



## **Two Trees Management unveils three rooftop spaces in DUMBO; Designed by James Corner Field Operations**

September 05, 2017 - Owners Developers & Managers

20 Jay Street - Brooklyn, NY

Brooklyn, NY Two Trees Management has unveiled three unparalleled, open air, rooftop amenity spaces at its anchor office buildings in DUMBO—45 Main St., 55 Washington St., and 20 Jay St. Designed by the open space designers James Corner Field Operations, the visionaries behind Manhattan’s High Line, the new rooftops feature waterfront views of the Brooklyn and Manhattan Bridges and the Manhattan skyline. Ranging from 11,000 to 8,500 s/f, the rooftops include many unsurpassed commercial office features, including outdoor conference rooms, picnic and dining areas, spaces for screenings, outdoor yoga, and tons of planting and flexible seating throughout for working, collaborating, and relaxing.

“Two Trees is devoted to providing attractive amenities for the 400 companies that occupy our DUMBO office buildings including rooftops that allow for intermingling socially and professionally while enjoying some of the city’s most inspiring views,” said Jed Walentas, principal of Two Trees Management. “Our collaboration with James Corner Field Operations at Domino Park and elsewhere gave us confidence and inspiration to bring first-class outdoor common space to our core office properties.”

“We are deeply committed to improving the quality of life in cities and greatly admire Two Trees’ ambition to provide access to quality open space for their residents and tenants,” said Lisa Switkin of James Corner Field Operations. “Our design goal was to provide unique, lively gathering areas within lush settings in the center of a thriving urban environment while optimizing expansive views of the Brooklyn and Manhattan Bridges and the Manhattan skyline.”

The views that propelled DUMBO’s housing market to one of the most desirable neighborhoods in the city are now being made available to the hundreds of commercial office tenants that occupy Two Trees Management’s three main DUMBO office properties.

The 45 Main Street Rooftop capitalizes on the 360-degree Brooklyn panorama including historic Dumbo buildings, surrounding water towers and expansive views of the Manhattan Bridge and East River. The 9,520-square-foot rooftop consists of a series of seven intimate alcoves that line the edge of the roof including various sized custom wood banquettes notched between the

structural columns surrounded by planting. Two herringbone-paved carpets with movable furniture align two large central planters with a mix of serviceberry, grey birch, flowering dogwoods, hydrangea and witch hazel which help to separate the different uses and spaces on the rooftop. A raised wooden deck punctuated with trees functions as a large multi-purpose room, lined with a custom wood-slotted trellis and integrated bench oriented towards spectacular views of the Manhattan Bridge.

The 20 Jay Street Rooftop overlooks the expansive views of Brooklyn, lower and midtown Manhattan, and the East River. The 8,175-square-foot rooftop has a V-shaped raised wooden deck punctuated with trees and functions as a large multi-purpose room with the Manhattan skyline as the backdrop. A custom-designed screen frames the deck, providing a surface for outdoor movies and projections. On the lower level, a large outdoor conference and dining table looks toward Downtown Brooklyn, while a more flexible seating area with movable tables, chairs and chaise lounges surrounded by meadow planting looks toward Manhattan.

The 55 Washington Rooftop is organized by a raised wooden promenade lined with shade trees and furnished with custom benches. The 11,135-square-foot rooftop creates a bridge-to-bridge connection with views to the Manhattan Bridge on one end and views to the Brooklyn Bridge on the other end. Leading up to the terrace, the wooden ramp is surrounded by lush woodland planting, vines and cascading plants leading out to the social promenade. Three rooms step off the promenade, including a lounge with views to the Manhattan Bridge and East River; an outdoor conference room including a large custom table in the shape of an "X" surrounded by existing water towers; and a picnic and dining area framed by an existing billboard.

A long-term design partner of Two Trees Management, James Corner Field Operations also designed the outdoor rooftops for Two Trees-owned residential buildings at 300 Ashland and 60 Water as well as West 23rd Street, a Manhattan-based office building in Midtown South. James Corner Field Operations is also advancing plans for Domino Park, the 6-acre waterfront public space at the Domino Sugar Factory site.