



New Jamaica residential building honored by Queens Chamber of Commerce

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Jamaica, NY A new environmentally conscious residential development has been recognized by the Queens Chamber of Commerce as the top sustainable residential building at the Chamber's 2024 Building Awards, set to take place October 10 at JFK International Airport's TWA Hotel.

The 88, located near the historic Rufus King Park, is an amenity-filled, nine-story, 223-unit residential building that combines elevated living with a climate-forward ethos that surpasses the sustainability standards set by local lawmakers.

Building owner Zara Realty created The 88 in collaboration with Ismael Leyva Architects, Builder Monadnock Construction, and strategic partner Avery Hall Investments. Zara's ownership began envisioning the 218,000 s/f project as far back as 2007, when it started acquiring parcels for the

building site. The result is a residential complex that will be 40 percent more energy efficient than required under New York City's emissions standards.

"Queens continues to grow and thrive, thanks to the incredible work of the real estate, architecture, and construction communities," said Tom Grech, president and CEO of the Queens Chamber of Commerce. "The 2024 Building Awards Gala will honor these talented professionals who are shaping the future of Queens."

"At Zara Realty, we've always believed that sustainability and quality living can go hand in hand. The 88 is a prime example of how thoughtful design and advanced technology can create a better future for our city," said Tony Subraj, co-managing partner of Zara Realty Holding Corp. "We are thrilled that our efforts to prioritize energy efficiency, eco-friendly solutions, and community inclusivity have been recognized at this prestigious level."

The 88 is home to a solar rooftop installation capable of generating 69 kilowatts of energy – equivalent to removing 282 combustion-engine cars from the road. Zara buildings collectively comprise the largest residential solar installation in the City of New York.

Additional sustainable design features include water-conserving appliances, energy-efficient insulation throughout its building envelope, and predictive heating and cooling systems that intuitively respond to environmental conditions, minimizing energy consumption without sacrificing residents' comfort.

Outdoor space was a constant consideration in the creation and design of The 88. In addition to the solar rooftop garden, the building features a 10,000 s/f infinity garden and roof deck vistas where residents can lounge, dine and look out over the hills of Jamaica and the nearby, historically significant Rufus King Park.

The 11.5-acre Rufus King Park, located one block from The 88, is situated on the former estate of Rufus King, one of America's founding fathers. King was a statesman, signer of the U.S. Constitution, and New York's first U.S. senator. His former home, The King Manor Museum, is situated within the park and appears on the National Register of Historic Places.

King was an outspoken leader in the anti-slavery movement, and his children went on to serve as governor of New York and the ninth president of Columbia University, a founder of the Cincinnati Law School, and second president of the Erie Railroad, which would connect New York City by rail to the west side of the Hudson, eventually reaching Lake Erie and beyond.

With 30% of its apartments set aside for income-restricted tenants, The 88 continues the King family's spirit of inclusivity. Residents enjoy a host of amenities, including a 1,272 s/f fitness center, 3,167 s/f of tenant recreational space, and 6,480 s/f of community facility space on the ground floor. These include a library lounge, a media room, a billiard and gaming room, a co-working space with private video-conferencing booths, a private event space with a wet bar/kitchenette, and a state-of-the-art fitness center and yoga studio. In addition, the 169-space valet parking garage

includes charging capabilities for 10 electric vehicles.

This sustainable multifamily residential development is one of 14 prominent projects being recognized.

Amir Sobhraj, co-managing partner of Zara Realty Holding Corp. said, “The recognition of The 88 by the Queens Chamber of Commerce is a testament to the vision and endurance that began in 2007 when we first saw the potential for this development. Much like Rufus King’s relentless pursuit of America’s promise as the land of the free and home of the brave, we remained committed over many years to realiz-ing this project’s promise of sustainable living. Today, The 88 sets a new standard for residential buildings in New York City, blending cutting-edge green technologies with the comfort and lifestyle our residents deserve.”

The 2024 Queens Chamber of Commerce Building Awards will be given out at a gala on October 10, held at the iconic TWA Hotel, a New York City landmark listed on the National Register of Historic Places. Located at John F. Kennedy International Airport, the TWA Hotel reimaged Eero Saarinen’s TWA Flight Center, which operated as an airline terminal from 1962 to 2001.

The Queens Chamber of Commerce has hosted its Building Awards annually since 1926. On its 98th annual, the gala has recognized projects that contribute to the architectural and economic vitality of the borough, ensuring Queens remains a vibrant, sustainable, and livable community.

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