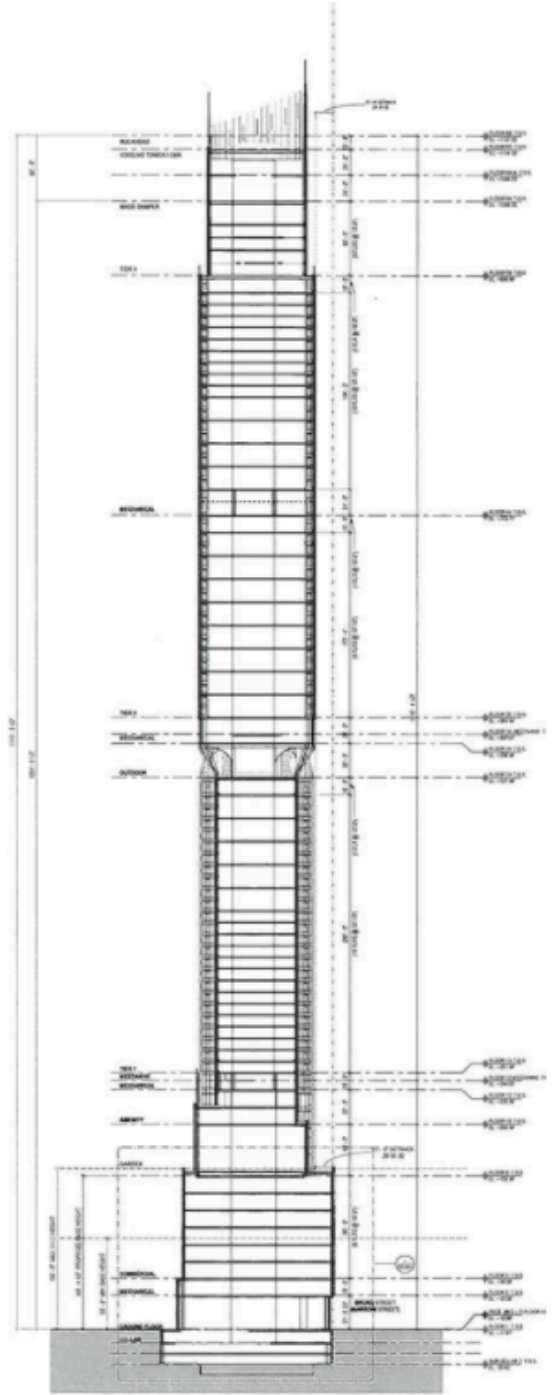
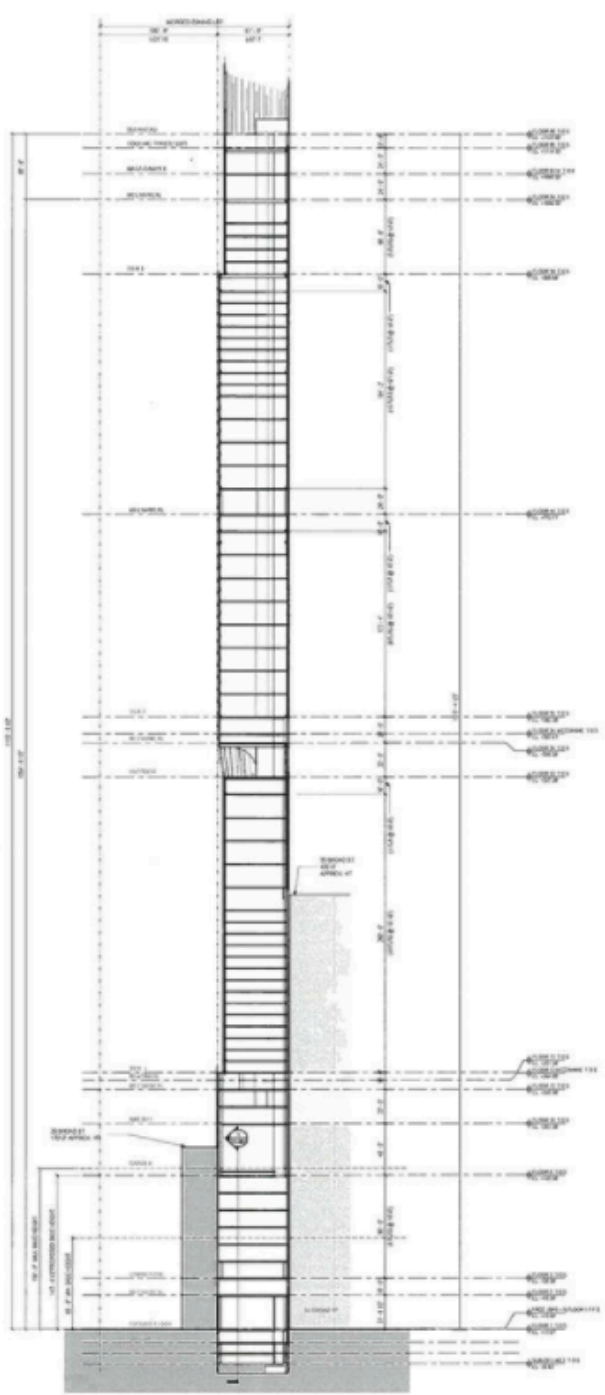
FILE EXAMINE WITH PROPOSED

NYC DOB



Renderings of 45 Broad Street (Madison Equities / Pizzarotti IBC / Cetra/Ruddy)

The project markets itself as having 86 stories (Trump floors) due to lofty ceiling heights and double-height floors. Reportedly, the average asking price for its homes will be a relatively affordable \$2.7 million. Common amenities will include a 60-foot indoor swimming pool, outdoor garden, library, a fitness center, and several lounges and entertainment spaces. The tower is anticipated to open in 2019, though with the foundation having yet begun, that target date sounds optimistic.



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