



Master Plan Press Coverage

Prepared: March 2, 2017

THE WALL STREET JOURNAL.

The Wall Street Journal: Pace University Plans \$190 Million Update of Lower Manhattan Campus Leslie Brody, 2.9.17

Unique Monthly Visitors: 27,900,000

Construction is expected to start this summer and finish in fall 2018, school officials said

Pace University, a century-old private institution with growing enrollment, announced a \$190 million plan Thursday to renovate and expand its lower Manhattan campus.

The first phase will update One Pace Plaza, the school's flagship academic building next to City Hall, and 41 Park Row, the home of the New York Times from 1889 to 1903. The city's Landmarks Preservation Commission must review some changes to the latter.

Pace University, which has about 13,000 students in undergraduate and graduate programs, has seen a rapid rise in those who are attending full time and living on campus.

School officials said the first phase will redesign the lower levels of the two buildings to add more space for students to meet outside of class with peers and faculty.

New spaces will include an art gallery, student commons, advising center and lounges. Construction is expected to start this summer and finish in fall of 2018, school officials said, and the process will allow classes to continue during that time.

Universities nationwide have faced criticism in recent years for adding luxury dorms or gyms while students shoulder mounting tuition. President Stephen J. Friedman said the renovations were sorely needed.

"This isn't climbing walls we're building," he said. "This is all academic space and student gathering space."

The university has about \$100 million in donations for construction and a campaign will seek to raise another \$90 million, he said.

The first phase will cost \$45 million. Later phases will add two floors to a six-story section of One Pace Plaza and update technology in classrooms.

Pace has been an engine of upward mobility, according to data released in January by researchers at the Equality of Opportunity Project, who studied students from 1999 to 2013. Pace came in

second nationwide in a ranking of colleges by mobility rate: 15% of its students came from poor families and 56% of those students reached the top fifth of incomes in their early 30s.

SUNY's Stony Brook University and City University of New York made the top 10 as well.

<https://www.wsj.com/articles/pace-university-plans-190-million-update-of-lower-manhattan-campus-1486677435>

Crain's New York Business: Pace University will spend nearly \$200 million to keep pace with lower Manhattan

Daniel Geiger, 2.9.17

Unique Monthly Visitors: 600,000

The school's fortress like campus was designed in the 1960s to shield the student body from a turbulent urban environment



One Pace Plaza

Pace University plans to spend \$190 million to transform its fortresslike campus to better connect students with the surrounding city and draw attention to the school's streak of growth.

School officials say Pace plans to renovate 1 Pace Plaza, its flagship campus complex just south of the entrance to the Brooklyn Bridge. Clad with an imposing concrete façade, the building hearkens back to a time when institutions sought to wall themselves off from the city's gritty streets.

"When 1 Pace Plaza was built in the 1960s, it was a turbulent time, and the architecture was designed to screen out the city and make it a haven inside a shell," said Stephen Friedman, Pace's president. "What has happened since then is lower Manhattan has become this incredible area."

The project also highlights the rapid growth of the university, which has had a streak of academic success in recent years. The student body at its lower Manhattan campus has grown by

more than 500% since 2000, and the school recently placed second nationally in a survey that measured the upward mobility of its grads.

The project will start with about \$45 million of improvements to the lower floors of 1 Pace Plaza and a neighboring property, 41 Park Row. Because the 13-story office building at 41 Park Row is a landmark, Pace must first receive permission from the city's Landmarks Preservation Commission for what it says will be modest changes to the exterior at the base of the property, such as relocating its main entrance from Park Row to Spruce Street. The school plans to file its application with the commission on Thursday, Friedman said.

In a second, more-expensive phase, Pace plans to add two floors of academic space on top of the western half of 1 Pace Plaza, creating 67,000 square feet that will be used in part by its Lubin School of Business. The school has hired architecture firm FXFowle to design the upgrades and expects to begin the project by the end of the year.

The initial phase of the work will reorganize student life at the buildings and better connect it to the surrounding streetscape. For instance, a cluster of administrative offices near the front entrance of 1 Pace Plaza will be replaced with a welcome center and a student union. New glass walls will be installed facing Frankfort and Spruce streets on the perimeter of the block-sized building—replacing tinted panes with clear glass panels that offer a glimpse inside to passers-by.

"We want people to know that there are exciting things happening here, and we want to bring student life here into view," said Jean Gallagher, a vice president at the university, who is helping to oversee the renovation project.

The school plans to relocate a Barnes & Noble campus bookstore on the ground floor of 41 Park Row into 1 Pace Plaza, replacing the old space with an art gallery that will feature work from students and faculty from its Dyson College of Arts and Sciences.

"The gallery is a great opportunity to activate the space and showcase our creativity to a neighborhood that has become more diverse," Gallagher said.

Friedman, who plans to retire from his post as president in May after a decade in the position, said work on the first phase will begin by the end of the year and take about a year to complete. Afterward, the school will begin planning the second phase. Friedman said Pace has raised about \$100 million from the sales of the Briarcliff Manor campus in Westchester it previously operated and a dormitory building at 106 Fulton St., as well as having funds given years ago by Joseph Lubin, for whom its business school is named.

"We're planning to raise the additional money needed for the work," Friedman said.

http://www.crainsnewyork.com/article/20170209/REAL_ESTATE/170209880/pace-university-plans-200-million-renovation-of-its-lower-manhattan

THE REAL DEAL

The Real Deal: Pace plans \$190M upgrade to Lower Manhattan campus

Editorial Team, 2.9.17

Unique Monthly Visitors: 1,000,000

1 Pace Plaza to get 67k sf addition



Renderings of 1 Pace Plaza and Stephen Friedman

Pace University's flagship campus in Lower Manhattan is getting a \$190 million facelift.

School officials are planning a multi-year renovation of 1 Pace Plaza, the fortress-like building just south of the Brooklyn Bridge, and a neighboring building at 41 Park Row.

"When 1 Pace Plaza was built in the 1960s, it was a turbulent time, and the architecture was designed to screen out the city and make it a haven inside a shell," Stephen Friedman, Pace's president, told Crain's.

The first phase, which kicks off at the end of this year, calls for \$45 million worth of improvements to 1 Pace Plaza's lower floors. Pace will also seek permission from the Landmarks Preservation Commission to relocate the entrance of 41 Park Row to Spruce Street.

During a second phase of construction, Pace plans to add two floors — some 67,000 square feet — to the top of 1 Pace Plaza. FFXFowle will design the addition.

Pace will finance the construction with donations from entrepreneur Joseph Lubin and roughly \$100 million in proceeds from the sale of real estate in recent years, including 106 Fulton Street

and its Briarcliff Manor campus in Westchester. “We’re planning to raise the additional money needed for the work,” Friedman said.

Last year, Pace bought a stake in its dormitory building from SL Green and the Naftali Group for \$38 million. Israeli shipping magnate Rami Ungar paid \$158 million for a stake in the ground lease of the building at 33 Beekman Street. [Crain’s] — E.B. Solomont

<https://therealdeal.com/2017/02/09/pace-plans-190m-upgrade-to-lower-manhattan-campus/>

The Architect's Newspaper: Pace University gears up for \$190 million campus overhaul

Audrey Wachs, 2.9.17

Unique Monthly Visitors: N/A

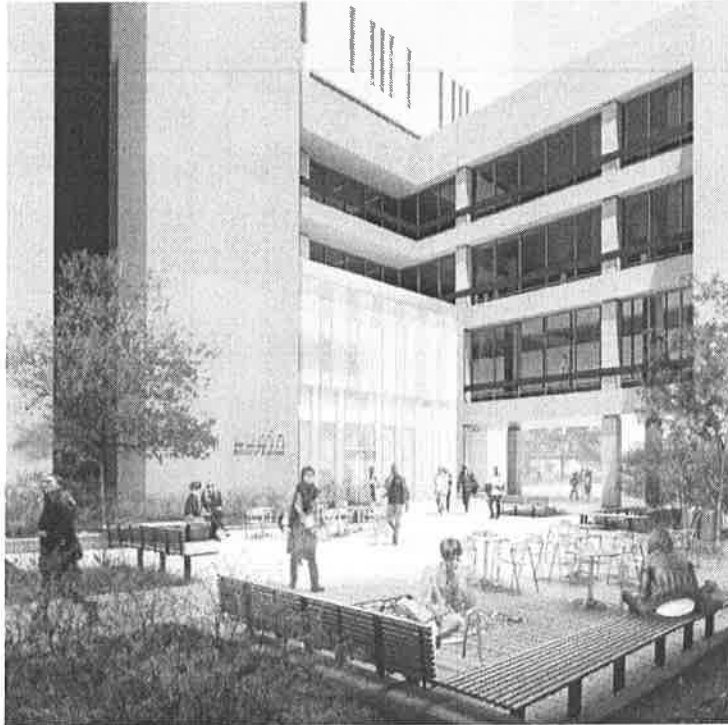


Pace University gears up for \$190 million campus overhaul. Pictured here: One Pace Plaza.

Manhattan's Pace University has announced plans for a major expansion starting this summer.

Today the university unveiled a three-phase expansion plan for its lower Manhattan campus. Responding to increasing enrollment, the \$190 million plan will reinvigorate academic and common areas at the school's two main academic buildings. New York's FXFOWLE is the design architect.

"Our goal was to create a master plan that matches the clarity and aspirations of *Opportunitas: Embracing the Future* [Pace's plan]," explained FXFOWLE senior partner Sylvia Smith, in a statement. "The plan responds to the needs of today's learners, fosters an increased sense of community, and encourages engagement. We focused on student-centric solutions to activate, reveal and connect spaces and places at Pace."



Rendering of the One Park Row courtyard entrance.

Phase One channels \$45 million into reviving more than 55,000 square feet of space at One Pace Plaza and 41 Park Row, right near City Hall. Improvements will target One Pace Plaza's courtyard entrance, first, and then lower levels, adding a welcome center, new student center, learning commons, and quiet study areas. At (former New York Times building) 41 Park Row, the original entrance along Spruce Street will be restored, and FXFOWLE's work will add an art gallery and another student commons.

The school's 13,000 undergraduate and graduate students take classes in the performing arts and liberal arts, business, science, and tech in Manhattan and at a Westchester County campus.

Construction on Phase One is expected to wrap in fall 2018.



<https://archpaper.com/2017/02/pace-university-campus-overhaul/>



Curbed New York: Pace University launches \$190M expansion effort in the Financial District

Tanay Warerkar, 2.9.17

Unique Monthly Visitors: 6,000,000

In the first phase of expansion, Pace will spend \$45M on two existing buildings



Pace University is set to embark on a \$190 million renovation and expansion effort, further adding to the construction boom taking place in the Financial District, and the immediate area around the university.

In the first phase of this renovation plan, the University will spend \$45 million on upgrading its main campus building, One Pace Plaza, and the nearby 41 Park Row. The design overhaul is being spearheaded by FXFOWLE, and as part of the transformation One Pace Plaza will get a fully redesigned first floor, which will come with a new student center, a welcome center, collaborative learning spaces, and a quiet study area.

On the lower level, the University is creating a new entrance for their business school—The Lubin School of Business, and also adding in a learning lab (for new technologies) for that school along with student lounges, and a meeting room.

At 41 Park Row, which was briefly the home of the New York Times at the turn of the 19th century, the University plans to restore an original entrance to that building on Spruce Street, add an art gallery on the first floor, and a collaborative space for students and faculty on the second floor.

“Channeling our consistent growth and the transformation of the dynamic Lower Manhattan community, we are advancing an exciting plan that invests in our future by re-creating our campus to reflect the aspirations of our students,” Stephen J. Friedman, the president of the University, said in a statement.

Pace now joins the biggest college campuses in the city like Columbia University and New York University, which are also in the midst of massive expansion efforts.

On a more local level, Pace joins all the construction activity happening in the immediate area including the COOKFOX tower replacing the J&R flagship store, and the recently opened Beekman Hotel.

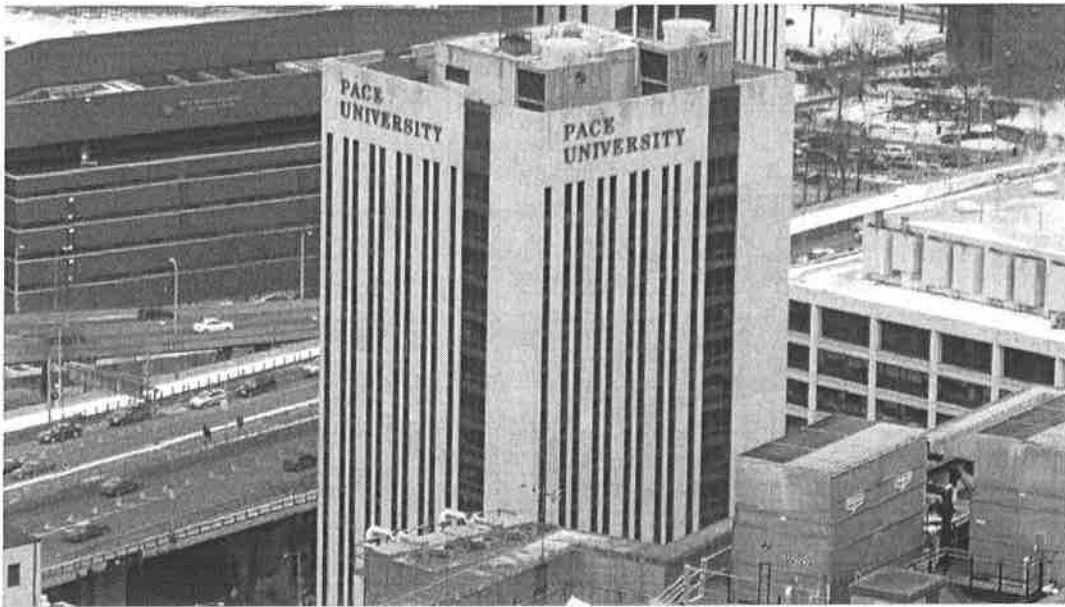
<http://ny.curbed.com/2017/2/9/14559338/pace-university-expansion-lower-manhattan-fidi>

NEW YORK BUSINESS JOURNAL

New York Business Journal: Pace University puts millions toward revamping campus

Editorial Team, 2.9.17

Unique Monthly Visitors: N/A



Pace University is the latest New York City campus to infuse millions into revamping its real estate.

The school, based in Manhattan's Financial District, announced on Thursday that it will put \$190 million toward construction, as part of an ongoing project that will last about a year.

The announcement comes on the heels of the New School, also based in Lower Manhattan, paying \$153 million for a five-story office building at 34-42 West 14th Street. Columbia and New York University have also inked deals in their pursuit of billion-dollar expansion plans.

The work at Pace will begin with a \$45 million project set to begin this summer and wrap up in autumn 2018. That construction is expected to commence at 1 Pace Plaza — 55,000 square feet of space — and 41 Park Row.

The redesigns include a new student center, an art gallery and student commons.

"Pace University is proud to be a longtime anchor of the Lower Manhattan community," said University President Stephen Friedman in a statement. "Channeling our consistent growth and the transformation of the dynamic Lower Manhattan community, we are advancing an exciting plan that invests in our future by re-creating our campus to reflect the aspirations of our students."

http://www.bizjournals.com/newyork/news/2017/02/09/pace-university-puts-millions-toward-revamping.html?ana=RSS%26s%3Darticle_search&utm_source=feedburner&utm_medium=feed&utm_campaign=Feed%3A+industry_20+%28Industry+Commercial+Real+Estate%29

REAL ESTATE WEEKLY

Real Estate Weekly: Pace University unveils \$190M campus modernization plan

Editorial Team, 2.9.17

Unique Monthly Visitors: N/A



Pace University today announced \$190 million plan to modernize and expand its Lower Manhattan campus.

The New York City Master Plan, which will be advanced in three phases, is part of its 2015-2020 Strategic Plan: Opportunitas: Embracing the Future.

Over the past decade, enrollment at Pace in New York City has grown significantly, with an expanding faculty, programs in business, the performing arts, the arts and sciences, technology, health care and more.

Phase One of the modernization plan is a \$45 million investment to transform over 55,000 s/f at One Pace Plaza and 41 Park Row, the University's main academic buildings at the Lower Manhattan Campus. Phase One is the first step of a long-term campus revitalization plan that will directly address the need for additional student space.

"Pace University is proud to be a longtime anchor of the Lower Manhattan community. Channeling our consistent growth and the transformation of the dynamic Lower Manhattan

community, we are advancing an exciting plan that invests in our future by re-creating our campus to reflect the aspirations of our students,” said University President Stephen J. Friedman. “Our new plan embodies our enduring commitment to *Opportunitas*—educating the aspiring heart of America to thrive at Pace and in their professional lives.”



Pace University

Last month, the Equality of Opportunity Project identified Pace University as the most effective higher education institution in New York—and second in the nation—at catapulting students from families in the bottom fifth of income distribution into the top 20 percent of earners in their early 30s.

The first phase of the Pace University master plan will transform One Pace Plaza, the University’s flagship academic building adjacent to City Hall, and the landmarked 41 Park Row, the home of The New York Times from 1889 to 1903.

Specifically, Phase One will involve a full redesign of One Pace Plaza’s first floor, lower level and courtyard entrance. The redesigned first floor will include a new welcome center, a new student center for hosting events, new student commons, collaborative learning spaces, and quiet study area. The new lower level will feature a branded entrance for the Lubin School of Business with dedicated student lounges, a student meeting room and a Lubin Learning Lab which will house innovative teaching and learning technologies.

Phase One will also involve a modernization of the lower levels of the landmarked 41 Park Row. The original entrance along Spruce Street, facing One Pace Plaza, will be restored. The first floor will house a new art gallery and new student commons. The second floor will an advising center, and new collaboration space for faculty and students.

The construction work on both buildings’ lower levels is scheduled to begin this summer and projected to finish in Fall 2018. FXFOWLE developed the master plan, guided by the principles of connecting Pace students to light and air, to the city, streets and views and to each other.

“Our goal was to create a master plan that matches the clarity and aspirations of *Opportunitas: Embracing the Future*,” stated Sylvia Smith, Senior Partner, FXFOWLE. “The plan responds to



Rendering

the needs of today’s learners, fosters an increased sense of community, and encourages engagement. We focused on student-centric solutions to activate, reveal and connect spaces and places at Pace.”

Sciame is construction manager for the project.



Rendering

<http://rew-online.com/2017/02/09/pace-university-unveils-190m-campus-modernization-plan/>

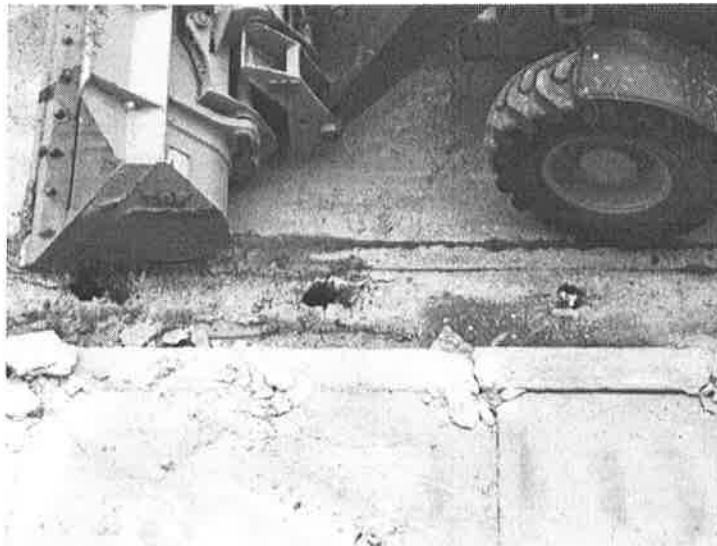
Tribeca Patch

Tribeca Patch: Pace University To Begin Construction On Lower Manhattan Campus

Ciara McCarthy, 2.9.17

Unique Monthly Visitors: N/A

Construction on parts of Pace University's lower Manhattan campus will start this summer as part of a \$190 million plan.



FINANCIAL DISTRICT, NY — Pace University's campus in lower Manhattan is getting a \$190 million revamp, the school announced on Thursday.

Parts of the university's Manhattan campus, located in the Financial District, will be under construction for more than a year. The work will start with a \$45 million overhaul of the campus buildings at 1 Pace Plaza and 41 Park Row. That construction is expected to start this summer and be completed in Fall 2018, the school said in a statement.

The building at 1 Pace Plaza will be getting a redesigned first floor and lower level, including a new student center, according to the school. The space at 41 Park Row will be updated with an art gallery and student commons.

"Pace University is proud to be a longtime anchor of the Lower Manhattan community," said University President Stephen Friedman in a statement. "Channeling our consistent growth and the transformation of the dynamic Lower Manhattan community, we are advancing an exciting

plan that invests in our future by re-creating our campus to reflect the aspirations of our students."

<http://patch.com/new-york/downtown-nyc/pace-university-begin-construction-lower-manhattan-campus>

Crain's New York Business: Morning 10 2.9.17



By Tom Acitelli

① Manhattan landlord concessions spike

The share of Manhattan tenants receiving some sort of concession from their landlord in their new lease reached a record high last month of 31%, according to an analysis by appraiser Miller Samuel and brokerage Douglas Elliman. Most incentives went to renters of two-bedroom apartments. [DNAinfo]

② City spends more on STD prevention as rates surge

New York City's rates of chlamydia, gonorrhea and syphilis have reached 30-year highs and have outpaced the rise in sexually transmitted diseases nationwide over the past decade, according to a report from the city's Independent Budget Office. The report examined spending on STD prevention, which grew 65%, to \$25.5 million, in the fiscal 2017 budget. [Crain's Health Pulse]

③ Pace to revamp downtown Manhattan flagship

Pace University plans to spend \$190 million renovating its flagship campus complex in downtown Manhattan to better connect it with the neighborhood and to accentuate the school's growth. The student count at 1 Pace Plaza has risen by more than 500% since 2000. The university says it will start construction before 2018. [Crain's New York Business]



④ **Interest rate fears spur refinancing wave**

Expectations of higher interest rates led U.S. companies to refinance \$100 billion in loans in January, according to S&P Global. That is the largest monthly total in at least 10 years. Such refinancing has allowed borrowers to save more than \$1 billion in annual interest costs in recent months. [*The Wall Street Journal*]

⑤ **Senate confirms Sessions as attorney general**

The U.S. Senate confirmed Alabama Sen. Jeff Sessions as attorney general 52-47 after a debate involving allegations of racial bias on the part of Sessions, a close ally of President Donald Trump. Sessions' ascension is expected to lead to profound shifts in immigration, local policing and voting rights. [*The Wall Street Journal*]

Plus: Neil Gorsuch, Trump's Supreme Court nominee, described the president's repeated criticism of the judiciary as "demoralizing" and "disheartening." [*The New York Times*]

⑥ **State hits brakes on prison site conversion**

State Comptroller Tom DiNapoli has rejected the sale of the state-owned site of Staten Island's former Arthur Kill Correctional Facility to Broadway Stages, a company that planned to convert it into a 69-acre television and film studio. The company's owner, Gina Argento, is a prominent donor to Mayor Bill de Blasio, whose fundraising efforts are under investigation. [*New York Post*]

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⑦ **Snow day for city schools**

Mayor Bill de Blasio has canceled classes today for New York public schools because of a winter storm expected to bring high winds and up to a foot of snow. The flakes follow a springlike Wednesday that saw Central Park's temperature reach 62 degrees, breaking the previous record of 61 set in 1965. [*The New York Times*]

⑧ **State's electric grid ready for transformation**

Audrey Zibelman, the New York Public Service Commission's outgoing chair, has laid the foundation for the most significant transformation in the state's electric power system in two decades. That's according to a *Crain's* op-ed by Lisa Frantzis, an executive at business group Advanced Energy Economy, and Stuart Nachmias, a vice president at Con Edison. [*Crain's New York Business*]



⑨ **NYPD to beef up Bronx detective ranks**

The New York Police Department is sending 75 additional investigators to the Bronx to ease the caseload of detectives there. A longtime investigator shortage in the city's most violent borough has led to a backlog of unsolved cases, which can contribute to a cycle of street crime. [*The New York Times*]

⑩ **Major League Baseball flirts with big rule change**

Major League Baseball plans this season to test automatically placing a runner on second base at the start of extra innings. The move, to be tried first in Manhattan-based MLB's Gulf Coast and Arizona minor leagues, is aimed at speeding up games. The trial has the support of top officials. [*Yahoo Sports*]

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Thursday, February 9

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Pace University plans \$200 million transformation of lower Manhattan campus



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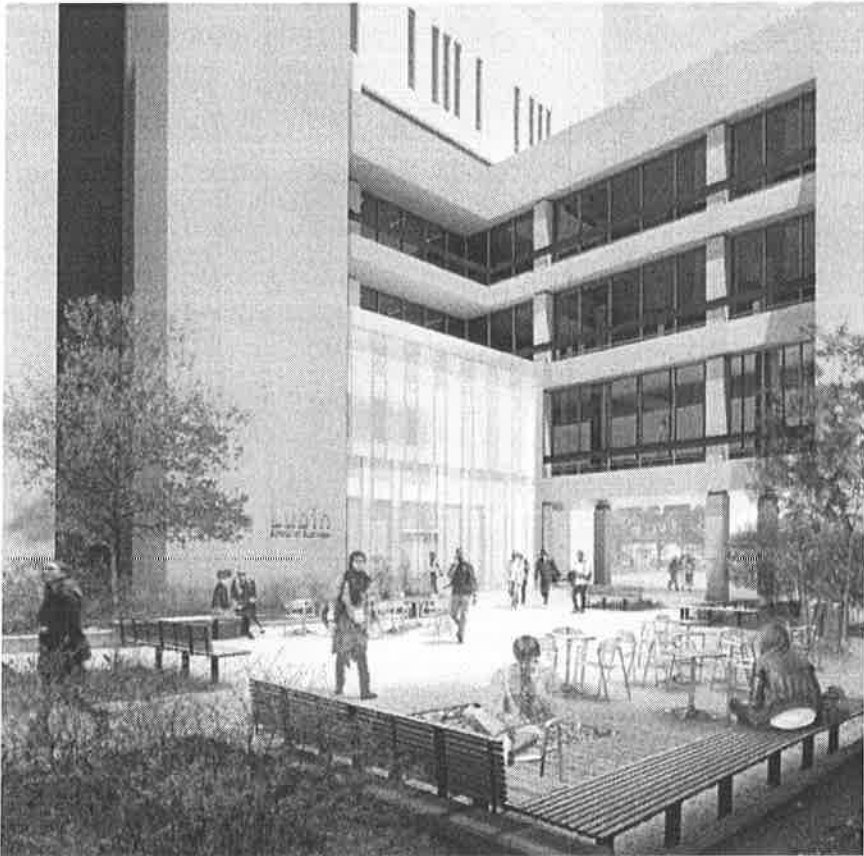


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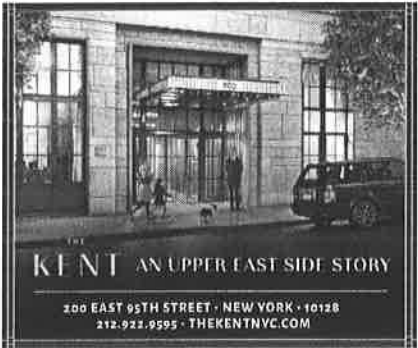
Pace University Plans To Renovate Academic Space At One Pace Plaza And 41 Park Row, Financial District



One Pace Plaza courtyard renovation. Rendering: FXFOWLE Architects.

BY: REID WILSON 2:00 PM ON FEBRUARY 10, 2017

Pace University plans to spend \$190 million on renovations at One Pace Plaza, its 18-story, 500,000-square-foot mixed-use academic building, and the 13-story academic building at 41 Park Row, both



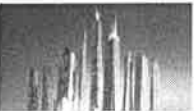
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located in the Financial District. The first floor, lower level and courtyard entrance of One Pace Plaza will be redesigned and outfitted with new amenities, **Real Estate Weekly reported**. At 41 Park Row, which is an **individual landmark**, the ground and second floors will see renovations and new academic spaces. The entrance to the building will also be restored.



Present-day One Pace Plaza. Photo: John Bartlestone for Loci Architecture.

Construction is expected to begin this summer and finish in late 2018. The plans at 41 Park Row must first be approved by the Landmarks Preservation Commission. FXFOWLE Architects is responsible for the design. Pace is also planning to expand the academic space of One Pace Plaza by two floors, or 67,000 square feet, in a later phase, **Crain's reported**.

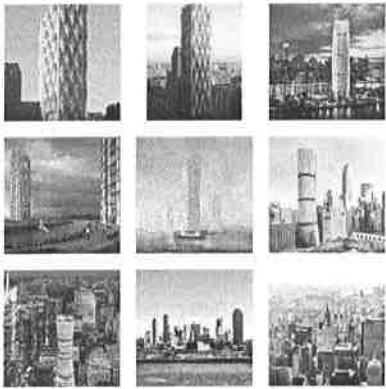


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Pace University launches \$190M campus upgrade plan

BY BEN CHAPMAN
NEW YORK DAILY NEWS Thursday, February 9, 2017, 9:36 PM



Pictured is a building on the lower Manhattan campus of Pace University. The campus will be renovated and expanded under a multiyear, three-phase plan. (PETER KRAMER/GETTY IMAGES)

Pace University kicked off a \$190 million renovation and expansion of its lower Manhattan campus on Thursday, joining a number of other city colleges already in the midst of expensive projects.

In the first phase of Pace's multiyear, three-phase plan, the 111-year-old private college will spend \$45 million to upgrade its two main campus buildings adjacent to the Brooklyn Bridge and on Park Row.

Pace, which enrolls nearly 13,000 students in bachelor's, master's and doctoral programs, will renovate more than 55,000 square feet of space in the two buildings under the first phase of the project.

The construction will create a variety of new spaces, including an art gallery and shared offices for students and staffers. The buildings also will get new entryways and lobbies.

Pace President Stephen Friedman said the massive renovation reflects Pace's commitment to its students and lower Manhattan neighborhood.

"We are advancing an exciting plan that invests in our future by re-creating our campus," he said. "Our new plan embodies our enduring commitment."

Construction on the first phase is scheduled to begin this summer and projected to finish in fall 2018.

New York University, Columbia and Cornell are also in the midst of their own campus expansions in the five boroughs.

DAILY NEWS

2.10.17

Circulation: 300,000 / Unique Online Views: 46,800,000

\$190M spruceup for Pace U.

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New York University, Columbia and Cornell are also in the midst of their own campus expansions in the five boroughs.

Ben Chapman


<http://www.nydailynews.com/new-york/education/pace-university-launches-190m-campus-upgrade-plan-article-1.2968886>



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Pace University To Begin Construction On Lower Manhattan Campus

Construction on parts of Pace University's lower Manhattan campus will start this summer as part of a \$190 million plan.

By Ciara McCarthy (Patch Staff) - (<http://patch.com/users/ciara-mccarthy-0>) February 9, 2017 10:51 am ET
P (<http://my.patch.com/article/26919631/edit>)

FINANCIAL DISTRICT, NY — Pace University's campus in lower Manhattan is getting a \$190 million revamp, the school announced on Thursday.

Parts of the university's Manhattan campus, located in the Financial District, will be under construction for more than a year. The work will start with a \$45 million overhaul of the campus buildings at 1 Pace Plaza and 41 Park Row. That construction is expected to start this summer and be completed in Fall 2018, the school said in a statement.



The building at 1 Pace Plaza will be getting a redesigned first floor and lower level, including a new student center, according to the school. The space at 41 Park Row will be updated with an art gallery and student commons.

"Pace University is proud to be a longtime anchor of the Lower Manhattan community," said University President Stephen Friedman in a statement. "Channeling our consistent growth and the transformation of the dynamic Lower Manhattan community, we are advancing an exciting plan that invests in our future by re-creating our campus to reflect the aspirations of our students."



Patch Morning Briefing: Sessions And Russia; Snapchat Goes Public; Deadly Tornadoes
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Thursday, March 2, 2017

the Jewish Voice

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 Pace University to Spend \$190M to Upgrade its Manhattan Campus

Pace University to Spend \$190M to Upgrade its Manhattan Campus

Written by Natasha Spyer

Created: February 15, 2017



Pace University has plans in store for a \$190 million dollar expansion and renovation effort of its lower Manhattan campus. Construction is expected to last for about a year.

Pace University has plans in store for a \$190 million dollar expansion and renovation effort of its lower Manhattan campus. Construction is expected to last for about a year.

Pace will be in good company, as the New School, Columbia, and New York University make way for their own renovations.

The first leg of Pace's project will include a \$45 million dollar project that will begin this summer and will likely be completed in the autumn of 2018. The effort will take place at 1 Pace Plaza and 41 Park Row and will include a new student center, an art gallery, and student commons. At 41 Park Row, Pace University will restore the original entrance to the building which was formerly located on Spruce Street, that art gallery will be on the first floor and the student commons is set to be on the second floor.

University president Stephen Friedman said in a statement regarding the renovations. "Pace University is proud to be a longtime anchor of the Lower Manhattan community...channeling our consistent growth and the

transformation of the dynamic lower Manhattan community, we are advancing an exciting plan that invests in our future by re-creating our campus to reflect the aspirations of our students."

The construction project, which is scheduled to be carried out in three separate phases, is named "Opportunitas: Embracing the Future." It is part of

By: Natasha Spyer

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In the News: Push for Local Representation in Battery Park City

February 9, 2017 • Community News, Real Estate

... "Three State lawmakers representing Lower Manhattan [Squadron, Glick, and Niou] have introduced bills in both houses of the Albany legislature that would require the governor to appoint Lower Manhattan residents to a majority of seats on the board of the Battery Park City Authority. [...] Presently, local representation is limited to a single member of the BPCA's board, Martha Gallo. Moreover, under current law, there is no legal requirement that even one of the seven BPCA board seats go a somebody who lives in Lower Manhattan." —Broadsheet

... 428 Greenwich is now on the market as a townhouse rental, which is why the "for lease" sign for the ground floor was taken down. —New York Post


... "Pace University plans to spend \$190 million to transform its fortresslike campus to better connect students with the surrounding city and draw attention to the school's streak of growth. [...] The project will start with about \$45 million of improvements to the lower floors of 1 Pace Plaza and a neighboring property, 41 Park Row. [...] In a second, more-expensive phase, Pace plans to add two floors of academic space on top of the western half of 1 Pace Plaza." And there's more. It's a shame that someone—and I know I'm dreaming here—can't come up with a masterplan (and money) for a rethink of Pace, the plaza behind the Municipal Building, and the area under the Brooklyn Bridge. —Crain's

... An article in the New York Post about designers turning up their noses at the Danish trend of *hygge*, or "promoting well-being through simple pleasures," includes a photo of a room in an apartment at 87 Leonard that's notable for having half a window.



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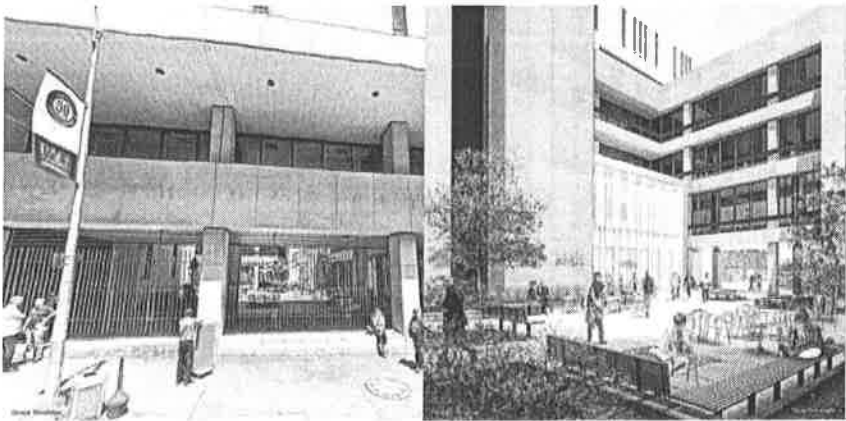
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Thursday, March 02, 2017

Pace University embarks on \$190-million makeover

February 23, 2017 | Filed under: News | Posted by: Bill Egbert



The formidable façade cutting off the campus from the street (left) at One Pace Plaza is due to be scrapped for a more open and inviting layout (right).

BY COLIN MIXSON

Pace University is retrofitting its Lower Manhattan campus to provide future scholars an edge in the competitive job market of the future, and the more-than-century-old school will invest a whopping \$190 million in expanding and modernizing the university's dual Downtown properties.

The inaugural, \$45 million thrust of Pace's three-phase master plan is tailored towards providing collaborative spaces on campus for the university's population of resident scholars, who have transformed the institution from what was once largely a commuter college in to a place where students both live and learn, according to Pace University President Stephen Friedman

"If you go back to the year 2000, Pace in New York City had 500 residential students — everyone else was a commuter — and now there are 2,600 residential students," Friedman said. "So one of our main points of focus is on students and giving them places to collaborate and work together."

The work will see the first floor of the university's flagship, citadel-like property at One Pace Plaza undergo a complete redesign, with new accommodations including a welcome center, event spaces, student common areas, learning spaces, and study areas.

One Pace Plaza was originally built in the 1960s, with a closed, Brutalist style of architecture designed to provide students with a quiet sanctuary shut off from the hubbub of the overwhelmingly commercial Downtown area, according to Friedman.

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But just as the school has changed since the turn of the century, so too has Downtown, and the building's façade will be altered with new windows in order to let in the redefined neighborhood's new vitality.

"What we're doing now is really opening up One Pace Plaza to what's become an incredibly vibrant and diverse Lower Manhattan," the Pace president said.

Additionally, the university's art gallery, which is currently hidden away from the public in the Pace Plaza building, will be moved to first-floor, window-side accommodations at 41 Park Row, where student and faculty creations will enliven the streetscape and advertise the school's artistic achievements, according to Jean Gallagher, vice president of strategic initiatives at Pace.

"Putting the gallery front and center in a public space will help to promote the reputation of Pace and create a much more welcoming streetscape," Gallagher said. "You'll be walking by an art gallery instead of offices."

Phase one work is scheduled to begin this summer, with construction expected to wrap up sometime in the fall next year.

The second phase, likely to come as the university's most costly investment amid the flurry of work, will add two additional floors on top of One Pace Plaza's west building to provide a home for the Lubin School of Business.

The majority of the façade work at the university's main building is like to accompany the sophomore stage of Pace's master plan, Friedman said.

The final phase of the plan will see the campus's remaining classrooms modernized, with cutting-edge learning learn aids installed to enhance the way Pace's multi-disciplinary curricula are taught.

"The whole process of teaching and what we teach has changed dramatically," Friedman said. "Pace has gone through a major renaissance in terms of the physical space, the number of students we have, the range of academic programs, a major renewal of the faculty — it's a very different place than it was 10 or 15 years ago."

The inauguration of the renovation work will come as a capstone to Friedman's decade-long career as Pace's president, and the venerable academic man will be stepping down this summer to be replaced by Oberlin College president Marvin Krislov.

Friedman took the top post at Pace in 2007 at a time he described as a "low point" for the school, with enrollment down, and taking over for a more conservative administration that placed a lower value in investing in the school's future.

By selling off properties at the school's Westchester campus, Friedman was able to consolidate and modernize Pace facilities upstate, and set the university on a path towards growth that continues today, he said.

The president, who's second five-year term is coming to end, said his work now is largely complete, and while there's always more to be done, he thinks it's time to bring new blood into the task.

"I think its an appropriate time to have new ideas and new energy to this really terrific story we have at Pace," Friedman said.

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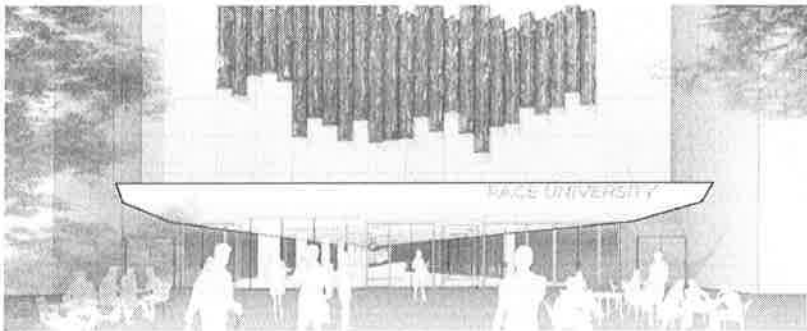
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Master Plan: Classroom disruptions

Posted on February 7, 2017 by Jessica Kovac

In Dec. 2015, the University retained the services of an architecture firm called FXFOWLE to begin drafting plans for substantial renovations. Those drafts were developed into a master plan that took into account the needs of students and faculty, particularly the need for new student spaces.

FXFOWLE previously worked on renovations for The Juilliard School of Dance, Drama, and Music at Lincoln Center, as well as the Statue of Liberty Museum and other buildings around New York City. Hoping to have as little disruption as possible during the process, the University is confident in FXFOWLE's services, particularly because while they were Juilliard's classroom buildings were able to remain open during renovations.

The question that arises with any construction, anywhere, at any place, is how the people using the facilities will be impacted — if at all. In the case of the University, the administration has made minimal disruption a priority during the first phase of construction, which includes the B-level and first floor of One Pace Plaza. Jean Gallagher, Vice President of Strategic Initiatives, says, "We expect the classrooms to stay put. Part of what we ask the architects and construction managers to do when they look at the plan is to recognize that we have laboratories and classrooms one, two, floors above the construction zone and part of what we paid for is vibration monitors to make sure that we have to look at not just from what a residential building would, but because we have scientific equipment we have to look at that."

As Gallagher stated, working on a construction project at a University requires attention to details not otherwise relevant in residential construction. She also notes, "We seek every way possible to minimize disruptions to classes because it's not as if we have another place to send you." A unique aspect of renovating a University is that classes cannot be put on hold or stopped temporarily. Construction must continue while also ensuring student life moves forward as normally as possible. Though Gallagher says the administration cannot promise there will be no disruptions, such as louder-than-usual external noise, or certain areas temporarily being moved around, she makes note of the University's commitment to continue with as little disruption as possible.

Since the master plan is still in early stages, it is unclear where classrooms, departments, and entrances will be moved. However, not all department moves will remain permanent. Some will only be temporary to accommodate the construction while others will be permanent changes that are part of the master plan itself. Others are still up in the air.

OSA and Financial Aid, for example, will be temporarily moved to the B-Level during construction, and a permanent space is still being discussed. Advisors on the master plan want a space that is still close to campus, but not to take up "prime space" for administrative functions that could be used for student spaces. For large events, such as orientation or sorority recruitments, the gym will be used temporarily in place of the B-level. The front of One Pace Plaza, which is now used as the main entrance, will also not always be accessible once construction begins. Students should be prepared to be rerouted through Spruce Street. The administration stresses, however, they will have clear signage to minimize confusion and make it clear where departments, classes, and entrances have been moved.

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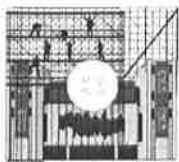
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Master Plan: 41 Park Row

Posted on February 7, 2017 by Max Onofre

Over the next year, 41 Park Row will be changing its look to accommodate more students into its space and give a face to the University's art gallery.

The building, which is the former *New York Times* building, will be getting most of its renovations within its interior. "The challenge of 41 Park Row is ...it's a landmark building which adds a layer of regulatory approval, so we have to make a submission to a landmarks commission," stated Jean Gallagher, Vice President of Strategic Initiatives. Fortunately for the University, the building landmark is only the exterior so there is more flexibility within the inner changes.

And changes there will be as the entrance will open up not only to student lounging but there will be a more public opening to the art gallery, which until now has been located near the Student Union in the B-level of One Pace Plaza.

Of course, offices currently there will be moving. Dyson College will be bringing their offices down to the second floor for better accessibility to its students while the bookstore will become an integral part of One Pace Plaza.

As for the copy center, Winston Vera, the Document Services manager, said that while the "Copy Center [and] Document Services offices in 1 [Pace Plaza] and 41 [Park Row] will be relocated to new areas," it would not affect the visibility or the level of services available to the community.

Dean for Students, Marijo Russell O'Grady, whose office is located on the ninth floor of the building, is looking forward to the changes. "I am very excited for the changes that will be made and that focus on student space and academic space. Pace is undergoing a renaissance and it is very exciting for our community!"

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PACE UNIVERSITY PRESS RELEASE – APRIL 6, 2017

FOR IMMEDIATE RELEASE

Pace University's \$190 Million Repositioning Plan for Lower Manhattan Approved by NYC Landmarks Preservation Commission

New York, NY – April 6, 2017 – Pace University today announced that the New York City Landmarks Preservation Commission approved work to allow the repositioning of its building at 41 Park Row. Approval of the exterior design completes city-mandated review of the proposal, clearing the way for launch of the University's \$190 million plan to modernize and expand its Lower Manhattan campus.

"I am pleased to announce that the University has received approval from the NYC Landmarks Commission to move forward with the renovations to historic 41 Park Row," said Jean Gallagher, Vice President for Strategic Initiatives. "This is a significant milestone that allows us to begin the transformation of the NYC Campus and the implementation of Phase I of the NYC Master Plan."

Unveiled in February, the New York City Master Plan will be advanced in three phases and represents a signature statement for Pace—the culmination of the evolution the University has undergone in the century since its founding and its ongoing commitment to innovation in the future.

Phase I includes a full redesign of One Pace Plaza's first floor, lower level and courtyard entrance, and will directly address the need for additional student space. The redesigned first floor will include a new welcome center, a new student center for hosting events, new student commons, collaborative learning spaces, and quiet study area. The new lower level will feature a branded entrance for the Lubin School of Business with dedicated student lounges, a student meeting room and a Lubin Learning Lab which will house innovative teaching and learning technologies.

Phase I will also involve a modernization of the lower levels of the landmarked 41 Park Row, which served as the home of The New York Times from 1889 to 1903. The original entrance along Spruce Street, facing One Pace Plaza, will also be restored. The first floor will house a new art gallery and new student commons. The second floor will include an advising center, and new collaboration space for faculty and students. Construction on both buildings' lower levels is scheduled to begin this summer, with completion projected for fall 2018.

Pace University is shaped by its enduring traditions of opportunity and innovation. More than 100 years after its founding, Pace continues its commitment to providing access to a diverse population while innovating to meet the needs of the global economy. A January 2017 study ranked Pace first in New York—and second in the nation—at catapulting students from the bottom fifth of income distribution into the top fifth. The Equality of Opportunity Project study also found that Pace graduates are out-earning their parents and peers, bucking a nationwide trend for millennials.

About Pace University: Since 1906, Pace has produced thinking professionals by providing high quality education for the professions on a firm base of liberal learning amid the advantages of the New York metropolitan area. A private university, Pace has campuses in Lower Manhattan and Westchester County, NY, enrolling nearly 13,000 students in bachelor's, master's, and doctoral programs in its Lubin School of Business, Dyson College of Arts and Sciences, College of Health Professions, School of Education, Elisabeth Haub School of Law, and Seidenberg School of Computer Science and Information Systems. A 2017 study by the Equality of Opportunity Project ranks Pace University first in New York—and second in the nation—for Economic Mobility based on students who enter college at the bottom fifth of the income distribution and end up in the top fifth. www.pace.edu.

Landmarks signs off on Pace's \$190M renovation

First phase of project to begin this summer

By [E.B. Solomont](#) | April 07, 2017 10:15AM



41 Park Row and Pace's Stephen Friedman

Pace University's [\\$190 million master plan](#) received high marks from city officials.

The Landmarks Preservation Commission signed off on work at 41 Park Row in Lower Manhattan, which means the university can get started on the first of three phases of a multi-year master plan. The plan includes an overhaul of 1 Pace Plaza, a fortress-like building near the Brooklyn Bridge, school officials said Thursday.

Plans for Phase I call for \$45 million worth of work on the lower floors of 1 Pace Plaza, which will get a new welcome center, student commons, meeting rooms and learning lab. (The second phase of the project would add two floors — or 67,000 square feet — to the top of the building.)

Plans for 41 Park include a new entrance on Spruce Street, art gallery and student common area.

Construction is set to begin this summer and wrap up in the fall of 2018.

Founded in 1906, Pace plans to finance construction with donations and roughly \$100 million generated from the sale of real estate, including 106 Fulton Street, which DSA Realty bought [for \\$51 million](#).

POLITICO New York Real Estate

A synopsis of our Pro morning email about New York real estate policy and politics

About The Author



Sally Goldenberg is a Senior Reporter for POLITICO New York, reporting on housing, economic development and real estate. She joined the team in October 2013 to cover New York City Mayor Bill de Blasio's administration, with a focus on budget and labor contracts.

Previously, Sally covered the New York City Council and former Mayor Michael Bloomberg's administration for the New York Post. She also reported for the Staten Island Advance (July 2005 - May 2008), and covered municipal government for the New Jersey Star-Ledger (December 2002 - June 2005) and the Hillsborough Beacon (from June through December 2002).

A native of Elizabeth, New Jersey, Sally now lives in Brooklyn. She has a Bachelor's degree in Journalism from Rutgers University.

421-a revived

By [Sally Goldenberg](#)

04/10/17 09:59 AM EDT

HIGHER ED — "Pace University's \$190M Financial District expansion gets Landmarks approval," by Curbed's Tanay Warerkar: "Pace University's \$190 million expansion can now move forward after the city's Landmarks Preservation Commission gave its nod of approval to the project this week." [Read the story here.](#)

Pace University's \$190M Financial District expansion gets Landmarks approval

Work on the first phase of expansion will end in fall 2018

by [Tanay Warekar](#) Apr 7, 2017, 2:47pm EDT



[Wally Gobetz/Flickr](#)

Pace University's [\\$190 million expansion](#) can now move forward after the city's Landmarks Preservation Commission gave its nod of approval to the project this week. Announced in February, the expansion will take place in three phases with the first phase involving work on the campus's main building, One Pace Plaza, and the former home of the New York Times at 41 Park Row.

At One Pace Plaza, FXFOWLE will lead a redesign of the first floor, and lower level along with the courtyard entrance and at 41 Park Row, work will take place on the lower level, and first and second floors.

The main campus building will get a new welcome center, a new student center, a quiet study, and a new entrance to the Lubin School of Business among other changes. At 41 Park Row, the first floor will get a new art gallery, and the second floor will get an advising center, and a collaboration space for students and faculty. In addition, the school plans to restore the original entrance to this building on Spruce Street.

Work on the first phase will now get underway this summer, and will likely wrap sometime in the fall of 2018.

- [Pace University launches \\$190M expansion effort in the Financial District](#) [Curbed]

Coworking Heads to Schools, Pros Say at CO's Education Development Event

By [Liam La Guerre](#) April 7, 2017, 4 p.m.



Commercial Obsevers' Development University event was held at the Graduate Center of CUNY .

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Collaborative workspaces are par for the course in offices in these days, but, apparently, it's also the case at universities and colleges.

In fact, having more social centers and common space where students can interact is an aspect universities are focused on when designing new buildings or renovations, according to various participants at Commercial Observer's Development University event on April 5 at the Graduate Center of the City University of New York (CUNY) in Midtown. The event featured speakers from top construction and engineering firms, as well as universities in the New York metropolitan region.



Hundreds of industry professionals attended the three-panel break event.

Patrick Burke, the assistant vice president of capital project management for Columbia University, set the tone early on talking about his school's medical campus expansion in northern Manhattan in his keynote address, including the importance of creating space for students to collaborate.

"Humanism is alive and well," Burke said. "Students are highly social creatures and crave social spaces and student centers in modern environments for group study that incorporates flexibility, food and technology. Yes, food."

The first panel, "Building Private Universities: Challenges and Innovations," featured Jean Gallagher of [Pace University](#), Sean Joyner of Princeton University, Edward McArthur of [Columbia University](#) and Charlie Whitney of [Turner Construction Company](#) and was moderated by [Rockefeller Group](#)'s John Pierce.

Pace University's Gallagher, the vice president for strategic initiatives, explained the school's New York City campus master plan. Its plan includes a three-phase, nearly \$200 million renovation, which received approvals approval by the New York City Landmarks Preservation Commission the day after CO's event.



Charlie Whitney of Turner Construction Company addresses the crowd, flanked by Edward McArthur of Columbia University, left, and Sean Joyner of Princeton University, right.

The first phase of the plan echoes Burke's call for more common areas for students. Pace is hoping to open more social spaces on the ground floor of the school's buildings at One Pace Plaza and 41 Park Row.

"We have migrated from a commuter campus to a residential campus over the past 10 years and we don't have the kind of collaborative modern spaces that our students need," she said.

In the same panel, Whitney, a vice president and general manager of Turner Construction, talked about the challenges of undertaking Rockefeller University's \$500 million expansion over the FDR Drive. Turner Construction rented space in Keasbey, N.J. to build the steel structure and modular platforms for the building, then massive crane and barges went by way of the East River to deliver the structure. The company received approvals to shut down the FDR Drive for five hours on each of 19 nights during the summer to get the project assembled.

The prefabrication of the structure off-site helped the company achieve many goals, including saving Rockefeller University \$20 million, he said.

"Because we built the steel structure in New Jersey, the structure was built at ground level and not in the air, so it was a much safer construction process," Whitney said. "From a schedule standpoint, we saved over a year of time. If you think about it, while we were digging the foundation in New York, we were building a building in New Jersey."



Kate Bicknell of Forest City Ratner Companies, John Puglisi of Fordham University and Aine Brazil of Thornton Tomasetti.

However, during the following panel, entitled "Innovations Driving Higher Education Construction: Modern Design and Upgraded Technology," counterarguments were made for prefabricated structures in campus buildings.

[Fordham University](#)'s John Puglisi, an associate vice president of facilities management, disagreed with the construction method in his school's projects, taking issue with design and layout of modular built rooms and mechanicals.

"The trick there is having talented people making it look like it's *not* modular," Puglisi said. "I remember going to Fordham one day when I first started and somebody said to me 'This dormitory we design-built in 11 months.' And I said, 'It looks like it.' "

He added: “We just can’t drop in these cookie-cutter buildings.”

All members of the second panel—which including Puglisi also featured Kate Bicknell of [Forest City Ratner Companies](#), Charles Avolio of Suffolk Construction, Aine Brazil of [Thornton Tomasetti](#) and was moderated by [Scott Frank](#) of [Jaros Baum & Bolles](#)—did agree, however, on the need for virtual design and construction, a process that allows every party in a project.

“If we are building buildings today or in the next five or 10 years the same way we built them 100 years ago or 50 years ago then we are not keeping up with technology and innovation at all,” Avolio said. “It has to focus completely on virtual design and construction. The modeling must start as early as possible with everyone on the team engaged in the model.”

Because universities tend to be long-term owners (and progressive hubs), buildings on campuses are usually the most advanced in terms of sustainability, Brazil said.

“We see there is more innovation with university clients than with some of the developer clients,” Brazil said. “It’s really about energy issues and real sustainability issues with materials [for schools]. I think if we didn’t have the institutions driving us, [sustainability] wouldn’t have made its way into culture.”

But, don’t ask universities to pay for accreditation of its buildings. Fordham’s Puglisi said he’d rather use the money for the US Green Building Council’s Leadership in Energy and Environmental Design (or LEED) certification on another project.

Rutgers University’s Executive Director of Facilities Planning and Development Frank Wong



Left to right: The third panel was moderated by David Pfeffer of Tarter Krinsky & Drogin and included Gerrard Bushell of the Dormitory Authority of the State of New York, Aaron Aska of New Jersey City University, Lachlan Squair of the State University of New York Construction Fund and Frank Wong of Rutgers University.

agreed with Puglisi and took it a step further during the final panel “Higher Education Development in the Public Sector” which was moderated by David Pfeffer of Tarter Krinsky & Drogin and also included Gerrard Bushell of the Dormitory Authority of the State of New York, Lachlan Squair of the State University of New York Construction Fund and Aaron Aska of New Jersey City University.

“All of our buildings are built to LEED Silver, but we don’t certify because we put that money back into the budget,” Wong said.

While skipping LEED certification is one way of saving money, another way is through public schools making partnership deals with private development companies, otherwise known as a public-private partnership (PPP).

New Jersey City University's Aska, a vice president for administration and finance, made an argument for more policy changes to promote PPPs so that schools can get the benefits of using private companies expertise and money. He pointed to an example where under now-expired legislation in New Jersey a school made use of PPPs in two projects which ended up completing the development faster than one on campus that wasn't utilizing a PPP structure.

"The moral of the story is that PPP actually worked in terms of providing capital, in terms of accelerating the project delivery time and bringing private sector innovation to the public sector," Aska said.

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Pace University Expansion Approved

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HIGHLIGHT: The Landmarks Preservation Commission approved the USD190mn renovation and expansion at Pace University's campus in New York, US.

News: The Landmarks Preservation Commission approved the USD190mn renovation and expansion at Pace University's campus in New York, US. The project will be delivered in three phases. The first phase will cover expansion of the university's main building 1 Pace Plaza, including redesigning the first floor, lower level and courtyard entrance. In other phases, an art gallery will be built on the first floor while the second level will get an advising centre, and collaboration area for students and the faculty. A welcome centre, student centre and study area will be added to the main campus building, while a new entrance will be built at the Lubin School of Business.

FXFOWLE is the design architect for the scheme. Work on the first phase is slated to start by Q317 and is expected to be completed by Q418, according to ny.curbed.com.

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