

Tribeca Citizen

May 21, 2012

Vacant No More



Not long after I started this site, I was at the J. Crew Liquor Store when I overheard a woman say that any land where a gas station once was must remain undeveloped for a certain amount of time, so the ground can be tested. She was talking about the vacant lot at Canal and West, and how her building's views would be affected if it were developed.

So the [Real Deal](#) had some bad news for her today: “VE Equities [...] has purchased a Tribeca development site at 290 West Street [at Canal], according to public records filed with the city on Friday. The company is planning another luxury residential development on the site [...]. VE bought the 85-foot by 85-foot site, which formerly served as a gas station, from Exxon Mobil earlier this month, records show. The company paid \$15.46 million for the vacant residential land, which was cleared by Exxon before the sale.”

VE Equities is the company that took over the American Express Carriage House (60 Collister), developed 471 Washington, and is planning a building at [11 N. Moore \(a.k.a. 20 Varick\)](#). Naturally, the architect is Morris Adjmi, who practically has a lock on the area: He has a hand in 11 N. Moore, the upcoming [403 Greenwich](#), [412 Greenwich](#), and the [50 Varick redo](#), and other buildings. And it practically goes without saying that “VE has once again tapped Prudential Douglas Elliman’s Eklund Gomes team, headed by Swedish broker Fredrik Eklund and group partner John Gomes, to market the project.”

There aren't many details about the building in the Real Deal's piece. Here's the main part: "The developer is planning [...] units sized between 3,000 and 6,000 square feet each. The total number of units has not yet been finalized—the project is still in its design and development phase—but zoning restrictions allow for an excess of 40,000 buildable square feet. The development is slated to break ground this summer, with completion set for sometime in the next two years."

I do recall Eklund recently tweeting about possibly repping a 12-unit new development in Tribeca....