

INTERIOR DESIGN

September 2017

POWERGRID NYC 100

After decades of dedicating the September issue to New York, *Interior Design* is for the first time devoting a whole section to real estate. Sure, the city has long possessed beaux arts grades dames and pioneering modernist towers. But for many years, while the Middle and Far East were building like crazy, it was quieter on the Big Apple front. Many of the best architects were busy far away from home. Not so today.

If one thing has become crystal-clear during the current boom, developers have come around to the value of good design. Observers point to *Interior Design* Hall of Fame member Richard Meier's twin Greenwich Village apartment towers, completed in 2002, as a turning point. Until then, while Meier had designed museums from Los Angeles to Barcelona, Spain, not to mention government and commercial buildings in California and the Czech Republic, he'd never completed a ground-up structure in his hometown. So everyone in the real estate world sat up and took notice. Developers are now turning to top local firms as well as superstars abroad for buildings that are making singular contributions to the skyline.

Just consider SHoP Architect's American Cooper Buildings, two copper-clad towers by the East River in Midtown that lean toward each other as if engaged in a tango. A connecting sky-bridge looks like an arm flung around a dance partner—kick it, baby. It's not all about good looks, either. Sustainability has become the watchword for projects large and small. Of course, some firms have been attuned to these issues all along. But today, with LEED fully entrenched and evidence of green design's benefits mounting, a certification program called WELL hopes to do for interiors what LEED has done for architecture.

Although many of the maneuvers that LEED and WELL require remain hidden to the buyer or renter's eye, plants are very much in evidence. Terraces and rooftops have come alive with landscaped lounges, lovely to look at and linger on. Interiors are just as imaginative, as designers experiment with materials and showcase original art. In apartment buildings, lobbies are being reinvented as community hubs, and cowering areas are cropping up for the benefit of the freelance workforce. Amenities are even more plentiful: billiard rooms, wine cellars, hammams...or all of the above.

Designers new to the development game seem to enjoy the change of pace. Brian Messana and Tony O'Rorke sat in on meetings for the Upper East Side building that Messana O'Rorke is helping convert from a rental to a condominium—and discovered a talent for marketing and branding. "Before this, we'd always done very personal, one-on-one residential projects, never multi-family residential," Messana says. "But see? We're already talking like developers." And no marketing executive could have done a better job than the namesake principal of Andre Kikoski Architect, which is designing the interiors of Davis Brody Bond's apartment building 1 Hudson Yards on the edge of Midtown. Leading a tour that began in the lobby, he pointed out wall panels made by pouring molten bronze over linen.

There's always the possibility of impressing the family. Meyer Davis Studio's Will Meyer was recently watching the U.S. Open on television with his children when real-estate commercial flashed onto the screen. His kids turned to him and asked, "Dad, isn't that the building you're working on?" — **Jane Margolies**

Architects + Designers

The architects and designers who are shaping the skyline of New York City. Both local firms and superstars from abroad are being tapped to design luxury condos, corporate towers, cultural centers, and more.

Aero Studios	Jahn	SHoP Architects
Alexander Gorlin Architects	Jeffery Beers International	Skidmore, Owings & Merrill
Anda Andrei Design	Kohn Pedersen Fox Associates	SLCE Architects
Andre Kikoski Architect	Lissoni Associati	Spacesmith
Arquitectonica International Corporation	Lubrano Ciavarra Architects	SPAN Architecture
Ateliers Jean Nouvel	Mancini Duffy	Stephen B. Jacobs Group
Beyer Blinder Belle	March & White	Stonehill & Taylor Architects
Bjarke Ingels Group	Markzeff	Studio Gang
BKSK Architects	Martin Brudnizki Design Studio	Studio Jacques Garcia
Bonetti/Kozerski Studio	Marvel Architects	Studio Sofield
CetraRuddy Architecture	Messana O'Rorke	Studios Architecture
Champalimaud Design	Meyer Davis	Tadao Ando Architect & Associates
Clodagh Design International	Michaelis Boyd Associates	Thomas Juul-Hansen
Concrete	Mojo Stumer Associates Architects	TPG Architecture
CookFox Architects	Morphosis	Weiss/Manfredi Architecture/Landscape/
Daniel Romualdez Architects	Morris Adjmi Architects	Urbanism
Dattner Architects	MR Architecture + Decor	Whitehall Interiors
David Chipperfield Architects	ODA New York	William T. Georgis
Davis Brody Bond	Office for Metropolitan Architecture	Wimberly Interiors
Dean Maltz Architect	Office of Thierry W. Despont	Woods Bagot
Diller Scofidio + Renfro	Oppenheim Architecture & Design	Workshop/APD
Durukan Design	Pelli Clarke Pelli Architects	WXY Architecture + Urban Design
Elkus Manfredi Architects	Pembroke & Ives	Yabu Pushelberg
Fogarty Finger Architecture	Perkins Eastman	Zaha Hadid Architects
Foster + Partners	Peter Marino Architect	
FxFowle Architects	Piet Boon	
Gabellini Sheppard Associates	Rafael Viñoly Architects	
Gensler	RDAI	
Gilles & Boissier	Renzo Piano Building Workshop	
GKV Architects	Richard Meier & Partners Architects	
Groves & Co.	Robert A.M. Stern Architects	
Handel Architects	Rockwell Group	
Herzog & de Meuron Basel	Roman and Williams Buildings and	
Hill West Architects	Interiors	
Hollwich Kushner Architecture	S9 Architecture	
INC Architecture & Design	Selldorf Architects	
Interior Architects	Shamir Shah Design	
Isay Weinfeld Architettura e Urbanismo	Shigeru Ban Architects	
Ismael Levya Architects	Shimoda Design Group	

**it's their
vision**

Developers

The developers behind some of the city's most high-profile projects, from Hudson Yards—the largest private development in the U.S.—to Waterline Square, an Upper West Side mega-project led by preeminent architecture and interiors firms.

Adam America Real Estate	El Ad US Holding	Property Markets Group
Adelco	Extell Development	Rabsky Group
Alexico Group	F&T Group	Related
Anbau	Fisher Brothers	RFR Realty
Aronov Realty	Flag Luxury Group	Rose Associates
Atlantic Realty Development	Fortis Property Group	Rudin Management Company
BD Hotels	Gemdale USA Corporation	RXR Realty
Bizzi & Partners Development	Georgica Green Ventures	Savanna Fund
Blumenfeld Development Group	GID Development Group	Second Development Services
Boston Properties	Gotham Organization	Silverstein Properties
Breaking Ground	Greenland Forest City Partners	SL Green Realty Corp.
Brodsky Organization	Greyscale Development Group	Soho Properties
Brookfield	Greystone & Co.	Somerset Development
Centaur Properties	Hamlin Ventures	Spitzer Enterprises
Charney Construction & Development	Heritage Real Estate Partners	Starwood Capital Group
Chetrit Group	HFZ Capital Group	Steiner NYC
Clipper Equity	Hines	Strategic Capital
Concern for Independent Living	Howard Hughes Corporation	Sumaida + Khurana
Continuum Company	Hugo Neu Corporation	Taconic Investment Partners
Corigin Real Estate Group	Ian Schrager Company	Tamarkin Co.
DDG	Imperial Companies	Tavros Capital Partners
Delancey Street Associates	Ironstate Development Company	Tessler Developments
DHA Capital	iStar	TF Cornerstone
Durst Organization	JDS Development Group	Thor Equities
	Joie de Vivre Hotels	Time Equities
	Knightsbridge Property Corp.	Tishman Speyer
	Lendlease	Toll Brothers
	Lightstone Group	Two Trees Management Co.
	LIVWRK	Victor Group
	Macklowe Properties	Vornado Realty Trust
	Madison Equities	William Gottlieb Real Estate
	Magnum Real Estate Group	William Macklowe Company
	MCR Development	Witkoff
	Metro Loft Management	World Wide Group
	Midtown Equities	Xin Development Group International
	Naftali Group	Youngwoo & Associates
	O'Connor Capital Partners	Zeckendorf Development
	Orange Management	
	Pontiac Land Group	

**it's their
clout**



“The interiors are visually calming to frame the vitality just outside.”

– Michael Gabellini

BKSK Architects

project 1 Great Jones Alley, NoHo.
developer Madison Realty Capital.

BKSK Architects

project 22 Bond, NoHo.
developer Richport Group and Second Development Services

Paris Forino Design and S9 Architecture

project Steiner East Village, 438 East 12th Street.
developer Steiner NYC.

Gabellini Sheppard Associates and Tadao Ando Architect & Associates

project 152 Elizabeth Street, NoLita.
developer Sumaida + Khurana.

INC Architecture & Design

project 196 Orchard Street, Lower East Side.
developer Magnum Real Estate Group.

Andre Kikoski Architect and Kravitz Design

project 75 Kenmare, NoLita.
developer DHA Capital.

Marvel Architects

project Residences at Prince, 34 Prince Street, NoLita.
developer Time Equities and Hamlin Ventures.

Renzo Piano Building Workshop and RDAI

project 565 Broome, SoHo.
developer Aronov, Buzzi & Partners Development, Cindat Capital Management, and Halpern Real Estate Ventures.

Seldorf Architects

project 21 East 12th Street, East Village.
developer William Macklowe Company.



TADAO ANDO, MICHAEL GABELLINI

