# NYU engineers big Brooklyn expansion

School's \$500 million plan centers on downtown hub

BY TOM ACITELLI

ew York University announced in late January that it would embark on a 10-year, \$500 million expansion of its technology, engineering and new-media footprint in downtown Brooklyn.

NYU's effort comes as the once moribund commercial district becomes an increasingly attractive place to work and live. At the heart of the revival is the \$350 million renovation of the former New York City Transit Authority headquarters at 370 Jay St., which NYU leased from the city in 2012.

About a block away, at 6 Metro-Tech Center, is the university's engineering school, created through a 2014 merger with Polytechnic University, a private engineering and technology college with Brooklyn roots stretching back to the mid-1800s.

Of 370 Jay St.'s 500,000 square feet, 147,000 will be used for urban science education and research programs, and 48,000 for classrooms. The university plans to reserve 275,000 additional square feet for new and expanding digital technology fields such as gaming

and interactive media. A second-floor media commons will include virtual reality rooms and maker spaces. Work is expected to wrap up soon, and NYU said it will move into the building this fall.

The university is also spending part of the \$500 million on upgrades to the engineering school's hub at 6 MetroTech Center, known as Rogers Hall, including the addition of lab and classroom space.

NYU's investments will help make the streetscape more attractive to businesses and the thousands of commuters who use the five subway lines that run under 370 Jay St. The school is including 20,000 square feet of new ground-floor and below-ground retail and community space as well as making improvements to the plazas around the building. That community space will include facilities for exhibits and performances.

### 333 ADAMS ST.

Queens-based private developer Muss Development acquired this 8,000-square-foot parcel from the city for \$5.2 million in 2004. It used the land to construct a 24-story, 291-room addition to the New York Marriott at the Brooklyn Bridge. That hotel originally opened in 1998 on seven floors of a 32-story municipal building at 345 Adams St. (the wings are connected via an enclosed bridge). With 376 rooms, it was the first large hotel to open in Brooklyn in 68 years. It's now owned by Muss, Marriott and HomeFed, a California-based real estate investment and development firm.

### Cathedral Pl

### 345 ADAMS ST.

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The city owns this 14-story, 363,390-square-foot municipal office building, which counts Hill Country Barbecue and Hill Country Chicken among its newer, hipper retail tenants. In late January Mayor Bill de Blasio announced a capital spending plan that includes \$94.5 million in improvements for the building that houses offices for the Finance and Probation departments as well as the Board of Elections.

# NYU Tandon School

of Engineering

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New York Marriott at The Brooklyn Bridge

Jay St | MetroTech M Willoughby St

Dallas BBQ

# One MetroTech Center

Jay St - Metror ech M

# 375 PEARL ST.

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The private, 909-student Brooklyn Friends School bought and moved into the 7-story, 95,250 squarefoot building in the early 1970s. The building had housed Brooklyn Law School

State St

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Apartment developer AvalonBay Communities bought the site of what's now Brooklyn's second tallest building for \$22.9 million in 2011. Construction wrapped last year on the 57-story, 595-foot AVA DoBro, which includes 861 apartments. Only the 600-foot 333 Schermerhorn St., near where Flatbush Avenue meets Livingston Street, is taller.

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### 370 JAY ST.

**Edison ParkFast** 

The Metropolitan Transportation Authority surrendered the lease on the 13-story, 532,500-square-foot building to the city in early 2012. The city in turn signed a 99-year lease with NYU. The university agreed to pay the MTA \$50 million and the New York Police Department, another tenant in the building, \$10 million. The university pays an annual rent of \$1.

chermerhorn St

## Trinity Park 278

### **6 METROTECH CENTER**

NYU took over the 5-story, 78,750-squarefoot building in 2014 through a merger with Polytechnic University. The building houses NYU's engineering school.

### 1 METROTECH CENTER

The 23-story, 1.2-million-square-foot commercial building is owned by Forest City Ratner Cos., the New York wing of publicly traded Forest City Realty Trust. Completed in 1990, it was the first building on Forest City's 16-acre MetroTech campus, which now includes 11 buildings where more than 22,000 people work.

### 388 BRIDGE ST.

The Manhattan-based Stahl Organization acquired the site of this 53-story, 590-foot-tall condo and rental apartment building for \$10.8 million in 2007. When completed in 2013, it was Brooklyn's tallest building. It is now the

# 100 WILLOUGHBY ST.

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