

## Essex Crossing Team Celebrates “Topping Out” of First Building



175 Delancey St.; Site 6 of Essex Crossing. Photo by Delancey Street Associates.

One day last week, a flag went up on the roof of 175 Delancey St., signaling the “topping out” of the first of nine buildings in the big [Essex Crossing project](#). The event passed with little fanfare, but it was an

important occasion just the same. After four decades of community dissension over the former Seward Park Urban Renewal Area, it's a milestone worthy of acknowledgement.

Delancey Street Associates, the consortium building the project, put out a press release this morning officially announcing the "topping out." Project Manager Isaac Henderson said, "175 Delancey is designed specifically to meet urgent neighborhood needs – low-income seniors in particular – and that's why we moved forward with it first... With affordable senior housing, a senior center, a job training facility and state-of-the-art medical center, 175 Delancey will be an essential community component of Essex Crossing."

Four buildings are now under construction — on sites 1, 2, 5 and 6.

The site 6 complex, located on the southeast corner of Clinton and Delancey streets, will include 100 apartments for senior residents with annual household incomes between \$24,200 and \$54,400. The building will also be home to a 55,000 square foot [medical center from NYU Langone](#). Grand Street Settlement will operate a 10,500 square foot senior center on the fourth floor and a [social enterprise cafe in partnership with Think Coffee](#) on the ground floor. The building, designed by Dattner Architects, is expected to be completed in December of next year. The other buildings are slated for completion in the summer of 2018.

Essex Crossing is a 1.9 million square foot project on nine parcels. There will eventually be 1,000 apartments, a 120,000 square foot public market called the Market Line, a 14-screen Regal movie theater and a cultural facility yet-to-be-named. Delancey Street Associates is a collaboration among three developers: Taconic Investment Partners, L+M Partners and BFC Partners.



Rendering of Essex Crossing Site 6; Dattner Architects.