

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Project of the Month: Jack Resnick & Sons creates 12,000 s/f rooftop garden at Symphony House; designed by FXFOWLE and installed by Rally Restoration



Before - Symphony House Roof.



After - Symphony House Green Roof.



After - Symphony House Green Roof.

Inspired and modeled after the successful roof garden it created at its 250 Hudson St. office property, owner/developer Jack Resnick & Sons has completed an equally breathtaking "green roof" at its signature 480-unit rental apartment building, Symphony House, at 235 West 56th St.

"The tenant response at 250 Hudson was so enthusiastic, we decided to try the same concept at one of our residential properties," said Jack Resnick & Sons president Jonathan Resnick.

Symphony House proved to be an ideal candidate. Its 9th floor setback was an underused asset with a 25-year-old roof that needed to be replaced. Now the setback has been transformed into a 12,000 s/f eco-friendly tenant amenity featuring attractive pavers, planting areas, trees, scrubs, seating areas and lighting.

"We've always been a proponent of reinvesting in our buildings," said Resnick, who said that his firm also created a children's playroom and tenant meeting room on the same floor as the new roof garden. In recent years, it also redecorated all of the building's public areas, including the tenant lounge and health club on the 43rd and 44th floors.

In addition to providing an exciting new outdoor amenity for its residents, the recently completed "green roof" at Symphony House provides a number of ecological benefits, including storm water retention, heat insulation and the ingredients for a more balanced ecosystem.

As was the case at 250 Hudson St., architectural firm FXFOWLE designed the roof garden at Symphony House, which was built and installed by Rally Restoration. Plant Fantasies, Inc. served as the landscaping consultant.

"Our vision for Symphony House's green roof coincided with Jack Resnick & Sons goals of providing high-quality and environmentally-friendly amenities to tenants," said FXFOWLE project architect Scott Melching. "By contouring the roof's landscape and strategically planting tall grasses and river birch trees, we were able to create special areas for residents to use to relax, entertain and connect with the natural environment. One of the roof's sustainable initiatives is that it collects and stores rainwater to support the plant life which in turn reduces the roof's ambient temperature, making the space cooler throughout the summer."

A full-service real estate organization, Jack Resnick & Sons has been an industry leader in development, construction, ownership and management since its founding in 1928. Its Manhattan portfolio currently includes approximately six million s/f of commercial office space, including its signature office tower at 110 East 59th St. It also has developed thousands of luxury residences and continues to own, manage and lease approximately 1,000 rental apartments.



After - Symphony House Green Roof.



Symphony House, 235 West 56th Street
- New York, NY