

# Top of the Charts!

ACC Construction, New York's premier woman-owned, general contracting and construction management firm, has recently completed the corporate office renovation for Jazz at Lincoln Center located at 3 Columbus Circle. The renovated space has all new celebrity branded boardrooms, custom offices, pantry, and full reception area featuring a vintage grand piano.

"We attempted to create a space that captures the special qualities of Jazz music itself, allowing for spontaneity and teamwork," stated Larry Jones, Principal of Laurence G. Jones Architects who designed the space. "The large central space, which is referred to as the Jazz lounge provides for the communal gathering space where staff, guest's visitors and musicians can meet, relax, interact and occasionally play music on the grand piano."

The glass entrance doors of the welcome area lead to the hub of all things Jazz. The grand piano is available for anyone to sit and play. The front area and floor design emulates piano keys while

the rest of the spaces vibrant with various textures and boldness of the carpet, wood, vinyl, and stone. To turn up the volume, the team installed full tech capabilities, the finest quality wall panels, cabinetry, and specialty stone islands and counter tops.

It didn't stop there: the 24,000 square foot space features a living photo reel on the entire length of the core walls. The artwork in the space includes frames weighing 30 pounds each, suspended from reveals that enable them to be moved all around the space, thus to create flexibility to foster creativity and innovation.

"We were proud to be a



chosen as a part of the exciting move when Jazz came back to Columbus Circle." stated George Samiou, Principal at ACC Construction, "It was great to collaborate on such an exceptional project and to make the design come to life for this well-known performance venue."

Transformation begins from inspiration. Among the 30 modernized office spaces, conference rooms were built to represent the biggest idols in Jazz. They embodied the personalities of artists such as Duke Ellington, The Ionius Monk, Ella Fitzgerald and Louis Armstrong. Focal pieces such as records, pianos, trumpets, microphones, compositions, etc. were staged in the rooms to inspire all producers of all that Jazz.

# Normally closed doors to open

openhousenewyork (OHNY) presents the 11th Annual OHNY Weekend, an open invitation to the public to explore private residences, new buildings, historic houses, sacred spaces, and neighborhoods

On Oct. 12 & 13, OHNY opens the doors to places, many of which are generally not open to the public, that span the architectural and cultural history of New York. The event offers an opportunity to meet the architects, designers, engineers, and historians who design, build, operate, study, and curate some

of the city's most interesting spaces.

"OHNY Weekend has fast become a New York City tradition," said Gregory Wessner, executive director of OHNY, "and for those who love New York, residents and tourists alike, OHNY Weekend offers an extraordinary gift – the chance to follow our curiosity and really get to see the architecture and design that makes this one of the most remarkable cities in the world."

Find out more at [www.ohny.eventbrite.com](http://www.ohny.eventbrite.com).

# \$18M affordable homes development opens on site of former church

City, state and church officials last week opened the Catholic Charities Monsignor Anthony J. Barretta Apartments, a new 64-unit affordable housing development in Ocean Hill, Brooklyn.

The \$18 million project was developed as a partnership between CPR and Catholic Charities. It is located on the site of the former school, rectory, and convent of Our Lady of Loreto Church.

"It took vision and resolve to transform these underused properties—once a rectory, a school and a convent—into these beautiful homes," said

HPD Commissioner Ruth-Anne Visnaukas.

"Thanks are due to our partners at CPC, New York State Homes and Community Renewal, Brooklyn Community Board 16, Catholic Charities of Brooklyn and Queens, Richman Housing Resources, and JP Morgan Chase.

"The hard work of all of these great organizations is well represented in bricks and mortar and glass.

"But the most important aspect of this new development is the families and individuals that will have a new place to call home."

Catholic Charities Brooklyn and Queens is one of the largest faith-based providers of affordable housing for low-income individuals, seniors, families and special needs populations in New York City, having developed over 3,500 units of affordable

housing throughout Brooklyn and Queens.

Monsignor Anthony J. Barretta Apartments is comprised of eight separate four-story buildings.

Utilizing CPR's highly successful "Infill Housing Prototype" design, the apartments have transformed underutilized, scattered sites into sound housing, a need which is increasingly important in a land-scarce city like New York.

Conceived by RKT&B Architects and developed in conjunction with CPR, the "Infill Housing Prototype" is inspired by New York City's brownstone walk-ups and applies energy-efficient techniques, including Energy Star appliances and highly efficient heating and air conditioning systems.

The units a mix of one-bedroom and two-bedroom.

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# MKDA opens Miami office

MKDA, a New York corporate interior design firm, has opened its third location.

The new Miami, FL office, situated at 1101 Brickell Avenue, joins the firm's New York, NY and Stamford, Conn. offices and will provide architectural design, interiors, branding and project management services.

According to MKDA, the timing is optimal to enter the Miami market as commercial tenants are locking in lower rent costs and expanding their footprints.

The firm noted that commercial brokerage firms such as Cushman & Wakefield are also expanding their operations in the region to take advantage of current market conditions.

"Miami is a leading international center for commerce and trade. We remain positive on its outlook and believe there's room in the market for a firm like ours, one backed by 54 years of experience and offices in New York and Connecticut," said MKDA president Michael Kleinberg.

# Hunter's Point school

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The school has been built on a once abandoned industrial site.

York office. "The waterfront's transformation represents a new chapter for Long Island City and its residents and we are proud to contribute to the area's renovation while providing a school facility that suits students' individual educational needs."

The Hunter's Point Campus features a shared competition gymnasium and auxiliary gym, complete with separate boys' and girls' locker rooms.

It also offers a library, auditorium, and cafeteria, as well as specialized rooms for science and assisted learning.

The District 75 school space features specialty rooms for daily living and occupational and physical therapy, and the campus shares a tech center, speech room, and staff development literacy room, as well as labs, music rooms and art rooms.

Skanska USA Building began constructing the Hunter's Point Campus in fall 2010 by strategically clearing the site, which was once a 30-acre abandoned industrial waterfront. Construction remained on schedule and the school opened in time for the 2013 school year.

# Hotel expansion

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will take place in an adjacent lot.

"We are very excited about this transformation as we make our mark on Long Island City," said The Ravel Hotel owner Ravi Patel. "Our focus is to bring both our guests and neighbors a great space to stay, eat, celebrate or simply unwind. We look forward to this new chapter and to the continued success of our property and the neighborhood."

With a rich, 75-year architectural legacy of serving clients in the New York metropolitan region, Gruzen Samton LLP proudly reintroduces itself as **IBI Group** ■ **Gruzen Samton**

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