

# 15 Cliff Street

From Condopedia

15 Cliff Street, New York City, NY

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## Background



15 Cliff Exterior, Side View

**15 Cliff Street** is located on the southern tip of Manhattan, in the Financial District, shortened to *FiDi* by some residents. FiDi is known as home to the offices and headquarters of many of the city's major financial institutions, including the New York Stock Exchange, and the Federal Reserve Bank of New York. The World Trade Center was

in this neighbourhood until its destruction in 2001. Condominiums and other residential developments are re-shaping the area from purely commuter destination to mixed-use residential.

[1]

FiDi features Wall Street, which has

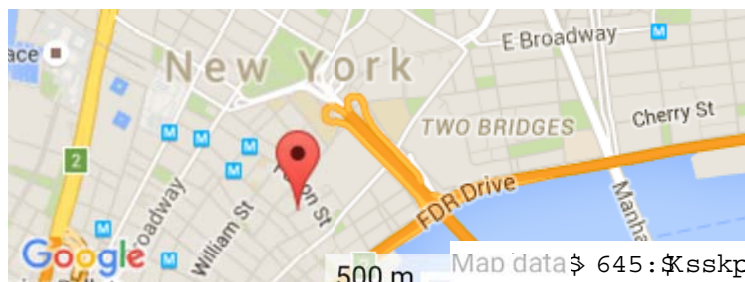
## 15 Cliff Street



15 Cliff Street

### Building Information

<b>Developer</b>	Lalezarian Properties
<b>Architect</b>	Avinash K. Malhotra Architects
<b>Number of Units</b>	156
<b>Number of Floors</b>	30
<b>Year Built</b>	2001
<b>Construction Method</b>	Concrete
<b>Type of Roof</b>	IRMA



become a metonym for the financial markets of the United States as a whole. The area has a history of association with significant events and commerce. In 1711, the Wall Street area was made the city's first official slave market for the sale and rental of enslaved Africans and Natives by the New York City Common Council. Ironically, this was also the location of the passing of the Bill Of Rights. In 1789, George Washington took the oath of office on the balcony of Federal Hall in wall Street, in the United States' first presidential inauguration.

In the early 1800s, residential populations in the neighborhood declined, and businesses took over, a trend which slowly began to reverse in the late 1990s. Between 1860 and 1920, New York was second only to London as the world's financial capital. In 1884, Charles H. Dow began tracking 11 stocks, mostly railroads, and later his stock listings were published in The Wall Street Journal.<sup>[2]</sup>

*15 Cliff Street* was originally built as luxury apartments. The building is now used as a New York University dormitory. This building was originally developed by Rockrose Development Corp., who sold to Lalezarian Properties in late 2007.<sup>[3]</sup>

## Location

There is a cafe on the ground level of *15 Cliff Street*. Restaurants and grocery are only a block or two away, as are car and bike shares. Numerous schools are within two to 6 blocks. The Metropolitan Museum of Art Store is wonderfully close, as are world-class shops including Hermes and Tiffany's.<sup>[4]</sup>



Walking distance from 15 Cliff Street

*15 Cliff Street* is adjacent to the neighborhoods of Two Bridges and Civic Center. Two Bridges has traditionally attracted new immigrants, changing in demographics from predominantly Irish and Italian, then Latin, and now Chinese. The area has a reputation as the gritty home to low- and moderate-income families. Guns N' Roses guitarist Richard Fortus lives in the area and has called Two Bridges "the only neighborhood left in Manhattan that doesn't have a Starbucks." The Two Bridges Historic District was listed in the National Register of Historic Places in September 2003. Included as landmarks are the The Sea and Land Church and 51 Market Street, among others.<sup>[5]</sup>

15 Cliff Street, New York City, NY ( <a href="https://maps.google.com/?q=15+Cliff+Street%2C+New+York+City%2C+NY">https://maps.google.com/?q=15+Cliff+Street%2C+New+York+City%2C+NY</a> )	
<b>Distance to Public Transit</b>	Less than one block
<b>Region</b>	New York City
<b>Municipality</b>	New York City
<b>Zoning</b>	C6-2A
<b>Title of Land</b>	Condominium

The Civic Center is a five by ten block area which encompasses City Hall, police headquarters, and the courthouses in Foley Square. The area is about 60 percent as dense as the rest of Manhattan. Government related activities are of course common in this area, along with including industrial activity, entertainment, and warehousing.<sup>[6]</sup>

## Construction

*15 Cliff Street* is a concrete structure on a foundation of piles. Construction began in 2000, and was completed in 2001. This red brick building is just under 104 yards tall, and is in the modernism style. The building is set back from the street with an open seating area in front. There are gardens and trees on the way to the canopied entrance. The building is a rectilinear form, but with varying surface depths. Fenestration is consistent across each surface, but not across the width of the building.

Structural engineering was completed by Rosenwasser/Grossman Consulting Engineers, P.C. Jacob S. Grossman, P.E., RGCE's president and CEO, has been with the firm since 1957. The company has won several awards the field of engineering, and has completed many residential projects in Manhattan. <sup>[7]</sup>

Architects Avinash K. Malhotra Architects built experience with residential, mixed use, and other building types since founding in 1978. Their staff includes including LEED Accredited professionals. Principal Avi Malhotra is a registered architect in the States of New York and New Jersey. He holds a National Council of Architectural Registration Boards certificate, and is a member of the American Institute of Architects and the Indian Institute of Architects.<sup>[8]</sup>

## Layout and Features

The building includes 1,800 square feet of retail/commercial space, and a 4,734 square foot garage. Part of the retail space includes a cafe at the entrance of the building. The lobby was designed in the Art Deco style, and is monitored by a concierge. The building features a resident's lounge.

There are about five to six units per floor. Units feature current appliances, and have large windows to allow for plenty of natural light.<sup>[9]</sup>

Only residents with south west facing windows will miss out on the sun, as the building to the north east of 15 Cliff is rather short by comparison.

## Floor Plans

All floor plans are available.<sup>[10]</sup> Here is a sampling:



Studio



One Bedroom



One Bedroom



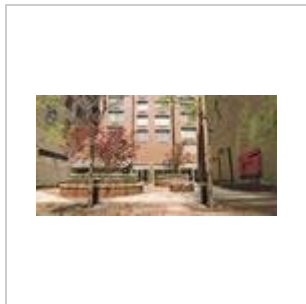
Two Bedroom



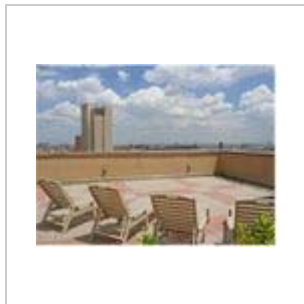
Two Bedroom

## Amenities

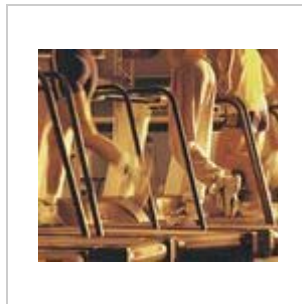
- Full-time Doorman
- Full Service Garage
- Roof Deck
- Gym
- Residents Lounge
- Laundry



Exterior common area



Roof deck



Gym



View from the roof deck



Green space  
within walking  
distance

## Bylaws

- Pets are allowed, but there is a weight limit of 40 pounds.
- *15 Cliff Street* permits rentals.

### 15 Cliff Street Bylaws

<b>Rentals</b>	Yes
<b>Pets</b>	Yes

## Sustainability

With numerous bike lanes and no hills, this neighborhood is very bike-able. Close by necessities such as schools and grocery make this neighborhood friendly to sustainability efforts.

*15 Cliff Street* is not Leadership in Energy and Environmental Design certified (LEED). However, since 1981, Avinash K. Malhotra Architects has employed Richard Saunderson, a LEED Accredited Professional.

Residents can make use of New York City's recycling program to lessen their impact.<sup>[11]</sup>

## Trivia

- A powerful bomb exploded on September 16, 1920, at the busiest corner of the Financial District at Wall and Broad Street. 38 were killed, and 143 were seriously injured. The perpetrators were never identified. The explosion perpetuated the Red Scare which gripped the population of the area at the time.
- The Great Depression began in 1929, as the result of a stock market crash. Unemployment rose sharply to about 25%, causing soup kitchens to form, mass foreclosures of farms, and falling prices.
- Tax incentives provided by federal, state, and local governments after the loss of the World Trade Center have spurred development on a scale that hasn't been seen in decades.

- Wall Street has some of the most narrow streets, accompanied by some of the tallest buildings in New York. Streets do not follow the typical grid found in most Manhattan neighborhoods.<sup>[12]</sup>
  
- This building has one bedbug registration.<sup>[13]</sup>
  
- This building has not received positive reviews. Management is felt to be unprofessional.<sup>[14]</sup>

## References

1. ↑ Wikipedia - FiDi ([http://en.wikipedia.org/wiki/Financial\\_District,\\_Manhattan](http://en.wikipedia.org/wiki/Financial_District,_Manhattan))
2. ↑ Wikipedia - Wall Street ([http://en.wikipedia.org/wiki/Wall\\_Street](http://en.wikipedia.org/wiki/Wall_Street))
3. ↑ Observer (<http://observer.com/2007/11/rockrose-tires-of-dorm-life/>)
4. ↑ 15Cliff (<http://www.15cliff.com/>)
5. ↑ Wikipedia - Two Bridges ([http://en.wikipedia.org/wiki/Two\\_Bridges,\\_Manhattan](http://en.wikipedia.org/wiki/Two_Bridges,_Manhattan))
6. ↑ Wikipedia - Civic Center ([http://en.wikipedia.org/wiki/Civic\\_Center,\\_Manhattan](http://en.wikipedia.org/wiki/Civic_Center,_Manhattan))
7. ↑ RGCE (<http://www.rosenwassergrossman.com/index.php?q=project/cliff-tower>)
8. ↑ Avinash K. Malhotra (<http://www.akmarch.com>)
9. ↑ LiveOpenHouse (<http://www.youtube.com/playlist?list=UUa7vmfwAZuYLoWM6e8cVJEA>)
10. ↑ 15Cliff (<http://www.15cliff.com/>)
11. ↑ NYC Recycling ([http://www.nyc.gov/html/nycwasteless/html/recycling/recycling\\_nyc.shtml](http://www.nyc.gov/html/nycwasteless/html/recycling/recycling_nyc.shtml))
12. ↑ Wikipedia - Wall Street ([http://en.wikipedia.org/wiki/Wall\\_Street](http://en.wikipedia.org/wiki/Wall_Street))
13. ↑ BedBug Registry (<http://bedbugregistry.com/location/NY/10038-2820/New-York/15%20Cliff%20St/>)
14. ↑ Apartment Ratings (<http://www.apartmentratings.com/rate/NY-New-York-Cliff-Tower.html>)

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