



Green Project of the Month: Triangle Equities' \$200 million Lighthouse Point project honored; Seeking LEED Silver

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According to Triangle Equities, a New York-based developer, its Lighthouse Point project has been named a winner of the Public Design Commission's Annual Awards for Excellence in Design. Designed by architecture firms Cooper Carry and Garrison Architects and landscape architect MPFP, Lighthouse Point will play a role in transforming the area's St. George Waterfront. Mayor Bill de Blasio recognized the honorees at an awards ceremony on July 14th.

From the hundreds of projects reviewed last year, the design commission selected ten winning projects that improve and uplift communities through exceptional design. Lighthouse Point was chosen for its innovative integration of new buildings, new exterior gathering spaces, and historic structures, which together will provide the St. George community with a thoughtfully designed mixed-use development.

"We're thrilled Lighthouse Point is among the winners of this year's Awards for Excellence in Design," said Lester Petracca, president of Triangle Equities. "In addition to its incredible design, we believe that Lighthouse Point will benefit local businesses, spur capital investment in the area, and help to bring about a new future for downtown Staten Island."

The architects' innovative concept for the \$200 million development features a modern, mixed-use environment infused with a charming harbor town destination atmosphere, bringing activity to the waterfront while paying homage to the borough's history. Additionally, Lighthouse Point is seeking LEED Silver certification.

"Lighthouse Point was an intense collaboration between numerous agencies, interests and physical challenges," said Ben Wauford, principal of Cooper Carry. "The project capitalizes on the urban relationships and the collection of historic buildings and provides an integrated public courtyard with a dramatic overlook to the water and the Manhattan skyline beyond. Despite the complex site issues, it represents a logical and easily understandable organization."

Conveniently located near the St. George Ferry Terminal, Lighthouse Point will create full-scale destination experience on Staten Island's North Shore. At full build-out, Lighthouse Point will generate 30,000 s/f of anchor retail/office space; up to 15,000 s/f slated for fresh food grocery; up to 7,000 s/f of premier restaurant space; a 110-unit, 92,300 s/f residential building; a 160 room hotel with up to 15,000 s/f of event space; 5,000 s/f of loft-style office space; and over an acre of waterfront public open space to be programmed for outdoor concerts, art exhibits, food festivals, etc.

Construction - slated to begin this fall and anticipated for completion in 2019 - will include the rehabilitation and repurposing of the four historic structures, the historic wall, and multiple underground vaults currently situated on the site. The complex is listed on the State and National Register of Historic Places and Triangle and its team plan to restore the property's sense of history,

while also incorporating the historic structures for modern uses.

"It's a complex, challenging, and ambitious plan," said Petracca. "But by embracing that complexity, we'll be able to unlock substantial value. That's something we take pride in bringing to all of our projects and we look forward to doing the same in Staten Island."

In addition to driving foot traffic to the waterfront, Lighthouse Point will offer significant benefits for NYC residents. 20% of the residential units have been designated as permanently affordable for New Yorkers earning 60% or less of the area median income, reflecting the de Blasio administration's commitment to creating 200,000 affordable housing units across NYC. The development is expected to create 226 permanent jobs and over 400 construction jobs.

Along with the New York Wheel, Empire Outlets, and the New Stapleton Waterfront, Lighthouse Point is a key element of the city's ongoing effort to transform the St. George waterfront into a dynamic civic hub that will drive economic growth, create thousands of jobs, support existing waterfront amenities, and provide new waterfront uses to the benefit of visitors and residents alike.

Developer

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Triangle Equities

Project Architect/LEED Consultant
..... Cooper Carry

Design Architect
..... Garrison

Architects

Environmental Consultant
..... Roux Associates

MEP Engineer
..... Cosentini

Associates

Structural Engineer Desimone

Consulting Engineers

Civil/Geotechnical Engineer Langan Engineering &
Environmental Services

Historic Consultant Higgins
Quasebarth & Partners LLC

Landscape Architect
.....

MPFP

Traffic Consultant
.....

.... VHB