

Scott Pavan R.A.  
NYC Development Hub  
80 Center Street 3rd Floor  
New York, NY 10007

RE: Manhattan West Development Filing and Phasing

Commissioner Pavan,

Pursuant to our conversations and meetings regarding Brookfield's Manhattan West Development please find attached an overall site plan along with project phasing diagrams. The Manhattan West development is located in the Hudson Yards District on a 5 acre plot of land located between 31<sup>st</sup> and 33<sup>rd</sup> streets and 9<sup>th</sup> and Dyer Avenues. The development project will include the construction of 4 new buildings along with a central plaza and public open space. Prior to the construction of the 4 new buildings a platform was constructed above the open rail yard where the site is located. The project is currently under way and the below and attached will outline the filings to date and the proposed filing strategy for the future work.

Platforms over the Rail Yard – Has been fully constructed and was filed approved and permitted under the following applications

- North Section of the lot – 110114723 – Applications to be administratively signed off once all work has been completed.
- South section of the lot – 110114732 - Applications to be administratively signed off once all work has been completed.

Phase 1 of Manhattan West development – The filings of this phase are outlined below along with anticipated TCO dates

- South West Residential Tower NB – 121185760 – Application is fully permitted and anticipated TCO is March 2017.

Phase 2 of Manhattan West development – The filings of this phase are outlined below along with anticipated TCO dates



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- North Office Tower NB – 121187143 – Application is fully permitted. Anticipated TCO date is July 2019.
- Proposed retail podium connected to South West Residential Tower Alt-1 – Application to be filed January 2016. The proposed retail podium will be filed as an alteration type 1 to the south west residential tower. Anticipated TCO Date September 2019.
- Proposed North West Tower – Application has yet to be filed. The proposed tower will be filed in two phases; the retail podium portion will be filed as an NB application in October 2016. The tower portion will be filed as an alteration type 1 to the Podium by a different applicant of record at a later date. Filings will be staggered with the retail podium filed first. Anticipated TCO Date for the retail podium is December 2019. Anticipated TCO date for the north west tower is June 2020.
- Construction of Dyer ave Overbuild – The Dyer ave overbuild will be built and completed in three phases, spans three different tax lots and will be filed in three different pieces. The portion of the overbuild on the South West residential tower lot has been filed a part of NB 121185760 and will be ready for occupancy March 2017. The portion of the overbuild located on the tax lot where 450 West 33<sup>rd</sup> street resides has been filed as an alt-2 (122445407), the phase 1 portion will be ready for occupancy March 2017 and the phase 2 portion will be ready for occupancy September 2017. The portion of the overbuild located on the North West tower tax lot will also be filed as an alt-2 (122450533) and will be ready for occupancy December 2019.
- Central Plaza work located on South West Tower lot – This work is required to be completed along with the North East tower so that the central plaza is functional. This work will be filed as an alt-2 application and will be ready to be occupied by July 2019.

Phase 3 Of Manhattan West development - The filings of this phase are outlined below along with anticipated TCO dates

- South Office Tower – Application has yet to be filed. Application will be filed as a new building. Anticipated TCO January 2022.



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Based on the above and attached drawings we would like confirmation from the department that the proposed filing strategy for the Manhattan West Development.

Thank you in advance,

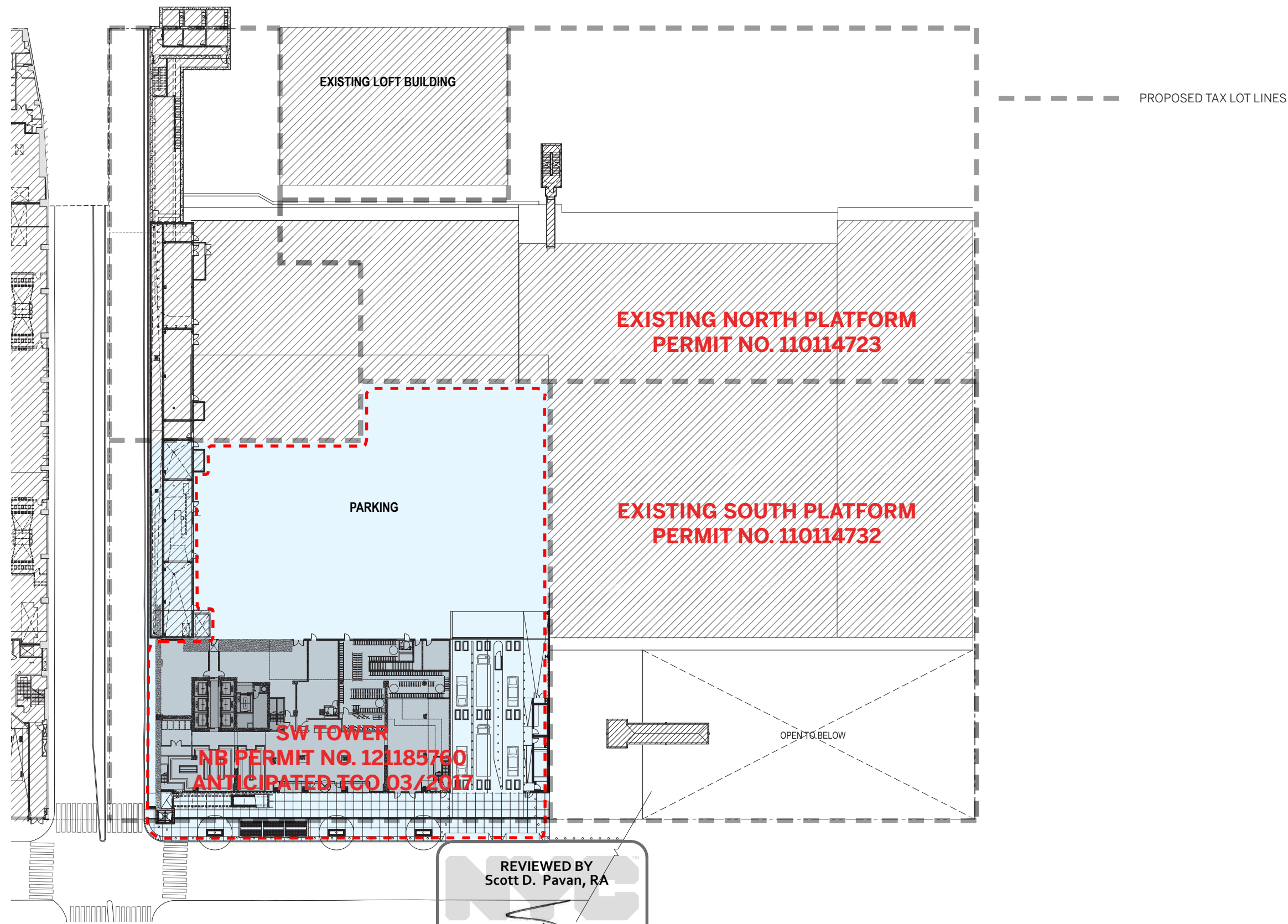
  
Pablo Vives

The proposed overall filing strategy for the Manhattan West project is accepted and shall be used as a guide for the projects progression toward permitting and occupancy. This acceptance does not represent an approval of compliance with Code, Zoning, or other applicable provisions. All required applications shall be reviewed and approved for compliance.



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B LEVEL: PHASE 1



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**NE**  
Building

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Date: 10/28/2015

## B LEVEL: PHASE 2

**EXCAVATION VIA ALT1  
PERMIT NO. 110114723**

**FUTURE PROPOSED  
NW TOWER  
FILING DATE - 02/2017  
ANTICIPATED TCO  
06/2020**

**FUTURE PROPOSED NB  
RETAIL PAVILION  
FILING DATE - 10/2016  
ANTICIPATED TCO  
12/2019**

**FUTURE PROPOSED ALT1  
TO AMEND PERMIT NO.  
121185760  
FILING DATE - 01/2016  
ANTICIPATED TCO 09/2019**

**PROPOSED ALT 2  
IN CONJUNCTION WITH NB  
PERMIT NO. 121187143  
ANTICIPATED TCO 07/2019**



**Brookfield**  
MANHATTANWEST

MANHATTAN WEST: MASTER PLAN **APPROVED**

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**Date:** 10/28/2015

Job Number: 207120  
Date: 10-09-2015  
Scale: NTS

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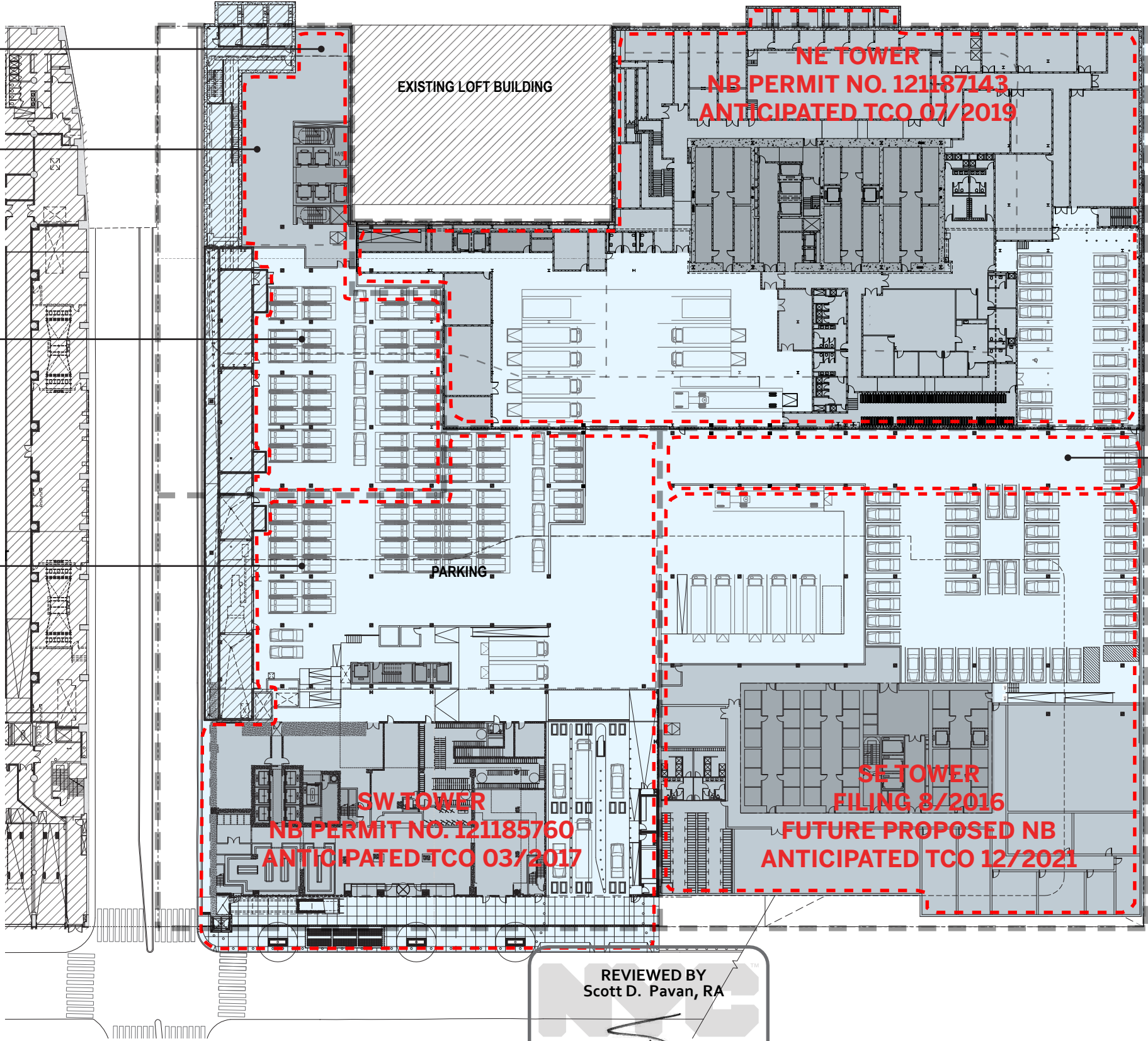
**B LEVEL: PHASE 3**

EXCAVATION VIA ALT1  
PERMIT NO. 110114723

FUTURE PROPOSED  
NW TOWER  
FILING DATE - 2/2017  
ANTICIPATED TCO  
06/2020

FUTURE PROPOSED NB  
RETAIL PAVILION  
FILING DATE - 10/2016  
ANTICIPATED TCO  
12/2019

FUTURE PROPOSED ALT1  
TO AMEND PERMIT NO.  
121185760  
FILING DATE - 01/2016  
ANTICIPATED TCO 09/2019



PROPOSED ALT 2  
IN CONJUNCTION WITH NB  
PERMIT NO. 121187143  
ANTICIPATED TCO 07/2019

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**NE**  
Building

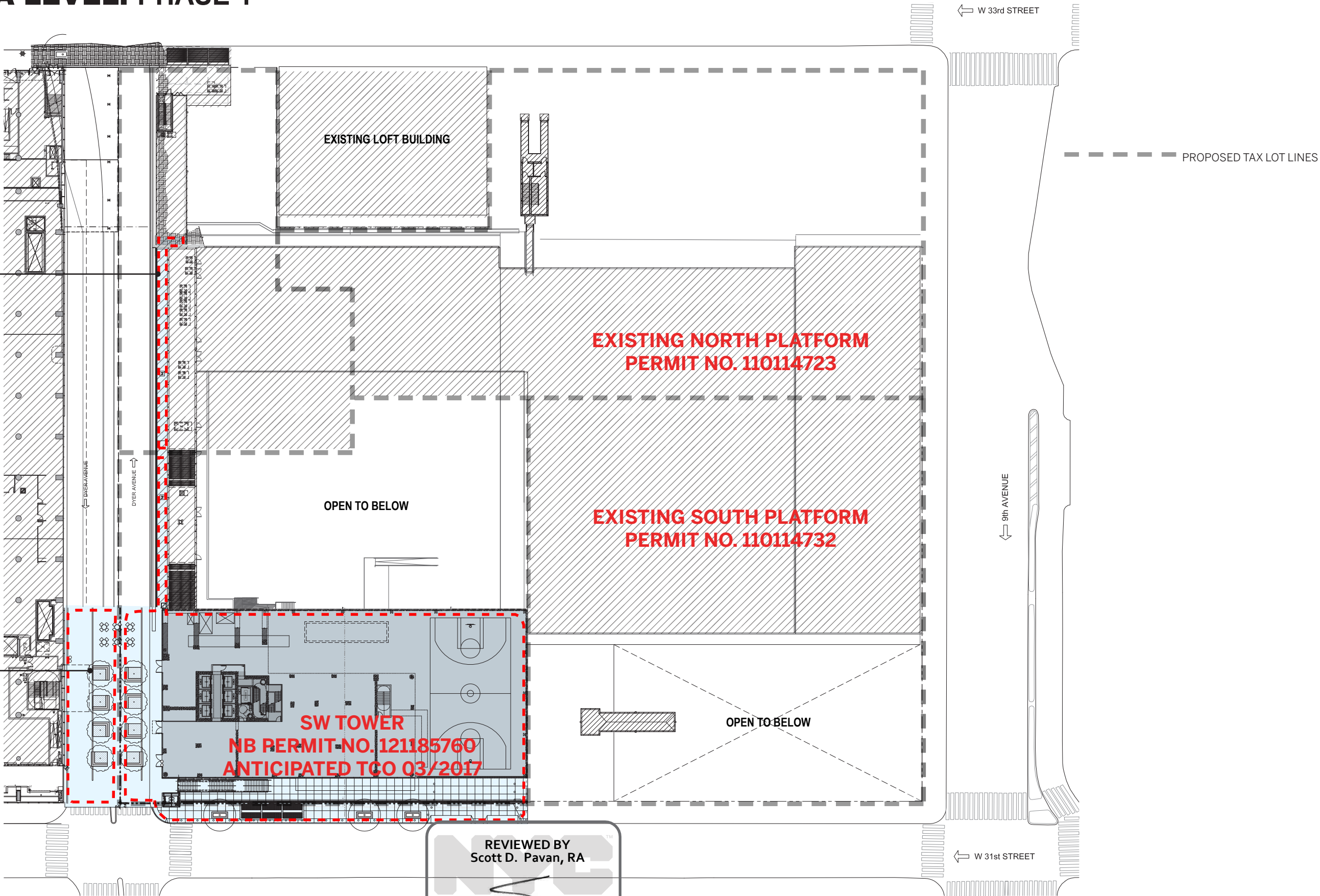
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PLAZA LEVEL: PHASE 1

DYER AVENUE PHASE 1  
ALT2 TO  
PERMIT NO. 122450533  
ANTICIPATED TCO 12/2019

DYER AVENUE PHASE 1  
ALT2 TO  
PERMIT NO. 122445407  
IN CONJUNCTION WITH  
ALT1 TO 121186368  
ANTICIPATED TCO 03/2017



# PLAZA LEVEL: PHASE 2

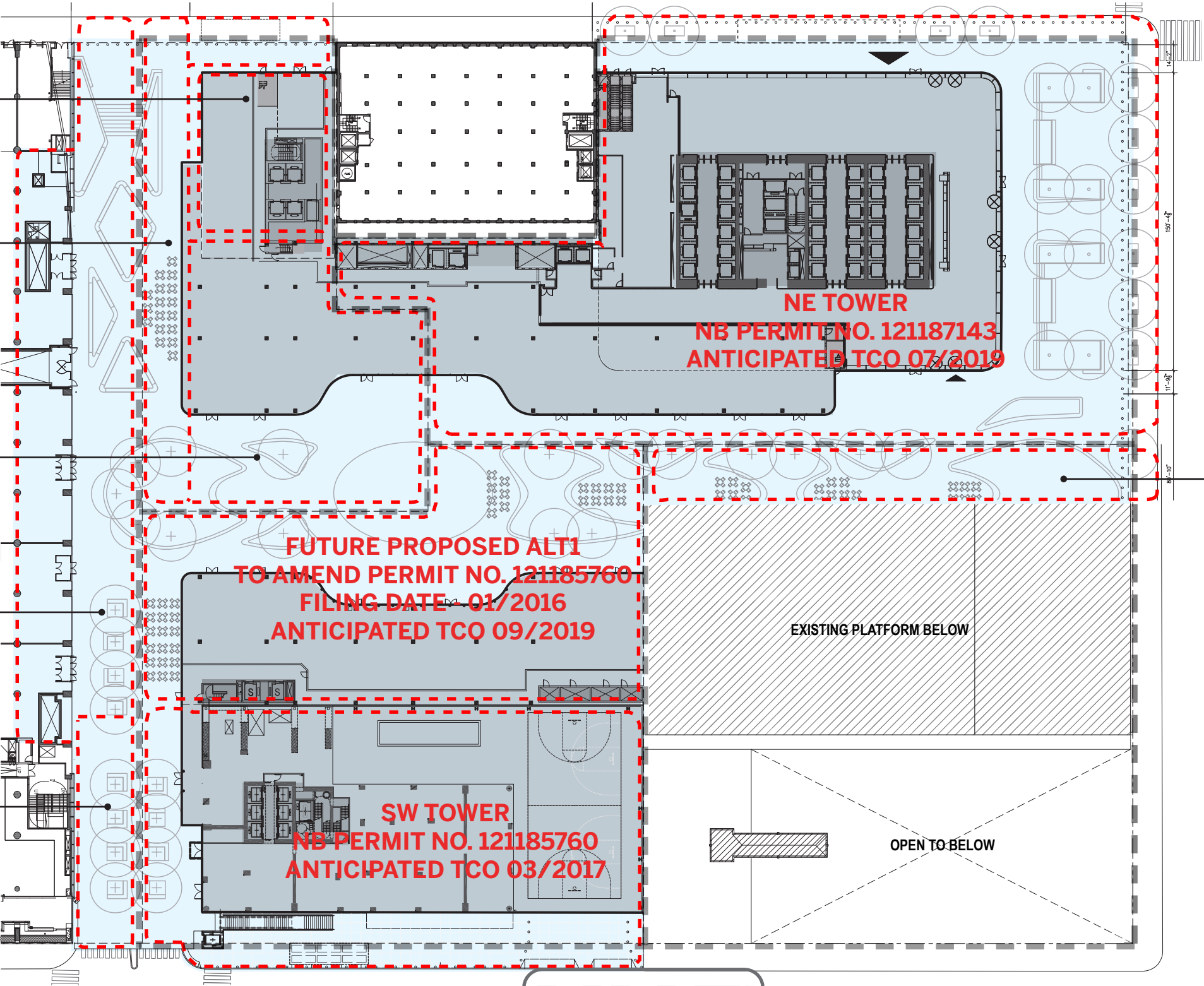
FUTURE PROPOSED  
NW TOWER - ALT 1  
ANTICIPATED TCO 06/2020

DYER AVENUE PHASE 2  
PROPOSED ALT2  
PERMIT NO. 122450533  
IN CONJUNCTION WITH  
FUTURE NW TOWER  
ANTICIPATED TCO 12/2019

FUTURE PROPOSED NB  
RETAIL PAVILION  
FILING DATE - 10/2016  
ANTICIPATED TCO 12/2019

DYER AVENUE PHASE 2  
ALT2 TO  
PERMIT NO. 122445407  
IN CONJUNCTION WITH  
ALT1 TO 121186368  
ANTICIPATED TCO 09/2017

DYER AVENUE PHASE 1  
ALT2 TO  
PERMIT NO. 122445407  
IN CONJUNCTION WITH  
ALT1 TO 121186368  
ANTICIPATED TCO 03/2017



PROPOSED ALT 2  
IN CONJUNCTION WITH NB  
PERMIT NO. 121187143  
ANTICIPATED TCO 07/2019

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PLAZA LEVEL: PHASE 3

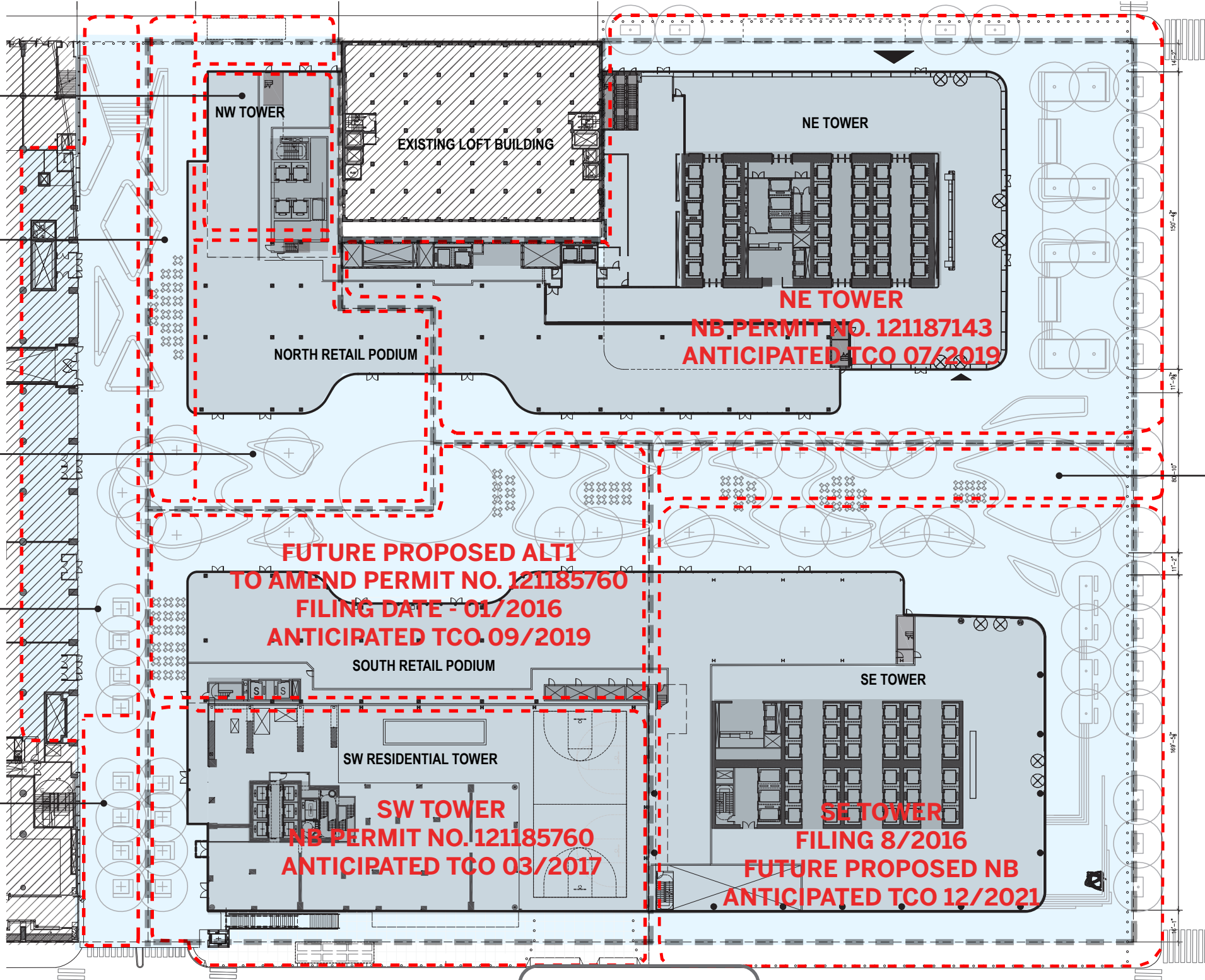
FUTURE PROPOSED  
NW TOWER - ALT 1  
ANTICIPATED TCO 06/2020

DYER AVENUE PHASE 2  
PROPOSED ALT2  
PERMIT NO. 122450533  
IN CONJUNCTION WITH  
FUTURE NW TOWER  
ANTICIPATED TCO 12/2019

FUTURE PROPOSED NB  
RETAIL PAVILION  
FILING DATE - 10/2016  
ANTICIPATED TCO 12/2019

DYER AVENUE PHASE 2  
ALT2 TO  
PERMIT NO. 122445407  
IN CONJUNCTION WITH  
ALT1 TO 121186368  
ANTICIPATED TCO 09/2017

DYER AVENUE PHASE 1  
ALT2 TO  
PERMIT NO. 122445407  
IN CONJUNCTION WITH  
ALT1 TO 121186368  
ANTICIPATED TCO 03/2017



PROPOSED TAX LOT LINES

PROPOSED ALT 2  
IN CONJUNCTION WITH NB  
PERMIT NO. 121187143  
ANTICIPATED TCO 07/2019

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Date: 10/28/2015



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Job Number: 207120  
Date: 10-09-2015  
Scale: NTS

